



Parcel Map Review Committee Staff Report

Meeting Date: May 14, 2026

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM26-0002 (Rocky Mountain Vista PM)

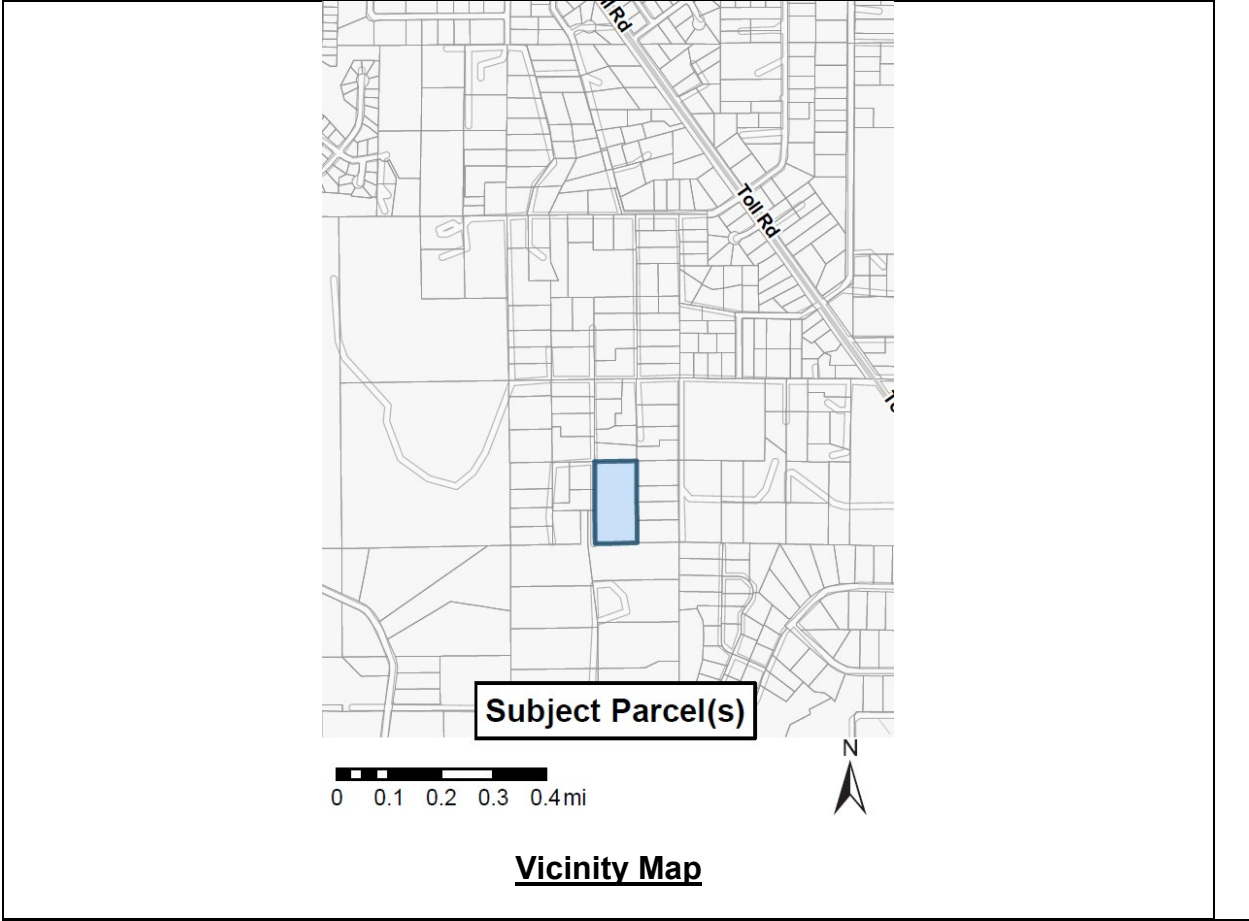
BRIEF SUMMARY OF REQUEST: A parcel map dividing one 5-acre parcel into four parcels ranging from 43,800 square feet to 58,110 square feet in size.

STAFF PLANNER: Chris Bronczyk, Senior Planner
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CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5-acre parcel into 4 parcels, of 43,800 square feet, 58,000 square feet, 58,110 square feet, and 51,540 square feet. This application is submitted by Michael Talonen on behalf of Harry Fry. The subject property is located at 15990 Rocky Vista Road (APN 017-200-11) and consists of approximately 5 acres.

The proposal is being reviewed under Development Code Authorized in Article 606, Parcel Maps and is situated within Commission District 2 - Commissioner Clark. The site is currently governed by the Suburban Residential Master Plan land use designation and the Medium Density Suburban Regulatory Zone zoning district, falling within the boundaries of the Southeast Truckee Meadows Area Plan.



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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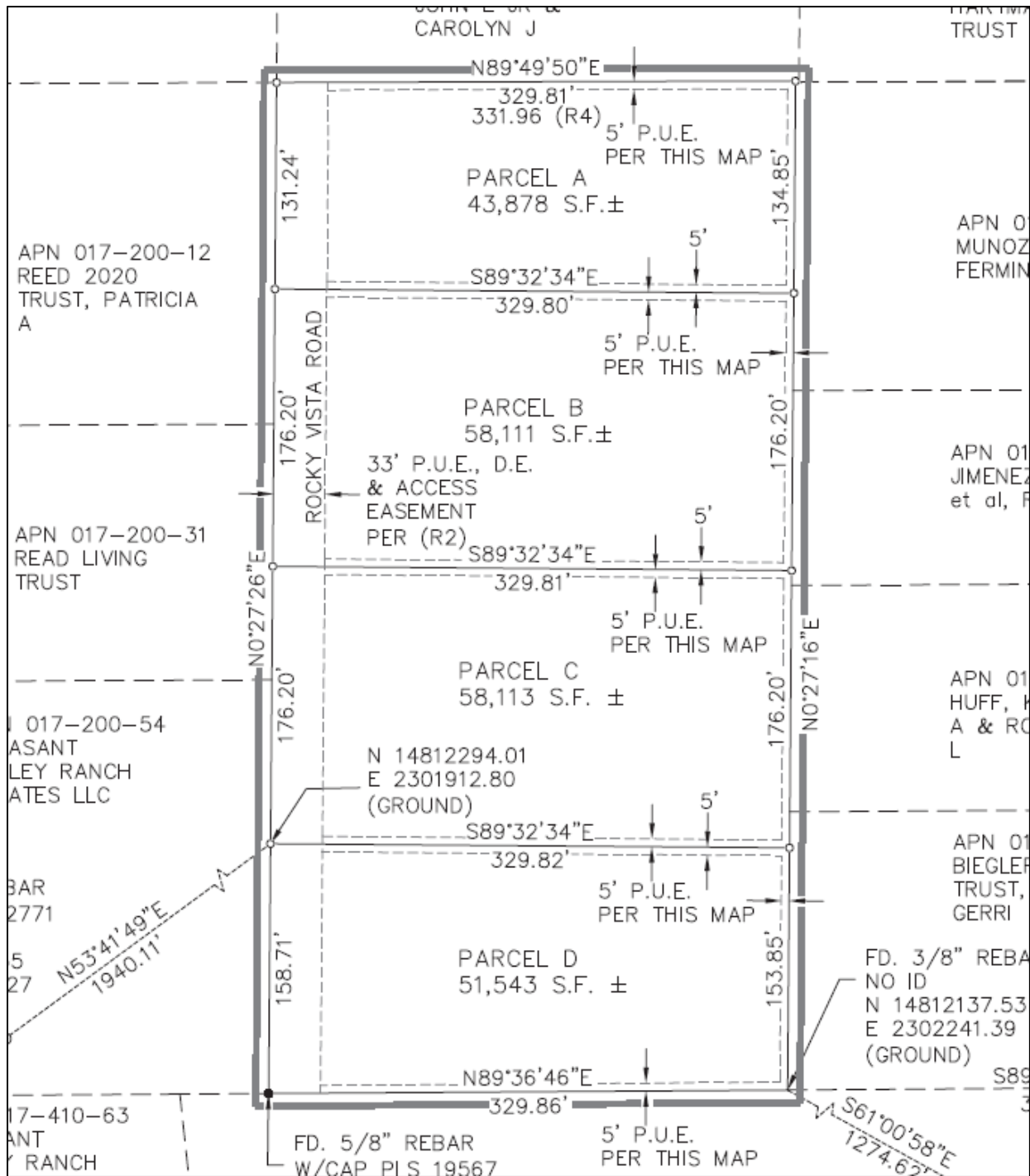
Parcel Map

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 WTPM26-0002 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Planning Area	Southeast Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	Ten (10) per Section 110.212.05 (a)
Number of Lots on Parcel Map	Four (4)
Minimum Lot Size Required	21,780 square feet (0.5 Acres) per Section 110.212.05 (b)
Minimum Lot Size on Parcel Map	43,800 square feet
Minimum Lot Width Required	65 feet
Minimum Lot Width on Parcel Map	130 feet
Development Suitability	The parcel is suitable for development, with a small portion to the south that is 15% or greater slopes.
Hydrographic Basin	Pleasant Valley Hydrographic Basin.

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

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 developed with a single-family house at the southern portion of the property. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 ft feet from the front and rear yard property lines and 8 ft feet from the side yard property lines per Table 110.406.05.1 (as updated). Access to the proposed new parcels would be via the existing Rocky Vista Road serving an additional two parcels to the west. The parcel is located within the Truckee Meadows Water Authority’s (TMWA) service territory and within close proximity to existing infrastructure. The resulting parcels will connect and be served by TMWA municipal water service. The application indicates that the existing septic system on site will be abandoned and the new parcels will connect to municipal sewer.

Southeast Truckee Meadows Area Modifiers

The subject parcel is located within the Southeast Truckee Meadows planning area. The following is the pertinent policy from the planning area modifiers:

Section 110.212.05 Medium Density Suburban Area Modifier. In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in

any area designated Medium Density Suburban in the Southeast Truckee Meadows planning area, the following regulations shall apply.

- (a) Density. The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- (b) Minimum Lot Area. The minimum lot area allowed in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is fourteen thousand three hundred seventy-five (14,375) square feet, with the following exceptions:
 - (1) When abutting a developed Medium Density Suburban area with one-half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels), and;
 - (2) Exterior lots may have a minimum lot area of fourteen thousand three hundred seventy-five (14,375) square feet when abutting a developed higher intensity land use designation or a ten (10) acre or larger undeveloped Medium Density Suburban development.

The subject parcel is zoned MDS, which pursuant to WCC Section 110.406.05, *General*, Table 110.406.05.1, *Standards*, Part One: Density/Intensity Standards, sets forth the allowed density as three (3) dwelling units per acre. Part Two: Lot Size, sets forth the minimum acreage for the MDS zoning as 12,000 square feet. However, WCC Section 110.212.05, Medium Density Suburban Area Modifier, decreases the density and increases the minimum lot size for the MDS regulatory zone within the Southeast Truckee Meadows Planning Area to two (2) dwelling units per acre and 21,780 square feet.

The subject parcel, as detailed in the table above in the Tentative Parcel Map Evaluation section, has taken into account the density and lot size requirements of WCC Section 110.212.05, Medium Density Suburban Area Modifier, and meets the minimum requirements for the medium density suburban regulatory zone in this area.

Master Plan Consistency

The proposed parcel map 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

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p>Public Facilities and Services Principle 2. Provide sufficient water to meet the current and future needs of County residents.</p>		

<p>PFS Policy 2.1 Balance new water supply commitments with existing commitments at or below perennial yield to achieve a long-term sustainable water supply.</p>	<p>The subject parcel is within range to be served by municipal water (TMWA). The applicant will be required to submit a TMWA discovery and determine water service for these parcels.</p>
<p>PFS Policy 2.3 Ensure new suburban– and urban-level development is served by a community water supply system.</p>	<p>The newly created parcels will be served by municipal water (TMWA).</p>
<p>PH Principle 2. Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.</p>	
<p>Policy 2.2 Direct development of residential densities greater than 1 unit per five acres in the TMSA where it can utilize planned local and regional infrastructure.</p>	<p>The proposed new parcel (less than 5 acres) is located within the TMSA.</p>

The proposed parcel map is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the Southeast Truckee Meadows Planning Area, as described in Table 3.

Table 3: Master Plan Conformance with Southeast Truckee Meadows Priority Principles & Policies

<p>Priority Principles & Policies</p>	<p>Explanation of Conformance with Priority Principles & Policies</p>
<p>Land Use Principle 3. Support development that respects natural resources.</p>	
<p>LU Policy 3.1 - Collaborate with other agencies to develop methods for assessing all developments individually and cumulatively for potential impact upon the natural resources of Washoe County.</p>	<p>Project information was provided to all necessary agencies for review. No recommendations of denial were provided and no comments or concerns were provided in relation to natural resources.</p>

Reviewing Agencies

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

Washoe County Parcel Map Review Committee

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X	X	X	Wayne Handrock, whandrock@washoecounty.gov; Matt Philumalee, mphilumalee@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov; Stephen Hein,
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH EMS	X	X		
NNPH Environmental Health	X			
TMFPD	X	X	X	Jenny Williamson; Jen Donohue
AT&T	X	X		

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 Water Rights, Northern Nevada Public Health (NNPH) - Environmental Health Division, and Washoe County Engineering were provided the project information for review, as well as other appropriate agencies, and 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:** As a condition of approval (Exhibit A) for the proposed parcel map, water service shall be provided to the proposed parcels by TMWA. Washoe County NNPH - Environmental Health Division, and Washoe County Engineering were provided the project information for review and provided conditions related to water and sewer supply.*

- (iii) The availability and accessibility of utilities.

***Staff Comment:** Power will be provided through NV Energy. Water service will be provided by Truckee Meadows Water Authority. Municipal sewer service will be provided by Washoe County.*

- (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 4 total lots, which is anticipated to have minimal impact on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks.

- (v) Conformity with the zoning ordinances and master plan.

Staff Comment: The subject property has a regulatory zone of Medium Density Suburban (MDS). The proposed map conforms to the relevant provisions of the Development Code and Master Plan. The Southeast Truckee Meadows Area has specific requirements for the Medium Density Suburban regulatory zone and the proposal meets the minimum requirements, as explained in the staff report.

- (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 existing Rocky Vista Road will remain. The parcel map contains a 33' PUE and access easement.

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

Staff Comment: The subject parcel has no development concerns. It is relatively flat with only a small portion to the south containing slopes 15% or greater. The subject parcel is not within the FEMA flood zones.

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

- (xii) Recreation and trail easements.

Staff Comment: The application was provided to Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM26-0002 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 WTPM26-0002 for Harry Fry, 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.
 - (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.



Conditions of Approval

Tentative Parcel Map Case Number WTPM26-0002

The tentative parcel map approved under Parcel Map Case Number WTPM26-0002 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on May 14, 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 – Chris Bronczyk, Senior Planner, (775) 328-3612,
cbronczyk@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. WTPM26-0002 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.

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 – Rob Wimer, P.E., (775) 328-2059

- a. 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.
- b. Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Landscape Maintenance Association (LMA), Homeowners' Association (HOA), or sub association thereof, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, private storm drainage infrastructure, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways within common open space areas for review and approval by the County Engineer prior to the approval of the final parcel map and associated civil improvement plans for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements, and a site plan that graphically depicts the access points and features that will be owned and maintained by the LMA or HOA.

GRADING (COUNTY CODE 110.438)

3. Contact Information: Robert Wimer, P.E. (775) 328-2059

- a. The final parcel map and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submitting the final parcel map and subsequent individual building permits.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer and/or surveyor licensed in the State of Nevada.
- c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, shall be shown on the project construction plans and installed as part of the onsite improvements.
- d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative parcel map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- e. Any existing easements, facilities, or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Add the following note to the civil improvement plans: "All public utilities shall be placed underground, except in the case where underground placement of utilities is shown not to be feasible, in which case the County Engineer may approve exceptions to this requirement."
- h. With the final parcel tentative parcel map, provide written approval from all utility provider(s) for any improvements located within their easement, or under or over their facilities.
- i. Appropriate easements shall be granted for any existing or new utilities, with the final parcel map.
- j. A 10-foot public utility easement (PUE), public use easement for sidewalks, and Washoe County traffic control signage and plowed snow storage easement shall be granted adjacent to all public rights-of-way.
- k. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.

DRAINAGE (COUNTY CODE 110.416, 110.418, 110.420, and 110.421)

4. Contact Information: Robert Wimer, P.E. (775) 328-2059
 - a. The conditional approval of this tentative parcel map shall not be construed as final approval of the drainage facilities shown on the tentative parcel map. Final approval of the drainage facilities will occur during the final parcel map review.
 - b. Prior to finalization of the final parcel map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
 - c. Prior to finalization of any portion of the tentative parcel map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
 - d. Any increase in storm water runoff flow rate resulting from the development and based on the 5-year and 100-year storm(s) shall be detained onsite.
 - e. Prior to the finalization of the final parcel map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
 - f. The following note shall be added to the final parcel map: "All properties, regardless of if they are located within or outside of a FEMA Special Flood Hazard Area, 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. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
 - h. A note on the final parcel map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office and the County Engineer.
 - i. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within common open space parcels shall be constructed with an adjoining minimum 12-foot-wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water basins as well as over County owned and maintained storm drainage facilities.
 - j. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow. The driveway culvert sizes shall be identified on the improvement plans for each phase.
 - k. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
 - l. With the submittal of the Final Parcel Map, a Low Impact Development (LID) design including plans and details shall be prepared for the project and

implemented with the final parcel map. The LID plan shall be prepared to minimize the increased volume of runoff and prevention of non-storm water discharge (nuisance flow) from the site. The LID design shall determine the viability of individual lot LID concepts. Any retained volume shall be designed to percolate in accordance with Washoe County Health District requirements. Percolation testing and a gravel backfilled infiltration gallery shall be included in the design of the retention/detention basin.

- m. A note shall be added to the final parcel map and similar language contained with the project CC&Rs stating that owners of parcels created by a final parcel map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District, or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
- n. Offsite drainage and common open space drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

- 5. Contact Information: Mitchell Fink, P.E. (775) 328-2050
 - a. All roadway improvements necessary to serve the project shall be designed and constructed to the latest County standards and specifications.
 - b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator and the approval letter shall be submitted with each final parcel map application.
 - c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
 - d. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/rights-of-way.
 - e. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers or other approved safety devices are warranted shall be submitted for approval.
 - f. All intersections shall be analyzed for sight distance requirements per the AASHTO – *A Policy on Geometric Design of Highways and Streets*.

Washoe County Conditions of Approval

- g. All rockery walls shall be designed to comply with the 2018 IBC, 2018 IRC, and 2018 Northern Nevada Amendment, Section 1807 2.1.1.1 Rockery Retaining Walls.
- h. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- i. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- j. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- k. Rocky Vista Road shall be improved per Washoe County Standard Details W-107A and W-107B for local private roadways with the development of the subdivision.
- l. The conditions, covenants, and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- m. Adequate snow storage easements shall be identified on the final parcel map.
- n. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- o. The diameter of the cul-de-sac bulb and anything located within the bulb, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for emergency vehicles, garbage trucks, snowplows, and moving vans.
- p. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- q. A minimum onsite stacking length of 20 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

UTILITIES (County Code 422 & Sewer Ordinance)

6. Contact Information: Katrina Pascual, P.E. (775) 954-7352
 - a. All necessary utilities shall be stubbed beyond the edge of pavement for future development to the satisfaction of the County Engineer.
 - b. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
 - c. The applicant shall conform to all Washoe County utility design standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.
 - d. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of the final parcel map.
 - e. Improvement plans shall be submitted and approved by CSD prior to approval of the final parcel map. They shall comply with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
 - f. The applicant shall submit an electronic copy of the street and lot layout for each final parcel map with the initial submittal. The files shall be in a format acceptable to Washoe County.
 - g. The applicant shall construct and/or provide financial assurance for the construction of any on-site and off-site sanitary sewer collection systems deemed a regionally beneficial facility prior to signature on the final parcel map. The financial assurance shall be in a form and amount acceptable to the CSD.
 - h. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible for inspecting the construction of the public sanitary sewer collection system.
 - i. The public sanitary sewer collection system shall be offered for dedication to Washoe County along with the recordation of the final parcel map.
 - j. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of the final parcel map.
 - k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the final parcel map which includes the following:
 - i. Estimated sewage flows generated by this project,
 - ii. Projected sewage flows from future and existing development within tributary areas,
 - iii. Impact on capacity of existing infrastructure,
 - iv. Slope of pipe, invert elevations, and rim elevations for all manholes,
 - v. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities,

Washoe County Conditions of Approval

vi. Proposed collection line material type.

- l. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve the final parcel map have been completed, accepted, and engineer-prepared as-built drawings are delivered to the utility. As-built drawings shall be in a format acceptable to Washoe County.
- m. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
- n. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- o. A minimum 12-foot wide all weather sanitary sewer access road with appropriate through put or turn around design to the satisfaction of the County Engineer shall be constructed to facilitate access to off-site sanitary sewer manholes.
- p. The Applicant shall be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry, appurtenances, lift stations, force mains and recycled water distribution system required to provide necessary flushing of the force mains, potential odor control, sewer mains, interceptor, and wastewater treatment facilities necessary to accommodate the project. Washoe County shall determine the final design compliance with Washoe County Development and Engineering codes and specifications.
- q. The CSD shall reserve the right to oversize or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

SURVEY

7. Contact Information: Katherine Hyde (775) 328-2297

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the FEMA floodplains to the map.
- c. All boundary corners must be set.
- d. Add a Security Interest Holder's Certificate to the map if applicable.

Washoe County Water Management Planner Coordinator

8. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Timber Weiss, P.E., (775) 328-3699, tweiss@washoecounty.gov

- a. The applicant stated water service is to be provided by TMWA. The owner shall complete a TMWA discovery and determine water service for the proposed parcels. This discovery shall be provided to Washoe County prior to parcel map signoff.

Washoe County Conditions of Approval

- b. Prior to the approval of the parcel map, the Owner shall add TMWA's signature line and note for development on the parcel map.

Truckee Meadows Fire Protection District

9. 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, Fire Marshall, (775) 444-8521,
jewilliamson@tmfpd.us**

- a. Project shall comply with the currently adopted International Fire Code, TMFPD Fire Code Amendments, and the International Wildland Urban Interface Code.
- b. Additional fire hydrant(s) may be required.
- c. Access road shall be a minimum of 20' wide with an all-weather surface that will withstand the weight of our heaviest apparatus.
- d. Access roads shall have a grade not more than 10%.
- e. Each parcel shall have its own distinct address.

*** End of Conditions ***



Date: April 6, 2026

To: Chris Bronczyk, Senior Planner

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

Re: **Project Name WTPM26-0002** (4 Lots)
APN 017-200-11

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff have reviewed the above referenced application. The proposed project consists of a 4-lot subdivision and is located on approximately 5 acres at the southern end of Rocky Vista Road. The Engineering and Capital Projects Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative parcel map application prepared by the applicant. The County Engineer shall determine compliance with the following conditions of approval.

Sanitary sewer service will be provided by Washoe County.

For questions related to sections below, please see the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

1. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.32 Grading and Retaining Walls Within Setbacks.
2. For developments upgradient of water supply ditch channel, the project shall not contribute flows greater than pre-development flows (110.420.35a)

Conditions:

1. 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.
2. Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Landscape Maintenance Association (LMA), Homeowners' Association (HOA), or sub association thereof, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, private storm drainage infrastructure, landscaping, community amenities, retaining walls,

rockery walls, and pedestrian sidewalks or pathways within common open space areas for review and approval by the County Engineer prior to the approval of the final parcel map and associated civil improvement plans for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements, and a site plan that graphically depicts the access points and features that will be owned and maintained by the LMA or HOA.

GRADING (COUNTY CODE 110.438)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The final parcel map and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submitting the final parcel map and subsequent individual building permits.
2. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer and/or surveyor licensed in the State of Nevada.
3. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, shall be shown on the project construction plans and installed as part of the onsite improvements.
4. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative parcel map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
5. Any existing easements, facilities, or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
6. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
7. Add the following note to the civil improvement plans: "All public utilities shall be placed underground, except in the case where underground placement of utilities is shown not to be feasible, in which case the County Engineer may approve exceptions to this requirement."
8. With the final parcel tentative parcel map, provide written approval from all utility provider(s) for any improvements located within their easement, or under or over their facilities.
9. Appropriate easements shall be granted for any existing or new utilities, with the final parcel map.
10. A 10-foot public utility easement (PUE), public use easement for sidewalks, and Washoe County traffic control signage and plowed snow storage easement shall be granted adjacent to all public rights-of-way.

11. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.

DRAINAGE (COUNTY CODE 110.416, 110.418, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The conditional approval of this tentative parcel map shall not be construed as final approval of the drainage facilities shown on the tentative parcel map. Final approval of the drainage facilities will occur during the final parcel map review.
2. Prior to finalization of the final parcel map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
3. Prior to finalization of any portion of the tentative parcel map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
4. Any increase in storm water runoff flow rate resulting from the development and based on the 5-year and 100-year storm(s) shall be detained onsite.
5. Prior to the finalization of the final parcel map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
6. The following note shall be added to the final parcel map: "All properties, regardless of if they are located within or outside of a FEMA Special Flood Hazard Area, 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."
7. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
8. A note on the final parcel map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office and the County Engineer.
9. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within common open space parcels shall be constructed with an adjoining minimum 12-foot-wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water basins as well as over County owned and maintained storm drainage facilities.
10. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow. The driveway culvert sizes shall be identified on the improvement plans for each phase.
11. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
12. With the submittal of the Final Parcel Map, a Low Impact Development (LID) design including plans and details shall be prepared for the project and implemented with the final parcel map. The LID plan shall be prepared to minimize the increased volume of runoff

and prevention of non-storm water discharge (nuisance flow) from the site. The LID design shall determine the viability of individual lot LID concepts. Any retained volume shall be designed to percolate in accordance with Washoe County Health District requirements. Percolation testing and a gravel backfilled infiltration gallery shall be included in the design of the retention/detention basin.

13. A note shall be added to the final parcel map and similar language contained with the project CC&Rs stating that owners of parcels created by a final parcel map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District, or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
14. Offsite drainage and common open space drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. All roadway improvements necessary to serve the project shall be designed and constructed to the latest County standards and specifications.
2. Street names shall be reviewed and approved by the Regional Street Naming Coordinator and the approval letter shall be submitted with each final parcel map application.
3. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
4. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/rights-of-way.
5. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers or other approved safety devices are warranted shall be submitted for approval.
6. All intersections shall be analyzed for sight distance requirements per the AASHTO – *A Policy on Geometric Design of Highways and Streets*.
7. All rockery walls shall be designed to comply with the 2018 IBC, 2018 IRC, and 2018 Northern Nevada Amendment, Section 1807 2.1.1.1 Rockery Retaining Walls.
8. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.

9. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
10. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
11. Rocky Vista Road shall be improved per Washoe County Standard Details W-107A and W-107B for local private roadways with the development of the subdivision.
12. The conditions, covenants, and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
13. Adequate snow storage easements shall be identified on the final parcel map.
14. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
15. The diameter of the cul-de-sac bulb and anything located within the bulb, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for emergency vehicles, garbage trucks, snowplows, and moving vans.
16. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
17. A minimum onsite stacking length of 20 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Katrina Pascual, P.E. (775) 954-7352

Conditions:

1. All necessary utilities shall be stubbed beyond the edge of pavement for future development to the satisfaction of the County Engineer.
2. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
3. The applicant shall conform to all Washoe County utility design standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

4. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of the final parcel map.
5. Improvement plans shall be submitted and approved by CSD prior to approval of the final parcel map. They shall comply with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
6. The applicant shall submit an electronic copy of the street and lot layout for each final parcel map with the initial submittal. The files shall be in a format acceptable to Washoe County.
7. The applicant shall construct and/or provide financial assurance for the construction of any on-site and off-site sanitary sewer collection systems deemed a regionally beneficial facility prior to signature on the final parcel map. The financial assurance shall be in a form and amount acceptable to the CSD.
8. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible for inspecting the construction of the public sanitary sewer collection system.
9. The public sanitary sewer collection system shall be offered for dedication to Washoe County along with the recordation of the final parcel map.
10. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of the final parcel map.
11. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the final parcel map which includes the following:
 - a. Estimated sewage flows generated by this project,
 - b. Projected sewage flows from future and existing development within tributary areas,
 - c. Impact on capacity of existing infrastructure,
 - d. Slope of pipe, invert elevations, and rim elevations for all manholes,
 - e. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities,
 - f. Proposed collection line material type.
12. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve the final parcel map have been completed, accepted, and engineer-prepared as-built drawings are delivered to the utility. As-built drawings shall be in a format acceptable to Washoe County.
13. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
14. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
15. A minimum 12-foot wide all weather sanitary sewer access road with appropriate through put or turn around design to the satisfaction of the County Engineer shall be constructed to facilitate access to off-site sanitary sewer manholes.
16. The Applicant shall be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry, appurtenances, lift stations,

force mains and recycled water distribution system required to provide necessary flushing of the force mains, potential odor control, sewer mains, interceptor, and wastewater treatment facilities necessary to accommodate the project. Washoe County shall determine the final design compliance with Washoe County Development and Engineering codes and specifications.

17. The CSD shall reserve the right to oversize or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

SURVEY

Contact Information: Katherine Hyde (775) 328-2297

Conditions:

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the FEMA floodplains to the map.
3. All boundary corners must be set.
4. Add a Security Interest Holder's Certificate to the map if applicable.



Date: March 17, 2026

To: Chris Bronczyk, Senior Planner

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

Re: Tentative Parce Map Case Number WTPM26-0002 (Rocky Mountain Vista)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5-acre parcel into 4 parcels, of 43,800 square feet, 58,000 square feet, 58,110 square feet, and 51,540 square feet.

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

The applicant stated water service is to be provided by TMWA.

Owner shall complete a TMWA discovery and determine water service for the proposed parcels. This discovery shall be provided to Washoe County prior to parcel map signoff.

Prior to the approval of the parcel map, the Owner shall add TMWA's signature line and note for development on the parcel map.

From: [COOPER, CLIFFORD E](#)
To: [Bronczyk, Christopher](#)
Subject: WTPM26-0002 (Rocky Mountain Vista)
Date: Wednesday, March 18, 2026 6:29:36 AM

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Chris,
AT&T does not have any adverse comments regarding this project.
Thanks,

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

Tentative Parcel Map WTPM26-0002– Chris Bronczyk cbronczyk@washoecounty.gov 775-328-3612

017-200-11 15990 Rocky Vista Rd.

TMFPD Comments by Jenny Williamson:

1. Project shall comply with the currently adopted International Fire Code, TMFPD Fire Code Amendments, and the International Wildland Urban Interface Code.
2. Additional fire hydrant(s) may be required.
3. Access road shall be a minimum of 20' wide with an all-weather surface that will withstand the weight of our heaviest apparatus.
4. Access roads shall have a grade not more than 10%.
5. Each parcel shall have its own distinct address.

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: March Agency Review Memo II - Tentative Parce Map Case Number WTPM26-0002 (Rocky Mountain Vista)
Date: Wednesday, March 25, 2026 11:50:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[March Agency Review Memo II.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Morning,

The EMS Program has reviewed the March Agency Review Memo II - Tentative Parce Map Case Number WTPM26-0002 (Rocky Mountain Vista). The Program has no questions or concerns at this time based on the information provided.

Thank you



April Miller
Sr. Office Specialist
Population Health Division

O: [775-326-6049](tel:775-326-6049)
1001 E Ninth St. Bldg. B Reno, NV 89512

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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

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR HARRY FRY			
Project Description:			
Project Address: A division of the parcel for future housing development.			
Project Area (acres or square feet): 5.00 acres			
Project Location (with point of reference to major cross streets AND area locator): Southern end of Rocky Vista Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-200-11	5.00		
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: Harry Fry		Name:	
Address: [REDACTED]		Address:	
Reno, NV	Zip: 89521		Zip:
Phone:	Fax:	Phone:	Fax:
Email: [REDACTED]		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Harry Fry		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Michael Talonen		Name:	
Address: [REDACTED]		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: [REDACTED]	Fax:	Phone:	Fax:
Email: [REDACTED]		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Mike Talonen		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

15990 ROCKY VISTA RD

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-200-11	200	5.00

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

One existing house on the southern portion of the parcel with city water & sewer hook up.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	43,800 S.F.	58,000 S.F.	58,110 S.F.	51,540 S.F.
Proposed Minimum Lot Width	130.00 FT	175.00 FT	175.00 FT	155.00 FT

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	MDS	MDS	MDS	MDS
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.)

Yes
 No

6. Utilities:

a. Sewer Service	Abandon septic and hook to city sewer
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

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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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

No

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

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No

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

OWNER'S CERTIFICATE

HE IS TO CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT THE SAME IS EXCLUSIVE IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS, CHAPTER 278, THE FIELD UTILITY EASEMENTS AND ACCESS AGREEMENT AS SHOWN HEREON ARE THE BEST AVAILABLE.

HARRY FRY OWNER _____ DATE _____

STATE OF _____ S.S. COUNTY OF _____

ON THIS _____ DAY OF _____ 20____, HARRY FRY, DO PERSONALLY APPEAR BEFORE ME AND UPON OATH MAKE AND AFTER MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARYS SIGNATURE _____ MY COMMISSION EXPIRES _____

TAX CERTIFICATE

THE UNDERSIGNED ASSESSOR CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES HAS BEEN PAID TO THE COUNTY CLERK'S OFFICE AND THAT THE PROPERTY IS CURRENTLY IN COMPLIANCE WITH NRS 203.040.

APR 017-200-11 WASHOE COUNTY TREASURER

DEPUTY _____ DATE _____

NAME _____

TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THE DISTRICT BOARD OF HEALTH HAS REVIEWED THE PLAT AND THE INFORMATION CONTAINED THEREIN AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DEPARTMENT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED TITLE COMPANY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD AND THAT THE PLAT IS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DEPARTMENT.

CORE TITLE GROUP LLC _____ DATE _____

PRINT NAME _____

UTILITY COMPANIES' CERTIFICATES

THE UNDERSIGNED UTILITY COMPANY HAS REVIEWED THE PLAT AND THE INFORMATION CONTAINED THEREIN AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DEPARTMENT.

SR: _____ DATE _____

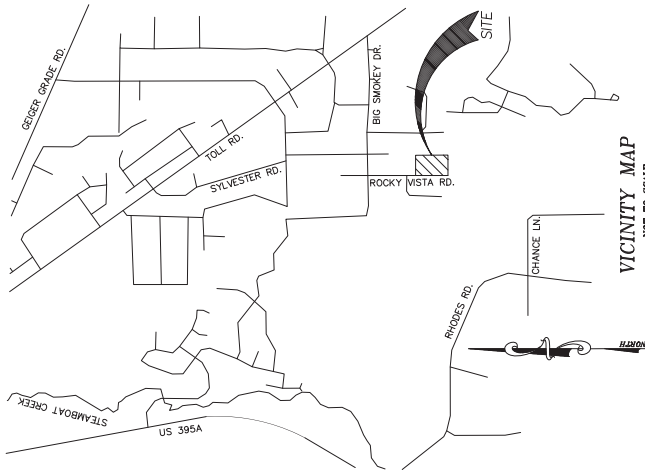
SERVA PACIFIC POWER COMPANY, DBA, NV ENERGY _____ DATE _____

SR: _____ DATE _____

NEVADA BELL TELEPHONE COMPANY, DBA, AT&T NEVADA _____ DATE _____

SR: _____ DATE _____

CHARTER COMMUNICATIONS _____ DATE _____



VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, MICHAEL TALOREN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HARRY FRY,

- THE PROPERTY SHOWN BEING SHOWN IN THE SW 1/4 OF SECTION 34, T19N, R02E, N104, MOUNT DAVAO BASE, NEVADA COUNTY, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS CONDUCTED ON FEBRUARY 18, 2008.
- THE PROPERTY SHOWN BEING SHOWN IN THE SW 1/4 OF SECTION 34, T19N, R02E, N104, MOUNT DAVAO BASE, NEVADA COUNTY, WASHOE COUNTY, NEVADA, LOCAL JURISDICTION IS IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS LOCAL JURISDICTION TO THE SURVEY CONDUCTED IN ACCORDANCE WITH CHAPTER 278 OF THE NEVADA ADMINISTRATIVE CODE.
- THE INFORMATION SHOWN ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE PORTIONS INDICATED, AND ARE OF SUFFICIENT DIMENSION.



MICHAEL TALOREN, D.D.S. DATE 9-9-2008

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL MAP HAS BEEN REVIEWED AND MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS CERTIFICATE. THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DEPARTMENT.

KELLY KELLY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION _____ DATE _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODES.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

TOTAL AREA 5.00 ACRES

DRAFT PARCEL MAP FOR HARRY FRY

A DIVISION OF LAND DEVELOPMENT AND ACCESS SERVICES IN THE SOUTHWEST 1/4 OF SECTION 34, T19N, R02E, E04N

WASHOE COUNTY SUBMIT 1 OF 2 NEVADA

MST Surveying

SURVEYORS
15355 OLIVEBUSH DRIVE REID, NEVADA 89301
(775) 544-7821 • (775) 677-2925 Fax • mstsurveying@msm.com



Core Title Group, LLC
5310 Kietzke Lane, Ste 100
Reno, NV 89511
Phone: 775-208-8925
Fax: 775-208-8926

STOP LIGHT

Your title commitment is ready for review. Below, you will find important information regarding the condition of title and any specific actions that need to be taken to ensure a smooth and timely closing. This stop light commitment is designed to help you get a visual indication of the status of title.



Green, everything looks good- no special action required



Yellow, there are some additional actions that we both need to do to ensure a clear title before closing can happen.



Red, Significant issues that could potentially delay closing.

If you see a yellow or red sign, you will receive a call from your escrow officer within 24 hours to discuss the items listed below:



There are No requirements appearing in Schedule B-Section 1 which require attention

Date: 03/05/2026

Escrow No: 2280CNV-MDD

Property Address 15990 Rocky Vista Road, Reno, NV 89521

Escrow Officer:

Michele Davis
Core Title Group LLC
5310 Kietzke Lane, Ste 100
Reno, NV 89511
Phone: 775-208-8925
Fax: 775-208-8926
E-Mail: MDavis@coretitlenv.com

Title Officer:

Debbie Cimijotti
Core Title Group LLC
Phone: 775-208-8925
Fax: 775-208-8926
E-mail: Dcimijotti@coretitlenv.com

Escrow Processor:

Keri Austin
E-Mail: davisteam@coretitlenv.com
Phone: 775-208-8925

Seller Harry Fry

Buyer\Borrower To Follow

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: Michael Talonen

Property Owner: Harry Fry