



Parcel Map Review Committee Staff Report

Meeting Date: March 14, 2024

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM23-0015 (Pleasant Valley Lift Station)

BRIEF SUMMARY OF REQUEST: Division of a parcel of land into two parcels of land

STAFF PLANNER: Tim Evans, Planner
Phone Number: 775.328.2314
E-mail: TEvans@washoecounty.gov

CASE DESCRIPTION

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

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



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM23-0015 for Harry Fry, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the required criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.75.

(Motion with Findings on Page 13)

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Fault Map Exhibit C
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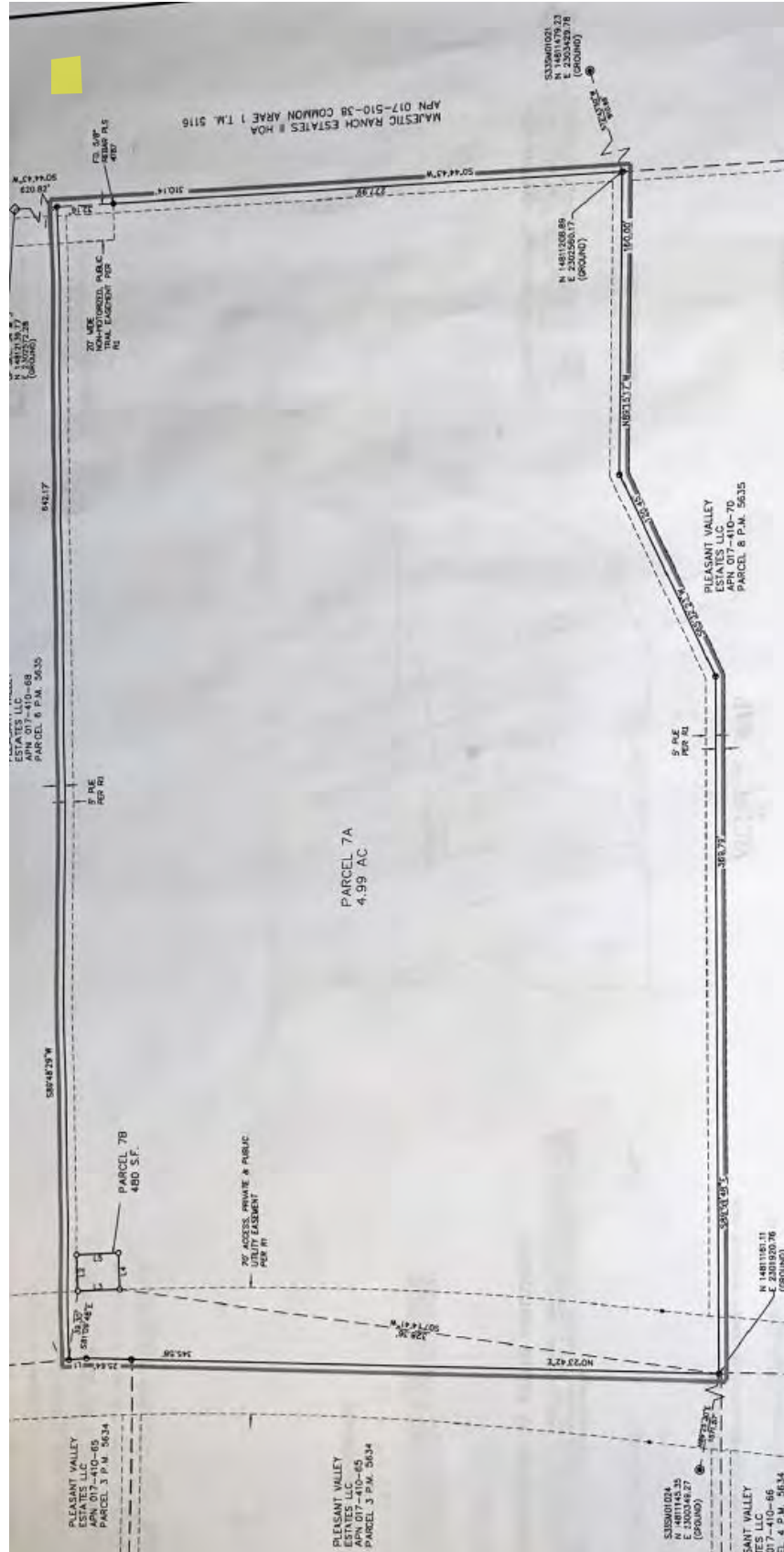
Parcel Map

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.

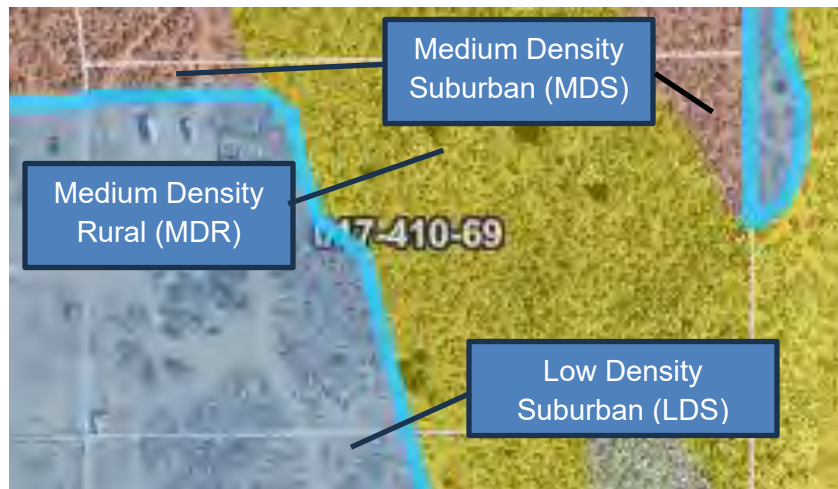
The conditions of approval for Tentative Parcel Map Case Number WTPM23-0015 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Parcel Map Waiver Evaluation

Requirement	Evaluation
Area Plan	South Valleys
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Rural (55% or 2.75 acres), Low Density Suburban (38% or 1.9 acres), Medium Density Suburban (7% or 0.35 acres)
Maximum Lot Potential	Two (2)
Number of Lots on Parcel Map	Two (2)
Minimum Lot Size Required	4 acres (MDR); 35,000 square feet (LDS); 12,000 square feet (MDS)
Minimum Lot Size on Parcel Map	480 square feet
Minimum Lot Width Required	200 feet (MDR); 120 feet (LDS); 80 feet (MDS)
Minimum Lot Width on Parcel Map	24 feet
Development Suitability Map	Most suitable, with areas greater than 15% and 30% slopes
Hydrographic Basin	Pleasant Valley Hydrographic Basin.



Regulatory Zones

The applicant is asking to create a 480 square foot (0.01 acre) utility parcel from an existing five (5) acre parcel for the purpose of constructing a new sewer lift station and dedicating the parcel and lift station to Washoe County. The proposed new utility parcel is located within the Medium Density Suburban (MDS) portion of the existing parcel. The proposed division meets all the minimum requirements for the Low Density Suburban (LDS) and Medium Density Suburban (MDS) regulatory zones.

As detailed in the table and Regulatory Zones map above, the property has three (3) regulatory zones. The property is comprised of 2.75 acres of the MDR regulatory zoning, 1.90 acres of the LDS regulatory zoning, and 0.35 acres of the MDS regulatory zoning. Parcel 7A, as shown on the site plan on page 5, meets all minimum requirements for the LDS and MDS regulatory zones. However, the 2.75-acre MDR regulatory zoning portion does not meet the minimum lot size requirement of 4 acres. The MDR portion of the property is currently legal non-conforming and will remain legal nonconforming after the division as the applicant is not proposing to alter the size of the MDR regulatory zoning and the MDR portion will remain on a single parcel (Parcel 7A).

Proposed Parcel 7B will be located entirely within the MDS regulatory zoning but will not meet the minimum requirements for the MDS regulatory zoning as it is only 480 square feet in size and has a width of twenty-four (24) feet. However, the proposed parcel is being created for a public agency, specifically Washoe County, to operate a sewer lift station. Pursuant to Washoe County Code (WCC) Sec. 110.404.10, *Reduction in Size*, the following is set forth:

“No lot or parcel shall be reduced in area so as to be less in any dimension than is required by the requirements of the regulatory zone in which the lot or parcel is located. Parcels created for public agencies and for utilities regulated by the Public Utilities Commission are exempt from this requirement. Upon cessation of the use, the parcel created for the public agency or utility regulated by the Public Utilities Commission shall be reverted to acreage or abandoned in accordance with the Nevada Revised Statutes. Parcels previously created for this purpose shall be recognized under and subject to the provisions of this section.”

Therefore, due to the proposed parcel being created for a public agency, the nonconforming size and width is allowed pursuant to WCC Sec. 110.404.10, *Reduction in Size*. Additionally, the remaining parcel (Parcel 7A) will continue to retain over 12,000 square feet of MDS zoning to ensure conformance with code requirements for the MDS regulatory zone.

The proposed division of land is a subsequent division of a parcel map approved within the last five years. A parcel map, Parcel Map P5636, for four (4) parcels was recorded in 2022 for the Pleasant Valley Ranch Estates, LLC. Washoe County Code Sec. 110.606.30(d) sets forth the following:

Submission of an application for a tentative parcel map for the division of a lot or lots created within five (5) years of the recording of a map creating the original parcel, when the net result is five or more lots having been created from the original parcel of land, shall not be permitted and shall require the approval of a Tentative Subdivision Map in accordance with WCC 110.608.

(1) Submission of an application for a tentative parcel map for the division of a lot or lots created within five (5) years of the recording of a map creating the original parcel, when the net result is four or fewer lots having been created from the original parcel of land, shall be permitted under this Section as a Tentative Parcel Map.

(2) If all lots created by a previous tentative parcel map, within five (5) years of the recording of that map, are combined, by means of a reversion to acreage in accordance with WCC 110.614, the original parcel may be redivided by means of a tentative parcel map, when the net result remains four or fewer lots having been created from the original parcel of land.

WCC Sec. 110.606.75, Waiver of Parcel Map, states the following:

“The requirement for filing a tentative parcel map may be waived by the Planning Commission, or an authorized subcommittee of the Planning Commission,…”

Therefore, while this is a subsequent division of a parcel map approved within the last five (5) years that included four (4) parcels, a parcel map waiver has been applied for with this request. The provisions of WCC Sec. 110.606.30(d) do not apply and a tentative subdivision map application is not required.

Additionally, as this is a parcel map waiver, it does not meet the definition of "Parcel Map" in NRS 278.017 and is not subject to the requirements of NRS 278.462(3)(b), which states that Washoe County may require any reasonable improvement for a subsequent parcel map, but not more than would be required if the parcel were a subdivision.

Development Information The subject parcel is developed with a single-family dwelling. The single-family dwelling was built under building permit #01-0173 and is located within the LDS regulatory zone on proposed Parcel 7A as shown on the site plan on page 5. The required setbacks for the LDS regulatory zone are thirty (30) feet from the front and rear yard property lines and twelve (12) feet from the side yard property lines.

The single-family dwelling will meet the above-mentioned setbacks with the proposed division.

South Valleys Area Plan Modifiers

The subject parcel is located within the South Valleys Area Plan. The following is the pertinent policy from the Development Code's Area Plan modifiers:

Section 110.210.05 Water Rights Dedication Requirements.

(b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin. Dedication of sufficient certificated or permitted water rights from the specified hydrographic basins, or imported water rights from an adjoining hydrographic basin when a parcel is split by the specified hydrographic basins, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin, including division of land maps, parcel maps, subdivision maps, and new civic, commercial and industrial use types.

The subject property is located in the Pleasant Valley Hydrographic Basin. The proposed parcel map was reviewed by Washoe County Engineering and Capital Projects staff and conditions of approval were provided to address water rights which are included in Exhibit A.

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent Policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV 12.8	In order to encourage building designs that are compatible with the character of hillsides and to minimize the alteration of natural forms, the following guidelines should be followed: a. Building envelopes, disturbed and undisturbed areas for	Yes	A condition of approval serves to address compliance with the policy by ensuring building envelopes, disturbed, and undisturbed areas for each lot is shown on the final map.

	<p>each lot created shall be shown on tentative and final maps.</p> <p>b. Split-pad and stepped foundations so that buildings step-down or step-up with the natural slope in order to avoid padding and terracing.</p> <p>c. The use of decks and small patios in order to reduce the amount of grading to a building site.</p> <p>d. Structures shall be designed to blend into the natural character of the hillside by reducing the visual bulk of the structure through landscaping, terraced building forms and height variations, and by utilizing neutral colors that match the natural landscape; and</p> <p>e. All structures located within a ridgeline area shall not exceed 35 feet in height from the lowest natural or finished grade (whichever is more restrictive), to the top (peak) of the structure and include varied roof lines.</p>		
SV.15.5	As new residential and commercial properties develop in the South Valleys planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.	Yes	The application was reviewed by Washoe County Regional Parks and Open Space (Parks) – a response of “no comment” was received.
SV.18.2	Development in the South Valleys area will comply with all local, state and federal standards regarding air quality.	Yes	The application was provided to Northern Nevada Public Health, Air Quality, for review. No response was received.
SV 19.1	Development proposals, with the exception of single family homes and uses accessory to single family homes, within the South Valleys planning area will include detailed soils and geo-technical studies sufficient to: <ul style="list-style-type: none"> a. Ensure structural integrity of roads and buildings. b. Provide adequate setbacks from potentially active faults or other hazards. c. Minimize erosion potential. 	Yes	The property does not contain a fault (see Exhibit C). A condition of approval serves to address compliance with the policy by ensuring a detailed soils report and geotechnical study is submitted prior to the recordation of final documentation, if required by the County Surveyor, in relation to this parcel map waiver.
SV.20.1	Prior to the recordation of final maps for approved tentative maps, or issuance of building permits, public-initiated capital improvements, or any project impacting 10 or more acres in the South Valleys planning area, the	Yes	Nevada Department of Wildlife (NDOW) reviewed the application. NDOW did not provide any conditions, and NDOW does not require a

	Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.		wildlife mitigation plan for this division of land.
SV.24.4	Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development unless a new source of water from outside the basin is approved by the appropriate regulatory authorities.	Yes	Washoe County Water Rights and the Nevada Division of Water Resources were sent the project information for review. No response was received from the Nevada Division of Water Resources, and a comment from Washoe County Water Rights provided a condition, which is included in Exhibit A, concerning water rights.
SV 24.5	Washoe County will require all new development in the Eagle Valley, Pleasant Valley and Truckee Meadows hydrographic basins of the South Valleys planning area to use certificated or permitted water rights, and may permit imported water rights from immediately adjoining hydrographic basins, in an amount necessary to serve the development, provided all other policies under Goal 24 are applied.	Yes	Washoe County Water Rights and the Nevada Division of Water Resources were sent the project information for review. No response was received from the Nevada Division of Water Resources, and a comment from Washoe County Water Rights provided a condition, which is included in Exhibit A, concerning water rights.
SV.24.7	Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.	Yes	Washoe County Water Rights and the Nevada Division of Water Resources were sent the project information for review. No response was received from the Nevada Division of Water Resources, and a comment from Washoe County Water Rights provided a condition, which is included in Exhibit A, concerning water rights.

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
NDOW (Wildlife)	X	X		
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	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; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	English, James, JEnglish@nnph.org
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
NV Energy	X			
Truckee Meadows Water Authority	X			

Additionally, AT&T responded stating, “AT&T does not have any adverse comments regarding this project.”

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

Public Comment

The public comment received during the parcel map waiver review process is included as Exhibit E of this staff report. All public comment received is in opposition to the project from six (6) different members of the public. The most common questions received, and the response provided to the public, are as follows.

- 1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks?**

Staff Response: The lift station is part of the Pleasant Valley Ranch subdivision. The lift station is only to serve the subdivision for sewer service.

2. Why is Washoe County building this Lift Station and who is paying for it?

Staff Response: The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of building the lift station.

3. Will any other subdivisions in the area hook up to the Lift Station?

Staff Response: The lift station has been sized for the subdivision. It is unlikely that other subdivisions would be able to connect.

4. How will the sewer water be moved and to where will it be connected to?

Staff Response: The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility.

5. Why were the homeowners adjacent to this property not notified of this Lift Station meeting?

Staff Response: Per Washoe County Code, unless a parcel map is a second or subsequent parcel map, noticing is not required. This is a parcel map waiver and is not considered a second or subsequent parcel map.

6. Is the plan to increase the number of parcels so that in the future Mr. Fry will be able to file for a parcel map for re-zoning?

Staff Response: The applicant has informed staff that there is no intent to further subdivide. Additionally, to rezone a property, a master plan amendment and/or regulatory zone amendment is the path forward - a parcel map cannot be used to change a property's zoning.

Staff Comment on Required Findings

Washoe County Code Section 110.606.75 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.

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

Staff Comment: The subject parcel is being divided into two parcels and Parcel 7B is planned to be dedicated to Washoe County to accommodate a public utility. The proposed parcels conform to all requirements of Chapter 278 of NRS and Washoe County Code.

- (b) Conformity with Regulations. That the proposed tentative parcel map conforms to state and County requirements as to area, improvement and design, and flood water drainage control;

Staff Comment: The subject parcel is being divided to create a public utility parcel. The remainder of the parcel conforms to all applicable state and Washoe County Code requirements. Development of the parcel is subject to review and permitting to ensure adequate improvements, design, and flood water drainage are appropriately addressed.

- (c) Environmental Effects. That the proposed tentative parcel map will not have an adverse effect on the environment;

Staff Comment: The subject parcel is being divided to create a public utility parcel and there are no anticipated significant detrimental impacts to the environmental.

- (d) Conformity with Master Plan. That the proposed tentative parcel map conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;

Staff Comment: The subject parcel is being divided to create a public utility parcel. There are no master plan, area plan or specific plan provisions that are particularly applicable to the proposed parcel map waiver.

- (e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;

Staff Comment: The portion of the subject parcel that is being divided to create a public utility parcel will be located entirely within the 0.35 acres zoned Medium Density Suburban (MDS), which has a minimum lot size of 12,000 square feet (approximately 0.275 acres). The existing nonconformity, which is for the 2.75-acre area zoned Medium Density Rural (MDR) will not be further reduced in size and will remain 2.75 acres on proposed Parcel 7A.

- (f) Conformity with Other Ordinances. That the proposed tentative parcel map conforms with all other County ordinances;

Staff Comment: The analysis set forth within this staff report details that the request conforms to all other county ordinances.

- (g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to ensure proper legal description of property, location of property lines and monumenting of property lines; and

Staff Comment: The subject parcel is being divided to create a public utility parcel and the County Surveyor will ensure that proper documentation is provided prior to approval of a final map or other required final documentation.

- (h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

Staff Comment: The project information was provided to Washoe County Engineering, Washoe County Water Rights, Northern Nevada Public Health (Environmental Health), and Truckee Meadows Water Authority (TMWA) for review. Conditions of approval were provided by Washoe County Water Rights concerning adequate water service.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM23-0015 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 WTPM23-0015 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 110.606.75:

- (a) Conformity with Laws. That the proposed tentative parcel map conforms with Chapter 278 of NRS and this Development Code;
- (b) Conformity with Regulations. That the proposed tentative parcel map conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- (c) Environmental Effects. That the proposed tentative parcel map will not have an adverse effect on the environment;

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

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/Owner: Harry Fry; hcf2008@live.com

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



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0015

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

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

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

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

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

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

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

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

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

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- f. The approval for this tentative parcel map waiver does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. In conformance with South Valleys Area Plan Policy SV 12.8, the final map shall show building envelopes, disturbed, and undisturbed areas for each lot.
- h. To ensure conformance with South Valleys Area Plan Policy SV 19.1, prior to the recordation of the final map or other final recorded documentation requested by the County Surveyor for the recording of this parcel map waiver, the applicant shall submit a soils and geotechnical study, satisfactory to the Planning and Building Division, sufficient to address the following:
 - a. Ensure structural integrity of roads and buildings.
 - b. Provide adequate setbacks from potentially active faults or other hazards.
 - c. Minimize erosion potential.

Washoe County Engineering and Capital Projects

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

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

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

Washoe County Water Rights

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

Northern Nevada Public Health

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

Truckee Meadows Fire Protection District

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

*** End of Conditions ***

December 5, 2023

Washoe County Community Services
Planning and Development Division

RE: Pleasant Valley Lift Station; 017-410-69
Tentative Parcel Map; WTPM23-0015

Dear Washoe County Staff:


The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted, the applicant must plot the existing and onsite sewage disposal system and domestic well on the parcel demonstrating appropriate setbacks are met to the newly proposed parcel.
- b) Condition #2: Any future plans associated with the proposed parcels must be routed to EHS for review and approval if the application is approved.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,


James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health

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

NDOW does not have any comments on these items.

Thank you,

Katie

From: Albarran, Adriana <AAlbarran@washoecounty.gov>

Sent: Thursday, December 14, 2023 2:29 PM

To: Katie Andrlle <kmandrle@ndow.org>

Subject: December Agency Review Memo II

From: [Pekar, Faye-Marie L.](#)
To: [Evans, Timothy](#)
Subject: Case Number WTPM23-0015 (Pleasant Valley Lift Station)
Date: Friday, December 15, 2023 3:01:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Tim,

I have reviewed Tentative Parcel Map Case Number WTPM23-0015 (Pleasant Valley Lift Station) on behalf of parks and do not have any comments.

Thank you,



Faye-Marie L. Pekar, MPA
Park Planner, Planning & Building Division | Community Services Department
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: [COOPER, CLIFFORD E](#)
To: [Evans, Timothy](#)
Subject: WTPM23-0015 Pleasant Valley lift Station
Date: Monday, December 18, 2023 8:54:22 AM

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

Tim,

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

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

Date: December 20, 2023

To: Tim Evans, Planner

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

Re: Tentative Parcel Map Case Number WTPM23-0015 (Pleasant Valley Lift Station)
UPDATED
APN 017-410-69

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5.00-acre parcel into two (2) parcels of 4.99 acres and 480 square feet. The 480 square foot parcel is for public utility purposes.

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

The Parcel Map shall contain TMWA's note regarding all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval of the Parcel Map but prior to granting of any Building Permits. Please submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.

Date: December 20, 2024

To: Tim Evans, Planner

From: Matthew Philumalee, PLS, Geomatics Specialist
Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Parcel Map for **WTPM23-0015 PLEASANT VALLEY LIFT STATION (PM WAIVER)**
APN: 017-410-69

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. Complete the Surveyor's Certificate.
3. All boundary corners must be set.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. 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.
6. 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."

Evans, Timothy

From: Lemon, Brittany
Sent: Friday, December 22, 2023 12:08 PM
To: Evans, Timothy
Cc: Way, Dale
Subject: WTPM23-0015 (Pleasant Valley Lift Station) Conditions of Approval

Tim,

“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/>.

Have a great holiday!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: [Program, EMS](#)
To: [Evans, Timothy](#)
Cc: [Program, EMS](#)
Subject: FW: December Agency Review Memo II - Tentative Parcel Map Case Number WTPM23-0015 (Pleasant Valley Lift Station) UPDATED
Date: Thursday, December 28, 2023 1:16:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[December Agency Review Memo II.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good afternoon,

The EMS Program has reviewed the December Agency Review Memo II– Tentative Parcel Map Case Number WTPM23-0015 (Pleasant Valley Lift Station) UPDATED, and has no concerns or questions at this time based on the information provided.

Thank you,

April Miller
Sr. Office Specialist
Epidemiology and Public Health Preparedness



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

NNPH.org |



From: [English, James](#)
To: [Evans, Timothy](#)
Subject: RE: WTPM23-0015 Pleasant Valley Lift Station; 1221 Chance Lane; APN 017-410-069
Date: Thursday, January 18, 2024 10:57:07 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Tim,

What is provided on page 10 suffices for my comment. The applicant will need to provide that page with the mylar for signing. Let me know if I answered your question.

Thanks.

Jim



James English, REHS, CP-FS

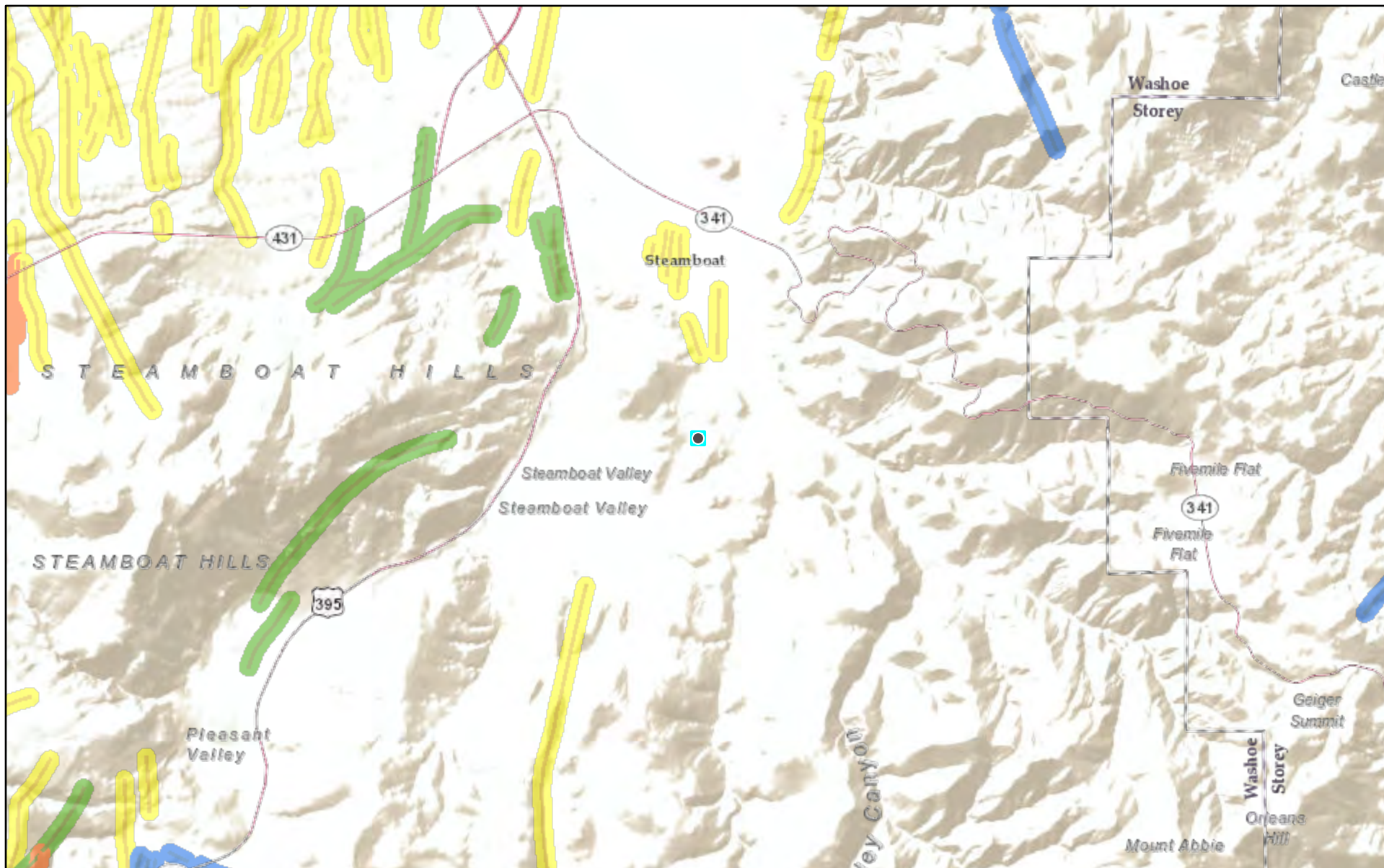
*EHS Supervisor
Environmental Health Services*

M: 775-900-7239
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](#) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

Quaternary Faults of Nevada



January 18, 2024

Quaternary Faults by Age - 100m Buffer

- █ less than 15,000
- █ less than 130,000
- █ less than 750,000

27

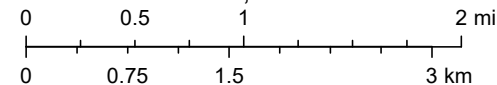
- █ less than 1,800,000
- █ Class B faults
- █ Unclassified
- █ less than 150

Quaternary Faults by Age

- █ less than 15,000 years
- █ less than 130,000 years
- █ less than 750,000 years

- █ less than 1.8 million years
- █ Class B faults
- █ Unclassified
- █ less than 150 years

1:72,224



Sources: Esri, USGS, NOAA, Sources: Esri, Garmin, USGS, NPS, NBMG

Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS | NBMG |

WTPM23-0015
EXHIBIT C

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: Pleasant Valley Ranch Public Sanitary Sewer Lift Station			
Project Description: A new parcel is being created for a dedication to Washoe County Utilities for a public sanitary sewer lift station			
Project Address: 1221 Chance Lane, Reno, NV			
Project Area (acres or square feet): 500 sq ft			
Project Location (with point of reference to major cross streets AND area locator): Washoe County: North of Chance Lane, South of Rocky Vista Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-410-68 <i>69</i>	5.006		
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: Braun Engineering	
Address: 761 Greenbrae Dr, Sparks, NV		Address: 1315 Nixon Ave	
Zip: 89431		Zip: 89509	
Phone: 775-233-3963	Fax:	Phone: 775-277-3584	Fax:
Email: hcf2008@live.com		Email: sbraunengineering@gmail.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Simon Braun	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Harry Fry		Name:	
Address: 761 Greenbrae Dr, Sparks, NV		Address:	
Zip: 89431		Zip:	
Phone: 775-233-3963	Fax:	Phone:	Fax:
Email: hcf2008@live.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

Washoe County Sewer - Lift Station

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

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

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

017-410-69

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-410-69	120	5.00

3. Please describe:

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

Existing Residence

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

North	Building a new home
South	Vacant Lot
East	Open Space
West	Vacant Lot

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	4.99 A.C.	480 S.F.		
Proposed Minimum Lot Width	310'	20'		

5. Utilities:

a. Sewer Service	Proposed Washoe County Service
b. Electrical Service/Generator	NV Energy/Proposed Permanent Generator
c. Water Service	Proposed TMWA Service

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input 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
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

N/A

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

--

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

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

Explanation:

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

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
---	--

Explanation:

9. Surveyor:

Name	Mike Talonen
Address	15516 Quicksilver Dr., Reno, NV 89511
Phone	775-544-7817
Fax	775-677-8408
Nevada PLS #	19567

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:

1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2. WE AGREE TO EXECUTE THE NECESSARY DOCUMENTS CREATING ANY EASEMENTS WHICH IS SHOWN HEREON.
3. WE AGREE TO EXECUTE THE NECESSARY DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.030.
4. ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN INTEREST ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF LAND.
6. WE HEREBY ACCEPT ANY DRAINAGE ONTO OUR PROPERTY RESULTING FROM THIS PARCEL MAP WAIVER.

HARRY C FRY / MANAGING MEMBER
PLEASANT VALLEY RANCH ESTATES LLC

NOTARY CERTIFICATE

STATE OF NEVADA)
) S.S.
COUNTY OF WASHOE)

ON THIS _____ DAY OF _____, 2023, HARRY FRY, MANAGING MEMBER OF PLEASANT VALLEY ESTATES LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

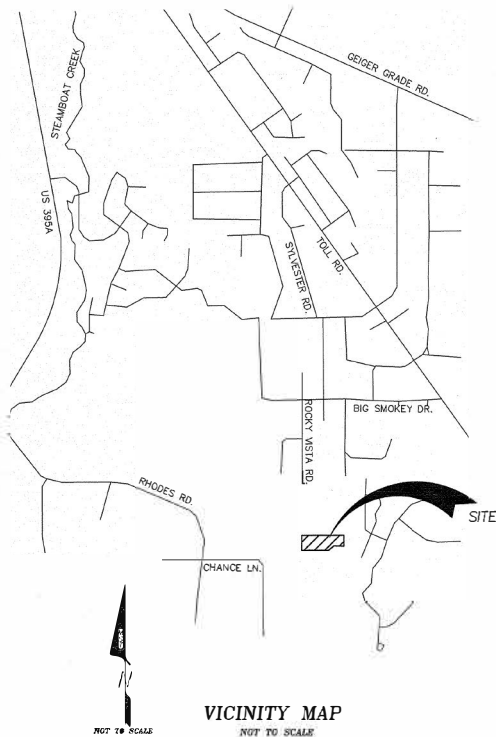
TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; AND THERE ARE NO LENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

STEWART TITLE COMPANY

BY: _____ DATE _____

TITLE: _____



VICINITY MAP
NOT TO SCALE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE PARCEL OF LAND APN 017-510-09 FOR THE 2023 FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 363A.265.

WASHOE COUNTY TREASURER _____
TITLE: _____ DATE _____

SURVEYOR'S CERTIFICATE

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 626.440.
3. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.020 TO 278.030, INCLUSIVE.
4. I HAVE PREPARED THIS MAP AT THE INSTANCE OF PLEASANT VALLEY RANCH ESTATES LLC.
5. THE SURVEY WAS COMPLETED ON OCTOBER 15TH, 2023.
6. THE PROPERTY SURVEYED BEING SITUATE IN THE NE 1/4 - NW 1/4 - SW 1/4 OF SECTION 3, T17N, R20E, MDM, MOUNT DIABLO BASE MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA.
7. THE PARCEL MAP REQUIREMENT FOR PARCEL MAP WAIVER _____ WAS WAIVED ACCORDANCE WITH NRS 278.064 AND WASHOE COUNTY CODE 110.606.75 BY THE PARCEL MAP REVIEW PROCESS.

MICHAEL TALONEN - PLS _____ DATE 12-6-23
EXP. 06/30/2024

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH _____

DATE _____

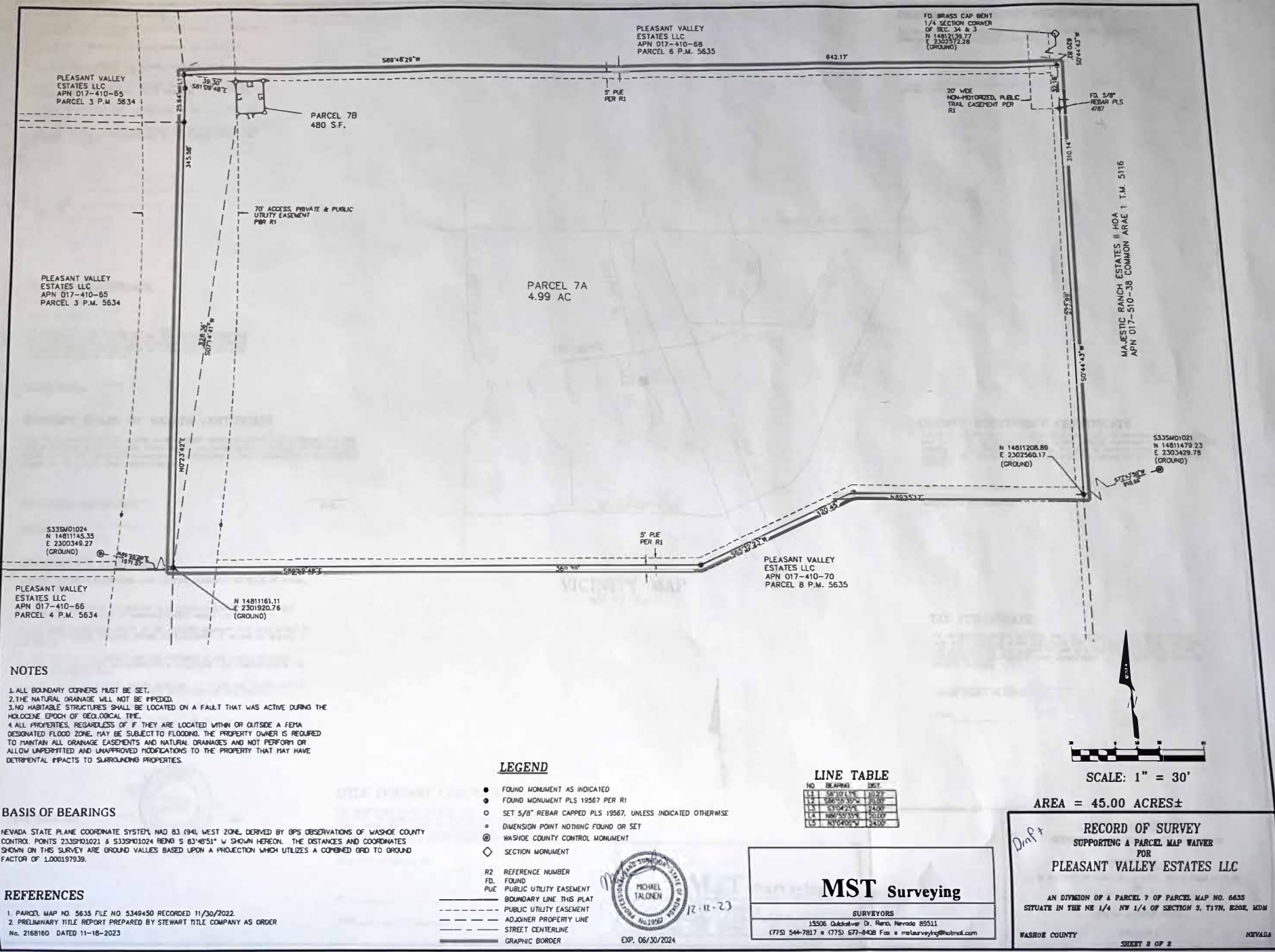
GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

WAYNE HANDBROOK, PLS 20484
WASHOE COUNTY SURVEYOR

MST Surveying
SURVEYORS
15506 Quicksilver Dr. Reno, Nevada 89511
(75) 544-7817 * (75) 677-8408 Fax * m.surveying@hotmail.com

Draft
RECORD OF SURVEY
SUPPORTING A PARCEL MAP WAIVER
FOR
PLEASANT VALLEY ESTATES LLC
AN DIVISION OF A PARCEL 7 OF PARCEL MAP NO. 0630
SITUATE IN THE NE 1/4 NW 1/4 OF SECTION 3, T17N, R20E, MDM
WASHOE COUNTY SHEET 1 OF 2 NEVADA



NOTES

1. ALL BOUNDARY CORNERS MUST BE SET.
2. THE NATURAL DRAINAGE WILL NOT BE PPEDED.
3. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
4. ALL PROPERTIES, REGARDLESS OF IF THEY ARE LOCATED WITHIN OR OUTSIDE 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.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE, DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS 233501021 & 533501024 BEING S 83°49'51\"/>

REFERENCES

1. PARCEL MAP NO. 5635 FILE NO. 5349450 RECORDED 11/30/2022.
2. PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE COMPANY AS ORDER No. 2168160 DATED 11-18-2023

LEGEND

- FOUND MONUMENT AS INDICATED
- FOUND MONUMENT PLS 19567 PER RI
- SET 5/8\"/>



LINE TABLE

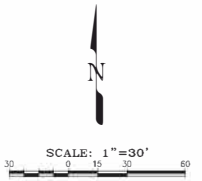
NO	BEARING	SET
10	S61°01'15\"/>	

MST Surveying
SURVEYORS
15506 Oldskuller Dr. Reno, Nevada 89511
(775) 544-7817 • (775) 677-8408 Fax • mstsurveying@hotmail.com

RECORD OF SURVEY
SUPPORTING A PARCEL MAP WAIVER
FOR
PLEASANT VALLEY ESTATES LLC
AN DIVISION OF A PARCEL 7 OF PARCEL MAP NO. 6635
SITUATE IN THE NE 1/4 NW 1/4 OF SECTION 5, T17N, R20E, MDM
WASHOE COUNTY NEVADA
SHEET 2 OF 2

SITE PLAN

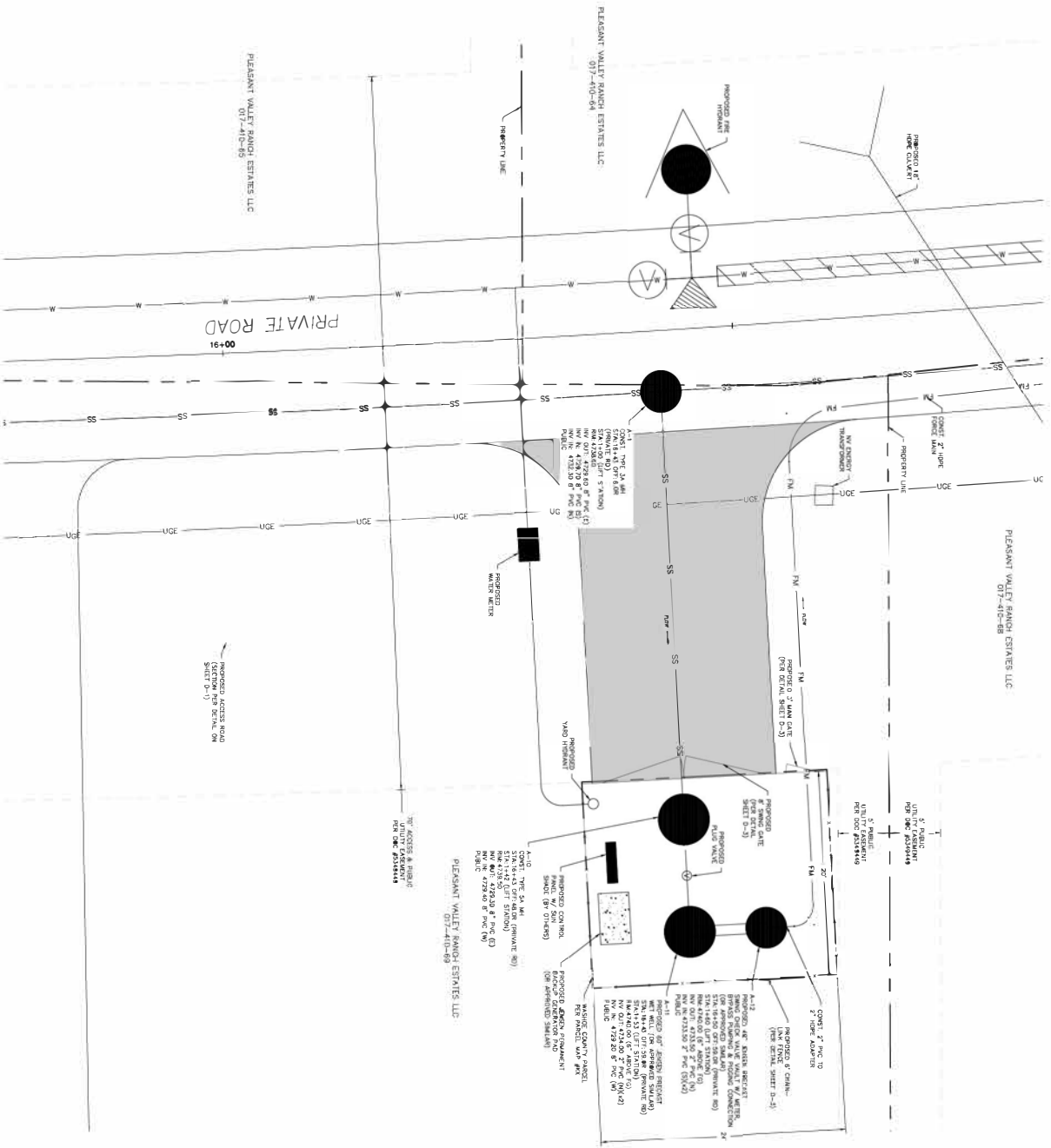
PLEASANT VALLEY RANCH ESTATES PUBLIC SANITARY SEWER LIFT STATION WAIVER OF PARCEL MAP



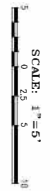
DATE: DEC 2023

SCALE: 1"=30'

PREPARED BY:
BRAUN
ENGINEERING
RENO, NV
775.277.3564



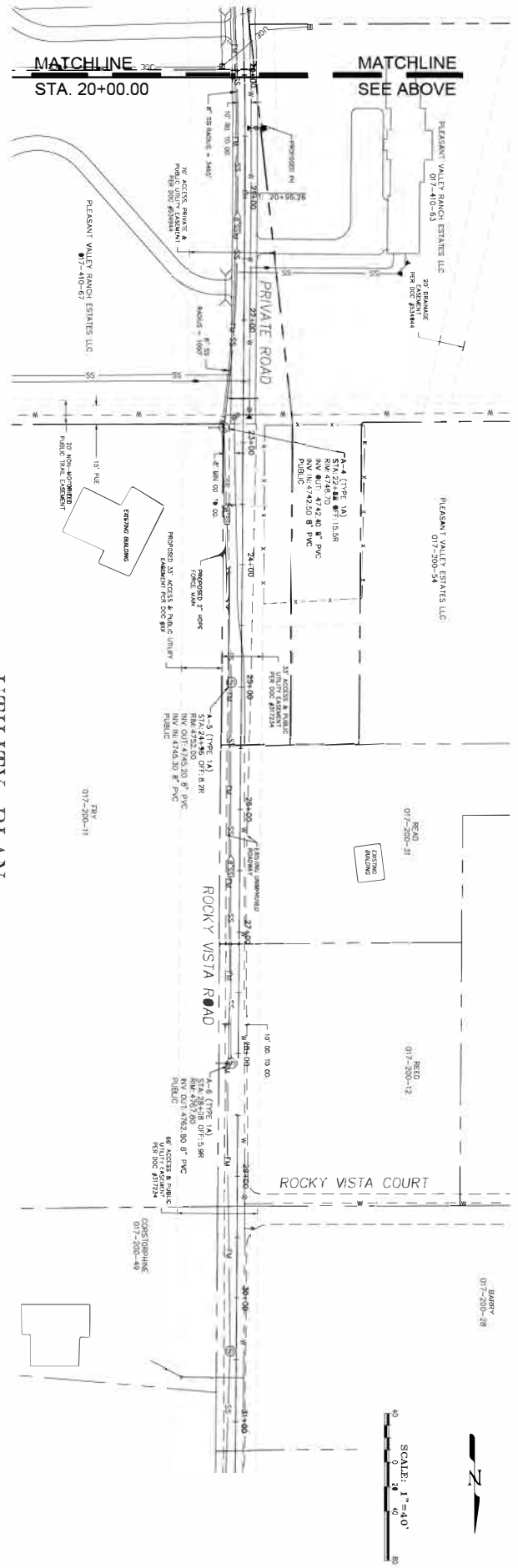
LIFT STATION UTILITY PLAN



- NOTE:
- SEE TANK PLANS FOR WATER MAIN DETAILS.
 - SEE DETAIL W-21A ON SHEET P-2 FOR MANHOLE.
 - SEE DETAIL W-23A ON SHEET P-2 FOR MANHOLE.
 - SEE DETAIL ON SHEET P-3 FOR ASBESTOS PIPE.
 - SEE DETAIL ON SHEET P-3 FOR ASBESTOS PIPE.
 - SEE DETAIL ON SHEET P-3 FOR ASBESTOS PIPE.
 - SEE DETAIL ON SHEET P-3 FOR ASBESTOS PIPE.
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 - SEE DETAIL ON SHEET P-3 FOR ASBESTOS PIPE.
 - SEE DETAIL ON SHEET P-3 FOR ASBESTOS PIPE.

WTPM23-0015
EXHIBIT D

35 SH1 OF 16 DRAWING:	CONTENTS: LIFT STATION UTILITY PLAN	90% CIVIL IMPROVEMENT PLANS FOR PLEASANT VALLEY RANCH PUBLIC SANITARY SEWER	PREPARED BY: BRAUN ENGINEERING RENO, NV 775.277.3564	DATE: 08/27/2023 SCALE: 1" = 6' SHEET: 16 OF 16	DATE: 08/27/2023	REVISION:	BY:
		35 SH1 OF 16 DRAWING:	90% CIVIL IMPROVEMENT PLANS FOR PLEASANT VALLEY RANCH PUBLIC SANITARY SEWER	PREPARED BY: BRAUN ENGINEERING RENO, NV 775.277.3564	DATE: 08/27/2023 SCALE: 1" = 6' SHEET: 16 OF 16	DATE: 08/27/2023	REVISION:

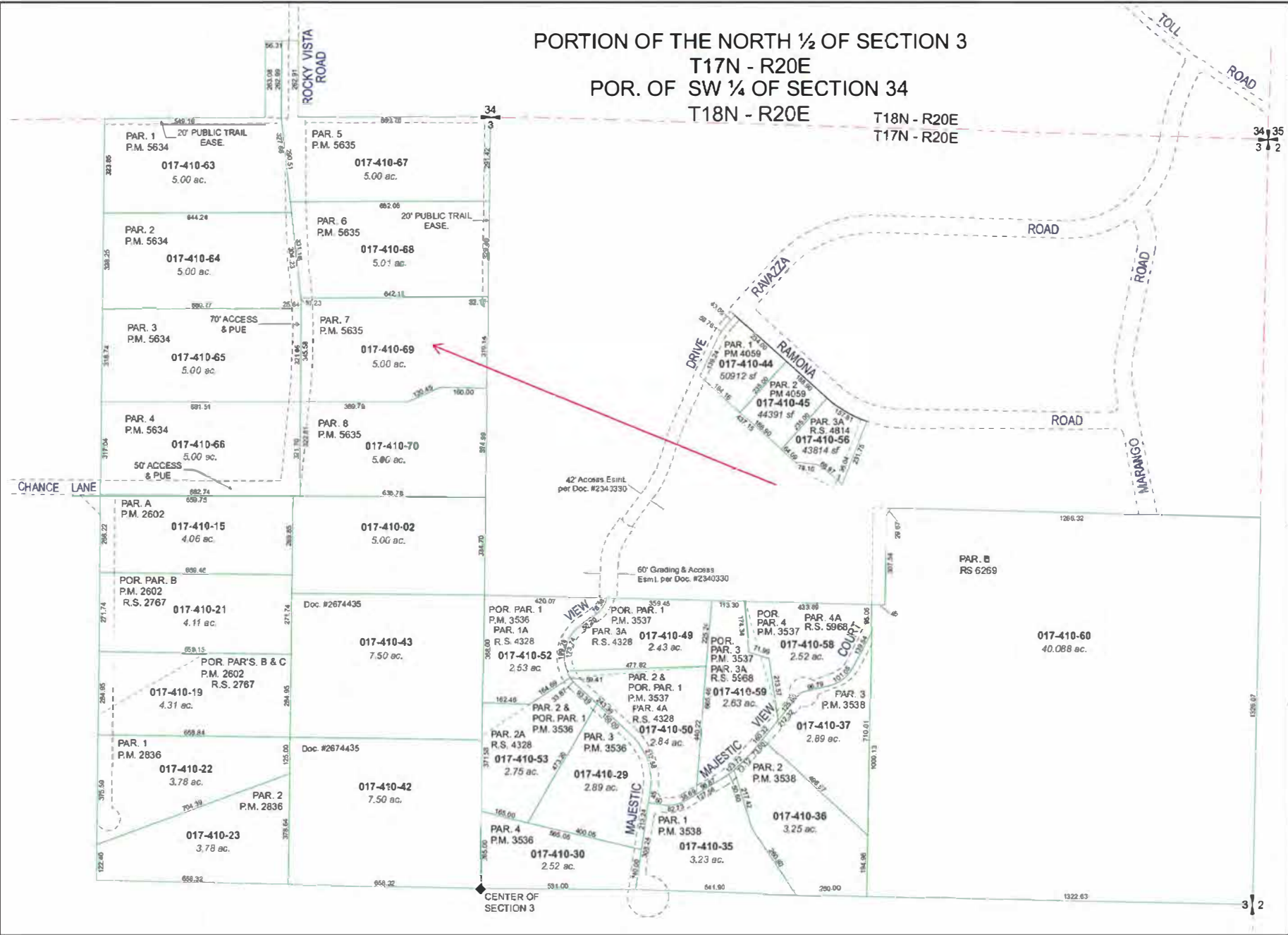


WTPM23-0015
EXHIBIT D

SHT. OF	DRAWING: U-1	CONTENTS: UTILITY PLAN	90% CIVIL IMPROVEMENT PLANS FOR PLEASANT VALLEY RANCH PUBLIC SANITARY SEWER			DATE: DEC 2023 SCALE: 1" = 40'	PREPARED BY: BRAUN ENGINEERING RENO, NV 775.277.3564	DATE: APR 2023 SCALE: 1" = 40'	DATE	REVISION	BY



PORTION OF THE NORTH 1/2 OF SECTION 3
T17N - R20E
POR. OF SW 1/4 OF SECTION 34
T18N - R20E



Assessor's Map Number
017-41

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



0 60 120 180 240 300
1 inch = 300 feet



created by TWT 7/10/2014
updated: JKF 10/5/18 JRA 7/2/21
JKF 12/5/22 JKF 12/12/22 JKF 12/19/22
area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



TITLE REPORT

for

1221 Chance Lane
Reno, NV 89521

Escrow Number:
2168160

Escrow Officer
Michele Davis

michele.davis@stewart.com

Branch Location:
Reno Office
5390 Kietzke Ln., Suite 101
Reno, NV 89511

Signed and Received by:

TRANSACTION QUESTIONNAIRE

****HELP US HELP YOU TO A SMOOTH CLOSING****

IF ANY OF THE BELOW QUESTIONS ARE ANSWERED “YES”, OR IF YOU HAVE ANY QUESTIONS ABOUT THE BELOW INFORMATION, PLEASE CONTACT YOUR ESCROW OFFICER IMMEDIATELY

- Have any of the principals filed bankruptcy?
- Do any of the principals plan to use a Power of Attorney?
- Are any of the principals going through a divorce?
- Is anyone currently vested in title deceased and/or incapacitated?
- Do any of the principals NOT have a valid photo identification?
- Is there construction work in progress, recently completed or is there unfinished construction?
- Is there a manufactured or mobile home on the property?
- Are the sellers a non-resident alien or an out of the country seller?
- Will a new entity be formed? (i.e. Partnership, LLC, Corporation)
- Will any of the principals be participating in a 1031 Exchange?
- Are any of the principals unable to sign at a Stewart Title Company office? If so, an approved notary will be required

THANK YOU FOR CHOOSING STEWART TITLE COMPANY!



Stewart Title Company
5390 Kietzke Ln., Suite 101
Reno, NV 89511
Phone: (775) 332-7100

Original
PRELIMINARY REPORT

Our Order No.:	2168160	Sales Price:	
Proposed Buyer/Borrower:	To Follow	Loan Amount:	
Seller:	Pleasant Valley Ranch Estates, LLC		

Property Address: 1221 Chance Lane, Reno, NV 89521

Proposed Lender:

Today's Date: November 13, 2023

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.



Authorized Countersignature
Jared Wiss, Title Officer

Dated as of September 18, 2023 at 8:00AM

When replying, please contact:
Michele Davis, Escrow Officer
Fax:
Email: michele.davis@stewart.com

File Number: 2168160

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

Preliminary Report Only

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE SIMPLE

Title to said estate or interest at the date hereof is vested in:

Pleasant Vally Ranch Estates, LLC, a Nevada limited liability company

File Number: 2168160

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Washoe, described as follows:

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel 7 of 2nd Parcel Map for Pleasant Valley Ranch Estates LLC, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 30, 2022 as Document No. 5349450, Parcel Map No. 5635.

File Number: 2168160

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

1. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records, (d) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
5. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
7. Any lien or right to a lien for services, labor, equipment or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
9. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
10. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
11. Water rights, claims or title to water, whether or not recorded.
12. State and County Taxes for the fiscal year July 1, 2023 to June 30, 2024, together with any other taxes or assessments collected therewith, a lien, now due and payable: ASSESSORS PARCEL NUMBER: 017-410-69
QUARTERLY INSTALLMENTS
1st \$657.81
Status Paid (Due the 3rd Monday in August)
2nd \$655.77
Status Paid (Due the 1st Monday in October)
3rd \$655.77
Status Open (Due the 1st Monday in January)
4th \$655.77

Status Open (Due the 1st Monday in March)
Total \$2,625.12

13. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.
14. Any additional liens which may be levied by reason of said premises being within the South Truckee Meadows General Improvement District, if any, as set forth in an instrument recorded on February 12, 2014, as Document No. 4325515, Official Records.
15. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the United States of America, recorded on April 24, 1967, in Book F, Page 593, Land Patent Records of Washoe County, Nevada.
16. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Record of Survey Map No. 1674, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 25, 1984, in Book 2031, Page 732 as Document No. 933025. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.
17. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. 3702, filed in the office of the County Recorder of Washoe County, State of Nevada, on October 13, 2000, as Document No. 2490964. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.
18. Easement to construct, operate and maintain electric facilities, and incidental purposes, granted to Sierra Pacific Power Company, by Grant of Easement, recorded on March 1, 2002 as Document No. 2659247, Official Records of Washoe County, Nevada.
19. Boundary Line Adjustment Deed executed by and between the parties named therein, subject to the terms, covenants, conditions, easements and incidental purposes therein provided, recorded on November 30, 2022 as Document No. 5349447, Official Records of Washoe County, Nevada.
20. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Record of Survey Map No. 1674, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 30, 2022 as Document No. 5349448. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.
21. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. 6425, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 30, 2022 as Document No. 5349450. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.
22. A Performance Deed of Trust to secure an Agreement, dated February 26, 2016, executed by Pleasant Valley Ranch Estates, LLC, a Nevada limited liability company, as Trustor, to Western Title Company, Inc., a Nevada Corporation, as Trustee, in favor of Cathy Barcomb, Trustee of the Cathy Barcomb Trust, as Beneficiary, recorded on February 26, 2016 as Document No. 4564480, Official Records of Washoe County, Nevada.

(affects a portion of said land)

23. Prior to the issuance of any policy of title insurance, the following must be furnished to the Company with respect to Pleasant Vally Ranch Estates, LLC, a Nevada limited liability company:

This Company will require a copy of the articles of organization for Pleasant Vally Ranch Estates, LLC, a Nevada limited liability company, and any certificates of amendments filed with the Secretary of State, together with copies of any management agreements or operating agreements, together with a current list of all members of said limited liability company.

24. A property inspection will be made prior to recording the trust deed to be insured. If such inspection discloses any evidence of commencement of a work of improvement, the coverage for mechanic's lien insurance will be deleted from the policy, unless all the necessary documents for indemnification have been submitted to the Company and such indemnification has been formally approved by the Company, prior to recording the trust deed.

NOTE: This report is being issued for information purposes only, no liability assumed.

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

Stewart Title Company RESERVES THE RIGHT TO AMEND THIS COMMITMENT/REPORT AT ANY TIME.

*****ATTENTION LENDERS*****

THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE IS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE COMMITMENT/REPORT.

NOTE: Any notes following the legal description (if any) referencing NRS 111.312 are required for recording purposes only and will not be insured in any policy of title insurance.

NOTE: A search of the Official Records for the county referenced in the above order number, for the 24 months immediately preceding the date above discloses the following instruments purporting to convey the title to said land: NONE

NOTE: If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Commitment/Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This commitment/report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this commitment/report or a resulting title policy for such rights or ownership.

NOTE: Notwithstanding anything to the contrary in this commitment/report, if the policy to be issued is other than an ALTA Owner's Policy (7/1/21) or ALTA Loan Policy (7/1/21), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this commitment/report. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

Stewart Title Company does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

END OF EXCEPTIONS

File Number: 2168160

REQUIREMENTS AND NOTES

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay the premiums, fees and charges for the policy.
5. Pay all taxes, charges, and assessments affecting the land that are due and payable.
6. Documents satisfactory to us creating the interest in the land and the mortgage to be insured must be signed delivered and recorded.
7. Tell us in writing the name of any one not referred to in this Prelim who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
8. Record instrument(s) conveying or encumbering the estate or interest to be insured, briefly described:

Documents necessary to close the within transaction

9. After the review of all the required documents, the Company reserves the right to add additional items and/or make additional requirements prior to the issuances of any policy of title insurance.
10. Show that restrictions or restrictive covenants have not been violated.
11. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
12. Pay all taxes, charges, and assessments affecting the land that are due and payable.
13. After the review of all the required documents, the Company reserves the right to add additional items and/or make additional requirements prior to the issuances of any policy of title insurance.

END OF REQUIREMENTS AND NOTES

**STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE**

This Stewart Information Services Corporation Privacy Notice (“Notice”) explains how we and our affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act (“GLBA”) and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver’s license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates’, and others’ products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart’s behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 (“CCPA”) and the California Privacy Rights Act of 2020 (“CPRA”), we are providing this **Privacy Notice** (“CCPA Notice”). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart’s existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA (“consumers” or “you”). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver’s license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer’s interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart’s website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart’s behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Internet or other similar network activity

Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

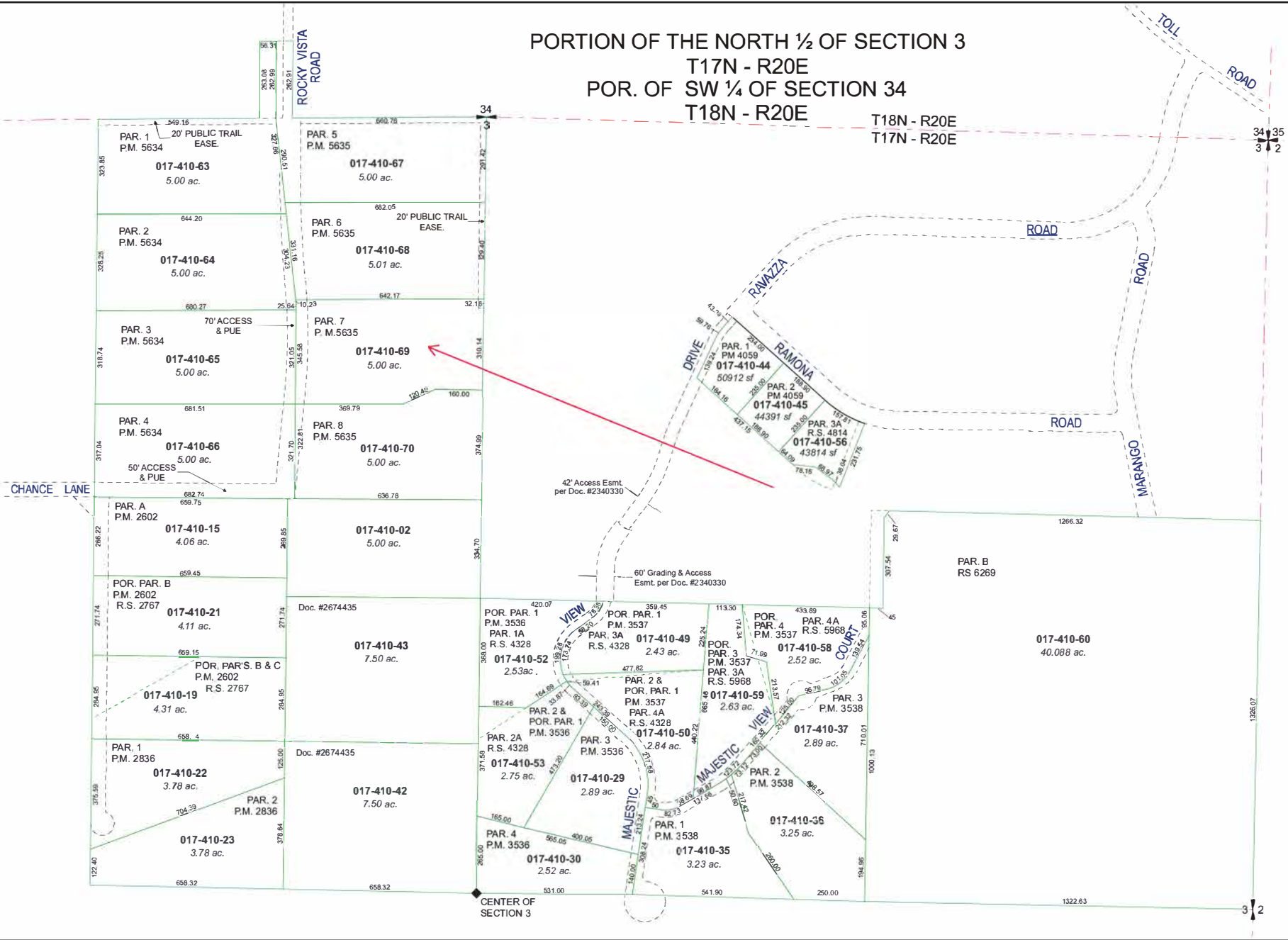
Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

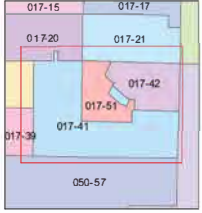
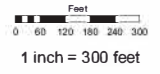
Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

PORTION OF THE NORTH 1/2 OF SECTION 3
T17N - R20E
POR. OF SW 1/4 OF SECTION 34
T18N - R20E



Assessor's Map Number
017-41

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



created by: TWT 7/10/2014
 updated: JFK 10/5/18 JRA 7/2/21
 JFK 12/5/22 JFK 12/12/22 JFK 12/19/22
 area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

From: Laurie Smith <galinnevada@yahoo.com>

Subject: Upcoming Meeting Feb 8, 2024

Date: January 29, 2024 at 9:52:30 AM PST

To: "rpierce@washoecounty.gov" <rpierce@washoecounty.gov>, "cbronczyk@washoecounty.gov" <cbronczyk@washoecounty.gov>, "whandroch@washoecounty.gov" <whandroch@washoecounty.gov>, "jenglish@washoecounty.gov" <jenglish@washoecounty.gov>, "dway@washoecounty.gov" <dway@washoecounty.gov>

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

My husband and I have lived in the Steamboat Valley for 30 years now. Most of the valley is on septic tanks and wells. We've received notice of an application from Harry Fry requesting a new parcel to be created on one of his lots north of Chance Lane to put in a public sanitary sewer lift station. This is supposed to be on the Feb 8 agenda even though the agenda has yet to be posted on the County website.

We would like to know why a lift station needs to be installed for these eight 5-acre parcels? These parcels exceed the requirement size for septic tanks and wells, so why not keep it at that?

Who will be paying for this to be installed?

Our concern is that Mr. Fry is planning in the future to further sub-divide these parcels by offering these city services and therefore, could really impact our nice, rural valley. Eight new homes on these parcels would be fine, as that is what they are currently zoned for, however, if sub-divided into smaller parcels, that will change the entire picture!

Hopefully, at your meeting some clarification can be discussed as to why this is being considered. I understand that it will be a Zoom meeting so we look forward to watching that meeting for some answers.

Thank you,
Laurie and Ed Smith

From: [Bronczyk, Christopher](#)
To: [Evans, Timothy](#)
Subject: FW: Assessor Parcel #017-410-69 Harry Fry Propoal
Date: Thursday, February 1, 2024 11:11:52 AM
Attachments: [image001.png](#)

From: Kimberly Olsen-Wilson <kowodub1@netscape.net>
Sent: Thursday, February 1, 2024 9:08 AM
To: Pierce, Rob <RPierce@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; jenglish@washoecounty.gov; Way, Dale <DWay@tmfmpd.us>
Subject: Assessor Parcel #017-410-69 Harry Fry Propoal

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

I live at 180 Ox Yoke Ln. off Rhodes Road in Steamboat Valley and very concerned about the proposed Lift station on this parcel. It seems this is a way for the owner to sneak in a large residential neighborhood in this area by tapping into city water and sewer. The 40 acre parcels are already in 5 acre lots that the owner should develop and keep it that way the current neighborhood is already set up. The only reason this is being proposed would be to handle heavy residential housing

We have enough traffic (plenty of people who love to speed as well) in this area due to all the other new construction and new houses that are being built. Adding more housing will be a disaster to this area.

Some questions I have include:

- Why is Mr. Fry proposing and applying for a lift station for 5 acre parcels rather than having wells and septic tanks?
- Why is Washoe county building this lift station and who is paying for it?
- Will any other subdivisions in the area hook up to the lift station?
- How will the sewer water be moved to and to where will it be connected?
- Why were the homeowners adjacent to this property not notified of this lift station meeting?
- Is the plan to increase the number of parcels so that in the future, Mr. Fry will be able to file for a parcel rezoning?

I will be on the zoom call today and I expect to have these questions answered.

Kind Regards,
Kimberly Olsen-Wilson, MSHS, CCRP
(916)-769-9116
kowodub1@netscape.net

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

Dear Mr. Way:

I'm writing to declare my opposition to the proposed Pleasant Valley Ranch Public Sanitary Sewer Lift Station.

I have been living in Pleasant Valley since Jan., 2022 and it has been a wonderful experience. I was attracted to this area by the calm and peaceful environment, along with the beautiful views, wild horses and relatively light traffic. I paid more than \$3.25 million for my home with 10-acres. My intent is to retire and live out my life here.

Recently, I was informed about the plan by Mr. Harry Fry to construct a sewer lift station on one of eight 5-acre lots he owns. It seems obvious that his intent must be to eventually sub-divide his remaining seven 5-acre lots for higher-density housing. There can be no other reason since all current residents have wells and septic systems.

I have some questions:

- Where are the funds for this development coming from?
- Will any other subdivisions hook-up to this lift station?
- Why weren't the homeowners adjacent to this property, like me, notified about the lift station proposal and upcoming meeting?

I'm very concerned that, if built, this lift station will lead to the eventual re-zoning, sub-division of 5-acre lots and development of many new homes. These homes will, in-turn, greatly add to the traffic that flows on Rhodes Rd. to access them through Chance Ln. This additional traffic will adversely affect the tranquility of the entire Pleasant Valley neighborhood and perhaps reduce our property values as well.

Again, I am opposed to the construction of this lift station. Thank you for your consideration of our concerns.

Regards,
Marc Tognaccini
1430 Willomonte Rd.

From: Marc Tognaccini <metognaccini@gmail.com>
Sent: Monday, February 5, 2024 5:44 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: In Opposition to Pleasant Valley Ranch Sanitary Sewer Lift System

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

Dear Mr. Bronczyk:

I'm writing to declare my opposition to the proposed Pleasant Valley Ranch Public Sanitary Sewer Lift Station.

I have been living in Pleasant Valley since Jan., 2022 and it has been a wonderful experience. I was attracted to this area by the calm and peaceful environment, along with the beautiful views, wild horses and relatively light traffic. I paid more than \$3.25 million for my home with 10-acres. My intent is to retire and live out my life here.

Recently, I was informed about the plan by Mr. Harry Fry to construct a sewer lift station on one of eight 5-acre lots he owns. It seems obvious that his intent must be to eventually sub-divide his remaining seven 5-acre lots for higher-density housing. There can be no other reason since all current residents have wells and septic systems.

I have some questions:

- Where are the funds for this development coming from?
- Will any other subdivisions hook-up to this lift station?

From: Robert Floyd <rtfloyd@gmail.com>
Sent: Thursday, February 1, 2024 8:18 AM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: parcel number 017-4 10-69

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

Dear Chair,

I live at 180 Oxford Ln. off Rhodes Road in Steamboat Valley. I'm very concerned about Harry Frye's new development just east of Rhodes Road and Chance Lane (assessor parcel number 017-4 10-69). Harry Fry is a known entity in this valley, having developed the neighborhood above Steamboat valley. I know many neighbors who live in that community who have all said to me that Harry Frye is untrustworthy, does not keep his word, and builds to sub-par standards. In fact, one of the communities is supposed to be gated community and homeowners in the community actually paid for the gate but the gate was never installed. From what I've been told by these homeowners, this is standard operating procedure for Harry Fry.

Let me be clear, in no way do I want an oversized neighborhood placed east of Rhodes Rd and Cedar Lane. Rhodes Rd. is a small county road that already has too much traffic on it from the neighboring horse properties. It cannot and should not be subject to more traffic at this time. That would be unsafe for our existing and tranquil community. Furthermore, the bridge crossing Rhodes Road has been out of commission (only having one-way traffic on it) for what seems to be nearly 3 years at this time. And again, this is unacceptable considering we pay county taxes, and this bridge has not been fixed in almost 3 years.

I have many questions and concerns about this proposed sewer lift station that Mr. Frye is asking for. This could only make me assume that he wants to build a larger neighborhood than is currently zoned for and he will eventually as for a re-zoning so he can build more homes than allowed make more money at the expense of the people living nearby.

Some questions I have include:

- Why is Mr. Fry proposing and applying for a lift station for 5 acre parcels rather than having wells and septic tanks?
- Why is washer county building this lift station and who is paying for it?
- Will any other subdivisions in the area hook up to the lift station?
- How will the sewer water be moved to and to where will it be connected?
- Why were the homeowners adjacent to this property not notified of this lift station meeting?
- Is the plan to increase the number of parcel so that in the future, Mr. Fry will be able to file for a parcel rezoning?

I will be on the zoom call today and I expect to have these questions answered.

With gratitude and abundance,

Robert T. Floyd, M.D. IFMCP

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipients(s). Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

From: Engineering Counter <Engineering@washoecounty.gov>
Sent: Wednesday, January 31, 2024 9:03 AM
To: krisgarcia@live.com
Subject: FW: Sewer Lift Station Pleasant Valley/ Steamboat Valley

Good morning, Mr. Garcia,
Please see below responses to your questions.

From: Jones, Alan <AJones@washoecounty.gov>
Sent: Wednesday, January 31, 2024 5:16 AM
To: Engineering Counter <Engineering@washoecounty.gov>
Cc: Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>
Subject: RE: Sewer Lift Station Pleasant Valley/ Steamboat Valley

Enclosed are the Utilities responses to the questions from Mr. Garica

1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks? **The lift station is part of the Pleasant Valley Ranch subdivision. The decision not to use septic system was part of the entitlement process. I would suggest contacting the planning department and Northern Nevada Health**
2. Why is Washoe County building this Lift Station and who is paying for it? **The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of the lift station**
3. Will any other subdivisions in the area hook up to the Lift Station? **The lift station has been sized for the subdivision. It is unlikely that others would be able to connect**
4. How will the sewer water be moved and to where will it be connected to? **The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility**
5. Why were the home owners adjacent to this property not notified of this Lift Station meeting? **Please contact the Washoe County planning department to get details on the public meeting for the subdivision**
6. Is the plan to increase the number of parcels so that in the future MR. Fry will be able to file for a parcel map for re-zoning? **Please contact the Washoe County planning department for more information on this topic**

Alan Jones, PE – Senior Licensed Engineer
Community Services Department | Engineering and Capital Projects -Utilities
ajones@washoecounty.us | Office: 775.954.4651 Mobile: 775-303-4305
1001 East Ninth Street, Reno, NV 89512

From: Engineering Counter <Engineering@washoecounty.gov>
Sent: Tuesday, January 30, 2024 9:40 AM
To: Jones, Alan <AJones@washoecounty.gov>
Cc: Mayorga, Alexander R. <AMayorga@washoecounty.gov>
Subject: FW: Sewer Lift Station Pleasant Valley/ Steamboat Valley

Hello Alan,

This citizen has some questions about the Pleasant Valley Lift Station.

Katrina Pascual | Licensed Engineer

From: Handrock, Wayne <WHandrock@washoecounty.gov>
Sent: Tuesday, January 30, 2024 9:23 AM
To: KRISTOPHER Garcia <krisgarcia@live.com>
Cc: Planning Counter <Planning@washoecounty.gov>; Engineering Counter <Engineering@washoecounty.gov>
Subject: RE: Sewer Lift Station Pleasant Valley/ Steamboat Valley

Hi Mr. Garcia,

Most of your questions are better answered by the planning or engineering department. I am forwarding this e-mail to both departments to get you the most accurate answers.

Sincerely,

Wayne Handrock



Wayne Handrock, PLS
County Surveyor | Community Services
whandrock@washoecounty.us | Office: 775.328.2318 | Fax: 775.328.3699
1001 E. 9th Street, Reno, NV 89512



From: KRISTOPHER Garcia <krisgarcia@live.com>
Sent: Monday, January 29, 2024 6:47 PM
To: Handrock, Wayne <WHandrock@washoecounty.gov>
Subject: Sewer Lift Station Pleasant Valley/ Steamboat Valley

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

I am writing the email out of concern for the recent Sewer Lift Station that is being requested in the Steamboat/Pleasant Valley area by MR Fry. I can tell you that my family and neighbors are very concerned about this development. We feel that we were not properly notified by Washoe County and that there are many unanswered questions and concerns that need to be addressed. One of the obvious concerns that my neighbors and I have is the condition of the Bridge on Roads

Road. The bridge had been deemed unsafe, or in need of repair since around 2020. There have been traffic cones on the bridge that limit the travel to the very center of the bridge. It appears that the bridge on Rhodes Road will not sustain increased traffic flow that a new development will create. I have listed six important questions below that need to be answered.

1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks?
2. Why is Washoe County building this Lift Station and who is paying for it?
3. Will any other subdivisions in the area hook up to the Lift Station?
4. How will the sewer water be moved and to where will it be connected to?
5. Why were the home owners adjacent to this property not notified of this Lift Station meeting?
6. Is the plan to increase the number of parcels so that in the future MR. Fry will be able to file for a parcel map for re-zoning?

Memo to File

Date: January 22, 2024

To: File

From: Tim Evans, Planner

RE: Comment from Delia Greenhalgh, Public Commenter

Spoke with Delia Greenhalgh concerning the parcel map. She inquired what the parcel map waiver is for. Staff explained that the parcel map waiver is to serve as a sewer lift station by Washoe County Sewer. She asked if the property owner, Harry Fry has future plans for more development. Staff informed her that is beyond the information needed to process a parcel map waiver, but staff would reach out to the applicant. She inquired about the volumes, etc., that the lift station will provide compared to the lift station that is an eighth mile away down by the mobile home park. Planning staff explained that is beyond the purview of the application, but she is welcome to reach out to Washoe County Sewer for volumes that the lift station(s) would need to be capable of.

From: [Delia Greenhalgh](#)
To: [Evans, Timothy](#); [Pierce, Rob](#); [Handrock, Wayne](#); [Bronczyk, Christopher](#); [English, James](#)
Subject: Pleasant Valley Ranch Sanitary Sewer Lift Station
Date: Monday, February 5, 2024 1:37:30 PM

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

To: Tim Evans and the Members of the Parcel Map Review Committee,
I am concerned about a Lift Station being built at Pleasant Valley Ranch. Mr Fry could then apply for a parcel map re-zoning, subdividing his 5 acre parcels into smaller parcels increasing the density! If Mr Fry applied for this Lift Station then why would the County require this when homeowners can simple put a well and septic on the 5 or less acre parcels. Is his property in the County TMSA? If he intends to build more homes than the land is currently parceled for, this would increase traffic tremendously on a small/narrow County Road. I also see that he has two accesses to the property. One from Chance Lane and one from Rocky Vista. Chance Lane should only be used as the Emergency Access! Would Mr Fry be able to use this Lift Station for some of his other properties in the same area outside of this Pleasant Valley Ranch and application that he applied for? Thank You Delia Greenhalgh

From: [Evans, Timothy](#)
To: [Evans, Timothy](#)
Subject: Public Comment Concerning WTPM23-0015 Pleasant Valley Lift Station
Date: Friday, February 2, 2024 12:45:29 PM
Attachments: [image006.png](#)

Good Afternoon,

Your public comment has been received and is part of the project record. Below are answers in red text to the questions received.

1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks? **The lift station is part of the Pleasant Valley Ranch subdivision. The lift station is only to serve the subdivision for sewer service.**
2. Why is Washoe County building this Lift Station and who is paying for it? **The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of building the lift station.**
3. Will any other subdivisions in the area hook up to the Lift Station? **The lift station has been sized for the subdivision. It is unlikely that other subdivisions would be able to connect.**
4. How will the sewer water be moved and to where will it be connected to? **The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility.**
5. Why were the homeowners adjacent to this property not notified of this Lift Station meeting? **Per Washoe County Code, unless a parcel map is a second or subsequent parcel map, noticing is not required. This is a parcel map waiver and is not considered a second or subsequent parcel map.**
6. Is the plan to increase the number of parcels so that in the future Mr. Fry will be able to file for a parcel map for re-zoning? **The applicant has informed staff that there is no intent to further subdivide. Additionally, to rezone a property, a master plan amendment and/or regulatory zone amendment is the path forward - a parcel map cannot be used to change a property's zoning.**

Lastly, please be aware that the parcel map waiver is going before the Parcel Map Review Committee on March 14, 2024.

Please feel free to contact me directly with any questions concerning the parcel map waiver.

Best Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

Dear Mr. Pierce:

I'm writing to declare my opposition to the proposed Pleasant Valley Ranch Public Sanitary Sewer Lift Station.

I have been living in Peasant Valley since Jan., 2022 and it has been a wonderful experience. I was attracted to this area by the calm and peaceful environment, along with the beautiful views, wild horses and relatively light traffic. I paid more than \$3.25 million for my home with 10-acres. My intent is to retire and live out my life here.

Recently, I was informed about the plan by Mr. Harry Fry to construct a sewer lift station on one of eight 5-acre lots he owns. It seems obvious that his intent must be to eventually sub-divide his remaining seven 5-acre lots for higher-density housing. There can be no other reason since all current residents have wells and septic systems.

I have some questions:

- Where are the funds for this development coming from?
- Will any other subdivisions hook-up to this lift station?
- Why weren't the homeowners adjacent to this property, like me, notified about the lift station proposal and upcoming meeting?

I'm very concerned that, if built, this lift station will lead to the eventual re-zoning, sub-division of 5-acre lots and development of many new homes. These homes, will, in-turn, greatly add to the traffic that flows on Rhodes Rd. to access them through Chance Ln. This additional traffic will adversely affect the tranquility of the entire Pleasant Valley neighborhood and perhaps reduce our property values as well.

Again, I am opposed to the construction of this lift station. Thank you for your consideration of our concerns.

Regards,
Marc Tognaccini
1430 Willomonte Rd.

From: [Evans, Timothy](#)
To: [Marc Tognaccini](#)
Cc: [Handrock, Wayne](#)
Subject: RE: In Opposition to Pleasant Valley Ranch Sanitary Sewer Lift System
Date: Tuesday, February 6, 2024 10:07:00 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Morning,

Your public comment has been received and is part of the project record. Below are questions and answers applicable to your comment.

1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks? The lift station is part of the Pleasant Valley Ranch subdivision. The lift station is only to serve the subdivision for sewer service.
2. Why is Washoe County building this Lift Station and who is paying for it? The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of building the lift station.
3. Will any other subdivisions in the area hook up to the Lift Station? The lift station has been sized for the subdivision. It is unlikely that other subdivisions would be able to connect.
4. How will the sewer water be moved and to where will it be connected to? The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility.
5. Why were the homeowners adjacent to this property not notified of this Lift Station meeting? Per Washoe County Code, unless a parcel map is a second or subsequent parcel map, noticing is not required. This is a parcel map waiver and is not considered a second or subsequent parcel map.
6. Is the plan to increase the number of parcels so that in the future Mr. Fry will be able to file for a parcel map for re-zoning? The applicant has informed staff that there is no intent to further subdivide. Additionally, to rezone a property, a master plan amendment and/or regulatory zone amendment is the path forward - a parcel map cannot be used to change a property's zoning.

Lastly, please be aware that the parcel map waiver is going before the Parcel Map Review Committee on March 14, 2024.

Please feel free to contact me directly with any questions concerning the parcel map waiver.

Best Regards,

From: [Evans, Timothy](#)
To: [Delia Greenhalgh](#)
Subject: RE: Pleasant Valley Ranch Sanitary Sewer Lift Station
Date: Friday, February 16, 2024 11:14:00 AM
Attachments: [image001.png](#)

Hi Delia,

Washoe County Sewer reached out to me concerning your question and they did not require the lift station. The lift station is needed to provide sewer service to the approved lots.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Delia Greenhalgh <jdsteamboat@gmail.com>
Sent: Thursday, February 15, 2024 2:08 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: Re: Pleasant Valley Ranch Sanitary Sewer Lift Station

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

Hi Tim, Thank You! Delia

On Feb 15, 2024, at 11:28 AM, Evans, Timothy <TEvans@washoecounty.gov> wrote:

Hi Delia,

My apologies for the delayed reply. As for why Mr. Fry is putting in the lift station, it was a recommendation by Washoe County Sewer to have the lift station to serve the subdivision recently approved. I am unaware as to if the number of parcels drove the recommendation. I have cc'd Alex Mayorga, Engineer, Washoe County Sewer, that may be able to provide some insight into your questions.

As far as the Master Plan Amendment and Regulatory Zone Amendment, neighboring properties, if a Master Plan Amendment or Regulatory Zone Amendment were to be applied for, would be notified of receipt of the applications. For awareness, the applicant informed me that there is no intention of applying to further subdivide.

Regards,

<image001.png> | **Tim Evans**
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Delia Greenhalgh <jdsteamboat@gmail.com>
Sent: Wednesday, February 7, 2024 8:50 AM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: Re: Pleasant Valley Ranch Sanitary Sewer Lift Station

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

Hi Tim, I really appreciate you taking the time to answer my questions. I have a couple of more questions! Is Washoe County requiring Mr Fry to put the Lift Station in due to the amount of lots being sold or homes built? Also, is it because he is in the TMSA area? If the County requires the Lift Station and he meets the requirements then it is a done deal. Then the Homeowners will then have to watch to see if he goes in for a Master Plan Amendment or Regulatory Zone Amendment? Are these questions correct? Thank You Delia Greenhalgh

On Feb 6, 2024, at 10:27 AM, Evans, Timothy
<TEvans@washoecounty.gov> wrote:

Hi Delia,

The property is within the TMSA per our GIS maps. You can view our interactive GIS maps at the following link which shows zoning, TMSA, and other items that may be of interest to you: <https://gis.washoecounty.us/wrms/>.

Feel free to send comments to me and/or the Parcel Map Review Committee. The members of the Parcel Map Review Committee have been forwarding the public comments they receive to me for awareness as I am staff to the project.

Regards,

<image001.png> | **Tim Evans**
Planner, Planning & Building Division | Community

Services Department

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

Visit us first online: www.washoecounty.gov/csd

From: Delia Greenhalgh <jdsteamboat@gmail.com>
Sent: Tuesday, February 6, 2024 8:27 AM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: Re: Pleasant Valley Ranch Sanitary Sewer Lift Station

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

Hi Tim, I did ask if Mr Fry's property was in the County TMSA? Also, we were not informed to send emails to you, only the Parcel Map Review Committee. I hope that you have a chance to review the emails that were sent by the Homeowners. Thank You Delia Greenhalgh

> On Feb 5, 2024, at 1:49 PM, Evans, Timothy
<TEvans@washoecounty.gov> wrote:

>

> Good Afternoon,

>

> Your public comment has been received and is part of the project record. Below are questions and answers applicable to your comment.

>

> 1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks? The lift station is part of the Pleasant Valley Ranch subdivision. The lift station is only to serve the subdivision for sewer service.

>

> 2. Why is Washoe County building this Lift Station and who is paying for it? The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of building the lift station.

>

> 3. Will any other subdivisions in the area hook up to the Lift Station? The lift station has been sized for the subdivision. It is unlikely that other subdivisions would be able to connect.

>

> 4. How will the sewer water be moved and to where will it be connected to? The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility.

>

> 5. Why were the homeowners adjacent to this property not notified of this Lift Station meeting? Per Washoe County Code, unless a parcel map is a second or subsequent parcel map, noticing is not required. This is a parcel map waiver and is not considered a second or subsequent parcel map.

>

> 6. Is the plan to increase the number of parcels so that in the future Mr. Fry will be able to file for a parcel map for re-zoning? The applicant has informed staff that there is no intent to further subdivide. Additionally, to rezone a property, a master plan amendment and/or regulatory zone amendment is the path forward - a parcel map cannot be used to change a property's zoning.

>

> Lastly, please be aware that the parcel map waiver is going before the Parcel Map Review Committee on March 14, 2024.

>

> Please feel free to contact me directly with any questions concerning the parcel map waiver.

>

> Best Regards,

>

> Tim Evans

> Planner, Planning & Building Division | Community Services Department

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>

>

>

> -----Original Message-----

> From: Delia Greenhalgh <jdsteamboat@gmail.com>

> Sent: Monday, February 5, 2024 1:37 PM

> To: Evans, Timothy <TEvans@washoecounty.gov>; Pierce, Rob <RPierce@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; English, James <JEnglish@nnph.org>

> Subject: Pleasant Valley Ranch Sanitary Sewer Lift Station

>

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

>

> To: Tim Evans and the Members of the Parcel Map Review Committee,

> I am concerned about a Lift Station being built at Pleasant Valley Ranch. Mr Fry could then apply for a parcel map re-zoning, subdividing his 5 acre

parcels into smaller parcels increasing the density! If Mr Fry applied for this Lift Station then why would the County require this when homeowners can simple put a well and septic on the 5 or less acre parcels. Is his property in the County TMSA? If he intends to build more homes than the land is currently parceled for, this would increase traffic tremendously on a small/narrow County Road. I also see that he has two accesses to the property. One from Chance Lane and one from Rocky Vista. Chance Lane should only be used as the Emergency Access! Would Mr Fry be able to use this Lift Station for some of his other properties in the same area outside of this Pleasant Valley Ranch and application that he applied for? Thank You Delia Greenhalgh

>