



Parcel Map Review Committee Staff Report

Meeting Date: August 13, 2026

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM26-0006 (Sunset Ranch)

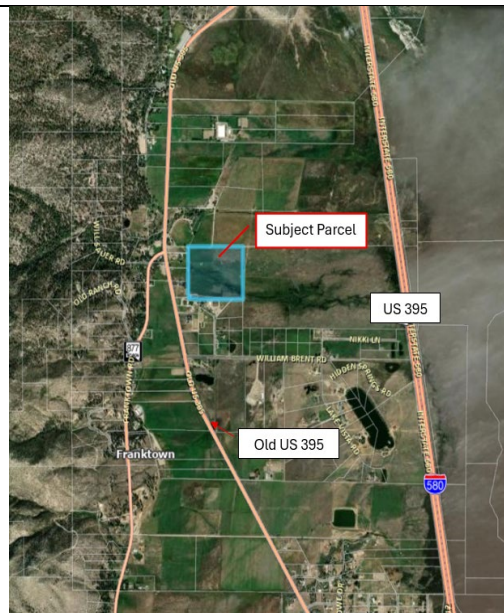
BRIEF SUMMARY OF REQUEST: To divide one 41.7-acre parcel into four parcels

STAFF PLANNER: Courtney Weiche, Senior Planner
775.328.3608
cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 41.7-acre parcel into four parcels of approximately 5.57 acres, 6.50 acres, 6.50 acres, and 23.11 acres. This application is submitted by Sunset Ranch, LLC, with Wood Rodgers, Inc. serving as the professional consultant. The subject property is located at 5000 Old US 395 (APN 055-042-37) and consists of approximately 41.7 acres.

The proposal is reviewed under Washoe County Development Code Article 606, Parcel Maps, and is situated within Commission District 2 - Commissioner Clark. The site is governed by the Rural Residential Master Plan land use designation and the Medium Density Rural regulatory zone and is within the South Valleys Planning Area.



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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

Telephone: 775.328.6100

www.washoecounty.gov/csd/planning_and_development

**WTPM26-0006
SUNSET RANCH**

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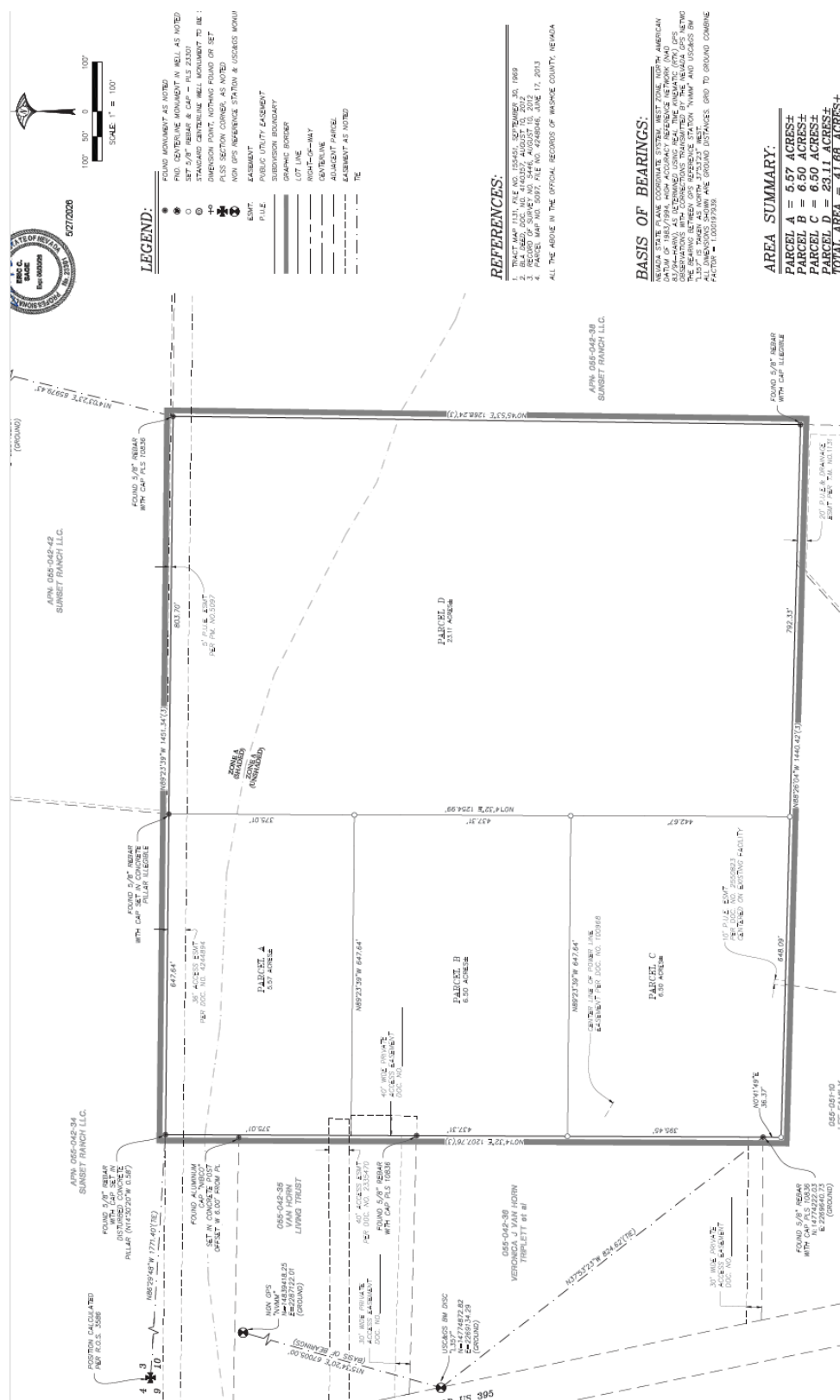
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

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

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within 22 months from the date of approval and record the map within the two-year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM26-0006 are attached to this staff report as Exhibit A and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Planning Area	South Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	Medium Density Rural (MDR)
Maximum Lot Potential	Eight parcels based on the five-acre minimum applicable outside the TMSA
Number of Lots on Parcel Map	4
Minimum Lot Size Required	Five acres for residential parcels served by individual well and septic outside the TMSA
Minimum Lot Size on Parcel Map	5.57 acres
Minimum Lot Width Required	150 feet
Minimum Lot Width on Parcel Map	Approximately 380 feet
Development Suitability	Generally suitable for low-density rural residential development, subject to flood-hazard and site-specific development requirements
Hydrographic Basin	Washoe Valley Hydrographic Basin

The tentative parcel map meets all minimum requirements for the Medium Density Rural (MDR) regulatory zone. Because the property is outside the Truckee Meadows Service Area and is proposed to rely on individual well and septic service, each residential parcel must contain at least five acres. The smallest proposed parcel is 5.57 acres.

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

Development Information

The 41.7-acre parcel is mostly undeveloped agricultural land and contains material-storage or ranch-related structures, an existing well, fencing, irrigation facilities, and unpaved access roads. The parcel is used for cattle grazing and related ranch activities. The tentative parcel map does not authorize new residential construction. Future development on each parcel must comply with the setbacks and other development standards applicable to the Medium Density Rural Regulatory Zone. Based on the tentative map, the existing development will remain on the proposed 23-acre parcel; final verification of all structure setbacks and access easements will be required before recordation.

The subject parcel is developed with a single-family dwelling with detached accessory structures. The required setbacks for the Medium Density Rural (MDR) regulatory zone are 20 ft feet from the front and rear yard property lines and 15 ft feet from the side yard property lines. The existing single-family dwelling and all structures Medium Density Rural (MDR) meet the above-mentioned setbacks.

South Valleys Area Modifiers

The subject parcel is located within the South Valleys Planning Area, in West Washoe Valley. The applicable planning area vision emphasizes preservation of the existing rural development pattern, agricultural and livestock opportunities, open space, water quality, and residential densities generally limited to one dwelling unit per five acres.

Master Plan Consistency

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan South Valleys Vision Statement as described in the following section.

Vision Statement	Explanation of Conformance with Vision Statement
<i>“Future residential and development should mirror the existing development pattern and density, with a focus on maintaining open space, supporting agriculture-related uses, maintaining opportunities for livestock and farm animal ownership, and providing trail connections.”</i>	The parcel map creates four large rural residential parcels, each exceeding the applicable five-acre minimum. The proposed configuration continues the surrounding large-lot pattern and allows continued rural and agricultural use while establishing potential future home sites.

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
Washoe County Parks & Open Space	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jktthomas@washoecounty.gov ; Stephen Hein, shein@washoecounty.com ; Michon Reede, mreede@washoecounty.gov ; Ashley Elson, aelson@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X			
TMFPD	X	X	X	Jenny Williamson; Jen Donohue
AT&T	X	X		
NV Energy	X			

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

Staff Comment on Required Findings

WCC Section 110.606.30(e) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

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

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

Staff Comment: The proposed parcel map is subject to all applicable Northern Nevada Health Protection (NNHP) requirements, well, septic, drainage, grading, solid-waste, and air-quality requirements. The property is outside the TMSA and future residences are anticipated to use individual domestic wells and individual sewage-disposal systems. Compliance will be verified through applicable permits and the conditions of approval.

- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: The proposed parcels each exceed five acres. Future development must demonstrate an adequate and lawful water supply meeting applicable NNHP standards, including any required water-right dedication or relinquishment and individual-well permitting. Approval of the tentative parcel map does not itself guarantee issuance of a well permit.

- (iii) The availability and accessibility of utilities.

Staff Comment: Electrical, communication, and other private utilities may be extended to serve future development subject to utility-provider requirements. Necessary public-utility easements must be shown on the final parcel map.

- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The division creates four large rural residential parcels and does not, by itself, generate a level of demand requiring new public facilities. Existing regional police, fire, transportation, school, recreation, and park services are available to the surrounding area, subject to the requirements and capacity determinations of the responsible agencies

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

Staff Comment: The project is consistent with the Rural Residential Master Plan designation and Medium Density Rural regulatory zone. Each proposed parcel exceeds the applicable five-acre minimum outside the TMSA and the minimum lot-width standard. The proposed large-lot pattern is consistent with the South Valleys Planning Area vision for West Washoe Valley.

- (vi) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The tentative parcel map does not propose a new public street or alter the County's adopted street and highway network. Access is provided through the existing private-road system connecting to Old US 395, subject to final-map access, easement, and emergency-access requirements.

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

Staff Comment: The proposed division is expected to result in limited additional traffic associated with up to four rural residential parcels. No new public streets are proposed. Final access design and any required improvements will be reviewed through the final-map and future development-permit processes.

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

Staff Comment: The site is relatively flat, with an overall west-to-east slope. A portion of the northern site is within FEMA Zone A, while the remainder is generally within Zone X. Future structures and improvements must comply with applicable flood-hazard, drainage, grading, and geotechnical requirements and should avoid or properly address the identified flood-hazard area.

- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to preparation and review of tentative maps. All recommended conditions from reviewing agencies will be incorporated into Exhibit A.

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

Staff Comment: Fire protection will be provided by the Truckee Meadows Fire Protection District. Future development must meet emergency-access, defensible-space, address, water-supply, and fire-flow or alternative rural fire-protection requirements imposed by the fire authority and applicable codes.

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

Staff Comment: Any required CATV or communications conduit and pull wire will be addressed through utility-provider requirements and final-map utility easements. No separate CATV facility is proposed with the land division.

- (xii) Recreation and trail easements.

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

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM26-0006 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM26-0006 Sunset Ranch. LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
 - (iii) The availability and accessibility of utilities.
 - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 - (v) Conformity with the zoning ordinances and master plan.
 - (vi) General conformity with the governing body's master plan of streets and highways.
 - (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
 - (viii) Physical characteristics of the land such as floodplain, slope and soil.
 - (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
 - (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
 - (xi) Community antenna television (CATV) conduit and pull wire.
 - (xii) Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which

case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.



Conditions of Approval

Tentative Parcel Map Case Number WTPM26-0006

The tentative parcel map approved under Parcel Map Case Number WTPM26-0006 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on August 13, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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 public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

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 – Courtney Weiche, Senior Planner, 775-328-3608, cweiche@washoecounty.gov

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

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM26-0006 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING

AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE
WITH NEVADA REVISED STATUTES 278.461 THROUGH 278.469.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- h. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

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

**Contact Name – Wayne Handrock, PLS, 775-328-2318,
whandrock@washoecounty.gov**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- c. A review by the Army Corps of Engineers is required to determine wetland designation.
- d. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- e. All boundary corners must be set.
- f. Place a note on the map stating that the natural drainage will not be impeded.
- g. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- h. Add the following note to the map: A Department of the Army permit is required prior to filling any of the waters of the United States, including wetlands.
- i. Add a Security Interest Holder's Certificate to the map if applicable.

- j. Add the following note to the map; “All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.

Washoe County Engineering and Capital Projects- Water Rights

- 3. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.
Contact Name – Timber Weiss, 775-954-4626, tweiss@washoecounty.gov

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- c. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded “Affidavit of Relinquishment for Domestic Wells” by the Nevada State Engineer’s office. The applicant shall complete the relinquishment process with the State Engineer’s office and record the approved form with the County Recorder’s office and submit a recorded copy to Washoe County as a prerequisite to approval of their parcel map.
- d. The Relinquishment form is available at the following site:
https://water.nv.gov/uploads/water-docs/4041F_Affidavit-Relinquishment_for_Domestic_Wells.pdf
- e. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- f. The ground water rights subject to relinquishment MAY NOT be supplemental to primary surface water rights.
- g. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The proposed parcel map under WTPM26-0006 will create two three parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- h. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin (Washoe Valley

Hydrographic Basin) as the lands subject to the parcel map and comply with the appropriate area plan. Be cognizant of the stipulation in the appropriate area plan and any Nevada State Engineer Orders limiting the source of eligible water rights for development.

Truckee Meadows Fire Protection District

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Jenny Williamson, Fire Marshall, 775-444-8521,
jewilliamson@tmfpd.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://tmfpd.us/fire-code/>
- b. IFC 102.9 This project shall meet the requirements of the currently adopted International Fire Code, International Wildland Urban Interface Code, TMFPD Fire Amendments
- c. IFC 503.2.1 Access roads shall be a minimum of 20' wide with a 13'6" vertical clearance.
- d. IFC 503.2.7 Fire apparatus access roads shall have a grade not to exceed 10%,
- e. IFC 503.2.4 Fire apparatus access roads turn radii shall be 28' inside and 52' outside.
- f. IFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
- g. IFC 503.2.5 Any fire apparatus access roads greater than 150' with a dead end will require a fire apparatus turnaround.

*** End of Conditions ***

From: [COOPER, CLIFFORD E](#)
To: [Weiche, Courtney](#)
Subject: WTPM26-0006 Sunset Ranch
Date: Friday, June 12, 2026 9:19:01 AM

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[Report Suspicious](#)

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

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

**WTPM26-0006
EXHIBIT B**



Date: July 1, 2026

To: Courtney Weiche, Senior Planner

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

Re: Tentative Parcel Map Case Number WTPM26-0006 (Sunset Ranch)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 41.7-acre parcel into four parcels of: 5.57-acre, 6.50-acre, and 23.11-acre. This application is submitted by Sunset Ranch, LLC. The subject property is located at 5000 Old US 395 (APN 055-042-37) and consists of approximately 41.7-acres.

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

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a prerequisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site:
https://water.nv.gov/uploads/water-docs/4041F_Affidavit-Relinquishment_for_Domestic_Wells.pdf
- 4) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental to primary surface water rights.
- 6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The proposed parcel map under WTPM26-0006

**WTPM26-0006
EXHIBIT B**

will create two three parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.

7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin (Washoe Valley Hydrographic Basin) as the lands subject to the parcel map and comply with the appropriate area plan. Be cognizant of the stipulation in the appropriate area plan and any Nevada State Engineer Orders limiting the source of eligible water rights for development.



Permit # WTPM26-0006 (Sunset Ranch)

5000 Old US 395

Reviewed By: Jenny Williamson

Contact: jewilliamson@tmfpd.us or 775-444-8521

Planner: Courtney Weiche cweiche@washoecounty.gov 775-328-3608

Plan Review Comments

1. IFC 102.9 This project shall meet the requirements of the currently adopted International Fire Code, International Wildland Urban Interface Code, TMFPD Fire Amendments
2. IFC 503.2.1 Access roads shall be a minimum of 20' wide with a 13'6" vertical clearance.
3. IFC 503.2.7 Fire apparatus access roads shall have a grade not to exceed 10%,
4. IFC 503.2.4 Fire apparatus access roads turn radii shall be 28' inside and 52' outside.
5. IFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
6. IFC 503.2.5 Any fire apparatus access roads greater than 150' with a dead end will require a fire apparatus turnaround.



WTPM26-0006
EXHIBIT B



Date: July 7, 2026

To: Courtney Weiche, Senior Planner

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

Re: Parcel Map for **WTPM26-0006**
APN: 055-042-37

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
3. A review by the Army Corps of Engineers is required to determine wetland designation.
4. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
5. All boundary corners must be set.
6. Place a note on the map stating that the natural drainage will not be impeded.
7. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
8. Add the following note to the map: A Department of the Army permit is required prior to filling any of the waters of the United States, including wetlands.
9. Add a Security Interest Holder's Certificate to the map if applicable.
10. Add the following note to the map; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

WTPM26-0006
EXHIBIT B

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Tentative Parcel Map

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

Development Application Submittal Requirements

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

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

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

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

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

Notes:

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

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

Professional Land Surveyor

Parcel Map Waiver

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

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

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

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**ACTION BY WRITTEN CONSENT OF THE SOLE MEMBER
OF
SUNSET RANCH, LLC**

In accordance with the Operating Agreement, the undersigned, being the sole Member (the "Member") of SUNSET RANCH, LLC, a Nevada limited liability company (the "Company"), hereby takes the following actions and adopts the following resolutions by written consent without a meeting, effective for all purposes as of 04 / 06 / 2026,

RESOLVED: That the current acting Manager of the Company is MARIE H. GILLEMOT.

RESOLVED: That pursuant to Article 6 of the Company's Operating Agreement, a manager may be removed and appointed at any time by the Member.

RESOLVED FURTHER: That the Member hereby appoints WILLIAM W. JOHNSON to serve as Co-Manager of the Company with MARIE H. GILLEMOT.

RESOLVED FURTHER: That the Member affirms that MARIE H. GILLEMOT and WILLIAM W. JOHNSON shall be Co-Managers of the Company and will serve in such capacity until resignation or removal.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the date first set forth above.

MEMBER:

**MARIE H. GILLEMOT 2012 LIVING TRUST,
dated April 6, 2012**



MARIE H. GILLEMOT, Trustee

Title	2026.03.XX AWC of Member of Sunset Ranch LLC.pdf
File name	2026.03.XX%20AWC%...20Ranch%20LLC.pdf
Document ID	66021d0ef65fd4c213619b8ad9ba1f2479c129d1
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History



SENT

03 / 30 / 2026

18:34:59 UTC

Sent for signature to Marie H. Gillemot (mhgjmj3@gmail.com) by services@clio.com acting on behalf of emily@aguirreriley.com
IP: 24.64.107.241



VIEWED

04 / 02 / 2026

19:06:47 UTC

Viewed by Marie H. Gillemot (mhgjmj3@gmail.com)
IP: 153.66.15.140



SIGNED

04 / 06 / 2026

21:49:34 UTC

Signed by Marie H. Gillemot (mhgjmj3@gmail.com)
IP: 153.66.15.194



COMPLETED

04 / 06 / 2026

21:49:34 UTC

The document has been completed.

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

--

3. What are the proposed lot standards?

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

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
Proposed Zoning Area				

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

☐ Yes	☐ No
------------------------------	-----------------------------

6. Utilities:

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

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

- a. Water System Type:

☐ Individual wells		
☐ Private water	Provider:	
☐ Public water	Provider:	

b. Available:

☐ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

☐ Yes	☐ No
------------------------------	-----------------------------

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

a. Sewage System Type:

☐ Individual septic		
☐ Public system	Provider:	

b. Available:

☐ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

☐ Yes	☐ No
------------------------------	-----------------------------

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

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

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

--

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

☐ Yes	☐ No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

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

☐ Yes	☐ No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

☐ Yes	☐ No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

☐ Yes	☐ No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

--

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

☐ Yes	☐ No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

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

--

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

☐ Yes	☐ No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

Grading

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

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

--

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

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

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

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

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

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

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

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

--

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

--

28. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

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:

--

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

☐ Yes	☐ No
------------------------------	-----------------------------

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

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

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

--

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

North	
South	
East	
West	

4. What are the proposed lot standards?

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

5. Utilities:

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

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

a. Water System Type:

☐ Individual wells		
☐ Private water	Provider:	
☐ Public water	Provider:	

b. Available:

☐ Now	☐ 1-3 years	☐ 3-5 years	☐ 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:

--

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

a. Sewage System Type:

☐ Individual septic		
☐ Public system	Provider:	

b. Available:

☐ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

☐ Yes	☐ 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:

--

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?

☐ Yes	☐ 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.)

☐ Yes	☐ 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.)

☐ Yes, the Hillside Ordinance applies.	☐ No, it does not.
---	---

Explanation:

--

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	