



# Parcel Map Review Committee Staff Report

Meeting Date: June 11, 2026

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM26-0004 (Placerville Road)

BRIEF SUMMARY OF REQUEST: Division of a parcel to create two (2) parcels ranging from 1.78 acres to 2.78 acres

STAFF PLANNER: Tim Evans, Planner  
775-328-2314  
TEvans@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 4.56-acre parcel into two (2) parcels of 1.78 acres and 2.78 acres. This application is submitted by NVZ LLC on behalf of NVZ LLC. The subject property is located at 10235 Placerville Road (APN 086-250-65) and consists of approximately 4.56 acres. The proposal is being reviewed under Development Code Authorized in Article 606, Parcel Maps and is situated within Commission District 5 - Commissioner Herman. The site is currently governed by the Suburban Residential land use designation and the Low Density Suburban (LDS) zoning district, within the boundaries of the North Valleys Planning Area.



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

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**Exhibits Contents**

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Agency Comments ..... Exhibit B  
Project Application ..... Exhibit C

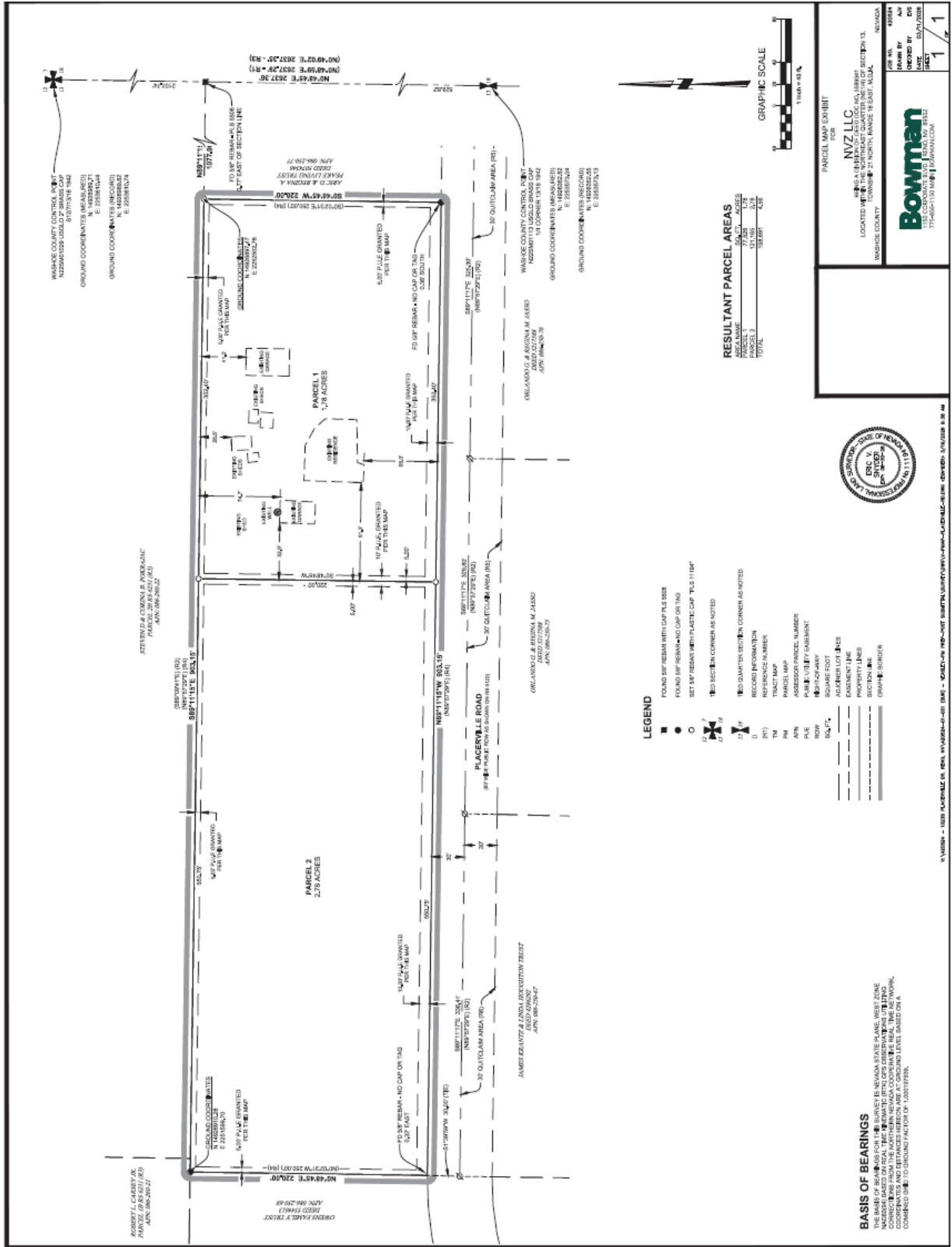
### **Parcel Map**

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 WTPM26-0004 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

**BASIS OF BEARINGS**  
 BEARINGS AND DISTANCES ON THIS MAP WERE OBTAINED FROM THE NORTHERN NEVADA COORDINATE REFERENCE SYSTEM (NAD 83) CONNECTED FROM THE NORTHERN NEVADA COORDINATE REFERENCE SYSTEM (NAD 83) COMBINED BY THE GROUND FACTOR OF 1.000197926.

**RESULTANT PARCEL AREAS**

PARCEL NO.	ACRES
PARCEL 1	1.74
PARCEL 2	2.78
TOTAL	4.52

**PARCEL MAP EXHIBIT**  
 FOR  
**INVZ LLC**  
 LOCATED: 1000 W. PLACERVILLE ROAD, SUITE 103, PLACERVILLE, NV 89426  
 WASHOE COUNTY PLANNING & ZONING DEPARTMENT  
 DATE: 05/17/2018  
 SHEET: 01 OF 01



1"=500' - 1000' PLACERVILLE RD. (R/W) - 1000' W. PLACERVILLE RD. (R/W) - 1000' W. PLACERVILLE RD. (R/W) - 1000' W. PLACERVILLE RD. (R/W)

**Tentative Parcel Map Evaluation**

<b>Requirement</b>	<b>Evaluation</b>
<b>Planning Area</b>	North Valleys
<b>Truckee Meadows Service Area (TMSA)</b>	Inside TMSA
<b>Regulatory Zone</b>	Low Density Suburban (LDS)
<b>Maximum Lot Potential</b>	Five (5)
<b>Number of Lots on Parcel Map</b>	Two (2)
<b>Minimum Lot Size Required</b>	35,000 square feet (0.80 acres)
<b>Minimum Lot Size on Parcel Map</b>	1.78 acres (approx. 77,536.80 square feet)
<b>Minimum Lot Width Required</b>	120 feet
<b>Minimum Lot Width on Parcel Map</b>	352.40 feet
<b>Development Suitability</b>	No significant development concerns at the locations of the new parcels
<b>Hydrographic Basin</b>	Lemmon Valley Hydrographic Basin.
<b>Water Service</b>	Well
<b>Wastewater Service</b>	Individual Septic System

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

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

### **Development Information**

The subject parcel is developed and is relatively flat with portions of the parcel containing slopes between 5% and 10% as indicated in Figure 1 below.



**Figure 1. Topography Map**

The subject parcel is developed with a single family dwelling and six (6) detached accessory structures. The required setbacks for the Low Density Suburban (LDS) regulatory zone are 30 ft feet from the front and rear yard property lines and 12 ft feet from the side yard property lines. The single family dwelling and all structures will meet the above-mentioned setbacks.

### **North Valleys Area Modifiers**

The subject parcel is located within the North Valleys planning area. The following is the pertinent policy from the planning area modifiers:

#### **Section 110.208.35 Water Rights Dedication Requirements.**

*(a) Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.*

A condition of approval (Exhibit A) serves to address Code Section 110.208.35.

**Master Plan Evaluation**

The proposed parcel map aligns with the Vision Statement for the North Valleys Planning Area, as stated in the Washoe County Master Plan, and as described in Table 1.

**Table 1: Master Plan Conformance**

Vision Statement	Explanation of Conformance with North Valleys Planning Area Vision Statement
<p><i>The North Valleys is known for its wealth of natural resources and open space, providing views and access to regional assets for its community members. This area experiences a large range of uses, both residential and commercial. Uses shift from rural residential to medium density residential, demonstrating the North Valleys' varying needs.</i></p>	<p>The proposal will create parcels ranging in size from 1.78 acres to 2.78 acres that are zoned Low Density Suburban (LDS), which maintains the rural/agricultural character and mirrors the existing development pattern and parcel sizes in the area.</p>

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

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

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p><b>Land Use Principle 1.</b> Facilitate partnerships to ensure land use decisions are based on the best available information.</p>		
<p><b>Policy 1.3</b> - Continue to coordinate land use policies and decisions with the public health goals of Northern Nevada Public Health (NNPH).</p>		<p>Northern Nevada Public Health received a notice of the application and no comments were provided recommending denial of the project.</p>
<p><b>Population and Housing Principle 2.</b> Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.</p>		
<p><b>Policy 2.2</b> - Direct development of residential densities greater than 1 unit per five acres in the TMSA where it can utilize planned local and regional infrastructure.</p>		<p>The proposed new parcels (greater than 1 unit per 5 acres) are located within the TMSA.</p>

The project is consistent with the applicable Warm Springs Planning Area Priority Principles & Policies of the Master Plan as described in Table 3.

**Table 3: North Valleys Planning Area Conformance Priority Principles & Policies**

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<b>Land Use Principle 5. Maintain the rural character of communities in the Rural Area.</b>		
<b>Policy 5.5</b> - Preserve and promote the rural communities and rural area's natural, historical, scenic, and recreational resources to residents and visitors.		The proposed project is located within the TMSA and will create parcels consistent in size with the surrounding area and preserving the rural communities character.

**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			
Washoe County Building & Safety	X	X		
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		
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			
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: Compliance with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste,*

*facilities to supply water, community or public sewage disposal, and where applicable, individual systems for sewage disposal will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The new parcels will need to obtain water rights prior to final map approval. Further, in order for eventual residential development, each parcel will require construction of an individual domestic well as the source of domestic water supply and construction of a septic system for sewage disposal. The application was reviewed by the appropriate agencies and no recommendation for denial was received.*

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

*Staff Comment: Conditions of approval include the requirement for an approved and recorded “Affidavit to Relinquish Water Rights in Favor of Use of Water for Domestic Wells” by the Nevada State Engineer’s office. The applicant must obtain sufficient water rights to relinquish in favor of use of water to construct an individual domestic well as the source of domestic water supply prior to final map approval per the conditions of approval.*

- (iii) The availability and accessibility of utilities.

*Staff Comment: Power will be provided through NV Energy. Each new parcel will need to construct a septic system for sewage disposal and obtain sufficient water rights to relinquish in favor of use of water for domestic well, subject to the approval of the Nevada State Engineer’s office to construct an individual domestic well as the source of domestic water supply. Relevant conditions are included in Exhibit A.*

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

*Staff Comment: The proposed parcel map would create one (1) additional parcel, which is anticipated to have minimal impacts on local services. There are existing public services such as schools, police, fire protection, transportation, recreation and parks in the area.*

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

*Staff Comment: The subject property has a regulatory zone of Low Density Suburban (LDS). The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan, as discussed in this staff report, and with the regulatory zoning on the property.*

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

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

- (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 of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property. All parcels have access to Placerville Road and no new easements/streets are proposed as part of this parcel map.*

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

*Staff Comment: The subject parcel has no development constraints. It is relatively flat and is not within the FEMA flood zones.*

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

*Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.*

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

*Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District, and conditions are included in Exhibit A.*

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

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

- (xii) Recreation and trail easements.

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

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM26-0004 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 WTPM26-0004 for NVZ LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

## Washoe County Parcel Map Review Committee

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

### **Appeal Process**

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

Applicant/Owner: NVZ LLC

Representatives: Eric Snyder, Bowman Consulting Group Ltd.

Action Order xc:



# Conditions of Approval

Tentative Parcel Map Case Number WTPM26-0004

The tentative parcel map approved under Parcel Map Case Number WTPM26-0004 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on June 11, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

**Washoe County Planning and Building Division**

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

**Contact Name – Tim Evans, Planner, 775-328-2314, [tevans@washoecounty.gov](mailto: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. WTPM26-0004 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.461 THROUGH 278.469.

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KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

## Washoe County Conditions of Approval

- 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 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. Pursuant to Washoe County Code Section 110.208.35, Water Rights Dedication Requirements, the applicant shall, prior to recordation of the final map, provide proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, be submitted. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

### **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 – Katherine Hyde, Geomatics Technician, 775-328-2297, [kdhyde@washoecounty.gov](mailto:kdhyde@washoecounty.gov)**

**Janelle K. Thomas, P.E., C.F.M., 775-328-3603, [jkthomas@washoecounty.gov](mailto:jkthomas@washoecounty.gov)**

**Robert Wimer, P.E., 775-328-2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. All boundary corners must be set.
- c. 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."

### **Truckee Meadows Fire Protection District**

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

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

- 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/>

**Washoe County Water Management Planner Coordinator**

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

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

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a prerequisite to approval of their parcel map.
- c. The Relinquishment form is available at the following site: [https://water.nv.gov/uploads/water-docs/4041F\\_Affidavit-Relinquishment\\_for\\_Domestic\\_Wells.pdf](https://water.nv.gov/uploads/water-docs/4041F_Affidavit-Relinquishment_for_Domestic_Wells.pdf)
- d. 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.
- e. The ground water rights subject to relinquishment MAY NOT be supplemental to primary surface water rights.
- f. 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 WTPM26-0004 will create one new parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- g. 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 (Western Lemmon Valley Hydrographic Basin) as the lands subject to the parcel map and comply with the appropriate area plan.

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