

Community Services Department
Planning and Building
TENTATIVE PARCEL MAP



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR LES SALZ			
Project Description: A DIVISION OF DEED DOC. NO. 3038649 INTO 3 PARCELS.			
Project Address: 11165 OSAGE ROAD			
Project Area (acres or square feet): 9.52 AC. +/-			
Project Location (with point of reference to major cross streets AND area locator): SILVER KNOLLS: 600' NORTH OF THE INTERSECTION OF SILVER KNOLLS RD X OSAGE ROAD			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
08621201	9.52 AC. +/-		
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: LES SALZ		Name: MEYER SURVEYING	
Address: 11165 OSAGE RD		Address: PO BOX 19193	
RENO, NV Zip: 89508		RENO, NV Zip: 89511	
Phone: 702-677-2211 Fax:		Phone: 775-786-1166 Fax:	
Email: les137.1@gmail.com		Email: rmeyer@meyersurvey.com	
Cell: 702-677-2211 Other:		Cell: 775-786-1166 Other:	
Contact Person: LES SALZ		Contact Person: JOHN "RANDY" MEYER	
Applicant/Developer:		Other Persons to be Contacted:	
Name: LES SALZ		Name:	
Address: 11165 OSAGE RD		Address:	
RENO, NV Zip: 89508		Zip:	
Phone: 702-677-2211 Fax:		Phone: Fax:	
Email: les137.1@gmail.com		Email:	
Cell: 702-677-2211 Other:		Cell: Other:	
Contact Person: LES SALZ		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

650 Northerly of the intersection of Silver Knols Rd. x Osage Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
086-212-01	200	9.52 ac. +/-

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

1 existing residence w/ well & septic

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.28 ac.	2.28 ac.	4.96 ac.	
Proposed Minimum Lot Width	343.45'	158.00'	158.00'	n/a

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	n/a	n/a	n/a	n/a
Proposed Zoning Area	n/a	n/a	n/a	n/a

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

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

a. Sewer Service	septic
b. Electrical Service/Generator	NVE
c. Water Service	well

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

- a. Water System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 #	to be acquired	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

n/a

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

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

none

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

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

None, existing lot is level.

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?

None, existing lot is level.

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?

n/a

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?

n/a

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?

n/a

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?

n/a

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

n/a

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?

n/a

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

n/a

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

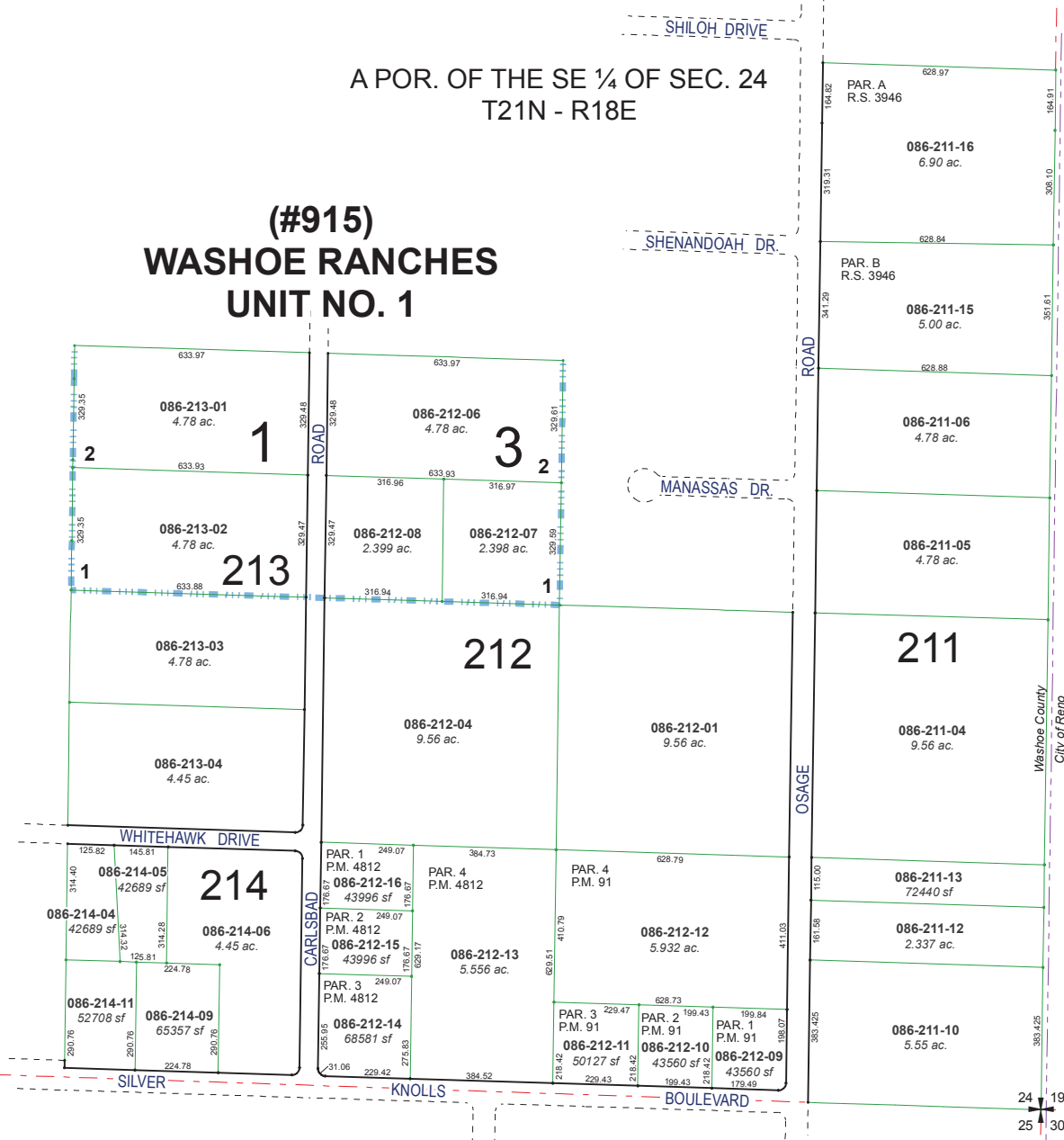
n/a

28. Surveyor:

Name	JOHN RANDOLPH MEYER
Address	PO BOX 19193 RENO, NV 89511
Phone	775-786-1166
Cell	775-786-1166
E-mail	rmeyer@meyersurvey.com
Fax	
Nevada PLS #	20793

**(#915)
WASHOE RANCHES
UNIT NO. 1**

A POR. OF THE SE ¼ OF SEC. 24
T21N - R18E

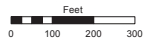


Assessor's Map Number

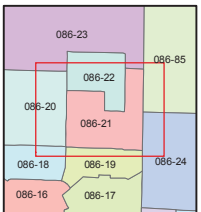
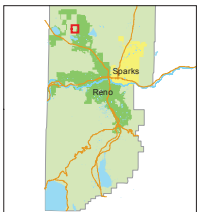
086-21

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 300 feet



created by: EMG 11/18/2014

last updated: _____

area previously shown on map(s)

080-10

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.

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

LES SALZ, AN UNMARRIED MAN _____ DATE

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

ON THIS ____ DAY OF _____, 2025, LES SALZ 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 _____

DIRECTOR OF PLANNING & BUILDING CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. WIPM 24-- MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREON 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.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4726.

DATE

WATER & SEWER RESOURCE REQUIREMENTS:

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE)

WASHOE COUNTY DEPT. _____ DATE
OF WATER RESOURCES

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND HAVE BEEN PAID FOR AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265

APN: 086-212-01

WASHOE COUNTY TREASURER _____ DATE

TITLE: _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LES SALZ, ARE THE OWNERS OF RECORD AND INTEREST IN THE LAND DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE CO.

BY: _____ DATE: _____

TITLE: _____

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. THE EXISTING PUBLIC UTILITY EASEMENTS THAT ARE SHOWN AS ABANDONED PER THIS MAP ARE HEREBY RELINQUISHED AND RELOCATED AS SHOWN HEREON.

SILVERADO PACIFIC POWER COMPANY _____ DATE
D.B.A. NV ENERGY

BY: _____

TITLE: _____

NV BELL TELEPHONE CO. _____ DATE
D.B.A. AT&T NEVADA

BY: _____

TITLE: _____

CHARTER COMMUNICATIONS _____ DATE

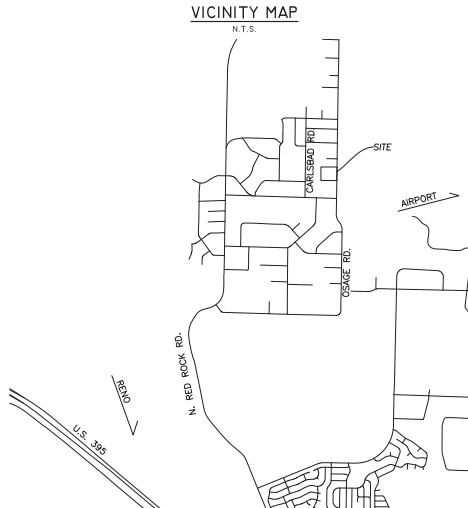
BY: _____

TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY

BY: _____

TITLE: _____



SECURITY INTEREST HOLDER'S CERTIFICATE:

WELLS FARGO BANK, N.A., AS BENEFICIARY TO THE DEED OF TRUST RECORDED AS DOCUMENT No. 3333713 RECORDED ON JANUARY 9, 2006 FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT, BY SEPARATE DOCUMENT No. _____ RECORDED ON _____, 2025 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

WELLS FARGO BANK N.A., AS BENEFICIARY TO THE DEED OF TRUST RECORDED AS DOCUMENT No. 3456829 RECORDED ON OCTOBER 31, 2008 FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT, BY SEPARATE DOCUMENT No. _____ RECORDED ON _____, 2025 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

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

SURVEYOR'S CERTIFICATE:

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF:

LES SALZ, AN UNMARRIED MAN

2. THE LANDS SURVEYED LIES WITHIN A PORTION OF THE NW1/4 OF THE SE1/4 OF THE SE1/4 OF SEC. 24, T.21N., R.18E. M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST ____, 2025

3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER



PLS 20793

FOR REVIEW

PARCEL MAP
FOR
LES SALZ

A DIVISION OF DOCUMENT NO. 3038649
A PORTION THE
NW1/4 OF THE SE1/4 OF THE SE1/4 OF SEC. 24, T.21N., R.18E. M.D.M.
WASHOE COUNTY, NEVADA

SHEET 1 OF 2



MEYER SURVEYING
SURVEYING | MAPPING | GIS

PO BOX 19193 Reno, NV 89511
(775) 786-1166
meyersurvey.com

REFERENCES:

1. PARCEL MAP NO. 91, FILE NO. 335249, 07/18/1974.
2. TRACT MAP NO. 1033, FILE NO. 90882, 06/28/1967.
3. DEED DOCUMENT NO. 3038649, 05/10/2004.
4. DEED DOCUMENT NO. 415255, 04/16/1964.
5. DEED DOCUMENT NO. 18424, 05/09/63

* ALL REFERENCES IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

NOTES:

1. THIS MAP IS A DIVISION OF THAT PARCEL DESCRIBED IN GRANT, BARGAIN, AND SALE DEED RECORDED MAY 10, 2004 PER DOCUMENT NO. 3038649.
2. THE PARCELS SHOWN LIE WITHIN THE "UNSHADED X" ZONE PER FEMA FIRM 32031C2825H, DATED JUNE 18TH, 2013
3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
4. A 7.5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL STREET FRONTAGES AND 5' ALONG BACK AND SIDE LINES.
5. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.
6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THE PARCELS.
7. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OD GEOLOGICAL TIME.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. ALL PROPERTIES, REGARDLESS 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 DRAINAGE AND NOT TO PERFORM OR ALLOW UNPERMITTED, AND UNIMPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
10. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462.

TOTAL AREA = 9.52 AC±

