

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

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 NVZ LLC			
Project Description: A division of that certain parcel as described in the Deed Document No. 5589341, recorded December 17, 2025, Official Records of Washoe County, Nevada			
Project Address: 10235 Placerville Road			
Project Area (acres or square feet): 198,691 square feet or 4.56 acres			
Project Location (with point of reference to major cross streets AND area locator): Approximately 2,700 feet northeasterly of the intersection of Red Rock Road and Placerville Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
086-250-65	4.56		
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: NVZ LLC		Name: Bowman Consulting Group Ltd.	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Veasley		Contact Person: Eric V. Snyder, P.L.S.	
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: Jeff Veasley		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)?

10235 Placerville Road, Approximately 2,700 feet northeasterly of the intersection of Red Rock Road and Placerville Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
086-250-65	200	4.56

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

There is an existing residence, garage and out buildings to remain on Parcel 1

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.78 acres	2.78 acres		
Proposed Minimum Lot Width	352.40 feet	550.75 feet		

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		
Proposed Zoning Area	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
------------------------------	--

6. Utilities:

a. Sewer Service	Septic System
b. Electrical Service/Generator	Overhead electric
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	There is an existing well on Parcel 1 and none that was visible within Parcel 2	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

<input type="checkbox"/> Individual septic	Individual Septic Systems
<input type="checkbox"/> Public system	Provider: _____

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Permit #	None at this time	acre-feet per year	
b. Certificate #	None at this time	acre-feet per year	
c. Surface Claim #	None at this time	acre-feet per year	
d. Other, #	None at this time	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):

None at this time

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

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

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

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

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

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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?

No grading anticipated at this time.

PORTION OF SEC. 13
T21N - R18E

R18E R19E

Assessor's Map Number

086-25

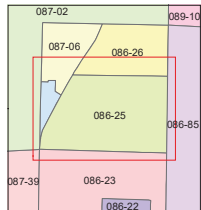
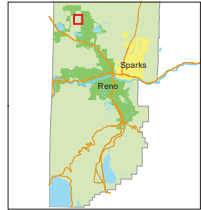
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

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



Feet
0 100 200 300 400

1 inch = 400 feet



created by: **EMG 11/18/2014**

updated: **SR 10/30/18 SR 02/06/23**

area previously shown on map(s):

080-04

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.

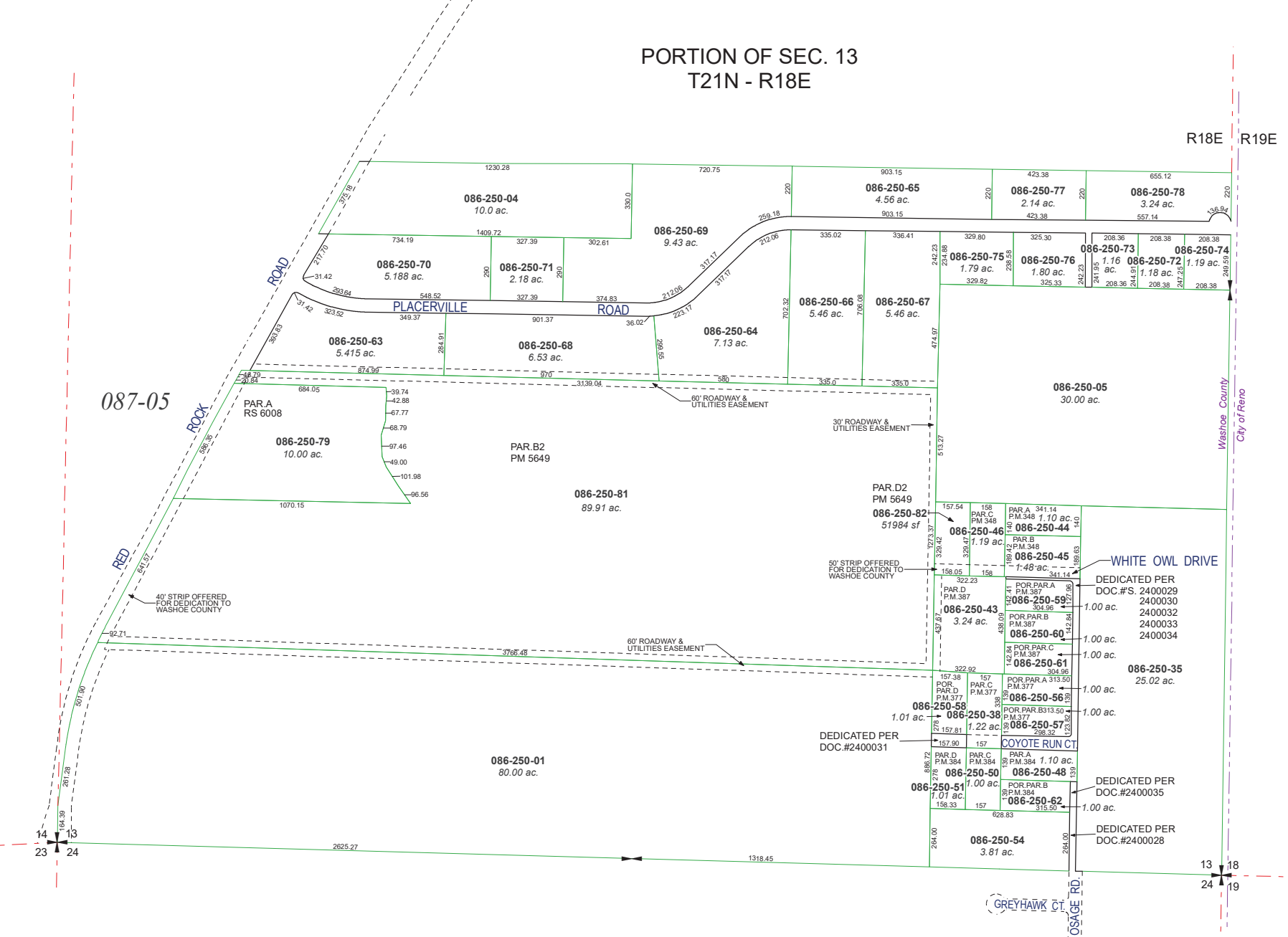
087-05

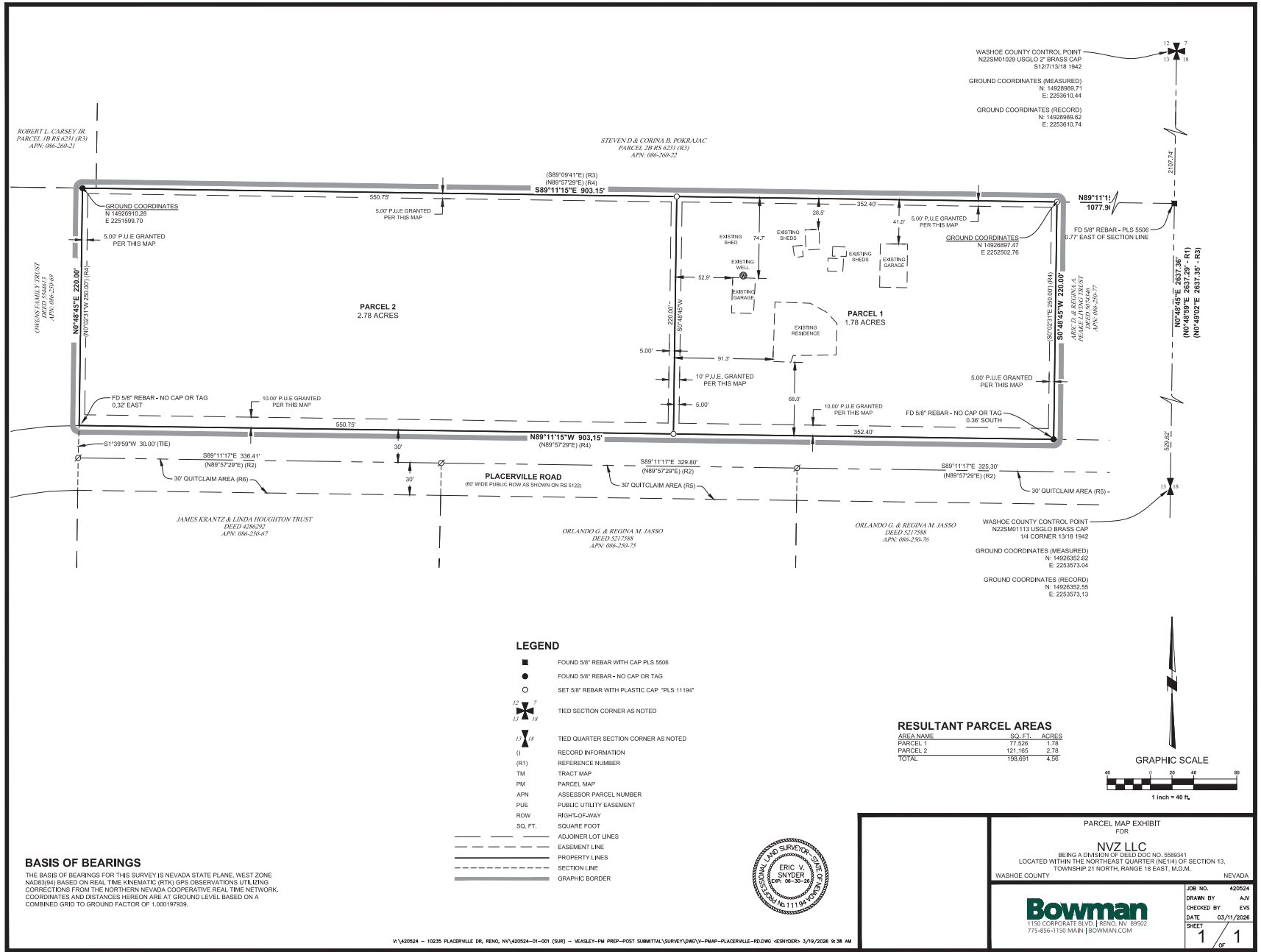
PLACERVILLE ROAD

WHITE OWL DRIVE

GREYHAWK CT

Washoe County
City of Reno





ROBERT L. CARSEY JR.
PARCEL 1B RS 6231 (R3)
APN: 086-260-21

STEVEN D. & CORINA B. POKRAJAC
PARCEL 2B RS 6231 (R3)
APN: 086-260-22

WASHOE COUNTY CONTROL POINT
N225M01029 USGLO 2" BRASS CAP
S12/7/1318 1942
GROUND COORDINATES (MEASURED)
N: 14928989.71
E: 2253810.44
GROUND COORDINATES (RECORD)
N: 14928989.82
E: 2253810.74

OWENS FAMILY TRUST
DEED 554661
APN: 086-260-09

ABC D. & REGINA A.
PLACERVILLE TRUST
APN: 086-260-77

JAMES KRANTZ & LINDA HOUGHTON TRUST
DEED 428620
APN: 086-260-67

ORLANDO G. & REGINA M. JASSO
DEED 521758
APN: 086-260-75

ORLANDO G. & REGINA M. JASSO
DEED 521758
APN: 086-260-76

WASHOE COUNTY CONTROL POINT
N225M01113 USGLO BRASS CAP
1/4 CORNER 13/18 1942
GROUND COORDINATES (MEASURED)
N: 14909352.82
E: 2253573.04
GROUND COORDINATES (RECORD)
N: 14928352.55
E: 2253573.13

LEGEND

- FOUND 5/8" REBAR WITH CAP PLS 5508
- FOUND 5/8" REBAR - NO CAP OR TAG
- SET 5/8" REBAR WITH PLASTIC CAP "PLS 11194"
- ⊕ TIED SECTION CORNER AS NOTED
- ⊕ TIED QUARTER SECTION CORNER AS NOTED
- () RECORD INFORMATION
- (R1) REFERENCE NUMBER
- TM TRACT MAP
- PM PARCEL MAP
- APN ASSESSOR PARCEL NUMBER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- SQ. FT. SQUARE FOOT
- ADJOINER LOT LINES
- EASEMENT LINE
- PROPERTY LINES
- SECTION LINE
- GRAPHIC BORDER

RESULTANT PARCEL AREAS

AREA NAME	SQ. FT.	ACRES
PARCEL 1	77,526	1.78
PARCEL 2	121,185	2.78
TOTAL	198,711	4.56



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.



PARCEL MAP EXHIBIT FOR
NWZ LLC
BEING A DIVISION OF DEED DOC NO. 5588341
LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M.,
WASHOE COUNTY NEVADA

JOB NO. 420524
DRAWN BY AJV
CHECKED BY EVS
DATE 03/11/2028
SHEET 1 OF 1

Bowman
1150 CORPORATE BLVD | RENO, NV 89502
775-356-1150 MAIN | BOWMAN.COM

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JEFF VEASLEY MANAGEMENT, LLC IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS 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 EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS, THE 20-FOOT ACCESS EASEMENT AND DRAINAGE EASEMENT (DE), SANITARY SEWER EASEMENT (SS) AS SHOWN HEREON ARE HEREBY GRANTED.

BY: JEFF VEASLEY MANAGEMENT, LLC OWNER DATE

OWNER ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__ BY
JEFFREY VEASLEY, MANAGING MEMBER.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JEFF VEASLEY MANAGEMENT, LLC OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND. THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, EXCEPT PER DEED(S) OF TRUST DOC. NO. 5889342, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF _____, 20__.

FIRST CENTENNIAL TITLE COMPANY

TITLE OFFICER DATE

SECURITY INTEREST HOLDER CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP FOR JEFF VEASLEY MANAGEMENT, LLC AND THE CREATION AND DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISHES AND SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS CREATED BY THIS MAP.

BY: NVZ INVESTMENTS INC., A NEVADA CORPORATION

SECURITY INTEREST ACKNOWLEDGEMENT

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 202__ BY

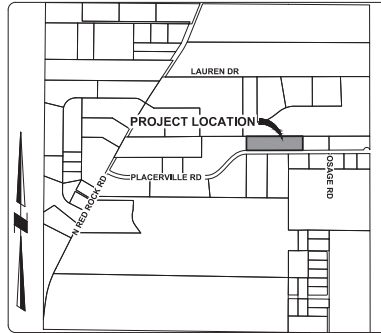
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDBROCK, P.L.S. 20484
WASHOE COUNTY SURVEYOR



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, ERIC V. SNYDER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

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

- 1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON FEBRUARY 02, 2026.
- 2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 3. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ERIC V. SNYDER - PLS 11154

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM24-009 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 _____, 2026, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.461 THROUGH 278.468.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION DATE

TAXATION CERTIFICATE (APN: 886-25045)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

SIGNATURE PRINT NAME/TITLE DATE

REFERENCES

- 1. RECORD OF SURVEY FOR JOAN BALLIE, RECORD OF SURVEY NO. 3823, FILE NO. 2463986, RECORDED JULY 14, 2000, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2. RECORD OF SURVEY FOR WASHOE COUNTY, RECORD OF SURVEY NO. 5122, FILE NO. 3707161, RECORDED NOVEMBER 20, 2008, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3. RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR THE LARRY WELCH TRUST DATED SEPTEMBER 16, 2010, AND THE SUSAN S. THOMPSON ESTATE, RECORD OF SURVEY NO. 6231, FILE NO. 5138104, RECORDED FEBRUARY 4, 2021, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4. GRANT, BARGAIN, SALE DEED, DOCUMENT NO. 5889341, RECORDED DECEMBER 17, 2025, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5. QUITCLAIM DEED DOCUMENT NO. 3676616, RECORDED AUGUST 6, 2008, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 6. QUITCLAIM DEED DOCUMENT NO. 2400040, RECORDED NOVEMBER 22, 1999, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 7. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NEVADA, ORDER NO. P-26055106-CD, DATED FEBRUARY 12, 2026.

UTILITY COMPANY CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, AND CABLE TELEVISION COMPANIES.

CHARTER COMMUNICATIONS	PRINT NAME/TITLE	DATE
NEVADA BELL TELEPHONE CO. D.B.A. AT&T NEVADA	PRINT NAME/TITLE	DATE
SERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY	PRINT NAME/TITLE	DATE
SUN VALLEY GD	PRINT NAME/TITLE	DATE
WASHOE COUNTY COMMUNITY SERVICES	PRINT NAME/TITLE	DATE

NOTES

- 1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED TEN FEET (10') COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY, FIVE FEET (5') IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
- 2. A PUBLIC UTILITY EASEMENT TEN FEET (10') IN WIDTH CENTERED ON ALL EXISTING UTILITY FACILITIES IS HEREBY GRANTED.
- 3. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 4. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- 5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WELL-SERVE LETTER.
- 6. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- 7. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- 8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN A PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL, RESPECTIVELY.
- 9. FOR EACH PARCEL CREATED BY THIS PARCEL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
- 10. 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.
- 11. 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 DRAINAGES AND NOT PERMIT OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- 12. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 13. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
- 14. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- 15. 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.

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 COMMUNITY SERVICES DEPARTMENT DATE

PARCEL MAP FOR NVZ LLC BEING A DIVISION OF DEED DOC NO. 5889341 LOCATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., NEVADA. WASHOE COUNTY

JOB NO. 425524
DRAWN BY AJV
CHECKED BY EYS
DATE 03/11/2026
SHEET 1 OF 2

Bowman
1150 CORPORATE BLVD | RENO, NV 89502
775-356-1150 MAIN | BOWMAN.COM

