

# 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 8<sup>th</sup> of each month. If the 8<sup>th</sup> 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.

Signed by:

*Roger Lancaster*

F4B8533D9DA94B8...

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.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: <b>Hodnefield Condominium Conversion</b>			
Project Description: Conversion of mixed use parcel to mixed use condominium with common area coverage.			
Project Address: 250 Village BLVD.			
Project Area (acres or square feet): 0.826 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): on Village BLVD, South of Tahoe BLVD, between Incline way and Southwood Blvd on East side of the street.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
132-232-01	0.826 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Hodnefield Community Property Trust		Name: GilanFarr Architecture	
Address: 250 Village BLVD Suite #2		Address: P.O Box 6987	
Incline Village NV	Zip: 89451	Incline Village, NV	Zip: 89450
Phone: 925-548-6824	Fax:	Phone: 775-831-8001	Fax:
Email: sjhodnefield@me.com		Email: office@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Reece from GilanFarr Architecture		Contact Person: Reece	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same as consultant		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		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)?

250 Village BLVD. One block south of Tahoe BLVD where it meets Village BLVD.

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
132-232-01	TA-VIC General Commercial: retail, mixed, parking,school	0.826 Acres

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

Commercial mixed use building and detached residential unit

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	10000sf			
Proposed Minimum Lot Width	75 ft			

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	TA-VIC			
Proposed Zoning Area	Commerical Building	Common Area	Res - Unit A	Res - Unit B

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	IVGID
b. Electrical Service/Generator	NV ENergy
c. Water Service	IVGID

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

a. Water System Type:

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

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

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 #	NA	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):

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

NA
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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?

NA
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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?

No Grading Proposed. NA
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## Supplemental Narrative in Support of Parcel Map Application

### 250 Village, APN: 132-232-01

The purpose of this parcel map application is to subdivide the existing parcel into three units, along with designated common and limited common areas, to reflect the current and planned use of the property.

The proposed configuration is as follows:

- **Unit 1** will consist of the existing commercial building located at **250 Village Boulevard**. This structure is already in active commercial use and will retain its existing footprint within the subdivision.
- **Unit 2** will consist of the **primary residential unit**, located at **903 Incline Way, Unit A**.
- **Unit 3** will comprise the **airspace within Unit A**, which is intended to be developed or recognized as a **second residential unit**, designated as **903 Incline Way, Unit B**. This arrangement allows for an airspace subdivision within the residential portion of the property.

All three units will share access to and use of the **common area**, which encompasses the remaining portions of the parcel not assigned exclusively to any one unit. In addition, there will be an **area of limited common area** associated specifically with **Unit A**, intended for the exclusive use of that unit while still falling under the broader management of the parcel's shared elements.

The subdivision is consistent with local zoning and development standards and reflects the current and intended land use on the property.



OWNER’S CERTIFICATE

THIS IS TO CERTIFY THE UNDERSIGNED 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. CHAPTERS 116 AND 278. THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITIES A BLANKET EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL REQUIRED PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, OVER ALL COMMON ELEMENTS SHOWN ON THIS PLAT. THE OWNER AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS.

THE HODNEFIELD COMMUNITY PROPERTY TRUST, DATED NOVEMBER 27, 2000

BY: GERALD HODNEFIELD DATE  
TRUSTEE

STATE OF COUNTY OF } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
BY GERALD HODNEFIELD AS TRUSTEE OF THE HODNEFIELD COMMUNITY  
PROPERTY TRUST, DATED NOVEMBER 27, 2000.

NOTARIAL OFFICER

BY: SHERRI J. HODNEFIELD DATE  
TRUSTEE

STATE OF COUNTY OF } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
BY SHERRI J. HODNEFIELD AS TRUSTEE OF THE HODNEFIELD COMMUNITY  
TRUST, DATED NOVEMBER 27, 2000.

NOTARIAL OFFICER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE HODNEFIELD COMMUNITY PROPERTY TRUST, DATED NOVEMBER 27, 2000 IS THE OWNER OF RECORD OF THE LANDS DELINEATED HEREON, AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS, AND THAT ALL THE OWNERS OF RECORD OF THE LANDS HAVE SIGNED THE PLAT, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, EXCEPT FOR DOCUMENT NUMBERS

AS OF DATE

TITLE COMPANY:

BY: DATE

PRINT: NAME, TITLE

TAX CERTIFICATE (APN 132-232-01)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS 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 AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265 .

WASHOE COUNTY TREASURER

DATE

PRINT: NAME, TITLE

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

PRINT: NAME, TITLE

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY UTILITY DIVISION DATE

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES DATE

TAHOE REGIONAL PLANNING AGENCY CERTIFICATE

THIS FINAL MAP CONFORMS TO TAHOE REGIONAL PLANNING AGENCY REQUIREMENTS.

EXECUTIVE DIRECTOR / DESIGNEE DATE

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT CERTIFICATE

THE DISTRICT HEREBY CERTIFIES THAT IT HAS REVIEWED THE MAP SHOWN HEREON, AND WATER AND/OR SEWER SYSTEMS ARE PRESENTLY AVAILABLE AND CONNECTION THERETO WOULD BE ALLOWED UPON PROPER APPLICATION, APPROVAL, AND PAYMENT OF APPLICABLE FEES. THIS CERTIFICATION IS SUBJECT TO: (1) THE AVAILABILITY OF WATER RIGHTS AND ACTIONS BROUGHT IN OPPOSITION TO THOSE WATER RIGHTS; AND (2) THE AVAILABILITY OF TREATMENT AND DISPOSAL CAPACITY OF THE DISTRICT'S WATER RECLAMATION FACILITIES. OPERATION AND MAINTENANCE OF THE WATER AND SEWER SYSTEM ON THE PROPERTY TO THE CONNECTION TO THE IVGID MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. ALL WATER AND SEWER SYSTEMS AND HOOK-UPS ARE EXISTING.

DATE

PRINT: NAME, TITLE

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM25- 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

UTILITY COMPANIES’ CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, RELINQUISHED, REMAIN OR RELOCATED HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT.

SIERRA PACIFIC POWER COMPANY DATE  
D.B.A. NV ENERGY

PRINT NAME, TITLE

NEVADA BELL TELEPHONE COMPANY DATE  
D.B.A. AT&T NEVADA

PRINT NAME, TITLE

CHARTER COMMUNICATIONS DATE

PRINT NAME, TITLE

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT DATE

PRINT NAME, TITLE

COUNTY SURVEYOR’S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF 3 SHEETS AND THAT THE MAP IS TECHNICALLY CORRECT, AND THAT THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

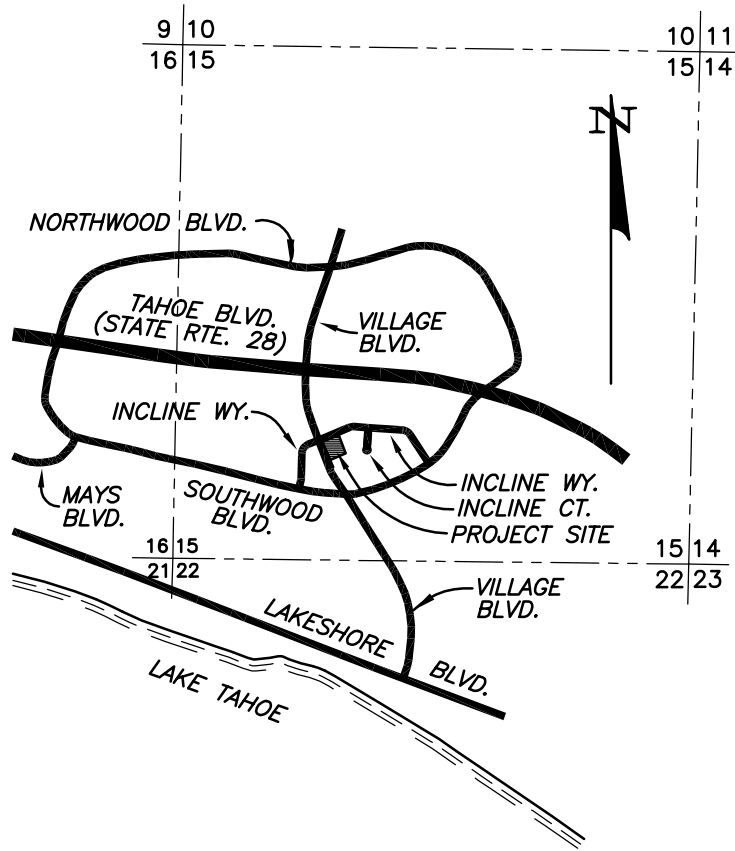
WAYNE HANDROCK, PLS 20464 DATE  
COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE

I, ROGER B. LANCASTER, 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 GERALD HODNEFIELD & SHERRI HODNEFIELD.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 5, 2025.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ROGER B. LANCASTER DATE  
PLS No. 15660



VICINITY MAP  
INCLINE VILLAGE, NV (NO SCALE)

PARCEL MAP  
250 VILLAGE  
A CONDOMINIUM

LOT 1, BLOCK "D", COMMERCIAL SUBDIVISION No. 1, TRACT MAP No. 942, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.M. IN THE UNINCORPORATED TERRITORY OF WASHOE COUNTY, NEVADA.

ROGER B. LANCASTER P.L.S. 15660  
930 TAHOE BLVD. STE. 802-118, INCLINE VILLAGE, NV 89451  
08 JULY 2025 250319.DWG SHEET 1 OF 1

LEGEND

- FOUND MONUMENT AS NOTED  
—○— SET 5/8" REBAR AND PLASTIC CAP OR NAIL & TAG "PLS 15660"  
—○— RECORD DIMENSION POINT — NOTHING SET  
(N 01°23'45" E) (#) RECORD COURSE & DISTANCE DIMENSION PER (123.45') (#) REFERENCED DOCUMENT # (SEE REFERENCES)  
(C) CALCULATED DISTANCE  
⊕ CENTERLINE  
△ WASHOE COUNTY GPS CONTROL POINT  
— LOT/PARCEL LINE  
— GRAPHIC BORDER  
— ADJACENT PARCEL LINE  
— CENTER LINE  
— TIE LINE  
— EASEMENT LINE  
15/14  
22/23 SECTION CORNER

BASIS OF BEARINGS & COORDINATES

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, U.S. FEET, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94—HARN), AS DETERMINED USING REAL-TIME KINEMATIC (RTK) OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN). ALL DISTANCES SHOWN ON THIS MAP ARE MODIFIED GRID (GROUND) DISTANCES. DIVIDE MODIFIED GRID COORDINATES BY THE COMBINED (GRID TO GROUND) SCALE FACTOR OF 1.000218000 TO CONVERT TO GRID COORDINATES. THE BEARINGS OF THE PARCEL BOUNDARY ARE ROTATED 0°14'19" CLOCKWISE FROM RECORD, TO ALIGN WITH STATE PLANE BASIS OF BEARINGS.

NOTES

- 1) COMMON AREA IS THE ENTIRE SUBDIVISION EXCLUDING ALL LOTS (UNITS) SHOWN HEREON. LIMITED COMMON AREAS (L.C.A.) AS SHOWN HEREON ARE PORTIONS OF THE COMMON AREA APPURTENANT TO AND FOR THE EXCLUSIVE USE OF THE INDICATED UNIT(S).
- 2) ALL COMMON AREAS SHOWN HEREON SHALL BE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS' ASSOCIATION.
- 3) THE LOTTED AREA SHOWN HEREON COMPRISES DIMENSIONS TO FRONT FACE OF STUD BASED UPON THE ARCHITECTURAL PLANS PREPARED BY GILANFARR ARCHITECTURE, DATED JULY 17, 2024. THE PHYSICAL BOUNDARIES OF EACH UNIT SHALL INCLUDE ALL INTERNAL LIVING SPACE, THE BUILDING STRUCTURES THEMSELVES AND THE GROUND BENEATH SAID BUILDINGS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. IN THE EVENT THAT ANY PARTY WALL OR EXTERIOR WALL IS NOT CONSTRUCTED EXACTLY ON THE PROPERTY LINE, THE OWNERS AFFECTED ACCEPT THE PARTY WALL AS THE PROPERTY BOUNDARY.
- 4) THE HOMEOWNERS' ASSOCIATION SHALL MAINTAIN ALL WATER AND SEWER UTILITIES WITHIN THE SHOWN COMMON AREA TO THE CONNECTION TAP AT I.V.G.I.D.'S PUBLIC SEWER AND WATER MAINS.
- 5) ALL COMMON AREA SHOWN ON THIS PLAT IS SUBJECT TO A BLANKET EASEMENT FOR SEWERS, DRAINAGE AND OTHER PUBLIC UTILITIES FOR THE BENEFIT OF THE PROPERTY OWNERS OF THIS SUBDIVISION. SUCH EASEMENTS ARE TO INCLUDE, BUT NOT BE LIMITED TO, SEWER, STORM DRAIN, POWER, GAS, WATER, TELEPHONE AND TELEVISION CABLE LINES, AND SNOW STORAGE PURPOSES. SUCH BLANKET EASEMENT IS HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND RIGHT OF ACCESS THERETO FOREVER OF THE ABOVE MENTIONED UTILITIES WITHIN THE ABOVE MENTIONED SUBDIVISION, AND THE EXTENSION TO SAID UTILITIES TO ADJACENT PROPERTIES.
- 6) ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
- 7) A BLANKET EASEMENT IS GRANTED OVER ALL COMMON AREAS FOR ACCESS TO EACH LOT.
- 8) ALL DRAINAGE FACILITIES NOT MAINTAINED BY WASHOE COUNTY SHALL BE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS' ASSOCIATION.
- 9) GARAGE SPACES, PATIO AREAS, DECK AREAS AND STORAGE AREAS PERTAIN TO THE UNIT WITHIN ITS PROSPECTED BUILDING, UNLESS OTHERWISE NOTED.
- 10) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- 11) THE NATURAL DRAINAGE COURSES LOCATED ON THIS PARCEL WILL NOT BE IMPEDED.
- 12) COVENANTS, CONDITIONS, AND RESTRICTIONS ARE BEING FILED CONCURRENT HERewith AS DOCUMENT No. \_\_\_\_\_

LIMITED COMMON AREA—A

LINE	BEARING	LENGTH
L1	S 67°17'14" W	101.63
L2	N 22°30'42" W	120.97
L3	N 67°29'18" E	56.88
L4	S 22°30'42" E	3.50
L5	S 66°22'04" W	10.88
L6	S 22°30'42" E	11.75
L7	S 67°29'18" W	24.00
L8	S 22°30'42" E	4.00
L9	S 67°29'18" W	2.00
L10	S 22°30'42" E	20.00
L11	N 67°29'18" E	2.00
L12	S 22°30'42" E	4.00
L13	N 67°29'18" E	36.00
L14	S 22°30'42" E	41.50
L15	S 67°29'18" W	17.67
L16	N 22°30'42" W	2.00
L17	S 67°29'18" W	22.33
L18	S 22°30'42" E	4.25
L19	S 67°29'18" W	2.00
L20	S 22°30'42" E	14.00
L21	N 67°29'18" E	2.00
L22	S 22°30'42" E	4.25
L23	N 67°29'18" E	4.00
L24	S 22°30'42" E	8.00
L25	N 67°29'18" E	32.00
L26	S 22°30'42" E	2.00
L27	N 67°29'18" E	9.33
L28	N 22°30'42" W	2.00
L29	N 67°29'18" E	20.67
L30	N 22°30'42" W	28.00
L31	N 67°29'18" E	7.50
L32	N 22°30'42" W	14.00
L33	S 67°29'18" W	7.50
L34	N 22°30'42" W	24.00
L35	N 67°29'18" E	5.00
L36	N 22°30'42" W	8.00
L37	N 67°29'18" E	2.00
L38	N 22°30'42" W	4.26
L39	N 67°29'18" E	12.75
L40	S 21°05'36" E	85.65

LIMITED COMMON AREA—B

LINE	BEARING	LENGTH
L41	S 21°05'36" E	35.00
L42	S 67°29'18" W	10.75
L43	N 22°30'42" E	19.74
L44	S 67°29'18" W	28.00
L45	S 22°30'42" E	4.00
L46	S 67°29'18" W	9.00
L47	S 22°30'42" E	20.00
L48	S 67°29'18" W	8.00
L49	N 22°30'42" W	10.00
L50	S 67°29'18" W	1.00
L51	N 22°30'42" W	9.50
L52	N 67°29'18" E	1.00
L53	N 22°30'42" W	16.25
L54	N 67°29'18" E	45.73

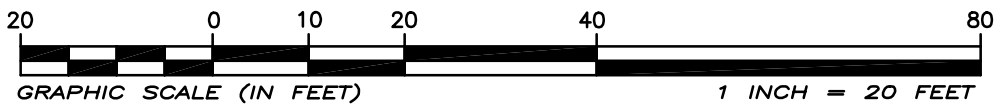
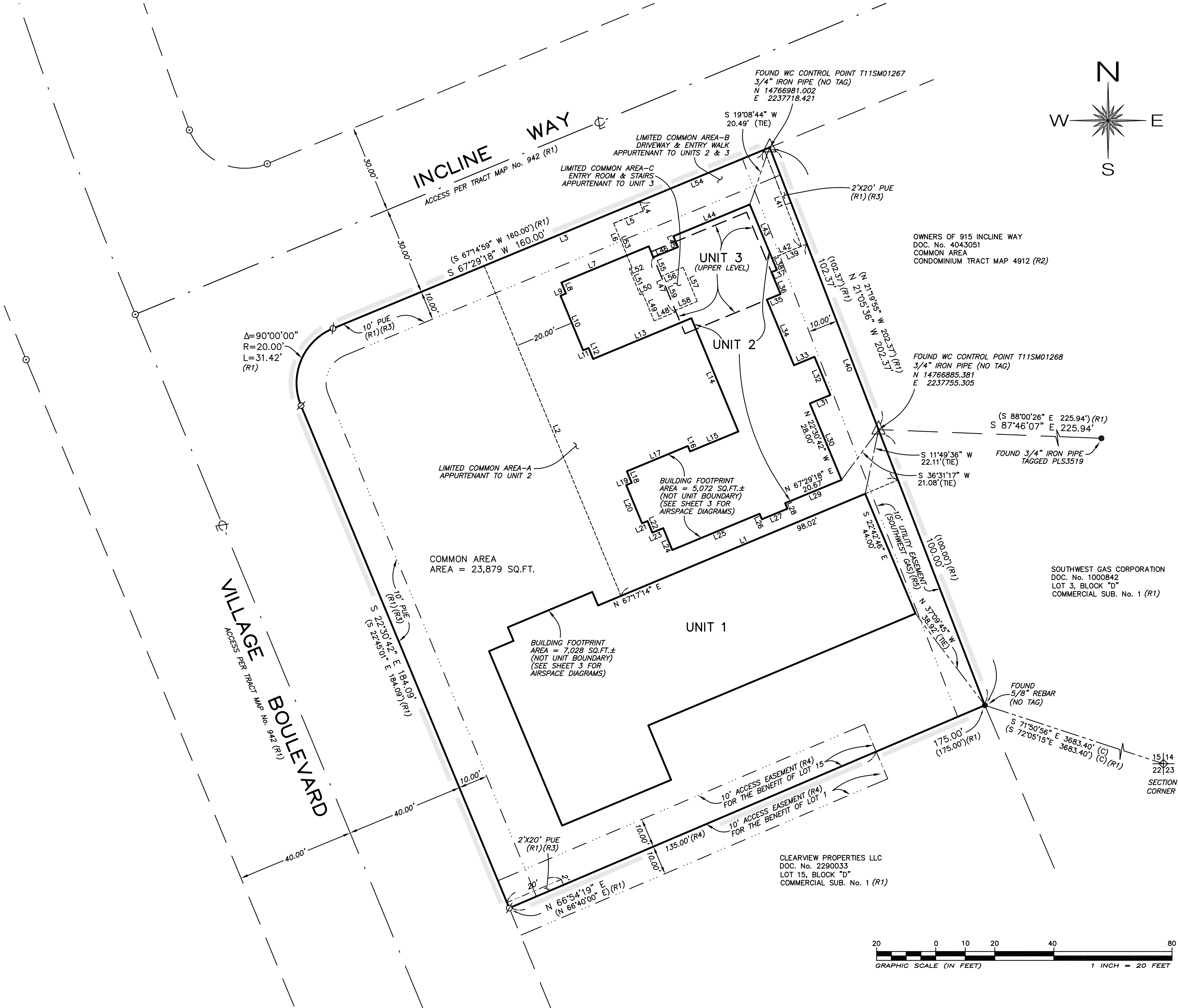
LIMITED COMMON AREA—C

LINE	BEARING	LENGTH
L55	S 22°30'42" E	7.00
L56	N 67°29'18" E	8.00
L57	S 22°30'42" E	12.50
L58	S 67°29'18" W	8.00
L59	N 22°30'42" W	12.50

REFERENCES

(ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA)

- (R1) TRACT MAP No. 942, RECORDED 3/02/1965 AS DOCUMENT No. 21601, ENTITLED "OFFICIAL PLAT, COMMERCIAL SUB. No. 1".  
(R2) CONDOMINIUM TRACT MAP No. 4912, RECORDED 3/25/2009 AS DOCUMENT No. 3742599, ENTITLED "FINAL MAP, 915 INCLINE WAY, A CONDOMINIUM".  
(R3) EASEMENT RECORDED 4/21/1970 AS DOCUMENT No. 171926 (PUE).  
(R4) EASEMENT RECORDED 5/25/1990 AS DOCUMENT No. 1402648 (ACCESS).  
(R5) EASEMENT RECORDED 10/25/1977 AS DOCUMENT No. 494389 (UTILITY/SOUTHWEST GAS).  
(R6) GRANT, BARGAIN, SALE DEED RECORDED 10/03/2023 AS DOCUMENT No. 5409812 (INCLINE TAHOE GLASS COMPANY TO HODNEFIELD, WITH RESTRICTION)



TOTAL LOT AREA = 35,979 SQ.FT.

PARCEL MAP  
250 VILLAGE  
A CONDOMINIUM

LOT 1, BLOCK "D", COMMERCIAL SUBDIVISION No. 1,  
TRACT MAP No. 942,  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 16 NORTH, RANGE 18 EAST, MDN IN THE  
UNINCORPORATED TERRITORY OF WASHOE COUNTY, NEVADA.

SCALE: 1" = 20'

ROGER B. LANCASTER P.L.S. 15660  
930 TAHOE BLVD. STE. 802-118, INCLINE VILLAGE, NV 89451  
08 JULY 2025 SHEET 2 OF 3

