

Property Owner Affidavit

Applicant Name: First Valley Holdings LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Kristi Giudici
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 085-780-31

Printed Name Kristi Giudici

Signed Kristi Giudici

Address 1495 E Greg St

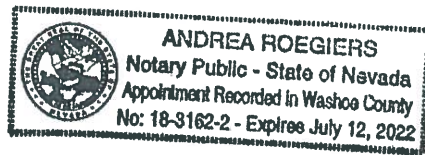
Sparta NV 89435

Subscribed and sworn to before me this 06 day of March, 2019.

Andrea Roegiers
Notary Public in and for said county and state

My commission expires: 7/12/22

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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)?

5670 Leon Dr Washoe County 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-780-31	310-Two Single Family Units	.96

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

Income producing property. Two established mobile homes that are rented, and a quonset hut for storage purposes.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	20807	20807		
Proposed Minimum Lot Width	102	102		

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.)

Yes
 No

6. Utilities:

a. Sewer Service	SVGID
b. Electrical Service/Generator	NV Energy
c. Water Service	SVGID

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:	SVGID

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:	SVGID

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 #		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 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?

N/A

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?

N/A

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?

N/A

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	Eric Sage
Address	846 Victorian Ave #20 Sparks, Nv 89431
Phone	775-852-2251 x701
Cell	
E-mail	sage@robisoneng.com
Fax	
Nevada PLS #	23301

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

5670 Leon Dr Washoe County 89433

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-780-31	310-Two Single Family Units	.96

3. Please describe:

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

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	20807	20807		
Proposed Minimum Lot Width	102	102		

5. Utilities:

a. Sewer Service	SVGID
b. Electrical Service/Generator	NV Energy
c. Water Service	SVGID

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

a. Water System Type:

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

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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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

a. Sewage System Type:

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

b. Available:

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

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8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
08578031	Active	3/5/2019 2:07:20 AM
Current Owner: FIRST VALLEY HOLDINGS LLC PO BOX 51322 SPARKS, NV 89435		SITUS: 5670 LEON DR WCTY NV
Taxing District 4020	Geo CD:	
Legal Description		
Township 20 Lot 2 SubdivisionName _UNSPECIFIED Range 20		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/4/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
Remediation	\$12.05	\$0.00	\$12.05
State of Nevada	\$58.12	(\$32.91)	\$25.21
Sun Valley GID	\$65.91	(\$38.69)	\$27.22
Truckee Meadows Fire Dist	\$184.61	(\$104.54)	\$80.07
Washoe County	\$475.78	(\$269.42)	\$206.36
Washoe County Sc	\$389.22	(\$220.39)	\$168.83
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$1,185.72	(\$665.95)	\$519.77

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018080948	B18.19638	\$519.77	7/31/2018

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washocounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FIRST VALLEY HOLDINGS LLC., IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

FIRST VALLEY HOLDINGS LLC.

FIRST VALLEY HOLDINGS LLC.

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2019,
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED
THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT FIRST VALLEY HOLDINGS LLC, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY

BY: _____ DATE: _____

PRINT NAME AND TITLE

SURVEYOR'S CERTIFICATE:

- ERIC C. SAGE, 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 FIRST VALLEY HOLDINGS, LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, T. 20 N., R. 20 E., M.D.M. COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 29, 2018.
- 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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ERIC C. SAGE, PLS 23301
EXP. 6/30/20
FOR AND ON BEHALF OF
ROBISON ENGINEERING CO., INC.



WATER AND 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

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

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 085-780-31 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.

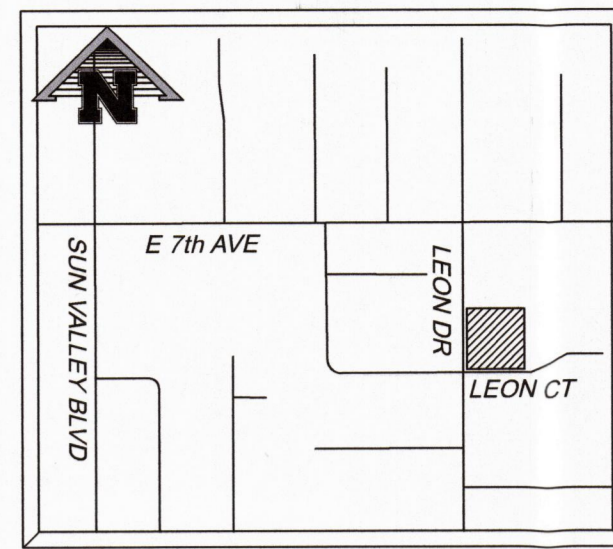
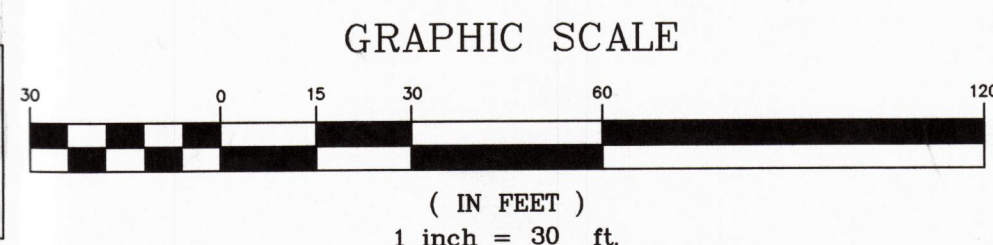
WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

AREAS:

PARCEL A: 0.664 AC.
PARCEL B: 0.29 AC.
TOTAL AREA: 0.955 AC

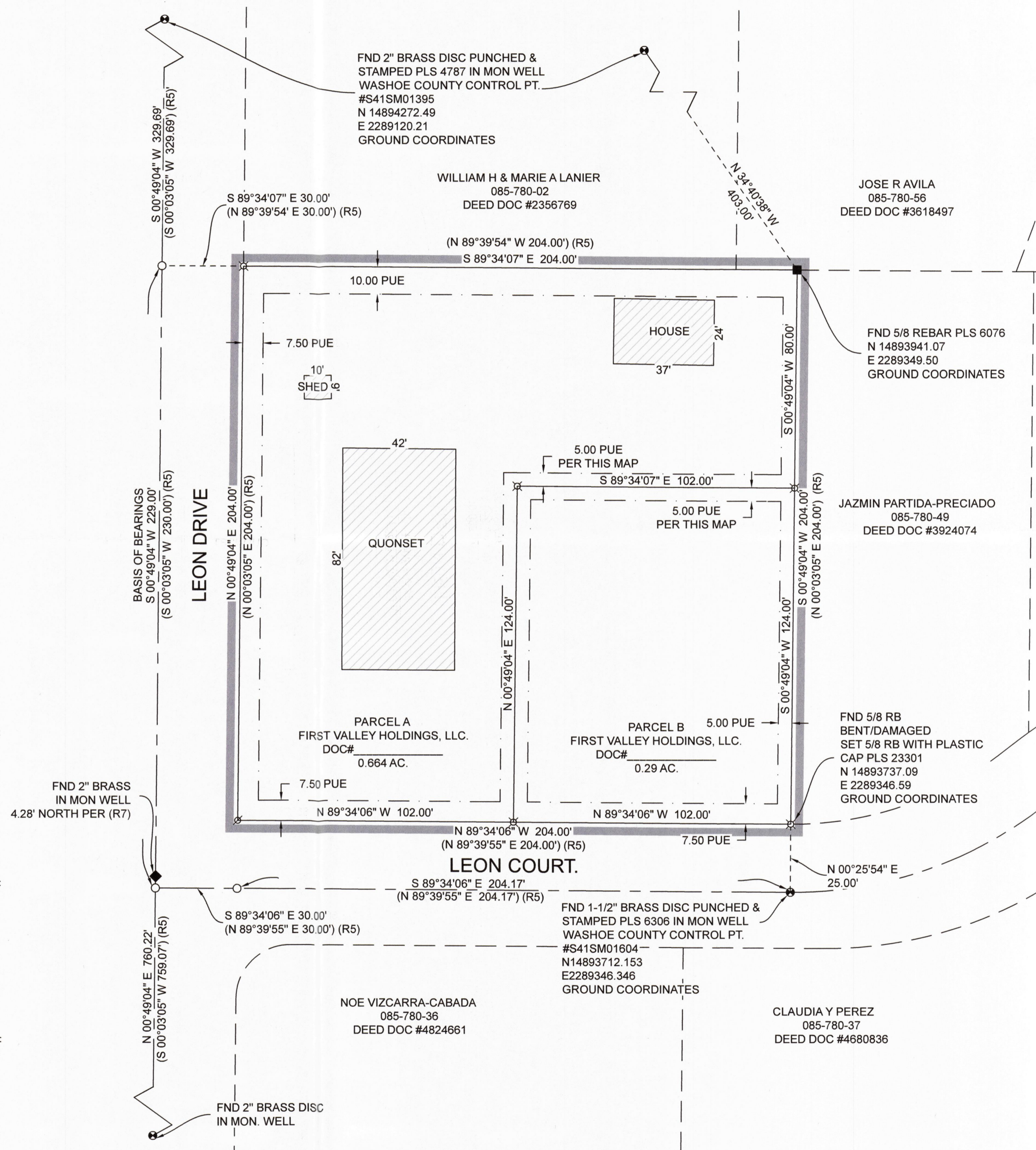
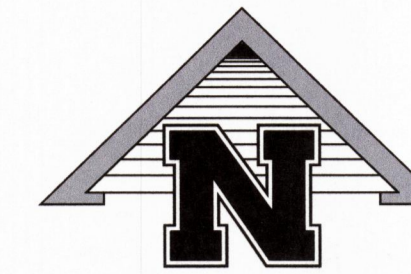
DOCUMENT NO: _____



VICINITY MAP

N.T.S.

PARCEL MAP FOR
FIRST VALLEY HOLDINGS



REFERENCES:

- PARCEL MAP No. 278
- PARCEL MAP No. 1735
- PARCEL MAP No. 2869
- PARCEL MAP No. 2870
- PARCEL MAP No. 2871
- PARCEL MAP No. 4256
- RECORD OF SURVEY No. 4452

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

LEGEND:

- FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
- ◆ FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- ⊗ SET 5/8 REBAR AND PLASTIC CAP PLS 23301
- ⊘ SET NAIL AND TAG PLS 23301
- DIMENSION POINT, NOTHING FOUND OR SET
- P.U.E. PUBLIC UTILITY EASEMENT

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND SUN VALLEY GENERAL IMPROVEMENT DISTRICT.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS DATE

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE
BY: TIMOTHY SIMPSON, LICENSED ENGINEER

SUN VALLEY GENERAL IMPROVEMENT DISTRICT DATE

NOTES:

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 7.5 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH THE SIDE LINES, AND 10 FEET IN WIDTH COINCIDENT WITH THE REAR LINES OF ALL PARCELS.
- 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 SAID PARCEL AND THE RIGHT TO EXIT SAID 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.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 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 WILL SERVE LETTER.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 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 THE 7.5' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 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.

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ 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 _____, 2019, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT

FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF: _____
ON THIS _____ DAY OF _____, 2019, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
COUNTY RECORDER
BY: _____ DEPUTY
FEE: _____

PARCEL MAP FOR
FIRST VALLEY HOLDINGS LLC.
A.P.N. 085-780-31
BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, T. 20 N., R. 20 E., M.D.M.
WASHOE COUNTY NEVADA

DRAWN BY: CPB
DATE: MAY 2019
PROJ. CODE: GIUDICI
PROJ. #: 1197-02.001
1 SHEET OF 1

846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com
775-852-2251



First Valley Holdings LLC
APN: 085-780-31
MAY 15, 2019

Exhibit "A"
Legal Descriptions

Parcel A

BEING A PORTION OF THE RESULTANT PARCEL 2 OF THE REAL PROPERTY DESCRIBED BY PARCEL MAP NO. 278 FILED IN WASHOE COUNTY, STATE OF NEVADA ON THE 6TH OF JULY 1976, SITUATE WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 AS DESCRIBED BY PARCEL MAP 278 FILED IN WASHOE COUNTY, STATE OF NEVADA ON THE 6TH OF JULY 1976, ALSO BEING A POINT AT THE CORNER OF LEON DRIVE AND LEON COURT; THENCE N 00°49'04" E A DISTANCE OF 204.00 FEET AND BOUNDED TO THE WEST BY LEON DR; THENCE S 89°34'07" E A DISTANCE OF 204.00 FEET AND BOUNDED TO THE NORTH BY GRANT DEED DOCUMENT 2356769 AND GRANT DEED DOCUMENT 3618497; THENCE S 00°49'04" W A DISTANCE OF 80.00 FEET AND BOUNDED TO THE EAST BY GRANT DEED DOCUMENT 3924074; THENCE N 89°34'06" W A DISTANCE OF 102.00; THENCE S 00°49'04" W 124.00 FEET; THENCE N 89°34'06" W 102 FEET AND BOUNDED TO THE SOUTH BY LEON CT, TO THE POINT OF BEGINNING.

CONTAINING 0.664 ACRES MORE OR LESS

PARCEL B

BEING A PORTION OF THE RESULTANT PARCEL 2 OF THE REAL PROPERTY DESCRIBED BY PARCEL MAP NO. 278 FILED IN WASHOE COUNTY, STATE OF NEVADA ON THE 6TH OF JULY 1976, SITUATE WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 AS DESCRIBED BY PARCEL MAP 278 FILED IN WASHOE COUNTY, STATE OF NEVADA ON THE 6TH OF JULY 1976, ALSO BEING A POINT AT THE CORNER OF LEON DRIVE AND LEON COURT; THENCE S 89°34'06" E A DISTANCE OF 102.00 FEET TO THE TRUE POINT OF BEGINNING

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20
Sparks, NV US

www.robisoneng.com



(TPOB); THENCE FROM SAID TPOB N 00°49'04" E A DISTANCE OF 124.00 FEET;
THENCE S 89°34'07" E A DISTANCE OF 102.00 FEET; THENCE S 00°49'04" W A
DISTANCE OF 124.00 FEET AND BOUNDED TO THE EAST BY GRANT DEED 3924074;
THENCE N 89°34'06" W A DISTANCE OF 102.00 FEET AND BOUNDED TO THE SOUTH
BY LEON CT TO SAID TPOB.

CONTAING 0.29 ACRES MORE OR LESS

End of Description.

Refer this description to
your title company before
incorporating into any
document.

Prepared by: _____

A handwritten signature in blue ink that reads "Eric C. Sage".

Eric C. Sage
P.L.S. 23301
Exp. 06/30/2020

5/15/19

