

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.

  
 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>		Staff Assigned Case No.: _____	
Project Name:			
Project Description: Parcel Map for Jeffrey Veasley			
Project Address: 5365 Leon Drive Sun Valley, NV 89433			
Project Area (acres or square feet): 1.09 acres or 47,281 sf			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Situates in a portion of the NE 1/4 of Section 9, T20N, R20E, on Leon Drive between E. Gepford Pkwy & E. 4th Ave			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-154-02	1.09		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: JEFFERY VEASLEY		Name: Eric V. Snyder	
Address: PO BOX 11734		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89510	Reno, NV	Zip: 89502
Phone: 775-843-4386	Fax:	Phone: 775-432-6323	Fax: 432-6323
Email: admin@jveasley.com		Email: esnyder@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff		Contact Person: Eric Snyder	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: JEFFERY VEASLEY		Name: Deane Easdon	
Address: PO BOX 11734		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89510	Reno, NV	Zip: 89502
Phone: 775-843-4386	Fax:	Phone: 775-432-6601	Fax: 432-6601
Email: admin@jveasley.com		Email: deasdon@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff		Contact Person: Deane Easdon	
<b>For Office Use Only</b>			
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)?

5365 Leon Drive - 345 ft +/- North to E. 4th AVE

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-154-02	320 - three or four units	1.09

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

Site has 3 existing structures & site plan is attached

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	15,174	16,503	15,604	
Proposed Minimum Lot Width	157.64'	157.62'	157.61'	

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	MDS	MDS	MDS	
Proposed Zoning Area				

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	Muni
b. Electrical Service/Generator	NV Energy
c. Water Service	Muni

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:	Sun Valley GID

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:	Sun Valley GID

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):

N/A
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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
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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?

N/A
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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?

N/A
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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 V. Snyder
Address	1150 Corporate Blvd, Reno, NV 89502
Phone	775-432-6323
Cell	
E-mail	esnyder@cfareno.com
Fax	775-432-6323
Nevada PLS #	11194

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

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- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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				
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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:	

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:	

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
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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 #	





LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS

## CLOSURE CALCULATIONS

FOR

### PARCEL MAP FOR JEFFREY VEASLEY

Parcel Name: PARCEL 1

North: 14889837.11'      East: 2288847.62'

Segment #1: Line  
Course: S0°34'58"E      Length: 25.14'  
North: 14889811.97'      East: 2288847.88'

Segment #2: Line  
Course: N89°49'24"W      Length: 103.69'  
North: 14889812.29'      East: 2288744.20'

Segment #3: Line  
Course: N0°07'52"E      Length: 157.64'  
North: 14889969.93'      East: 2288744.56'

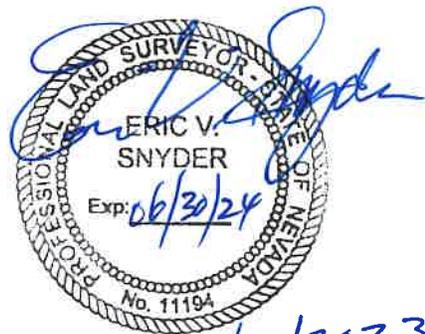
Segment #4: Line  
Course: S89°49'05"E      Length: 91.50'  
North: 14889969.64'      East: 2288836.06'

Segment #5: Line  
Course: S0°37'47"E      Length: 67.00'  
North: 14889902.65'      East: 2288836.79'

Segment #6: Line  
Course: S9°23'06"E      Length: 66.42'  
North: 14889837.12'      East: 2288847.63'

Perimeter: 511.39'      Area: 15,174 Sq. Ft.  
Error Closure:      0.00      Course: N50°40'21"E  
Error North:      0.003      East: 0.004

Precision 1: 511380000.00



09/07/2023

**Parcel Name: PARCEL 2**

North: 14889902.64'      East: 2288836.79'

Segment #1: Line  
 Course: N0°37'47"W      Length: 67.00'  
 North: 14889969.64'      East: 2288836.05'

Segment #2: Line  
 Course: S89°49'05"E      Length: 109.65'  
 North: 14889969.29'      East: 2288945.70'

Segment #3: Line  
 Course: S0°16'27"W      Length: 157.62'  
 North: 14889811.67'      East: 2288944.95'

Segment #4: Line  
 Course: N89°49'24"W      Length: 97.07'  
 North: 14889811.97'      East: 2288847.88'

Segment #5: Line  
 Course: N0°34'58"W      Length: 25.14'  
 North: 14889837.11'      East: 2288847.62'

Segment #6: Line  
 Course: N9°23'06"W      Length: 66.42'  
 North: 14889902.64'      East: 2288836.79'

Perimeter: 522.91'      Area: 16,503 Sq. Ft.  
 Error Closure:            0.00      Course: S61°02'38"E  
 Error North:            -0.001      East: 0.003

Precision 1: 522900000.00

**Parcel Name: PARCEL 3**

North: 14889811.67'      East: 2288944.95'

Segment #1: Line  
 Course: N0°16'27"E      Length: 157.62'  
 North: 14889969.29'      East: 2288945.70'

Segment #2: Line  
 Course: S89°49'05"E      Length: 99.00'  
 North: 14889968.97'      East: 2289044.70'

Segment #3: Line  
Course: S0°16'27"W Length: 157.61'  
North: 14889811.37' East: 2289043.95'

Segment #4: Line  
Course: N89°49'24"W Length: 99.00'  
North: 14889811.67' East: 2288944.95'

Perimeter: 513.24' Area: 15,604 Sq. Ft.  
Error Closure: 0.00 Course: N1°15'23"E  
Error North: 0.001 East: 0.000

Precision 1: 513230000.00

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JEFFREY VEASLEY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 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, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

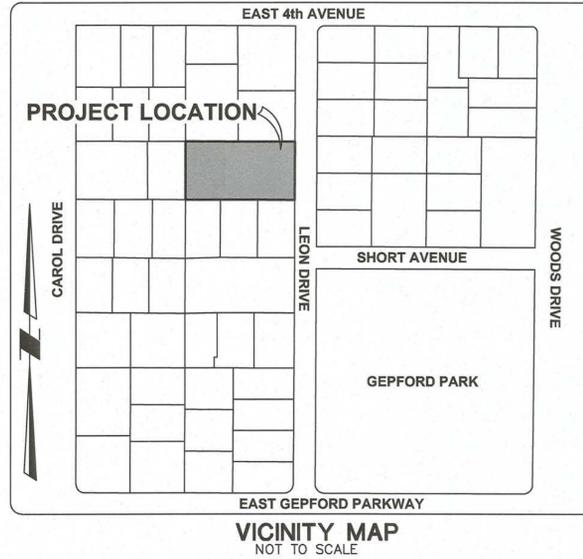
BY: JEFFREY VEASLEY \_\_\_\_\_ OWNER DATE \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY JEFFREY VEASLEY, OWNER.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_



**UTILITY COMPANY CERTIFICATES**

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

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

**NOTES**

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 7.5 FEET COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
2. 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.
3. 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.
4. 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.
5. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
6. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
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 FINAL 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 PERFORM 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.
16. A TEMPORARY RELOCATABLE PRIVATE ACCESS EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2 IS GRANTED PER THIS MAP. SAID EASEMENT EXTINGUISHES UPON DEDICATION OF PUBLIC ROADWAYS OR OTHER MEANS OF ACCESS AGREED UPON BY BOTH PARTIES.

**DISTRICT BOARD OF HEALTH CERTIFICATE**

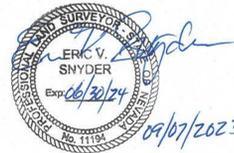
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, 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 19, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 2023.
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S 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 11194

**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 \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JEFFREY VEASLEY 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 \_\_\_\_\_, 2023 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 OF NEVADA

JULIE M. MORENO, TITLE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**TAXATION CERTIFICATE** (APN: 085-154-02)

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 \_\_\_\_\_

**SECURITY INTEREST HOLDER CERTIFICATE**

RICHARD ROSSOW, BENEFICIARY UNDER DEED OF TRUST DOCUMENT NO. 5380223, RECORDED MAY 15, 2023, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS WASHOE COUNTY, NEVADA.

**REFERENCES**

1. TRACT MAP NO. 447 FOR SUN VALLEY SUBDIVISION NO. 2, FILE NO. 176053, RECORDED AUGUST 10, 1949, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. PARCEL MAP NO. 55 FOR HAROLD & MERVIN DE GIOVANNI, ET AL, FILE NO. 319118, RECORDED MARCH 6, 1974, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. PARCEL MAP NO. 1420 FOR ALLEN & KATHY LeCOMPTE, ET AL, FILE NO. 835656, RECORDED JANUARY 27, 1983, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. PARCEL MAP NO. 1657 FOR AVA E. BARTMESS, FILE NO. 930980, RECORDED JUNE 14, 1984, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. 13TH PARCEL MAP NO. 3459 FOR RICHARD GOLDEN, FILE NO, 2282809, RECORDED DECEMBER 7, 1998, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. PARCEL MAP NO. 3715 FOR MARY M. ATWELL, FILE NO. 2501654, RECORDED NOVEMBER 21, 2000, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**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 <b>JEFFREY VEASLEY</b> BEING A DIVISION OF LOT 4 OF BLOCK 3 OF TM NO. 447 SITUATE IN THE NE 1/4 OF SECTION 19, T20N, R20E., M.D.M. WASHOE COUNTY NEVADA	
CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM	JOB NO. 23047.00 DRAWN BY DRE CHECKED BY EVS DATE 08/23/23 SHEET 1 OF 2

WASHOE COUNTY CONTROL POINT  
S41SM01166 2" BRASS DISC STAMPED WC  
ENGINEERING & PUNCHED  
(INTERSECTION E. 4TH AVE & CAROL DR)

GROUND COORDINATES (FOUND)  
N: 14890316.32  
E: 2288414.34

GROUND COORDINATES (RECORD)  
N: 14890316.41  
E: 2288414.29

MARIA & JAVIER OROZCO  
PARCEL C PM 1420 (R3)  
APN: 085-154-40

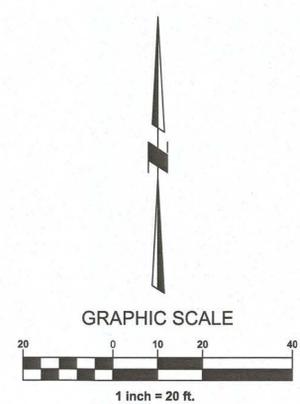
DAVID MARFIL ROBERTOS et al  
LOT A PM 55 (R2)  
APN: 085-154-27

NICANOR B. PALLARES  
LOT B PM 55 (R2)  
APN: 085-154-28

WASHOE COUNTY CONTROL POINT  
S41SM01165 2" BRASS DISC STAMPED WC  
ENGINEERING & PUNCHED  
(INTERSECTION LEON DR & E. 4TH AVE)

GROUND COORDINATES (FOUND)  
N: 14890314.09  
E: 2289076.36

GROUND COORDINATES (RECORD)  
N: 14890314.06  
E: 2289076.39



ADRIAN SAPIEN et al  
PARCEL 2 PM 3715 (R6)  
APN: 085-154-62

PARCEL 1  
15174 SQ. FT.

PARCEL 2  
16503 SQ. FT.

PARCEL 3  
15604 SQ. FT.

ABRAHAM PEREZ-MENDOZA et al  
PORTION OF PARCEL 3  
BLOCK 3 TM 447 (R1)  
APN: 085-154-42

ARTURO LOPEZ-PIMENTEL  
PARCEL C PM 1657 (R4)  
APN: 085-154-51

JAVIER OROZCO et al  
PARCEL B PM 1657 (R4)  
APN: 085-154-50

MANUEL ORDORICA-RAMOS  
PARCEL A PM 1657 (R4)  
APN: 085-154-49

CALCULATED WC CONTROL POINT  
S41SM01175  
2 1/2" GLO BRASS CAP IN ROCK MOUND;  
SECTION CORNER 24/19/25/30 T20N R19E  
N: 14886367.41  
E: 2285225.21

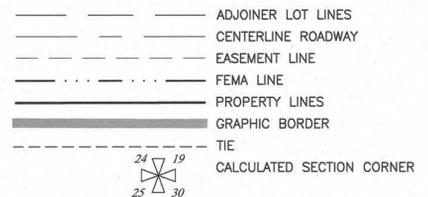
- LEGEND**
- ⊙ DIMENSION POINT, NOTHING FOUND OR SET
  - FOUND MONUMENT AS NOTED
  - ⊙ FOUND STANDARD STREET MONUMENT IN WELL
  - SET 5/8" REBAR WITH PLASTIC CAP OR NAIL & TAG "PLS 11194"
  - () RECORD INFORMATION
  - (R1) REFERENCE NUMBER
  - SS SANITARY SEWER
  - TM TRACT MAP
  - PM PARCEL MAP
  - APN ASSESSOR PARCEL NUMBER
  - DE DRAINAGE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - ROW RIGHT-OF-WAY
  - SQ. FT. SQUARE FOOT
  - ADJOINER LOT LINES
  - CENTERLINE ROADWAY
  - EASEMENT LINE
  - FEMA LINE
  - PROPERTY LINES
  - GRAPHIC BORDER
  - TIE
  - CALCULATED SECTION CORNER

**RESULTANT PARCEL AREAS**

AREA NAME	SQ. FT.	ACRES
PARCEL 1	15,174	0.35
PARCEL 2	16,503	0.38
PARCEL 3	15,604	0.36
TOTAL	47,281	1.09

**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.



LEON DRIVE  
(PREVIOUSLY BONNIE LEON DRIVE)  
(60' WIDE PUBLIC ROW AS SHOWN ON TM 447 (R1))

WASHOE COUNTY CONTROL POINT  
S41SM01524 2" BRASS DISC NOT STAMPED PUNCHED  
(INTERSECTION LEON DR & E. GEPFORD PKWY)

GROUND COORDINATES (FOUND)  
N: 1488893.25  
E: 2289070.04

GROUND COORDINATES (RECORD)  
N: 1488893.24  
E: 2289070.08

**PROFESSIONAL SEAL**

ERIC V. SNYDER  
CIVIL ENGINEER  
No. 1118  
EXPIRES 06/30/24

09/01/2023

**PARCEL MAP FOR**

**JEFF VEASLEY**

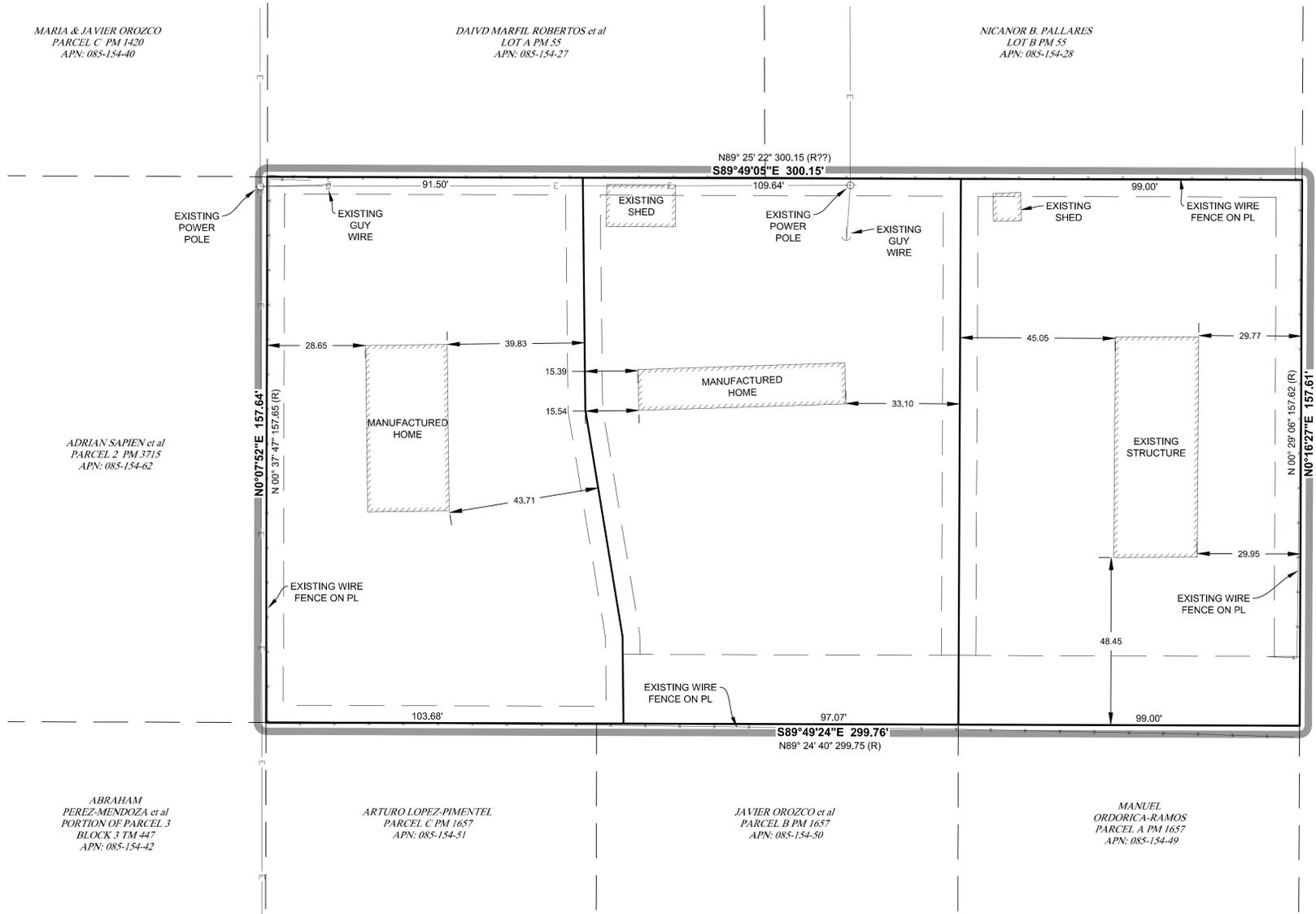
BEING A DIVISION OF LOT 4 OF BLOCK 3 OF TM NO. 447  
SITUATE IN THE NE 1/4 OF SECTION 9, T20N, R20E, M.D.M.

WASHOE COUNTY NEVADA

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS

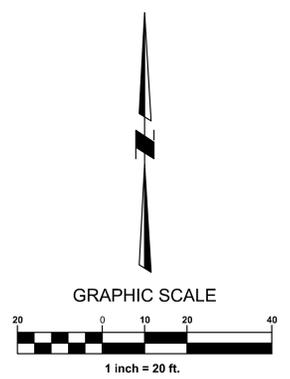
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO.	23047.00
DRAWN BY	DRE
CHECKED BY	EVS
DATE	08/23/23
SHEET	2
OF	2



**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.

- LEGEND**
- FOUND MONUMENT AS NOTED
  - UTILITY POLE
  - GUY ANCHOR
  - APN ASSESSOR PARCEL NUMBER
  - PUE PUBLIC UTILITY EASEMENT
  - RS RECORD OF SURVEY MAP
  - PM PARCEL MAP
  - ADJACENT PARCEL LINE
  - CENTERLINE
  - EASEMENT LINE
  - GRAPHIC BORDER
  - PROPERTY LINE
  - FENCE
  - OVERHEAD ELECTRIC LINE



# SITE PLAN

PARCEL MAP  
PREPARED FOR  
**JEFF VEASLEY**

A DIVISION OF LOT 4, IN BLOCK 3, OF SUN VALLEY SUBDIVISION NO. 2,  
TRACT MAP NO. 447 SITUATE IN THE N.E. 1/4 OF SECTION 19, T20N, R20E, M.D.B.&M.  
WASHOE COUNTY NEVADA

JOB NO. 23047.00  
DRAWN BY ES/DE  
CHECKED BY PLS  
DATE 08/23/23  
SHEET 2 OF 2

**cfa** EST. 1981  
CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
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