

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel map for Jeff L. & Shannon Skaggs Trustees of the Skaggs Family Trust			
Project Description: Merger and resubdivision of parcel 050-470-05			
Project Address: 0 Eastlake Blvd., Washoe County, NV			
Project Area (acres or square feet): 24.63 acres			
Project Location (with point of reference to major cross streets AND area locator): 0.4 miles south of the intersection of Eastlake Blvd and Douglas Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-470-05	40.52		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Skaggs Family Trust		Name: Lumos & Associates	
Address: 15630 Minnetonka Cir.		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521
Phone: 775-359-6667	Fax:	Phone: 775-827-6111	Fax:
Email: jeff@tmonv.com		Email: ccdebaca@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Skaggs		Contact Person: Carl C. deBaca	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Jeff Skaggs		Name:	
Address: 15630 Minnetonka Cir.		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-359-6667	Fax:	Phone:	Fax:
Email: jeff@tmonv.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Skaggs		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

0 Eastlake Blvd., Washoe County, NV - located approximately 0.4 miles south of the intersection of Eastlake Blvd. and Douglas Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-470-05	HDR	40.52

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

Vacant.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5.0 acre	5.00 acre	4.63 acre	10.0 acre
Proposed Minimum Lot Width	326.44	326.49	302 feet	251.35 feet

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
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.) *Parcel map in progress but not recorded at time of application submittal.

Yes
 No

6. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	None
c. Water Service	None

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input 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
------------------------------	---	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

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

a. Permit #		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):

--

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

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

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

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

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge **Property within FEMA Flood Zone A**

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

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

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

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No.

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

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

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

--

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?

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?

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?

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?

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?

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

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?

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

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

28. Surveyor:

Name	Lumos & Associates / Carl C. deBaca
Address	9222 Prototype Drive, Reno, NV 89521
Phone	775-827-6111
Cell	
E-mail	ccdebaca@lumosinc.com
Fax	
Nevada PLS #	7633

Property Owner Affidavit

Applicant Name: Jeff L. Skaggs

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, Jeff L. Skaggs
(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): 050-470-05

Printed Name Jeff L. Skaggs

Signed [Signature]

Address 15630 Manne-tonka Ln
Feno Nevada 89521

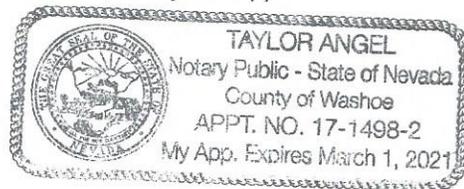
Subscribed and sworn to before me this 16th day of July, 2019.

[Signature]

Notary Public in and for said county and state

My commission expires: March 1st, 2021

(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

Property Owner Affidavit

Applicant Name: Shannon Skaggs

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, Shannon Skaggs
(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): 050-470-05

Printed Name Shannon Skaggs

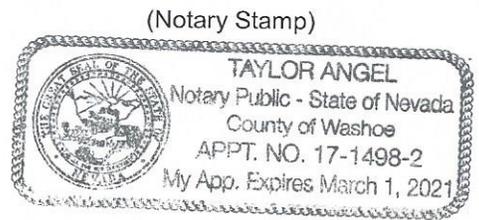
Signed [Signature]

Address 15630 Minnetonka Circle
Reno, NV 89521

Subscribed and sworn to before me this
15th day of July, 2019.

[Signature]
Notary Public in and for said county and state

My commission expires: March 1st, 2021



*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

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
05047005	Active	7/23/2019 2:07:28 AM

Current Owner:
 SKAGGS FAMILY TRUST
 15630 MINNETONKA CIR
 RENO, NV 89521

SITUS:
 0 EASTLAKE BLVD
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Legal Description

Range 20 Lot Block Township 16 Section 8 SubdivisionName _UNSPECIFIED

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
State of Nevada	\$112.46	(\$14.50)	\$97.96
Truckee Meadows Fire Dist	\$357.21	(\$46.04)	\$311.17
Washoe County	\$920.63	(\$118.66)	\$801.97
Washoe County Sc	\$753.12	(\$97.08)	\$656.04
Total Tax	\$2,143.42	(\$276.28)	\$1,867.14

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018066823	B18.204569	\$466.78	1/24/2019
2018	2018066823	B18.157998	\$466.78	12/14/2018
2018	2018066823	B18.107228	\$466.79	9/27/2018
2018	2018066823	B18.45506	\$466.79	8/16/2018

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) 328-3642

Address change requests may also be mailed to: Washoe County Assessor 1001 E 9th Street Reno, NV 89512-2845

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@washoecounty.us

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

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
05047005	Active	7/23/2019 2:07:28 AM

Current Owner:
SKAGGS FAMILY TRUST
15630 MINNETONKA CIR
RENO, NV 89521

SITUS:
0 EASTLAKE BLVD
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description
Range 20 Lot Block Township 16 Section 8 SubdivisionName _UNSPECIFIED

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/2/2020	2019	\$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
<u>State of Nevada</u>	\$116.62	(\$13.96)	\$102.66
<u>Truckee Meadows Fire Dist</u>	\$370.44	(\$44.34)	\$326.10
<u>Washoe County</u>	\$954.72	(\$114.25)	\$840.47
<u>Washoe County Sc</u>	\$781.01	(\$93.48)	\$687.53
Total Tax	\$2,222.79	(\$266.03)	\$1,956.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019075266	U19.222	\$1,956.76	7/11/2019

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) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

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@washoecounty.us

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT UNDERSIGNED, JEFF L. & SHANNON SKAGGS, TRUSTEES OF THE SKAGGS FAMILY TRUST, 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, EQUESTRIAN, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

JEFF L. & SHANNON SKAGGS
TRUSTEES OF THE SKAGGS FAMILY TRUST

BY: _____ DATE: _____

PRINT NAME AND TITLE: _____

BY: _____ DATE: _____

PRINT NAME AND TITLE: _____

NOTARY ACKNOWLEDGEMENTS

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, _____, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, _____, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JEFF L. & SHANNON SKAGGS, TRUSTEES OF THE SKAGGS FAMILY TRUST, 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 LANDS 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 DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ NAME: _____ DATE: _____

PRINT NAME AND 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 PUBLIC HEALTH DISTRICT.

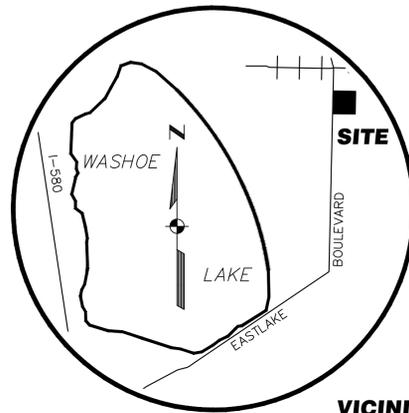
FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

A.P.N. 050-470-05
WASHOE COUNTY TREASURER

BY: _____ NAME: _____ DATE: _____
DEPUTY TREASURER



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. SAID ENTITIES DO HEREBY RELINQUISH THE EXISTING EASEMENT SHOWN HEREON AS "TO BE RELINQUISHED".

SIERRA PACIFIC POWER CO. d/b/a NV ENERGY DATE _____

PRINTED NAME: _____

NEVADA BELL TELEPHONE CO. d/b/a AT&T NEVADA DATE _____

PRINTED NAME: _____

CHARTER COMMUNICATIONS DATE _____

PRINTED NAME: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

PRINTED NAME: _____

NOTARY ACKNOWLEDGEMENTS

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019 BY: _____ AS _____ FOR SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY, A NEVADA CORPORATION.

NOTARY PUBLIC _____

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019 BY: _____ AS _____ FOR NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA.

NOTARY PUBLIC _____

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019 BY: _____ AS _____ FOR CHARTER COMMUNICATIONS.

NOTARY PUBLIC _____

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019 BY: _____ AS _____ FOR WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., DO HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JEFF L. & SHANNON SKAGGS, TRUSTEES OF THE SKAGGS FAMILY TRUST;
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SECTION 8, T.16 N., R.20 E., M.D.M., COUNTY OF WASHOE, NEVADA AND THE SURVEY WAS COMPLETED ON MAY 30, 2019.
- 3. 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.
- 4. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS AND THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

JOHN A. GOMEZ, P.L.S.
NEVADA CERTIFICATE No. 20123



EXPIRES 6/31/21

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-_____ 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2019, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA IN ACCORDANCE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725

MOJRA HALUENSTEIN DATE _____
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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 _____
BY: VAHID BEHMARAM

COUNTY SURVEYOR'S CERTIFICATE

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

WAYNE HANDROCK, P.L.S. 20464
WASHOE COUNTY SURVEYOR

FILE No. _____

FEE: _____

FILE FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC.

ON THIS _____ DAY OF _____

2019, AT _____ MINUTES PAST _____

O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

KALIE M. WORK
COUNTY RECORDER

BY: _____
DEPUTY

PARCEL MAP

FOR

JEFF L. & SHANNON SKAGGS

TRUSTEES OF THE SKAGGS FAMILY TRUST

A MERGER & RESUBDIVISION OF PARCEL D OF PM _____

BEING SITUATE IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.

COUNTY OF WASHOE

STATE OF NEVADA



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-6111
FAX (775) 827-6122

Drawn By : CRC
Sheet: 1 OF 2
Job No. : 9775.000
Dwg No.: 9775.000PM.DWG

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED NOVEMBER 15, 2016 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER WITH CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. MODIFIED BY A COMBINED FACTOR OF 1.000197939, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE AND MEETS THE POSITIONAL CERTAINTY FOR A HIGH URBAN LAND BOUNDARY SURVEY. DUE TO INDETERMINATE AND ULTIMATELY UNQUANTIFIABLE UNCERTAINTY OBSERVABLE THROUGHOUT THE WASHOE COUNTY CONTROL NETWORK, A DIFFERENT POSITIONAL STANDARD MUST BE CLAIMED FOR ANY TIES TO WASHOE COUNTY CONTROL POINTS THAT WERE NOT DIRECTLY MEASURED AS PART OF THIS SURVEY. THAT POSITIONAL TOLERANCE IS ESTIMATED TO BE ±15CM.
2. PUBLIC UTILITY EASEMENTS AND CABLE TV EASEMENTS ARE HEREBY GRANTED, TEN (10.00) FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARY LINES AND CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
4. PARCELS ARE FOR RESIDENTIAL USE.
5. ACCESS IS BY PRIVATE EASEMENT, MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
8. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18.09 AS PARCELS ARE DEVELOPED.
9. 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 THE ISSUANCE OF A BUILDING PERMIT.
10. 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 THE CITY OF RENO WITH A WLL-SERVE LETTER.
11. 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 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
12. 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 A BUILDING PERMIT.
13. THIS PROPERTY LIES WITHIN F.E.M.A. FLOOD F.I.R.M. PANEL NO. 32031C3350G AND PORTIONS OF THE SITE LIE WITHIN ZONE X AND ZONE A.
14. TOTAL AREA OF THIS PARCEL MAP IS 24.63 GROSS ACRES, CONSISTING OF 4 PARCELS.

LEGEND

- FOUND: MONUMENT AS NOTED
- CALCULATION POINT, NOTHING FOUND OR SET
- △ FOUND WASHOE COUNTY REFERENCE MONUMENT AS NOTED
- ✱ FOUND SECTION CORNER MONUMENT AS NOTED
- ◄ FOUND 1/4 SECTION CORNER MONUMENT AS NOTED
- ⊙ SET: 5/8" REBAR W/ ALUMINUM CAP STAMPED PLS 7633
- (1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- O.A. OVERALL DIMENSION
- W.C.O.R. WASHOE COUNTY OFFICIAL RECORDS
- W.C.C.P. WASHOE COUNTY CONTROL POINT

REFERENCES

- (1) PARCEL MAP NO. _____ DOC NO. _____ W.C.O.R.
- (2) PARCEL MAP NO. 3420 DOC NO. 2248309 W.C.O.R.
- (3) PARCEL MAP NO. 3354 DOC NO. 2220630 W.C.O.R.
- (3) VESTING DEED DOC NO. 4557178 W.C.O.R.

PARCEL MAP
FOR
JEFF L. & SHANNON SKAGGS
TRUSTEES OF THE SKAGGS FAMILY TRUST
A MERGER & RESUBDIVISION OF PARCEL D OF PM _____

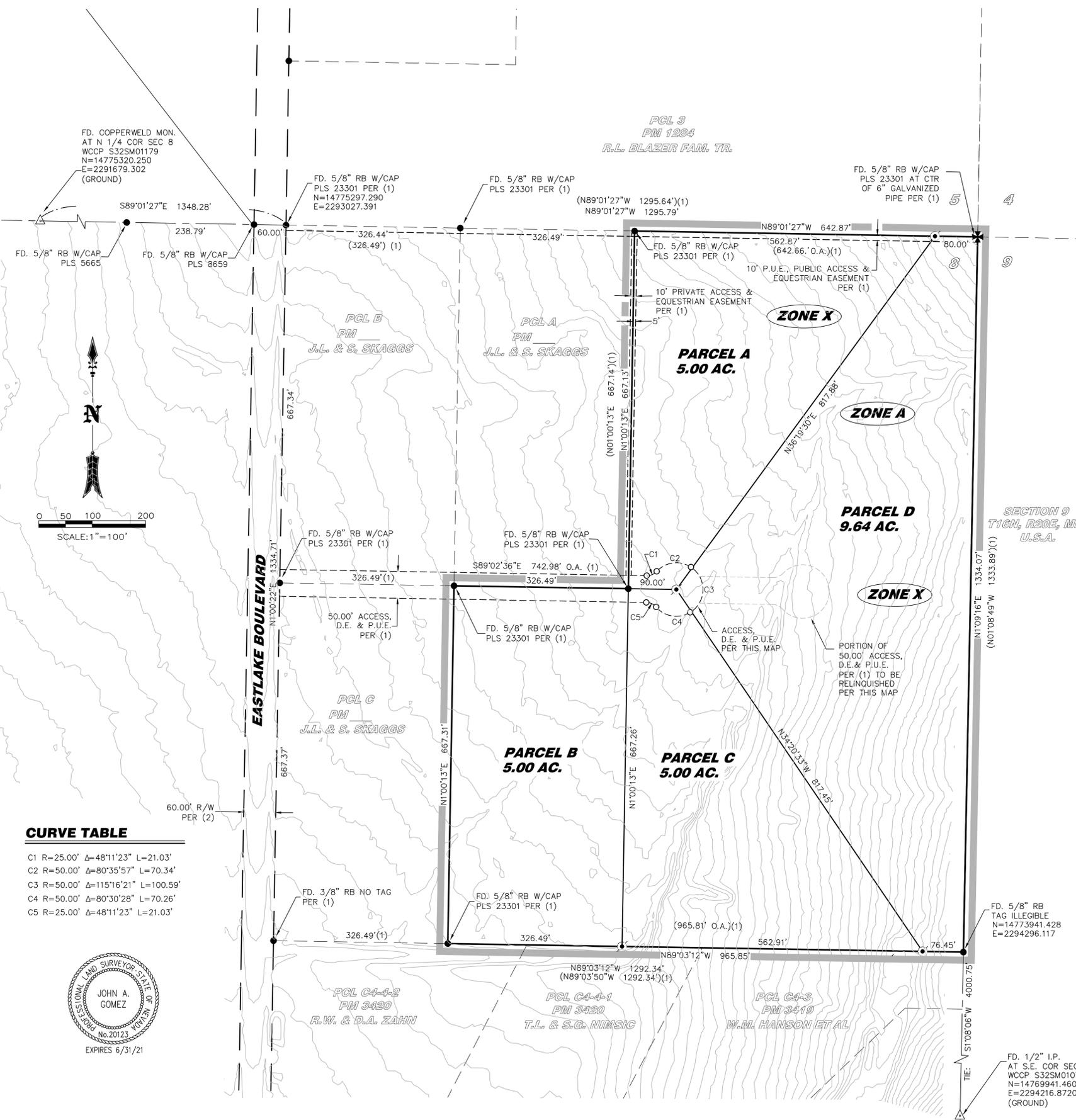
BEING SITUATE IN THE N.E. 1/4 OF THE N.W. 1/4 OF
SECTION 8, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.

COUNTY OF WASHOE STATE OF NEVADA



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-6111
FAX (775) 927-6122

Drawn By : CRC
Sheet: 2 OF 2
Job No. : 9775.000
Dwg No.: 9775.000PM.DWG



FD. COPPERWELD MON.
AT N 1/4 COR SEC 8
WCCP S32SM01179
N=14775320.250
E=2291679.302
(GROUND)



CURVE TABLE

C1	R=25.00'	Δ=48°11'23"	L=21.03'
C2	R=50.00'	Δ=80°35'57"	L=70.34'
C3	R=50.00'	Δ=115°16'21"	L=100.59'
C4	R=50.00'	Δ=80°30'28"	L=70.26'
C5	R=25.00'	Δ=48°11'23"	L=21.03'

