

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Paganetti, William & Maryanne			
Project Description: Proposed Parcel Map to divide APN 040-620-16 (14.2 Acres) into two parcels (4.72 Acres and 9.49 Acres)			
Project Address: 1590 Catalpa Lane			
Project Area (acres or square feet): 14.2 Acres			
Project Location (with point of reference to major cross streets AND area locator): The terminus of Catalpa Lane, 1,050' Southeast of intersection of W. Huffaker and Del Monte			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
040-620-16	14.2		
Section(s)/Township/Range: SE 1/4 of Section 1, T.18N., R.19E., MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s)/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: William & Maryanne Paganetti		Name: Odyssey Engineering, Inc.	
Address: 1590 Catalpa Lane		Address: 895 Roberta Lane, Suite 104	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89431
Phone: 775 825-0833	Fax: 775	Phone: 775 359-3303	Fax: 775-359-3329
Email: pete@wildayarchitects.com		Email: ryan@odysseyreno.com	
Cell:	Other:	Cell: 775-233-9255	Other:
Contact Person: Pete Wilday		Contact Person: Ryan T. Sims, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

1590 Catalpa Lane, at the terminus of Catalpa Lane, +/-1,050' southwest of the intersection of Del Monte Lane and W. Huffaker Lane

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
040-620-16	200, Single Family Residence	14.2

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

The parcel currently consists of one single family residence and several outbuildings and landscape improvements, as well as a large area of cultivated fields.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	4.72	9.49		
Minimum Lot Width	290'	273'		

4. 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 Community Development staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Private septic on site
b. Electrical Service/Generator	NV Energy
c. Water Service	Private well on site

6. 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 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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7. 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 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. 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 #	TBD	acre-feet per year	
b. Certificate #	TBD	acre-feet per year	
c. Surface Claim #	TBD	acre-feet per year	
d. Other, #	TBD	acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

TBD

9. 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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10. 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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11. 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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12. 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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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

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14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

No

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?

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.
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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?

2,950 CY

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?

Disturbed area may be visible from the south, but will be screened from the single family residence to the south by existing trees on that adjacent parcel.

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?

Disturbed area may be visible from the south, but will be screened from the single family residence to the south by existing trees on that adjacent parcel.

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?

Any proposed grading will be flatter than 3:1, with much of the grading being much flatter. Slopes approaching 3:1 will only occur around the edges of improvements, and will be landscaped with final improvements.

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?

No

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?

No

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

No

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?

Any disturbed areas will be improved or landscaped.

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

Temporary irrigation will be available from the existing agricultural irrigation on site.

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

No

28. Surveyor:

Name	Justin M. Moore
Address	895 Roberta Lane, Suite 104, Sparks, NV 89431
Phone	775 359-3303
Cell	775 240-2366
E-mail	justin@odysseyreno.com
Fax	775 359-3329
Nevada PLS #	22362

UTILITY COMPANIES' CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____

PRINT NAME / TITLE _____

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA _____ DATE _____

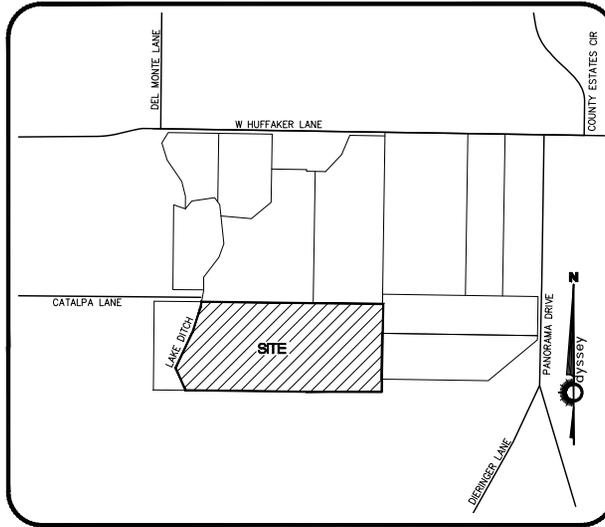
PRINT NAME / TITLE _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____

PRINT NAME / TITLE _____

CHARTER COMMUNICATIONS _____ DATE _____

PRINT NAME / TITLE _____



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMERICAN BANK OF ST. PAUL, 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 AND TITLE 17 OF THE CITY OF SPARKS AND THAT THE EASEMENTS SHOWN HEREON TO BE GRANTED PER THIS MAP ARE HEREBY GRANTED AND THAT THE EASEMENT SHOWN HEREON TO BE RELINQUISHED PER THIS MAP ARE HEREBY RELINQUISHED TO THE POSITIONS INDICATED HEREON.

WILLIAM A. PAGANETTI _____ DATE _____

MARYANNE T. PAGANETTI _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA _____
COUNTY OF WASHOE _____ S.S.

ON THIS _____ DAY OF _____, 2015, WILLIAM A. PAGANETTI, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE 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'S SIGNATURE _____

MY COMMISSION EXPIRES: _____

STATE OF NEVADA _____
COUNTY OF WASHOE _____ S.S.

ON THIS _____ DAY OF _____, 2015, MARYANNE T. PAGANETTI, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE 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'S SIGNATURE _____

MY COMMISSION EXPIRES: _____

REFERENCES:

- (R1) PARCEL MAP NO. 700, FILE NO. 565246, RECORDED OCTOBER 10, 1978.
- (R2) DEED DOCUMENT NO. 568087, BOOK 1325, PAGE 409, RECORDED NOVEMBER 02, 1978.
- (R3) PARCEL MAP NO. 2133, FILE NO. 1162293, RECORDED MAY 13, 1987.
- (R4) RECORD OF SURVEY MAP NO. 160, FILE NO. 190619, RECORDED DECEMBER 4, 1950.
- (R5) RECORD OF SURVEY MAP NO. 345, FILE NO. 317385, RECORDED MARCH 28, 1960.
- (R6) TRACT MAP FOR LAKESIDE MEADOWS SUBDIVISION UNIT NO. 3, MAP NO. 899, FILE NO. 416640, RECORDED JUNE 5, 1964.
- (R7) PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY, ORDER NO. 066663-RTG, DATED SEPTEMBER 05, 2014.

*REFERENCED DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA - EXCLUDING REFERENCE #7.

GOVERNING AGENCY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT. I HEREBY APPROVE FOR RECORDATION IN ACCORDANCE WITH WASHOE COUNTY CODE 110.614.20.

MICHAEL E. GUMP, P.L.S. 13927 _____ DATE _____
WASHOE COUNTY SURVEYOR

TAX CERTIFICATE: APN: 040-620-16

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.

WASHOE COUNTY TREASURER

BY: DEPUTY _____ DATE _____

NAME _____

TITLE _____

TITLE COMPANY'S CERTIFICATE: ORDER NO. 066663-RTG

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT WILLIAM A. PAGANETTI AND MARYANNE T. PAGANETTI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

WESTERN TITLE COMPANY

BY: _____ DATE _____

NAME _____

TITLE _____

SURVEYOR'S CERTIFICATE:

1. JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WILLIAM A. PAGANETTI AND MARYANNE T. PAGANETTI.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 1, T.18N., R.19E., M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2015.
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, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JUSTIN M. MOORE, P.L.S.
NEVADA CERTIFICATE NO. 22362

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2015, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
LAWRENCE R. BURTNES, COUNTY RECORDER
BY: _____
DEPUTY

PARCEL MAP
FOR
PAGANETTI, WILLIAM & MARYANNE

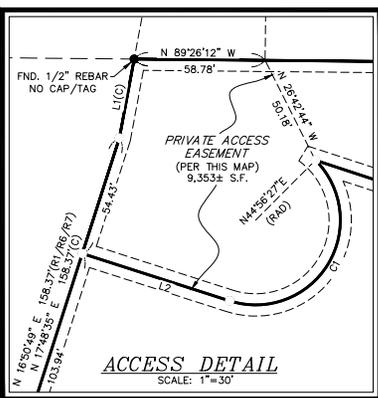
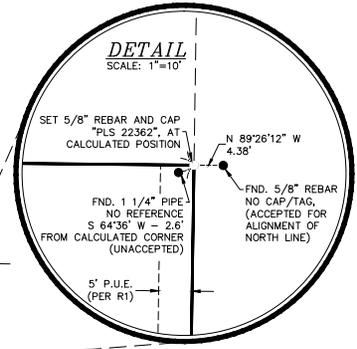
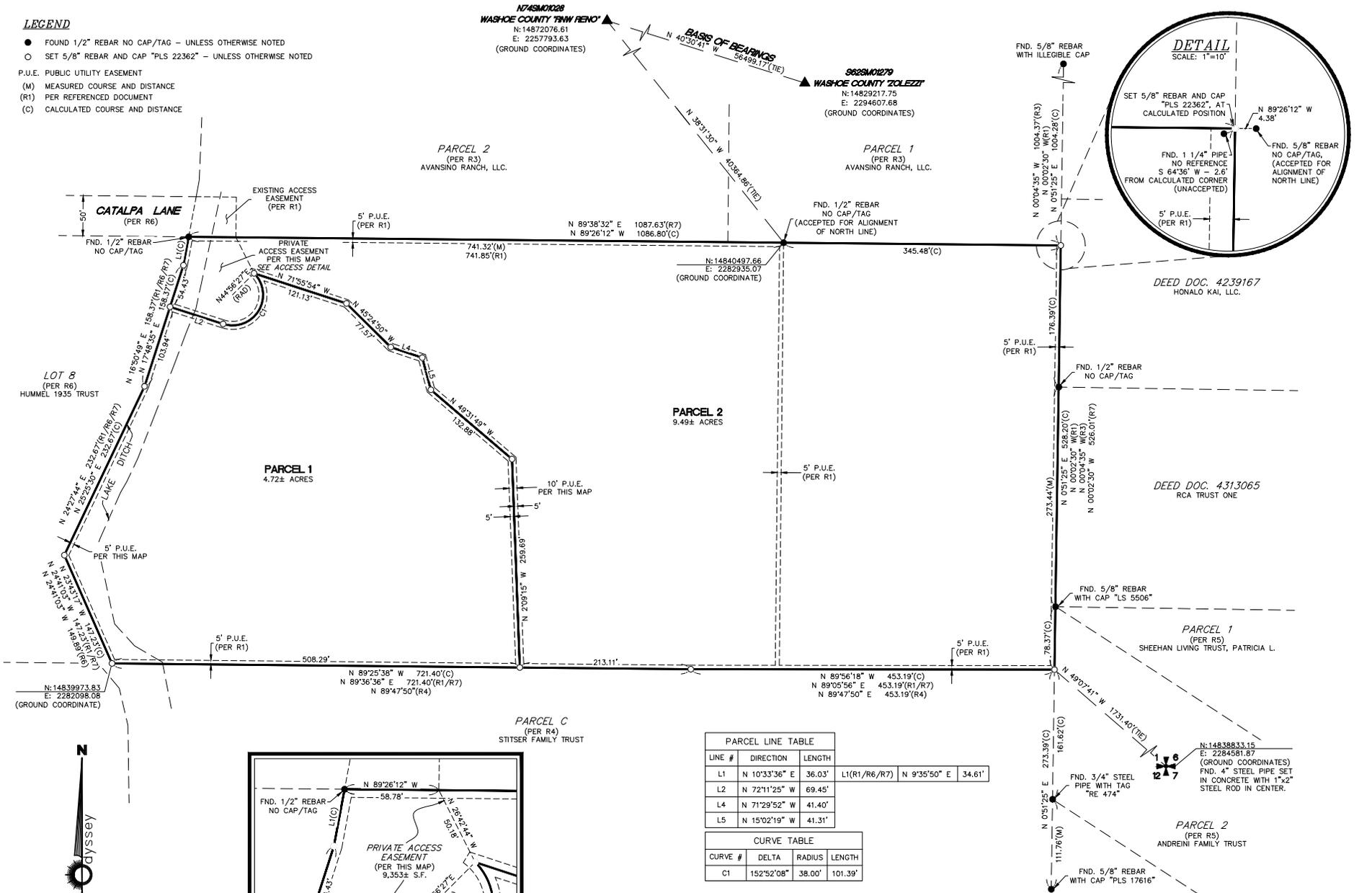
LOCATED WITHIN THE SE 1/4 OF SECTION 1, T.18N., R.19E., M.D.M.
WASHOE COUNTY NEVADA

 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (702) 359-3303	SHEET 1 OF 2
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LEGEND

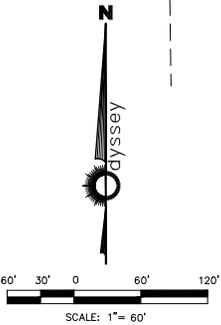
- FOUND 1/2" REBAR NO CAP/TAG - UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP "PLS 22362" - UNLESS OTHERWISE NOTED

- P.U.E. PUBLIC UTILITY EASEMENT
- (M) MEASURED COURSE AND DISTANCE
- (R1) PER REFERENCED DOCUMENT
- (C) CALCULATED COURSE AND DISTANCE



PARCEL LINE TABLE					
LINE #	DIRECTION	LENGTH			
L1	N 10°33'36\"	36.03'	L1(R1/R6/R7)	N 9°35'50\"	34.61'
L2	N 72°11'25\"	69.45'			
L4	N 71°29'52\"	41.40'			
L5	N 15°02'19\"	41.31'			

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	152°52'08\"	38.00'	101.39'



BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED SCALE FACTOR OF 1.000197939.

PARCEL MAP
 FOR
PAGANETTI, WILLIAM & MARYANNE

LOCATED WITHIN THE SE 1/4 OF SECTION 1, T.18N., R.19E., M.D.M.
 WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (702) 359-3303

dyssey ENGINEERING INCORPORATED

SHEET
2
 OF
2

TOTAL AREA = 14.21± ACRES

UTILITY COMPANIES' CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____

PRINT NAME / TITLE _____

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA _____ DATE _____

PRINT NAME / TITLE _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____

PRINT NAME / TITLE _____

CHARTER COMMUNICATIONS _____ DATE _____

PRINT NAME / TITLE _____



VICINITY MAP
NOT TO SCALE

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WILLIAM A. PAGANETTI _____ DATE _____

MARYANNE T. PAGANETTI _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

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COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2015, WILLIAM A. PAGANETTI, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

MY COMMISSION EXPIRES: _____

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COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2015, MARYANNE T. PAGANETTI, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

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APN: 040-620-16
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WASHOE COUNTY TREASURER
BY: _____ DATE _____
DEPUTY
NAME _____
TITLE _____

TITLE COMPANY'S CERTIFICATE: ORDER NO. 066663-RTO

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WESTERN TITLE COMPANY
BY: _____ DATE _____
NAME _____
TITLE _____

SURVEYOR'S CERTIFICATE:

- I, JUSTIN M. MOORE, 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 WILLIAM A. PAGANETTI AND MARYANNE T. PAGANETTI.
 - THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 1, T.18N., R.19E., M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2015.
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JUSTIN M. MOORE, P.L.S.
NEVADA CERTIFICATE NO. 22362

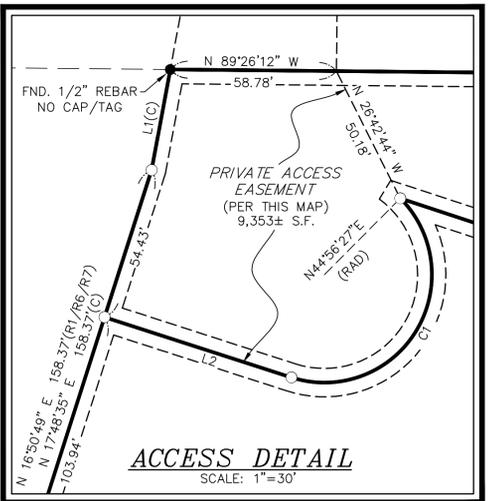
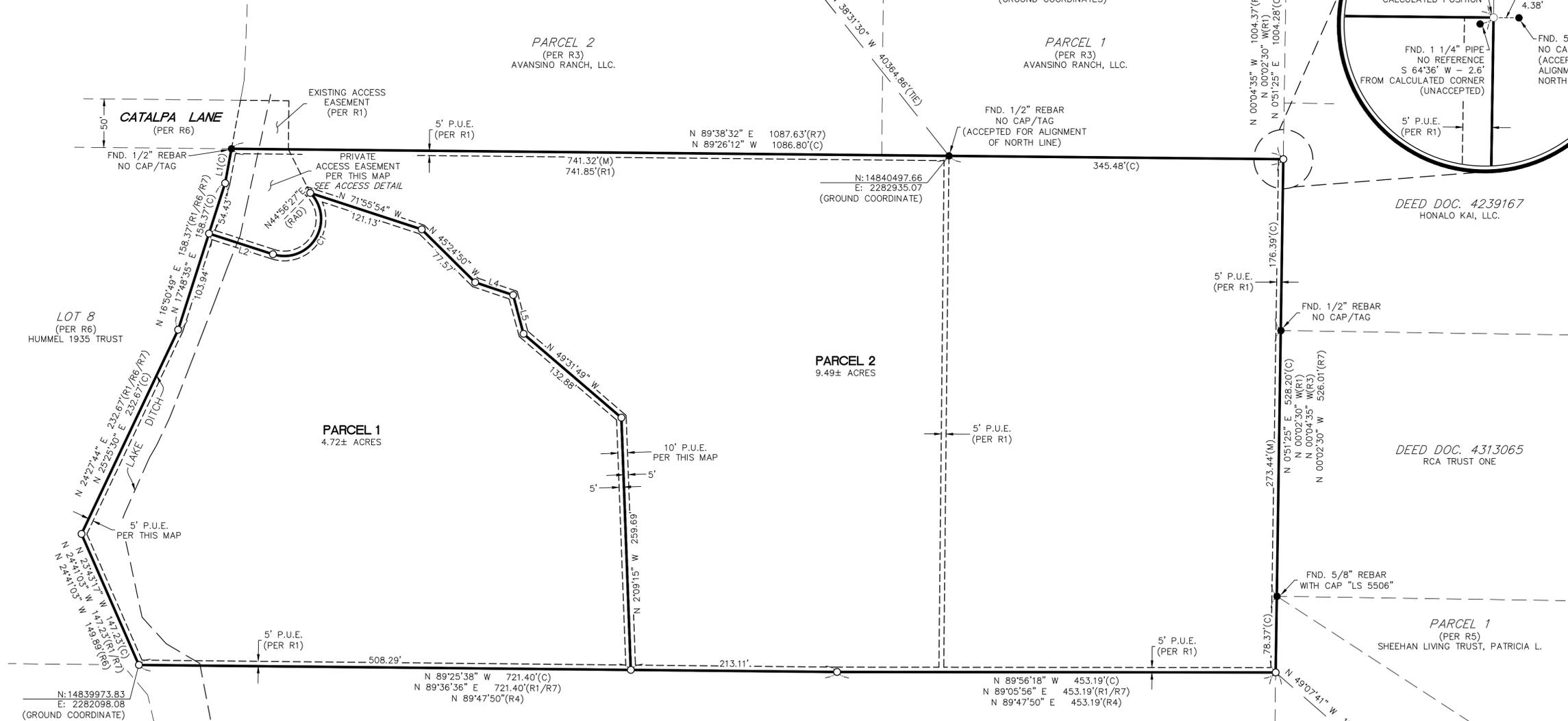
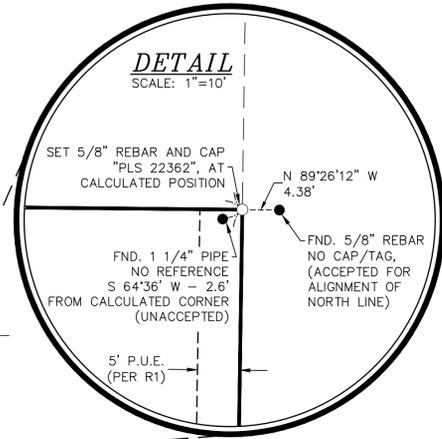
FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____ 2015, AT ____ MINUTES PAST ____ O'CLOCK, ____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA LAWRENCE R. BURTNES, COUNTY RECORDER	PARCEL MAP FOR PAGANETTI, WILLIAM & MARYANNE LOCATED WITHIN THE SE 1/4 OF SECTION 1, T.18N., R.19E., M.D.M. WASHOE COUNTY NEVADA	SHEET 1 OF 2
BY: _____ DEPUTY	895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (702) 359-3303 Odyssey ENGINEERING INCORPORATED	

LEGEND

- FOUND 1/2" REBAR NO CAP/TAG - UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP "PLS 22362" - UNLESS OTHERWISE NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- (M) MEASURED COURSE AND DISTANCE
- (R1) PER REFERENCED DOCUMENT
- (C) CALCULATED COURSE AND DISTANCE

N74SM01028
WASHOE COUNTY "RNV RENO"
N: 14872076.61
E: 2257793.63
(GROUND COORDINATES)

S62SM01279
WASHOE COUNTY "ZOLEZZI"
N: 14829217.75
E: 2294607.68
(GROUND COORDINATES)



PARCEL LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	N 10°33'36" E	36.03'	L1(R1/R6/R7) N 9°35'50" E 34.61'
L2	N 72°11'25" W	69.45'	
L4	N 71°29'52" W	41.40'	
L5	N 15°02'19" W	41.31'	

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	152°52'08"	38.00'	101.39'

PARCEL MAP
FOR
PAGANETTI, WILLIAM & MARYANNE

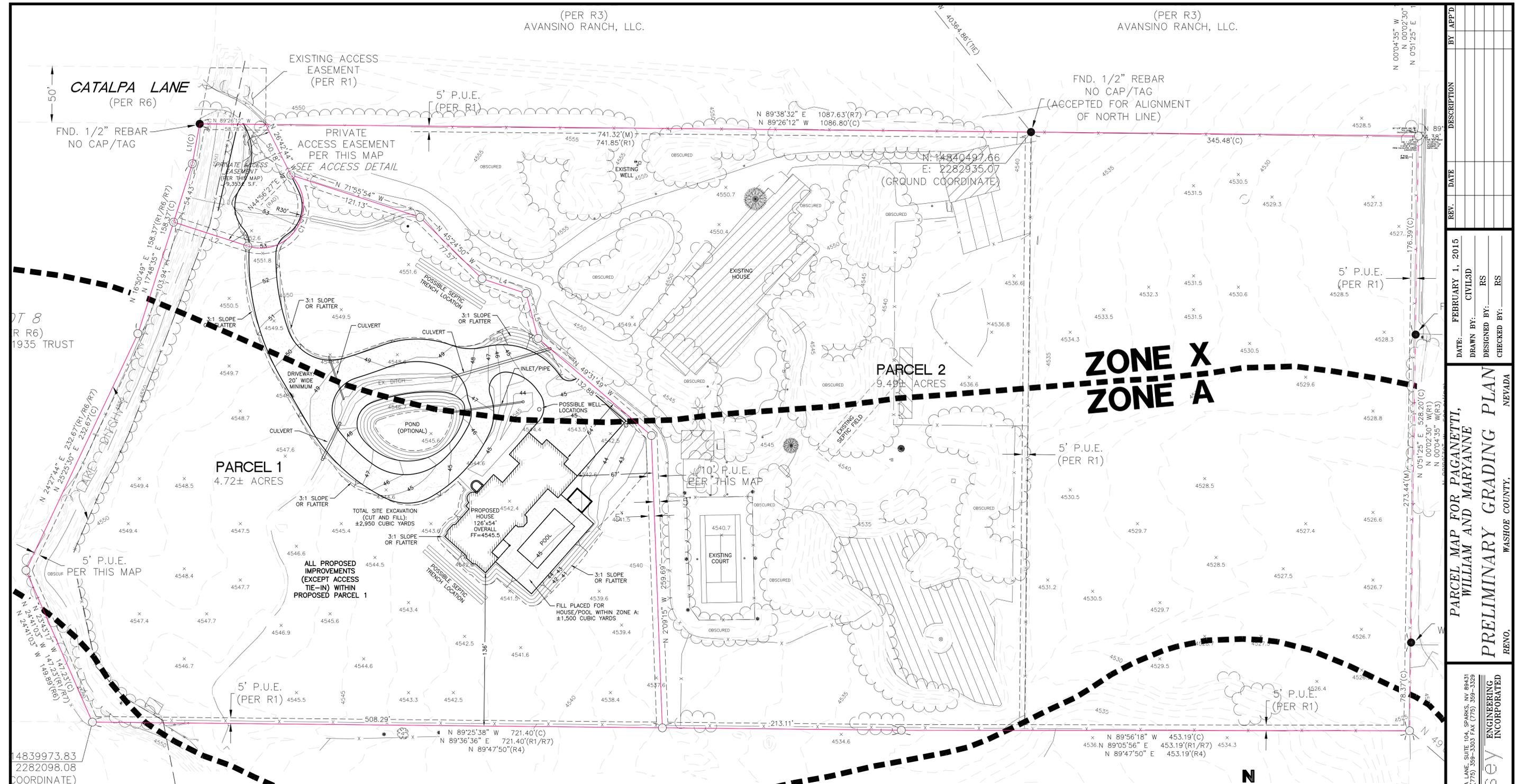
LOCATED WITHIN THE SE 1/4 OF SECTION 1, T.18N., R.19E., M.D.M.
WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(702) 359-3303

Odyssey ENGINEERING INCORPORATED

SHEET
2
OF
2

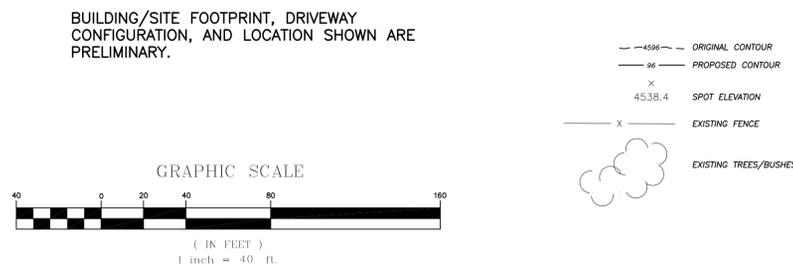
TOTAL AREA = 14.21± ACRES



BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED SCALE FACTOR OF 1.000197939.

BASIS OF ELEVATION
 THE BASIS OF ELEVATION FOR THIS PLAN IS NAVD88, BASED ON TIES TO EXISTING MUNICIPAL BENCHMARKS

FLOOD ZONE NOTE
 THE PROPERTY LIES PARTIALLY WITHIN BOTH ZONE X (UNSHADED) AND ZONE A PER FEMA FIRM PANEL 32031C3233G, dFIRM EFFECTIVE DATE 3/16/09. SEE PLAN FOR DELINEATION

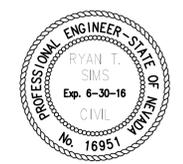
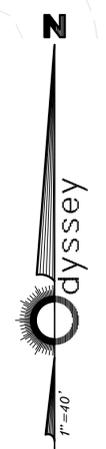


PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH	ADJACENT PARCELS
L1	N 10°33'36" E	36.03'	L1(R1/R6/R7) N 9°35'50" E 34.61'
L2	N 72°11'25" W	69.45'	
L4	N 71°29'52" W	41.40'	
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CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	152°52'08"	38.00'	101.39'



DATE: FEBRUARY 1, 2015	BY: APP'D
DRAWN BY: CIVIL3D	DESCRIPTION:
DESIGNED BY: RS	REV.:
CHECKED BY: RS	

PARCEL MAP FOR PAGANETTI, WILLIAM AND MARYANNE
 PRELIMINARY GRADING PLAN
 WASHOE COUNTY, NEVADA

895 ROBERTA LANE SUITE 100, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3329
 Odyssey ENGINEERING INCORPORATED

SCALE
 HORIZ. 1"=40'
 VERT. N/A
 JOB NO.

SHEET
 G-1
 OF
 1

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____
Address: _____

Phone : _____ Fax: _____
Private Citizen Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____
Reno Sparks Washoe County
Parcel Numbers: _____
Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
Regional Street Naming Coordinator
Except where noted
Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133