



Parcel Map Review Committee Staff Report

Meeting Date: December 14, 2017

Subject: Parcel Map Case Number WTPM17-0023
Applicant: Blake Smith
Agenda Item Number: 7A
Project Summary: Divide a ± 4 acre parcel into a ± 2.6 acre parcel and a ± 1.4 acre parcel
Recommendation: Approval with Conditions
Prepared by: Eva Krause - AICP, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Tentative Parcel Map Case Number WTMP17-0023 (Smith) – For possible action, hearing, and discussion to a tentative parcel map dividing a 4.02 acre parcel into two parcels of ± 2.62 acres and ± 1.40 acres.

- Applicant: Blake Smith
- Property Owner: Smith Family Trust
- Location: 4005 Odile Ct.
- Assessor's Parcel Number: 041-190-15
- Parcel Size: 4.02 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606 Tentative Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 11, T18N, R19E, MDM, Washoe County, NV

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Parcel Map

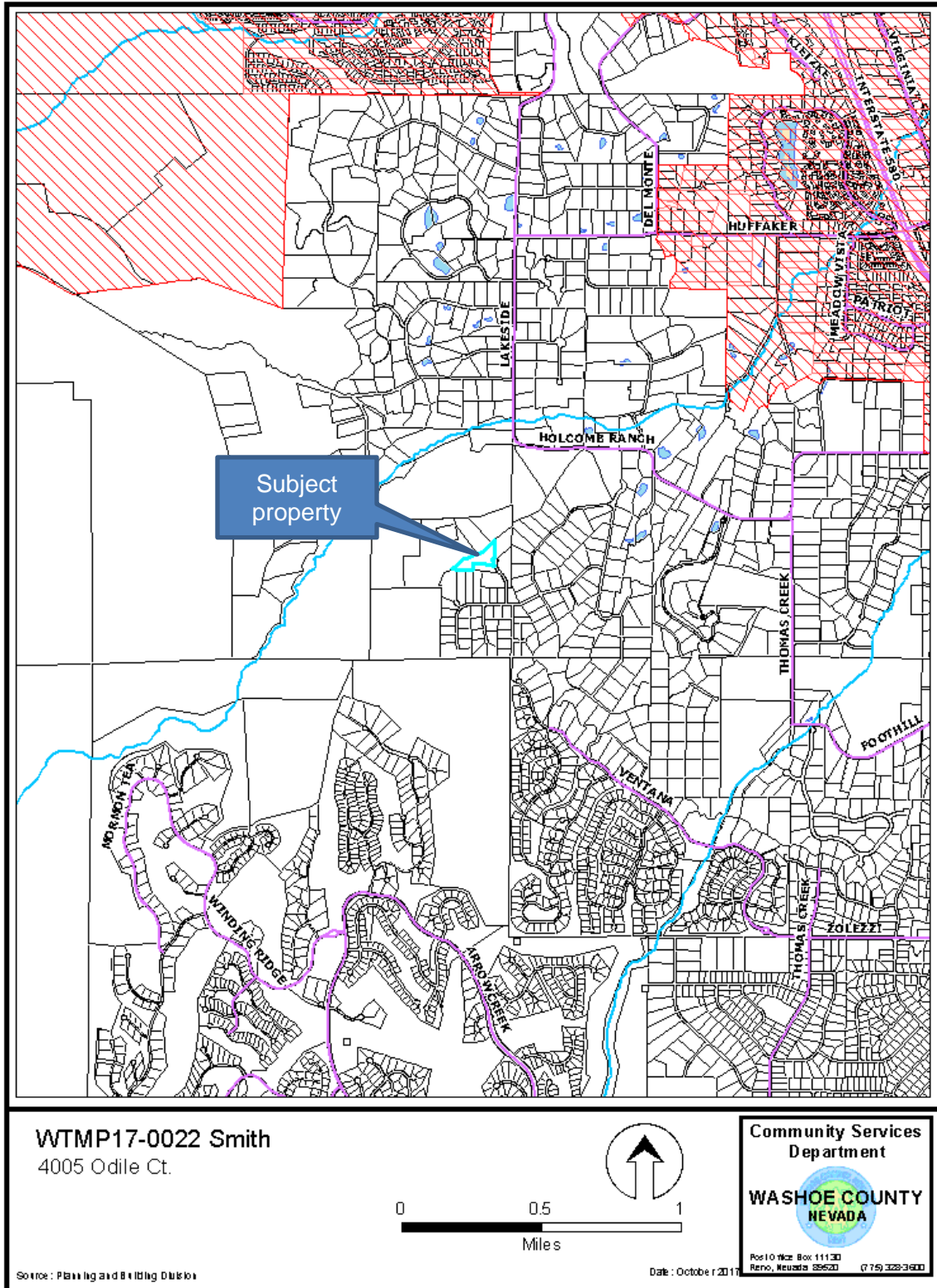
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number WTPM17-0023 is attached to this staff report and will be included with the Action Order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone designation of Low Density Suburban which allows one dwelling unit per acre and a minimum lot size of 35,000 square feet, per Washoe County Code (WWC) Section 110.106.15. The current request is to divide the subject property into two parcels, one ±2.62 acre parcel and one ±1.4 acre parcel.



Vicinity Map

Tentative Parcel Map Evaluation

Regulatory Zone:	Low Density Suburban
Maximum Lot Potential:	4
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	35,000 sq. ft.
Minimum Lot Size on Parcel Map:	±1.40 acres (60,984 sq. ft.)
Minimum Lot Width Required:	120 feet
Minimum Lot Width on Parcel Map:	±140 feet

The tentative parcel map meets all minimum requirements for the Low Density Suburban regulatory zone.

Development Suitability Constraints: The Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as mainly unconstrained but having slopes greater than 30% along the northwest property line.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

Southwest Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Lakeside/Holcomb Suburban Character Management Area. The following is the pertinent policy from the Area Plan:

- SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:
- g. Low Density Suburban (LDS – One unit per acre).

Development Information

The subject parcel is developed with a single family house and several detached accessory structures. The required setbacks for the Low Density Suburban regulatory zone are 30 feet for front and rear yard setbacks and 12 feet for the side yard setbacks. The single family dwelling and all structures meet the above-mentioned setbacks.

Public Comment

Staff received comments from Mr. Art O'Connor questioning the accuracy of the survey, the ability to use a septic system on one acre parcels, and the applicability for Hillside Development regulations.

Staff forwarded Mr. O'Connor's comments to the County Surveyor and Environmental Health Division staff for their consideration.

Staff also reviewed WCC Chapter 110, Article 424, *Hillside Development*, and determined that residential parcel maps are exempt from the provisions of this article.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division

- Engineering and Capital Projects Division
- Water Rights Coordinator Manager
- Parks and Open Space
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Water Authority
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Four out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval. Washoe County Planning and Building Division. Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Eva Krause, 775.328.3628, ekrause@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided comments related to drainage, technical map requirements, and honoring the rights of others with regards to the irrigation ditch.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

- Washoe County Health District provided conditions related to the septic disposal systems.

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- Washoe County Water Management Planner Coordinator requires particular type and quantity of water rights to be dedicated prior to recordation of a final map.

Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the Health District and recommended conditions of approval were provided.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: Appropriate water rights are required to be provided prior to the recordation of a final map.

- c) The availability and accessibility of utilities.

Staff Comment: Appropriate utilities are available on site or will be provided prior to development.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have minimal impacts on local services. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Washoe County Development Code and Master Plan.

- f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the Planning and Building Division, Engineering and Capital Projects Division, and Regional Transportation Commission. The proposal is in conformance Master Plan for streets and highways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the Washoe County Engineering and Capital Projects Division and the Regional Transportation Commission, and no recommendations for new streets or highways to serve the subdivision were received.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The project site has adequate area identified as "most suitable for development" by the Southwest Truckee Meadows Area Plan. The north property line runs along Steamboat ditch and is identified as having slopes in excess of 15%.

- i) The recommendations and comments of those entities reviewing the tentative parcel

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District and no recommendation for denial was received.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: Utility easements are provided along all public roadways and on both sides of interior property lines.

- l) Recreation and trail easements.

Staff Comment: The proposal does not affect any existing recreational or trail easements in the area.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map or had no comments. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0023 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0023 for Blake Smith, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) The availability and accessibility of utilities;
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - e) Conformity with the zoning ordinances and master plan;
 - f) General conformity with the governing body's master plan of streets and highways;
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - h) Physical characteristics of the land such as floodplain, slope and soil;
 - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
 - k) Community antenna television (CATV) conduit and pull wire; and
 - l) Recreation and trail easements.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Blake Smith, Smith Family Trust
4005 Odile Court
Reno NV 89511

Property Owner: Smith Family Trust

Representatives: Manhard Consulting
Attn: Jerry Juarez
9850 Double R Blvd., Ste. 100
Reno, NV 89521



Conditions of Approval

Parcel Map Case Number WTMP17-0023

The tentative parcel map approved under Parcel Map Case Number WTMP17-0023 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on December 14, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, Planning Program, which shall be responsible for determining compliance with these conditions.

Contact: Eva Krause, AICP, Planner, 775.328.3628, ekrause@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING DIVISION CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0023 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.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In

addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Building Division.

- e. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Building Division.
 - f. Any regulations, procedures, and conditions adopted by Truckee Meadows Fire Protection District must be met prior to recordation of a final map.
 - g. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
2. The following conditions are requirements of the Planning and Building Division, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.945.4647, vbehmaram@washoecounty.us

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County codes requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County Water Management Planner Coordinator, as a pre-requisite to approval of their parcel map.
- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary in the Truckee Meadows is 2.00 acre-feet of ground water rights per each newly created parcel. The original parcel is deemed exempt from the relinquishment process.
- f. The proposed map will require the relinquishment of 2.00 acre-feet total.
- g. The water right must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with appropriate area plan.

Washoe County Engineering and Capital Projects Division

3. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, PLS, 775.328-2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the following note to the map:

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.

- c. Place a note on the map stating that the natural drainage will not be impeded.
- d. Add a Security Interest Holder's Certificate to the map if applicable.

Washoe County Health District, Environmental Health Services

4. The following conditions are requirements of Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. The existing Single Family Dwelling (SFD) on the proposed Parcel 1 is served by an onsite sewage disposal system that will be located on the Proposed Parcel 2, and therefore must fully construct and have completed and connected to the new septic system (as proposed) for the exiting SFD prior to Washoe County Health District (WCHD) signing of the Mylar.
- b. As part of the above requirement, the existing septic field must be accurately located and demonstrate that it is in complete compliance with the current District Board of Health (DBOH) Regulations Governing Sewage, or the parcel map must be re-configured so that the proposed Parcel 1 with the existing SFD will have a total acreage of one or more acres to be in compliance with DBOH Regulations Governing Sewage, Wastewater and Sanitation.
 - i. This will require submittal to the Health District for plan review approval and construction of the proposed septic system.
- c. If either parcel cannot meet the minimum setbacks in the Regulations, then a Variance through the Sewage, Waste and Sanitation (SWS) Board must be obtained and approved by the DBPH prior to any approval or signing of the Mylar by the Health District.

*** End of Conditions ***

From: Art O'Connor
To: [Krause, Eva](#)
Subject: WTPM17-0023 Smith
Date: Wednesday, October 25, 2017 4:40:38 PM
Attachments: [art.vcf](#)

Eva,

Couple of errors on this map. First, the southeast corner of section 11 is in. it is at the end of Slide Mt. Drive next to a power pole and is a brass cap in a rock mound.

I believe state law now requires 5 acres minimum for well and septic for any new lots. I question how Environmental Health would approve conversion of an existing gravity system to a pumped system just to create a lot that violates state minimums.

I designed this subdivision (TM #1705) when I was working for SE&A in the 1970's, I seem to remember some limitation on subdividing the parcels further. I thought Pat & Odile Brady put that in the original deeds. I do know the existing slope on this property is about 10% and the hillside provisions apply because it is clearly visible from Windy Hill.

--

Art O'Connor
775-851-7335
art@oceng.com



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 25, 2017

TO: Eva Krause, AICP, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTMP17-0023 (Smith)

Project description:

The applicant is proposing a parcel map to divide a 4.02 acre parcel into two parcels, of ± 2.62 acre parcel and a ± 1.40 acre parcel. The parcel is located in the Southwest Truckee Meadows.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary in the Truckee Meadows is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof.
- 6) These proposed maps will require the relinquishment of 2.00 acre-feet in total.
- 7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.



WASHOE COUNTY

Engineering & Capital Projects

INTEGRITY COMMUNICATION SERVICE

Community Services
Department
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: November 7th, 2017

TO: Department of Community Services, Eva Krause

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: Parcel Map for: Smith Family Trust
Parcel Map Case No.: WTPM17-0023
APN: 041-190-15
Review Date: 11-07-17

The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the following note to the map: *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.*
3. Place a note on the map stating that the natural drainage will not be impeded.
4. Add a Security Interest Holder's Certificate to the map if applicable.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

November 14, 2017

Eva Krause, AICP, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Smith; APN 041-190-15
Tentative Parcel Map; WTPM17-0023

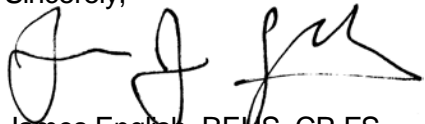
Dear Ms. Krause:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. WCHD has reviewed the above tentative parcel map and has the following comments regarding this proposal:
 - a. The existing SFD on the proposed Parcel 1 is served by an onsite sewage disposal system that will be located on the Proposed Parcel 2, and therefore must fully construct and have completed and connected to the new septic system (as proposed) for the existing SFD prior to WCHD signing of the Mylar.
 - b. As part of the above requirement, the existing septic field must be accurately located and demonstrate that it is in complete compliance with the current DBOH Regulations Governing Sewage, Or the parcel map must be re-configured so that the proposed Parcel 1 with the existing SFD will have a total acreage of 1 or more acres to be in compliance with the DBOH Regulations Governing Sewage, Wastewater, and Sanitation.
 - i. This will require submittal to the Health District for plan review approval and construction of the proposed septic system.
 - c. If either parcel cannot meet the minimum setbacks in the Regulations, then a Variance through the SWS Board must be obtained and approved by the DBOH prior to any approval or signing of the Mylar by the Health District.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

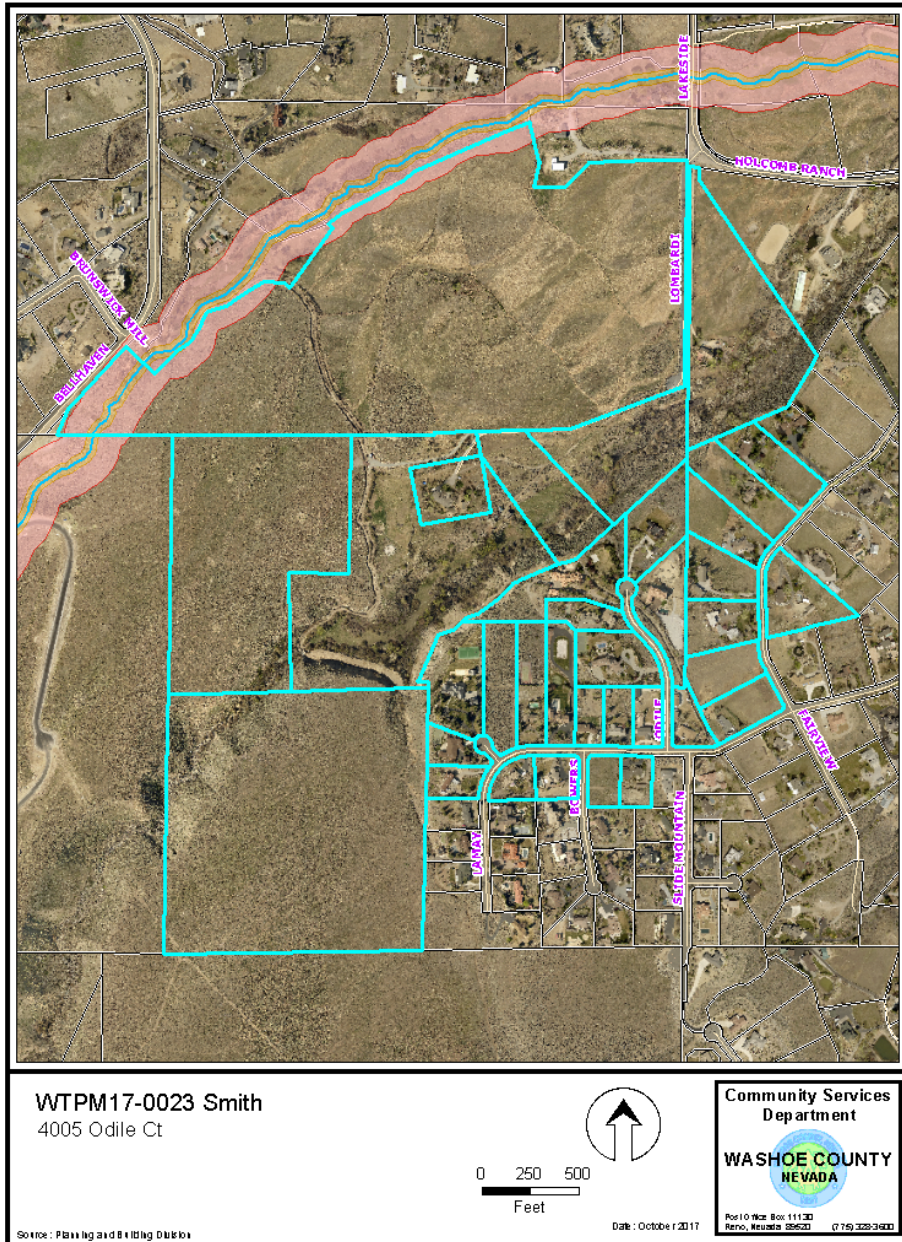


James English, REMS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

Public Notice

Pursuant to Planning and Building Department policy public notification is provided in accordance with Washoe County Code Section 110.606.30 (d). Public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 750 foot radius of the subject property, noticing 31 separate property owners.



NOTICING MAP

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

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: Blake Smith Residence			
Project Parcel Map Description:			
Project Address:		4005 Odile Ct.	
Project Area (acres or square feet): 4.02 acres			
Project Location (with point of reference to major cross streets AND area locator): Odile Court/Layman Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-190-15	4.02		
Section(s)/Township/Range: SE 1/4, Sec. 11, T18N, R19E, MDM			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Smith Family Trust		Professional Consultant: Manhard Consulting	
Name: Blake Smith		Name: Jerry Juarez, PLS	
Address: 4005 Odile Court		Address: 9850 Double R Blvd., Ste. 100	
Reno, NV	Zip: 89511	Reno, Nevada	Zip: 89521
Phone:	Fax:	Phone: 775-321-6528	Fax:
Email: blake@s3devco.com		Email: jjuarez@manhard.com	
Cell: 775-287-7595	Other:	Cell: 775-313-3357	Other:
Contact Person: Blake Smith		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		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):	

Property Owner Affidavit

Applicant Name: SMITH Family Trust

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, G. Blake Smith
(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): 041-190-15

Printed Name G. Blake Smith, Trustee

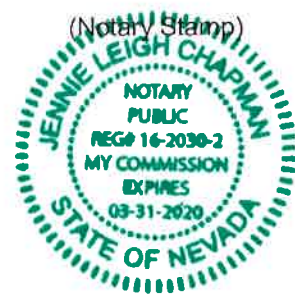
Signed [Signature]

Address 4005 Odree Court
Reno, NV 89511

Subscribed and sworn to before me this 26th day of July, 2017.

Jennie Leigh Chapman
Notary Public in and for said county and state

My commission expires: 03/31 / 2020



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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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)?

4005 Odile Court
Reno, NV 89511

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-190-15	200	4.02

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

A 6,289 s.f. single family residence exists

3. What are the proposed lot standards? Per Washoe County Development Code Table 110.406.05.1

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	35,000 s.f.	35,000 s.f.		
Minimum Lot Width	120 ft.	120 ft.		

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 Planning and Building staff for additional materials that are required to be submitted.)

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

5. Utilities:

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

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
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

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
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #	Domestic Well	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):

Domestic Well

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.
------------------------------	--	---

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.
------------------------------	--	---

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.
------------------------------	--	---

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.
------------------------------	--	---

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

No private roads are proposed. Not gated.

14. 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.
------------------------------	--	---

15. 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?

The property is located in the Southwest Truckee Meadows Area Plan. The parcel map meets applicable land use policy SW.1.6 (LDS Regulatory Zone permitted in the Lakeside/Holcomb Suburban Character Management Area).
--

16. 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.

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

No grading is proposed.

18. 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

19. 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

20. 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

21. 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

22. 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

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

N/A

24. 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

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

N/A

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

N/A

27. Surveyor:

Name	Gerald Juarez, Survey Manager
Address	Manhard Consulting 9850 Double R Blvd. Suite 101 Reno, NV 89521
Phone	775-321-6528
Cell	775-313-3357
E-mail	jjuarez@manhard.com
Fax	
Nevada PLS #	12140



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

October 16, 2017

Washoe County Community Services Department
Planning and Building
1001 E. Ninth Street, Building A
Reno, NV 89520

To Whom it May Concern:

Thank you for your consideration of the attached Parcel Map for 4005 Odile Court, Reno (APN 041-190-15). The parcel map proposes to split the existing 4.02 acre parcel into a +/-2.62 acre parcel and a +/- 60,865 sq. ft. parcel.

There is an existing 6,289 sq. ft. residence on proposed Parcel 2 that connects to an existing onsite sewage disposal system (OSDS) on proposed Parcel 1. The existing connection required a variance to the Washoe County Health District Sewage, Wastewater, and Sanitary Sewer Regulations (SWS), which was approved, for the pipe to connect under the Steamboat Ditch. This sewer connection is proposed to be abandoned.

The new OSDS configuration will no longer cross Steamboat Ditch; the existing residence will connect to a new OSDS and the proposed home will connect to the existing OSDS. A Well and Septic Exhibit is attached demonstrating the proposed configuration. This configuration meets all SWS-required setbacks and therefore should not require a new SWS variance.

The attached Parcel Map application packages includes:

- Development Application with Owner Affidavit and Supplemental Information
- Proof of Property Tax Payment
- Title Report
- Well and Septic Exhibit
- Parcel Map

Please contact me at 775-321-6538 or kdowns@manhard.com if you need any additional information

Thank you,
Manhard Consulting

Karen Downs
Land Planner

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
04119015	Active	10/16/2017 2:10:29 AM

Current Owner:
 SMITH FAMILY TRUST, G BLAKE & RUTH F
 4005 ODILE CT
 RENO, NV 89511

SITUS:
 4005 ODILE CT
 WCTY NV

Taxing District

Geo CD:

Legal Description

SubdivisionName BRADY SUBDIVISION Lot 1 Township 18 Range 19

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$3,108.69	\$0.00	\$0.00	\$3,108.69
INST 4	3/5/2018	2017	\$3,108.68	\$0.00	\$0.00	\$3,108.68
Total Due:			\$6,217.37	\$0.00	\$0.00	\$6,217.37

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$798.90	(\$146.50)	\$652.40
Truckee Meadows Fire Dist	\$2,537.69	(\$465.36)	\$2,072.33
Washoe County	\$6,540.19	(\$1,199.34)	\$5,340.85
Washoe County Sc	\$5,350.30	(\$981.13)	\$4,369.17
Water District	\$10.00	\$0.00	\$10.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$15,237.11	(\$2,792.33)	\$12,444.78

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017143444	B17.125864	\$3,108.69	10/5/2017
2017	2017143444	B17.78755	\$3,118.72	8/28/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

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

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

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

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

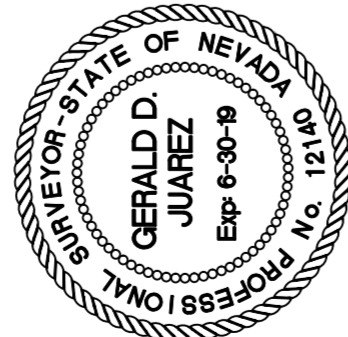
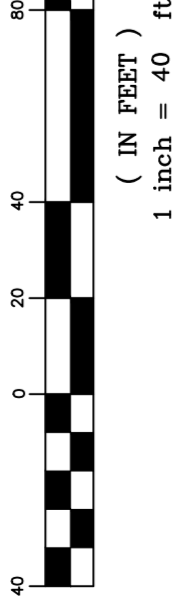
The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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

LEGEND

- PROJECT BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- SURVEY TIE
- SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR OR BRASS TAG "PLS 12140"
- DIMENSION POINT NOTHING FOUND OR SET
- FALLS IN STEAMBOAT DITCH
- FOUND CENTERLINE MONUMENT AS NOTED
- WASHOE COUNTY GPS CONTROL
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- D.E. DOCUMENT
- N.A.P. NOT A PART OF THIS SURVEY
- APN ASSESSORS' PARCEL NUMBER

GRAPHIC SCALE



AREAS
 PARCEL 1 AREA = 2.62 ACRES±
 PARCEL 2 AREA = 60,866 S.F.±
 TOTAL AREA = 4.02 ACRES±

WASHOE COUNTY GPS CONTROL MONUMENT
 V-NAME "WSCWM305"
 1 1/2-INCH BRASS DISK IN WELL - RLS 1643
 N 14,836,993.80'
 E 2,276,101.68'
 (GROUND)

APN 041-190-09
 BRADY FAMILY LLC et al
 PARCEL 2, PM 3590

N 14,835,522.76'
 E 2,278,650.87'
 (GROUND)

S60°00'44"E 2943.18'
 N73°39'13"E 99.82'

PARCEL 2
 60,866 S.F.±

PARCEL 1
 2.62 ACRES±

APN 041-190-10
 LOMBARDI RANCH, LLC
 PARCEL 3, PM 3590

APN 041-190-16
 GUY & LORRI NIELSEN
 PARCEL 2, ROS/BLA 4291

APN 041-491-40
 CUDDY FAMILY TRUST

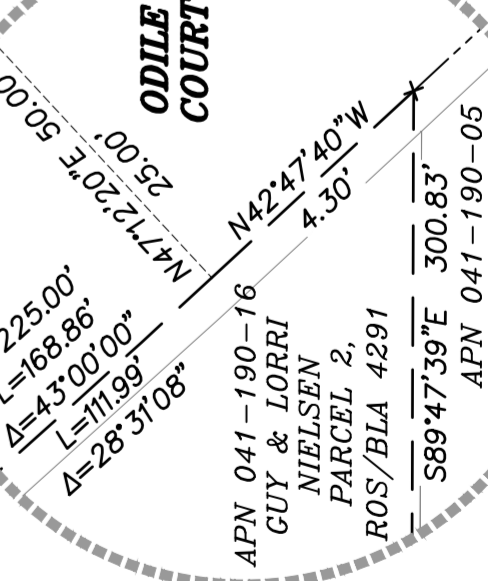
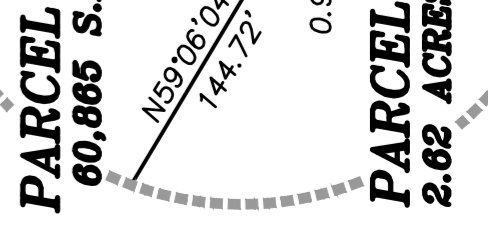
APN 041-491-41
 BART & LEIGH SCOTT

APN 041-491-44
 WELMERINK FAMILY TRUST

APN 041-190-05
 FARAHY FAMILY TRUST

DETAIL A

DETAIL B



BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS "N53SM01094" AND "N53SM01100", HAVING A BEARING OF N01°49'09"E AS SHOWN HEREON.
 A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.
 ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

REFERENCES

1. RECORD OF SURVEY MAP NO. 5373, RECORDED JANUARY 6, 2012.
2. DEED DOCUMENT NO. 3567160, RECORDED AUGUST 20, 2007.
3. DEED DOCUMENT NO. 4504600, RECORDED AUGUST 19, 2015.

SMITH FAMILY TRUST
 A DIVISION OF PARCEL 1
 SITUATE WITHIN THE SE 1/4 OF SECTION 11, T.18N., R.19E., MDM
 OF ROS/BLA MAP NO 4291, FILE NO. 2922550
 WASHOE COUNTY NEVADA

Manhard CONSULTING LTD
 4500 Double Bay Boulevard, Suite 101, Reno, NV 89502
 (775) 785-7400
 Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetland Engineer
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: GDJ
 DATE: 7/24/17
 PROJ. CODE: S3DWNV
 PROJ. #: 02
 SHEET 2 OF 2

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED G. BLAKE SMITH, TRUSTEE AND RUTH F. SMITH, TRUSTEE OF THE G. BLAKE SMITH AND RUTH F. SMITH FAMILY TRUST AGREEMENT, DATED APRIL 4, 1997, 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 HEREBY GRANTS TO THE CITY, RENO, ALL PUBLIC UTILITY AND CABLE TV COMPANIES AND APURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS...

G. BLAKE SMITH, TRUSTEE AND RUTH F. SMITH, TRUSTEE OF THE G. BLAKE SMITH AND RUTH F. SMITH FAMILY TRUST AGREEMENT, DATED APRIL 4, 1997

G. BLAKE SMITH, TRUSTEE _____ DATE _____

RUTH F. SMITH, TRUSTEE _____ DATE _____

NOTARY CERTIFICATE

STATE OF NEVADA } SS
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017 BY BLAKE G. SMITH AND RUTH F. SMITH, TRUSTEES OF THE G. BLAKE AND RUTH F. SMITH FAMILY TRUST AGREEMENT, DATED APRIL 4, 1997.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES _____

NOTES

- 1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED 7.5' ADJACENT TO ALL PUBLIC ROADWAYS, 10' CENTERED (5' ON EACH SIDE) ON ALL INTERIOR LOT LINES AND 5' ADJACENT TO EXTERIOR LOT LINES.
- 2. PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE BY CABLE TELEVISION COMPANIES.
- 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 FROM 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. 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.

UTILITY COMPANIES' CERTIFICATE

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TELEVISION COMPANY AND PUBLIC UTILITY COMPANIES:

- SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____
- NAME/TITLE _____
- NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA _____ DATE _____
- NAME/TITLE _____
- CHARTER COMMUNICATIONS _____ DATE _____
- NAME/TITLE _____
- TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____
- NAME/TITLE _____

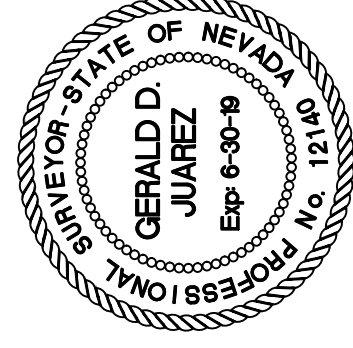


LOCATION MAP

(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

- I, GERALD D. JUAREZ, 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 SMITH FAMILY TRUST.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 27, 2017.
- 3) THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140

CITY CERTIFICATE:

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT OF THE CITY OF RENO, WASHOE COUNTY, NEVADA THIS _____ DAY OF _____, 2017.

BY: _____
COMMUNITY DEVELOPMENT DIRECTOR

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES 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. 041-190-15

PRINT NAME/TITLE _____ DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; AND THAT THEY ARE THE ONLY OWNER OF SAID LANDS; THAT ALL OWNERS OF RECORD HAVE SIGNED THE FINAL MAP, AND THEREFORE THE PLAT IS CORRECT AND ACCURATE AND THAT THE LANDS DESCRIBED HEREON ARE IN THE STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

WESTERN TITLE COMPANY

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

FILE No. _____
FEE _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ O'CLOCK _____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
COUNTY RECORDER LAWRENCE R. BURTNES
BY: _____ DEPUTY

PARCEL MAP FOR
SMITH FAMILY TRUST
A DIVISION OF PARCEL 1
OF ROSIBLA MAP NO. 4291, FILE NO. 2922550
SITUATE WITHIN THE SE1/4 OF SECTION 11, T.18N., R.19E., MDM WASHOE COUNTY

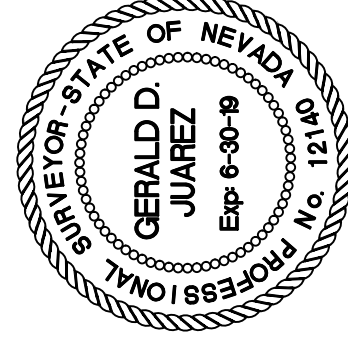
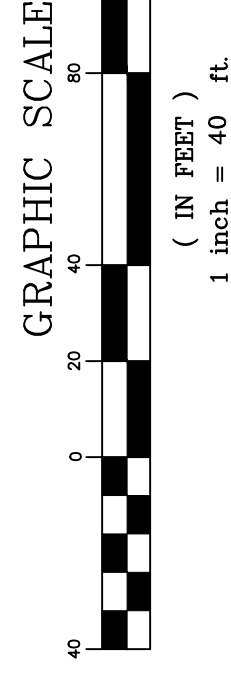
DRAWN BY: GJ
DATE: 7/24/17
PROJ. CODE: S3DWCV
PROJ. #: 02

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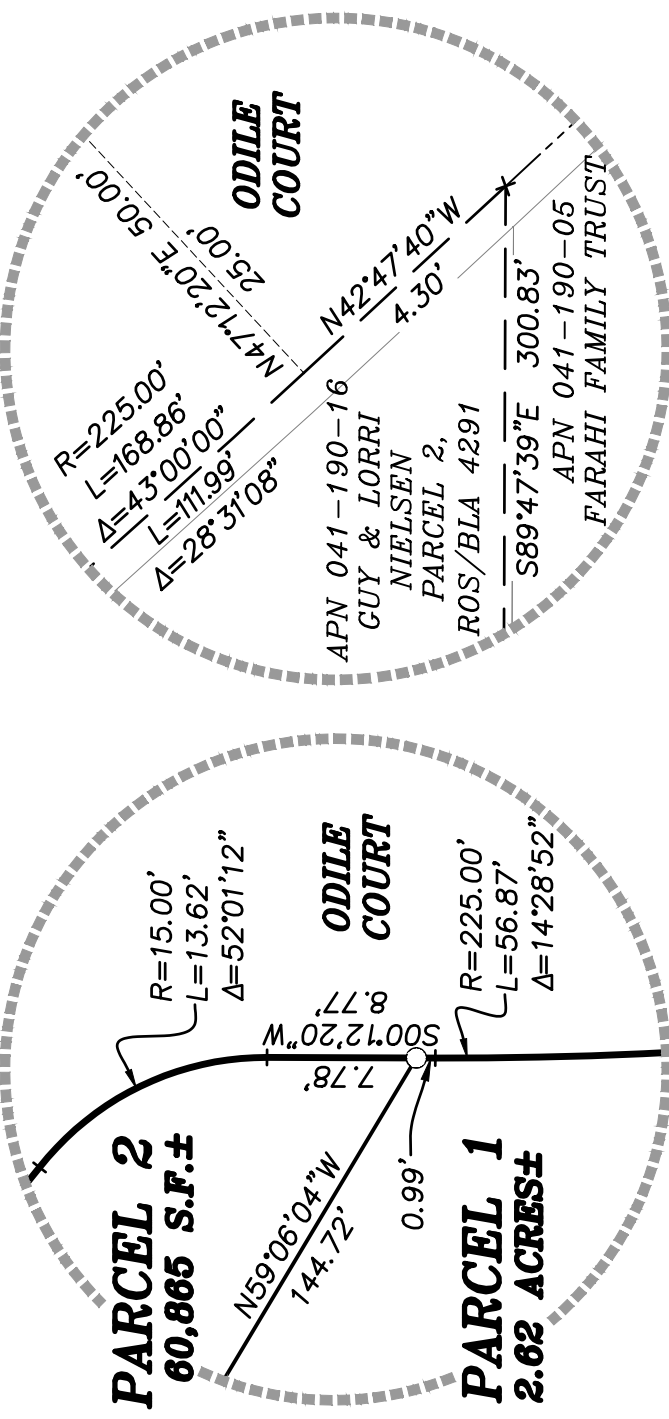
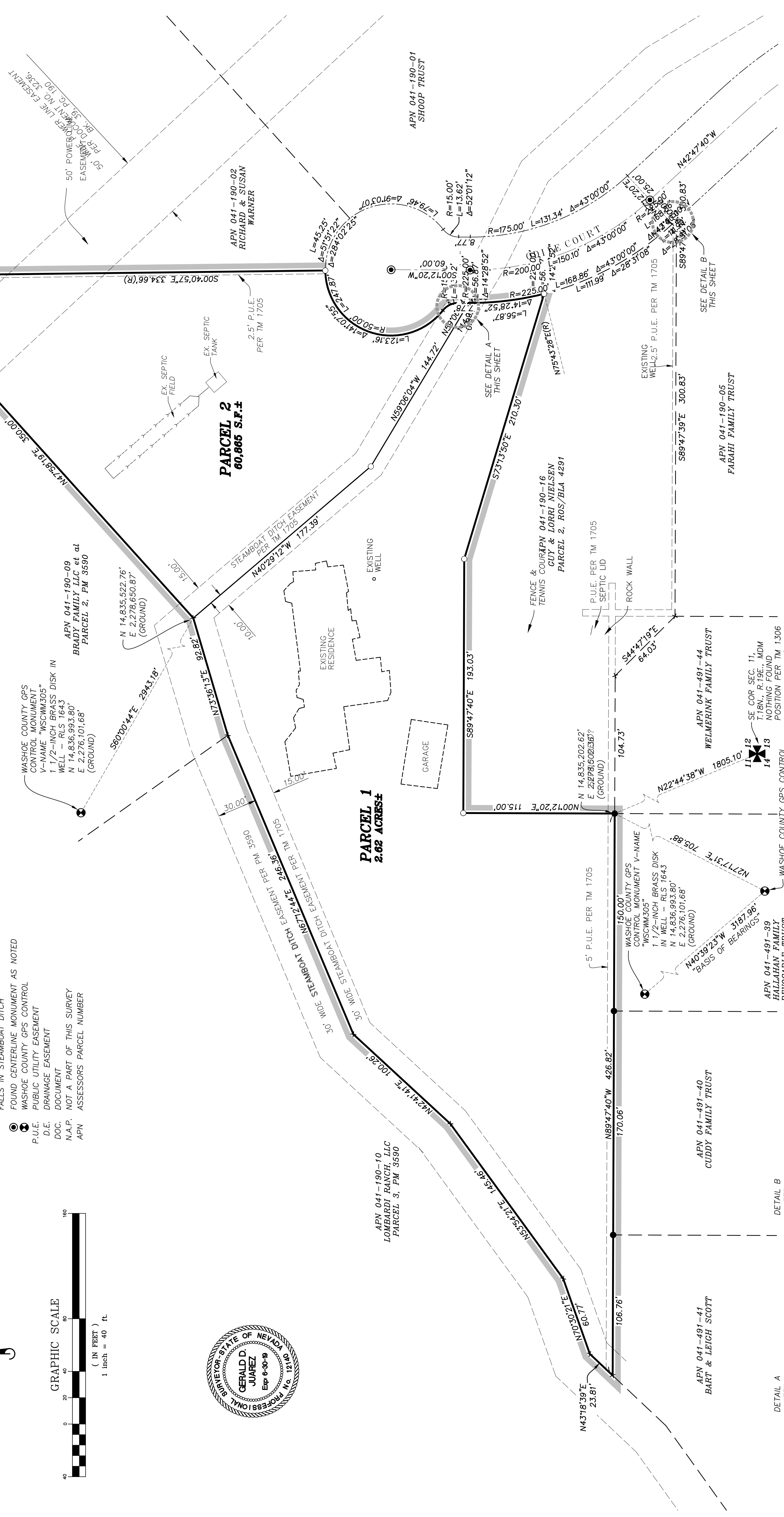
1 OF 2 SHEET

LEGEND

- PROJECT BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- SURVEY TIE
- SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR OR BRASS TAG "PLS 12140"
- DIMENSION POINT NOTHING FOUND OR SET
- FALLS IN STEAMBOAT DITCH
- FOUND CENTERLINE MONUMENT AS NOTED
- WASHOE COUNTY GPS CONTROL
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- N.A.P. NOT A PART OF THIS SURVEY
- APN ASSESSORS PARCEL NUMBER



AREAS
 PARCEL 1 AREA = 2.02 ACRES±
 PARCEL 2 AREA = 60,866 S.F.±
 TOTAL AREA = 4.02 ACRES±



BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS MAD 83/84, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS 'NS33M01094' AND 'NS33M01100', HAVING A BEARING OF N01°49'09\"/>

REFERENCES

1. RECORD OF SURVEY MAP NO. 5373, RECORDED JANUARY 6, 2012.
2. DEED DOCUMENT NO. 3567160, RECORDED AUGUST 20, 2007.
3. DEED DOCUMENT NO. 4504600, RECORDED AUGUST 19, 2015.

SMITH FAMILY TRUST
 A DIVISION OF PARCEL 1
 SITUATE WITHIN THE SE 1/4 OF SECTION 11, T.18N., R.19E., MDM
 OF ROS/BLA MAP NO 4291, FILE NO. 2922550
 WASHOE COUNTY

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DATE: 7/24/17
 PROJ. CODE: S3DWCV
 PROJ. #: 02
 SHEET 2 OF 2

NOTES
1) PER WCHD RECORD DRAWINGS

SSDREN02
1 of 1
SHEET
DATE: 10-16-2017
SCALE: 1" = 60'
DRAWN BY: TJS
PROJ. ASSOC.: TJS
DCB
PROJ. MGR.: DCB

SMITH FAMILY TRUST
RENO, NEVADA
WELL AND SEPTIC EXHIBIT

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NO.	DATE	REVISIONS	DRAWN BY	CHECK BY

