



# Parcel Map Review Committee Staff Report

Meeting Date: March 8, 2018

Agenda Item: 7A

STAFF REPORT CASE NUMBER: Tentative Parcel Map Case WTPM18-0001

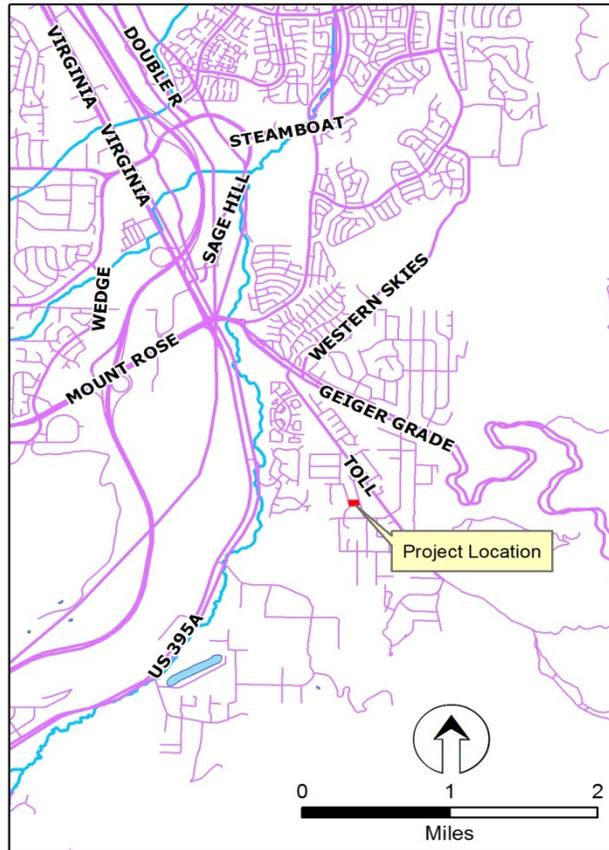
BRIEF SUMMARY OF REQUEST: To divide a 2.1 acre parcel into 4 parcels approximately 1/2 acre each in size

STAFF PLANNER: Planner's Name: Chad Giesinger, AICP, Senior Planner  
Phone Number: 775.328.3626  
E-mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map to allow the subdivision of a 2.1 acre parcel into 4 parcels approximately 1/2 acre each in size.

Applicant:	Odyssey Engineering
Property Owner:	Spareno, LLC
Location:	1538 Tuxon Way – approximately 1/4 mile south of Toll Road
APN:	017-110-53
Parcel Size:	2.10 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS) per WCC Section 110.212.05 – MDS modifier of 2 units per/acre
Area Plan:	Southeast Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Lucey
Section/Township/Range:	Section 34, T18N, R20E, MDM, Washoe County, NV



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

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 WTPM18-0001 (Spareno, LLC), subject to the conditions of approval as listed in Exhibit A of the staff report, and make the determination that the requirements of Washoe County Development Code, Section 110.606.30 have been addressed.

*(Motion with Findings on Page 9)*

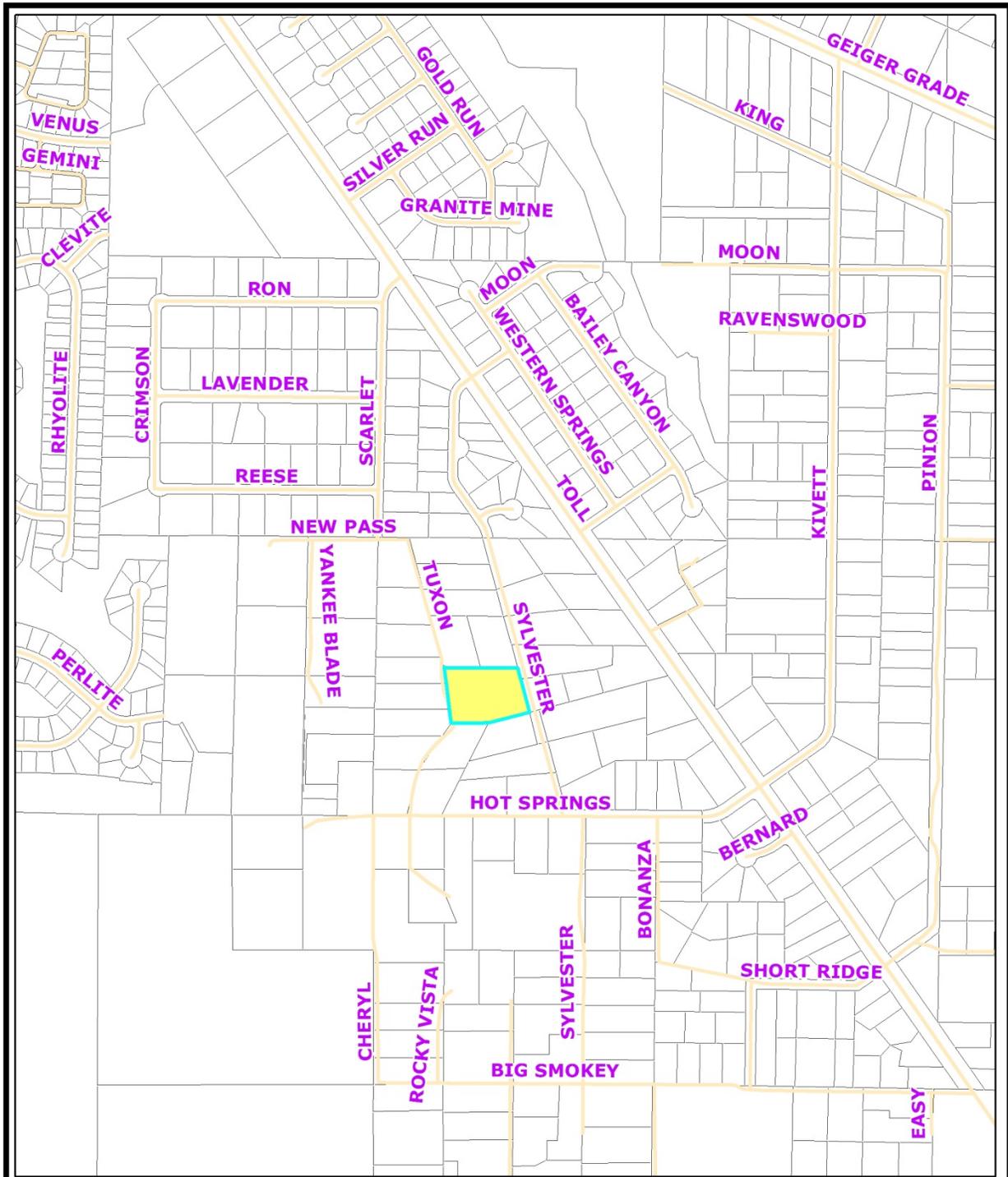
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**Exhibits Contents**

Conditions of Approval .....Exhibit A  
Project Application.....Exhibit B

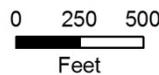


WTPM18-0001 (Spareno)  
VICINITY MAP DETAIL

 Subject Parcel

Date: February, 2018

Source: Planning and Development



Community Services  
Department

WASHOE COUNTY  
NEVADA

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

**Vicinity Map**

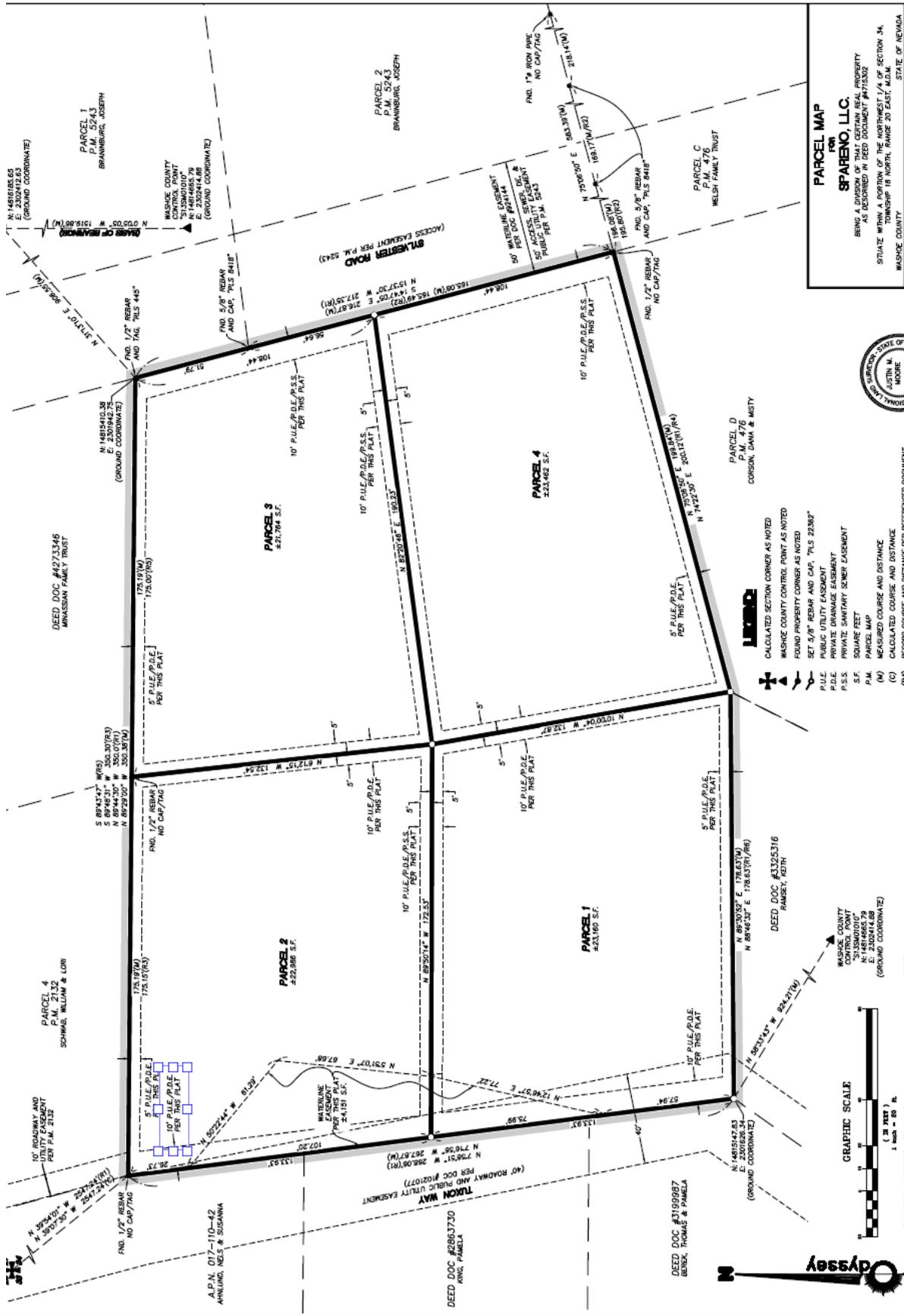
## **Parcel Map**

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 Development Code Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Development 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 Development 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 Planning and Development Division or the 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 WTPM18-0001 are attached to this staff report as Exhibit A and will be included with the Action Order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Suburban, which allows the proposed subdivision and subsequent residential use. The property is located within the Toll Road Character Management area of the Southeast Truckee Meadows Area Plan.



**Site Plan**



**Aerial Photos of Subject Property**

**Tentative Parcel Map Evaluation**

Regulatory Zone:	Medium Density Suburban (MDS)
Maximum Lot Potential:	4 (per WCC Section 110.212.05 – MDS modifier of 2 units per/acre)
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	14,375 square feet (per WCC Section 110.212.05(b))
Minimum Lot Size on Parcel Map:	21,764 square feet
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	119 feet

The tentative parcel map meets all minimum requirements for the MDS regulatory zone.

Development Suitability Constraints: The Southeast Truckee Meadows Area Plan Development Suitability Map, a part of the Southeast Truckee Meadows Area Plan, indicates that the parcel is most suitable for development (i.e. slopes less than 15%, no wetlands, etc.).

Hydrographic Basin: Truckee Meadows (Hydrographic Basin #87)

The subject parcel is within the Truckee Meadows Service Area (TMSA) of the Regional Plan and the Truckee Meadows Water Authority service area.

**Southeast Truckee Meadows Area Plan Modifiers**

WCC section 110.212.05 *Medium Density Suburban Area Modifier* is applicable to this tentative parcel map application. This modifier limits the Medium Density Suburban (MDS) regulatory zone in the Southeast Truckee Meadows Area Plan to 2 dwelling units per acre (instead of the normal 3 units/acre) and a minimum lot size of 14,375 square feet or ½-acre when abutting a developed MDS area with ½-acre or larger lot sizes.

**Utilities and Access**

The tentative parcel map would create four new parcels approximately ½-acre each in size. Water service will be provided by the Truckee Meadows Water Authority (TMWA) and sewer service will be provided by Washoe County utilities. Both water and sewer service is available from existing infrastructure in Tuxon Way and Sylvester Road. Access is readily available from either Tuxon Way or Sylvester Road, and adequate utility easements have been provided.

**Development Information**

The property is currently vacant and undeveloped. The intended use of the newly created parcels is for residential development.

**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 – Land Development
  - Engineering and Capital Projects – County Surveyor
- Washoe County Health District – Environmental Health Services
- Regional Transportation Commission

- Washoe Storey Conservation District
- Truckee Meadows Water Authority

2 out of the 7 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 as Exhibit A and will be included with the Action Order if the application is approved.

- Washoe County Planning and Building Division requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

**Contact: Chad Giesinger, 775.328.3626, [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)**

- Washoe County Engineering and Capital Projects – County Surveyor requires that the Parcel Map provide adequate roadway and utility easements, a plan for surface drainage, removal of any debris or fencing across easements, and compliance with standard technical map conditions.

**Contact: Mike Gump, 775.328.2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

### **Staff Comment on Required Findings**

Washoe County Code 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: The proposed map has been reviewed by the Health District, which did not have any comments. Water and sewer will be provided by public municipal systems. Garbage service (i.e. solid waste disposal) is required for any new residential development enabled by approval of the parcel map.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
 

Staff Comment: The resultant parcels will be served by the Truckee Meadows Water Authority, a licensed public water system in the State of Nevada.
  - c) The availability and accessibility of utilities.
 

Staff Comment: Adequate utility infrastructure is available to the site as the subject property is surrounded by existing development. Water and sewer infrastructure is available from Tuxon Way and Sylvester Road.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 

Staff Comment: The application was reviewed by all interested agencies and appropriate conditions of approval from those agencies have been included with the recommendation. The 3 additional parcels created by this parcel map will have no measurable impact on public services, such as schools, police, fire protection, transportation, and parks. Future residential development will pay impact fees for roads and parks and will create new property tax revenue to help fund other public services.

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

Staff Comment: Lot size and residential density of the proposed map is in conformance with the regulatory zoning and master plan. The parcel map complies with the Southeast Truckee Meadows Area Plan Development Code modifiers.

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

Staff Comment: The proposed development will be served by existing public roadways.

- 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 proposed development will be served by existing public roadways. Adequate road capacity exists to maintain the adopted Level of Service.

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

Staff Comment: The subject property is not constrained by the physical characteristics of the land. There are no floodplain, slope, or known soil constraints. Each of the proposed parcels appears to contain suitable areas for building pads.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation and distribution of tentative maps. All recommended conditions of approval from 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 subject property is surrounded by existing development and adequate fire protection is available.

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

Staff Comment: Utility easements will be provided to service all lots.

- l) Recreation and trail easements.

Staff Comment: Recreation and trail easements are not proposed to be established as part of the proposed map and no trails will be impacted by the subdivision.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: The tentative map is not a second or subsequent parcel map pursuant to Section 110.606.30(d).

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map or provided no comment. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0001 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Motion/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 Tentative Parcel Map Case Number WTPM18-0001 (Spareno LLC), subject to the conditions of approval as listed in Exhibit A of 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 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 after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Odyssey Engineering, Inc.  
895 Roberta Lane, Suite 104  
Sparks, NV 89431

Property Owner: Spareno, LLC  
ATTN: Lorenz Robinson  
P.O. Box 435  
Tahoe Vista, CA 96148



# Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0001

The tentative parcel map approved under Tentative Parcel Map Case Number WTPM18-0001 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on March 8, 2018. 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.

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, which shall be responsible for determining compliance with these conditions.

**Contact: Chad Giesinger, Planner, 775.328.3626 [cgiesinger@washoecounty.us](mailto:cgiesinger@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 CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM18-0001 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 THE 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. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. 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 Building Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Building Division.

- f. 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.
2. 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](mailto:mgump@washoecounty.us)**
- a. Comply with the conditions of the Washoe County technical check for this map.
  - b. Grant 10' Roadway & Utility Easement along Tuxon Way.
  - c. Complete the Surveyor's Certificate.
  - d. Provide an engineered plan for surface drainage for review and approval. Construct or provide financial assurance for construction of necessary drainage improvement.
  - e. Remove debris and fallen trees from the proposed division. Remove fencing within new roadway and public utility easement along Tuxon Rd.
  - f. All boundary corners must be set.
  - g. Add a Security Interest Holder's Certificate to the map if applicable.

\*\*\* End of Conditions \*\*\*

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for Spareno, LLC.</b>			
Project Description: Being a division of the certain real property as described in Deed Document No. 4715302			
Project Address: 15380 Tuxon Way, Reno NV 89521			
Project Area (acres or square feet): +/-2.10 acres			
Project Location (with point of reference to major cross streets AND area locator): <small>Located within the southeast planning area of Unincorporated Washoe County, Approx. 1,200 feet northwest of the intersection of Toll Road and Hot Springs Road.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-110-53	+/-2.10 acres		
Section(s)/Township/Range: NW 1/4 of Section 34, T18N., R20E., M.D.M.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). None			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Spareno, LLC		Name: SAME AS APPLICANT/DEVELOPER	
Address:		Address:	
Tahoe Vista, CA	Zip: 86148		Zip:
Phone: 775-233-5521	Fax:	Phone:	Fax:
Email: tahoelpr@aol.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Lorenz Robinson		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Odyssey Engineering, Inc.		Name: N/A	
Address: 895 Roberta Lane, Suite 104		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-236-0543	Fax: 359-3329	Phone:	Fax:
Email: justin@odysseyreno.com		Email:	
Cell: 775-240-2366	Other:	Cell:	Other:
Contact Person: Justin Moore, P.L.S.		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Odyssey Engineering, Inc., - Justin Moore, P.L.S.

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, Lorenz Peter Robinson  
(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): 017-110-53

Printed Name Lorenz Peter Robinson

Signed [Signature]

Address P.O. Box 435

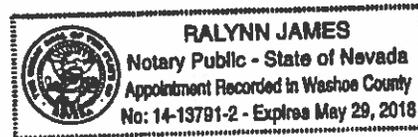
TAHOE VISTA, CA 96148

Subscribed and sworn to before me this 8<sup>th</sup> day of December, 2017.

(Notary Stamp)

Ralynn James  
Notary Public in and for said county and state

My commission expires: 5-29-18



\*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

# SPARENO, LLC

Business Entity Information			
<b>Status:</b>	Active	<b>File Date:</b>	6/23/2016
<b>Type:</b>	Domestic Limited-Liability Company	<b>Entity Number:</b>	E0282482016-8
<b>Qualifying State:</b>	NV	<b>List of Officers Due:</b>	6/30/2018
<b>Managed By:</b>	Managing Members	<b>Expiration Date:</b>	
<b>NV Business ID:</b>	NV20161370568	<b>Business License Exp:</b>	6/30/2018

Additional Information	
<b>Central Index Key:</b>	
<b>Series LLC (YES if applicable):</b>	YES

Registered Agent Information			
<b>Name:</b>	REW R GOODENOW	<b>Address 1:</b>	50 W LIBERTY ST STE 750
<b>Address 2:</b>		<b>City:</b>	RENO
<b>State:</b>	NV	<b>Zip Code:</b>	89501
<b>Phone:</b>		<b>Fax:</b>	
<b>Mailing Address 1:</b>		<b>Mailing Address 2:</b>	
<b>Mailing City:</b>		<b>Mailing State:</b>	NV
<b>Mailing Zip Code:</b>			
<b>Agent Type:</b>	Commercial Registered Agent		
<b>Status:</b>	Active		

Financial Information			
<b>No Par Share Count:</b>	0	<b>Capital Amount:</b>	\$ 0
<b>No stock records found for this company</b>			

- Officers		<input type="checkbox"/> Include Inactive Officers	
<b>Managing Member - LORENZ AND FRANCES ROBINSON 2015 FAMILY TRUST</b>			
<b>Address 1:</b>	P.O. BOX 435	<b>Address 2:</b>	
<b>City:</b>	TAHOE VISTA	<b>State:</b>	CA
<b>Zip Code:</b>	96148	<b>Country:</b>	
<b>Status:</b>	Active	<b>Email:</b>	

- Actions\Amendments			
<b>Action Type:</b>	Articles of Organization		
<b>Document Number:</b>	20160281202-34	<b># of Pages:</b>	2
<b>File Date:</b>	6/23/2016	<b>Effective Date:</b>	

<b>(No notes for this action)</b>			
<b>Action Type:</b>	Initial List		
<b>Document Number:</b>	20160281203-45	<b># of Pages:</b>	1
<b>File Date:</b>	6/23/2016	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20170223787-99	<b># of Pages:</b>	1
<b>File Date:</b>	5/23/2017	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			

## 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)?

15380 Tuxon Way, Reno NV 89521

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-53	120 - Vacant, Single Family	+/-2.10 acres

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

Vacant land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12,000 s.f.	12,000 s.f.	12,000 s.f.	12,000 s.f.
Minimum Lot Width	80'	80'	80'	80'

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	Municipal - Existing sanitary sewer main within Sylvester Road
b. Electrical Service/Generator	NV Energy - Existing overhead power within Tuxon Way and Sylvester Road
c. Water Service	Municipal - Existing TMWA main within Tuxon Way and Sylvester Road

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

- a. Water System Type:

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

- 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 type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

- 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 #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other, #	Well being converted to TMWA water service	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):

No title to water rights. Owner to purchase rights through Truckee Meadows Water Authority.

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?

None proposed.
----------------

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?

None
------

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?

There will be +/- 300 cubic yards of material moved per parcel, each parcel to balance cut/fill. Each parcel to permit separately.
--

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?

Site balances without import or exporting material.

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?

Yes, the disturbance will be able to be seen from Tuxon Way to the west, Sylvester Road to the east, and residential lots to the north and south.  
The disturbance seen will be typical single family home construction and final landscaping.

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?

Cut and fill areas will have a typical 5:1 max slope.  
Standard residential landscaping will provide erosion control in disturbed areas.

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?

No planned berms.

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?

No retaining walls required.

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

All existing trees to remain.

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?

None, disturbed area is too small to warrant revegetation.

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

None, disturbed area is too small to warrant temporary irrigation.

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	Justin M. Moore, P.L.S.
Address	895 Roberta Lane, Suite 104 Sparks, NV 89431
Phone	775-236-0543
Cell	775-240-2366
E-mail	justin@edysseyreno.com
Fax	775-359-3329
Nevada PLS #	22362

Washoe County Treasurer  
 P O Box 30039, Reno NV 89520-3039  
 ph: (775) 328-2510 fax: (775) 328-2500  
 Email: tax@washoecounty.us

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Pay Online**

This item has been paid.

**\$0.00**

**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

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
01711053	Active	12/27/2017 2:09:08 AM
<b>Current Owner:</b> SPARENO LLC  PO BOX 435 TAHOE VISTA, CA 96148		<b>SITUS:</b> 15380 TUXON WAY WASHOE COUNTY NV
<b>Taxing District</b>	<b>Geo CD:</b>	
Legal Description		
Township 18 Section 34 Lot Block Range 20 SubdivisionName _UNSPECIFIED		

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2017</a>	\$484.19	\$242.11	\$0.00	\$0.00	\$242.08
<a href="#">2016</a>	\$472.33	\$472.33	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$471.15	\$471.16	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$456.50	\$456.50	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$443.18	\$443.18	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$242.08</b>

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

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 THE UNDERSIGNED, SPARENO LLC, A NEVADA LIMITED LIABILITY COMPANY 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 THAT THE EASEMENTS AS SHOWN FOR PRIVATE SEWER AND PUBLIC UTILITIES ARE HEREBY GRANTED.

SPARENO, LLC. DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_ }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
 SPARENO LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO  
 ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

**UTILITY COMPANY'S CERTIFICATE**

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

SIERRA PACIFIC POWER COMPANY d/b/g NV ENERGY DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 NEVADA BELL d/b/g AT&T NEVADA DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 CHARTER COMMUNICATIONS DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

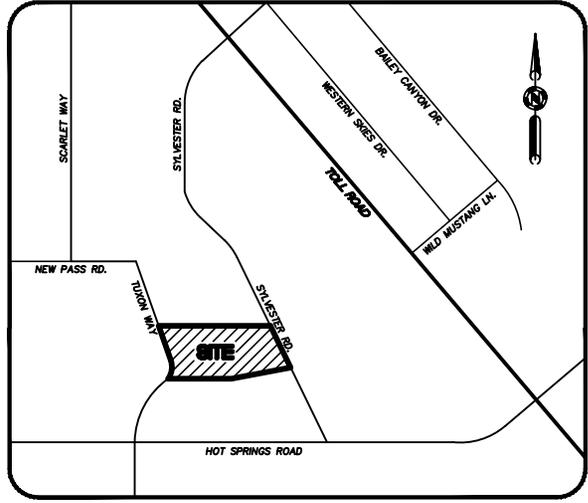
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPARENO LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL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

RELIANT TITLE  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.  
 THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

BY: NICOLA HAUENSTEIN DATE \_\_\_\_\_  
 TITLE: DIRECTOR, PLANNING AND DEVELOPMENT



**VICINITY MAP**  
 NOT TO SCALE

**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. 017-110-03  
 WASHOE COUNTY TREASURER

BY: NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DEPUTY TREASURER

**NOTES**

- PUBLIC UTILITY, CABLE TELEVISION, AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL RIGHT OF WAY AND ACCESS EASEMENTS, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL, AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- PUBLIC UTILITIES INCLUDE CABLE TELEVISION.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 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 SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- SUBJECT PARCEL LIES ENTIRELY WITHIN ZONE X, AS SHOWN ON FEMA FIRM MAP NO. 32031C3263G, MAP REVISED DATE: MARCH 16, 2009.
- 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.
- 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.

**SURVEYOR'S CERTIFICATE**

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT AN FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPARENO, LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 34, T.18 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 2018.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



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

**REFERENCES**

- (R1) DEED DOCUMENT NO. 4715302, RECORDED JUNE 20, 2017, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R2) PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016, AS FILE NO. 4605190, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) PARCEL MAP NO. 2132, RECORDED MAY 13, 1987, AS FILE NO. 1162277, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R4) PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 1977, AS FILE NO. 488425, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R5) DEED DOCUMENT NO. 4273346, RECORDED AUGUST 27, 2013, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R6) DEED DOCUMENT NO. 3325316, RECORDED DECEMBER 19, 2005, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**DISTRICT BOARD OF HEALTH CERTIFICATE**

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

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

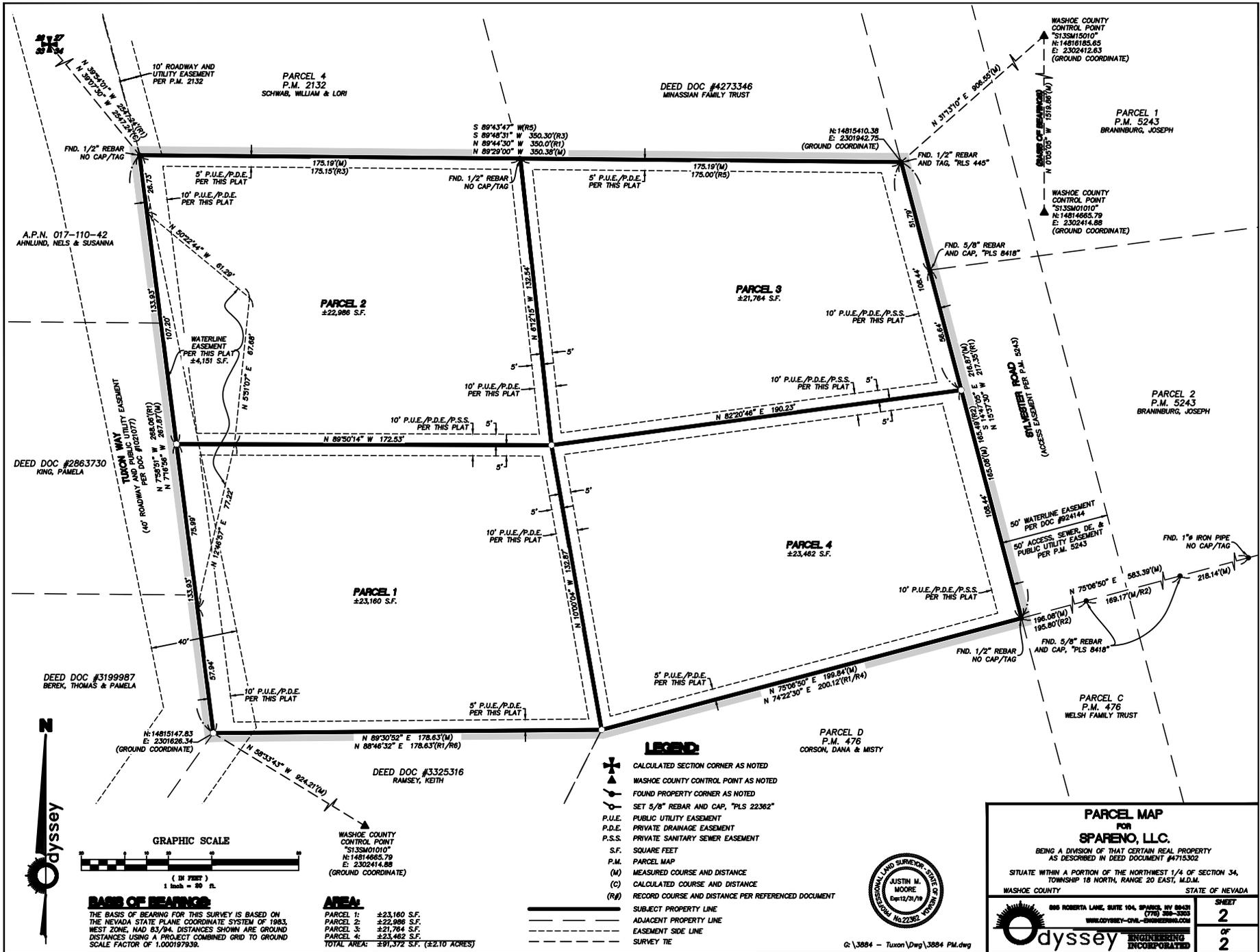
**WATER AND SEWER RESOURCE REQUIREMENTS**

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

G:\3884 - Tuxon\Draw\3884 PM.dwg

FILED No. _____ FEE: _____ FILE FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC. ON THIS _____ DAY OF _____ 2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. LAWRENCE R. BURNESS COUNTY RECORDER BY: _____ DEPUTY	<p><b>PARCEL MAP</b>                  FOR  <b>SPARENO, LLC.</b>                  BEING A DIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN DEED DOCUMENT #4715302</p> <p>SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY STATE OF NEVADA</p> <p>808 ROBERTA LANE, SUITE 104, SPARENO, NV 89431                  (770) 366-3322                  WWW.ODYSSEY-ENGINEERING.COM</p> <p><b>Odyssey ENGINEERING INCORPORATED</b></p>	<p>SHEET                  1                  OF                  2</p>
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SPARENO, LLC. \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ } s.s.  
 COUNTY OF \_\_\_\_\_ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
 SPARENO LLC., PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO  
 ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

**UTILITY COMPANY'S CERTIFICATE:**

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SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

NEVADA BELL d/b/a AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

TRUCKEE MEADOWS WATER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

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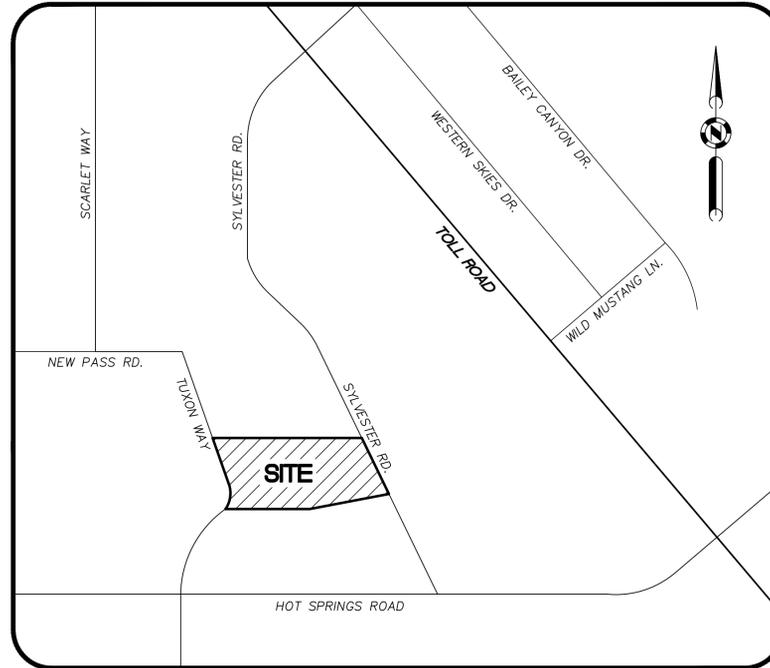
RELIAINT TITLE

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BY: MOJRA HAUSENSTEIN \_\_\_\_\_ DATE \_\_\_\_\_  
 TITLE: DIRECTOR, PLANNING AND DEVELOPMENT



**VICINITY MAP**  
 NOT TO SCALE

**TAX CERTIFICATE:**

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A.P.N. 017-110-53  
 WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DEPUTY TREASURER

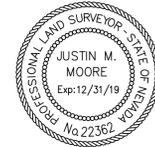
**NOTES:**

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- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- SUBJECT PARCEL LIES ENTIRELY WITHIN ZONE X, AS SHOWN ON FEMA FIRM MAP NO. 32031C3263G, MAP REVISED DATE: MARCH 16, 2009.
- 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.
- 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.

**SURVEYOR'S CERTIFICATE:**

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT AN FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPARENO, LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 34, T.18 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2018.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



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

**REFERENCES:**

- DEED DOCUMENT NO. 4715302, RECORDED JUNE 20, 2017, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016, AS FILE NO. 4605190, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 2132, RECORDED MAY 13, 1987, AS FILE NO. 1162277, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 1977, AS FILE NO. 488425, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- DEED DOCUMENT NO. 4273346, RECORDED AUGUST 27, 2013, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- DEED DOCUMENT NO. 3325316, RECORDED DECEMBER 19, 2005, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

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

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

**WATER AND SEWER RESOURCE REQUIREMENTS:**

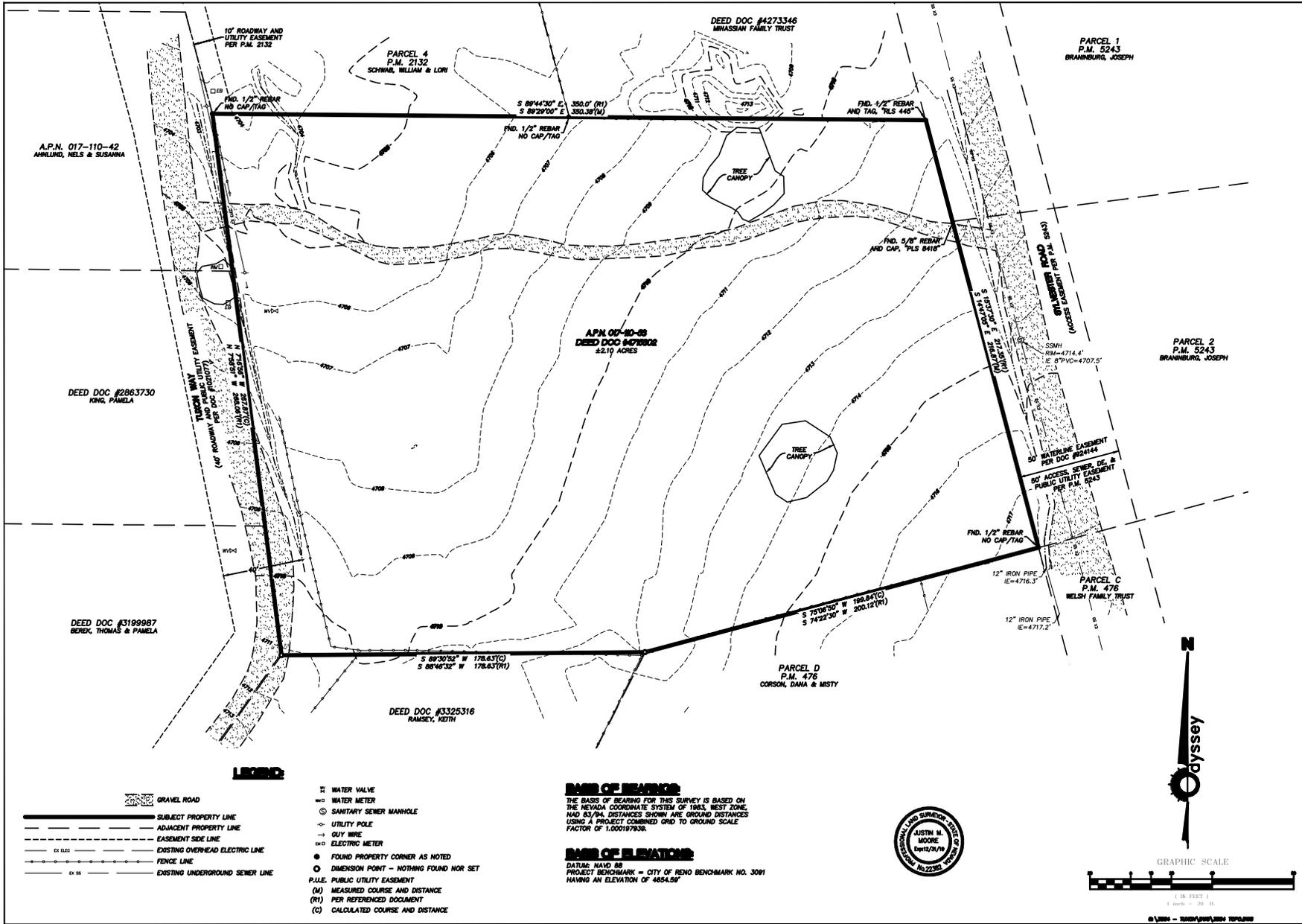
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

BY: \_\_\_\_\_ WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE \_\_\_\_\_

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FILED No. _____ FEE: _____ FILE FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC. ON THIS _____ DAY OF _____ 2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. LAWRENCE R. BURNTSEN COUNTY RECORDER BY: _____ DEPUTY	<b>PARCEL MAP</b> FOR <b>SPARENO, LLC.</b> BEING A DIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN DEED DOCUMENT #4715302 SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY STATE OF NEVADA	SHEET 1 OF 2
	895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM 	





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**SPARENO, LLC.**  
**15380 TUXON WAY**  
**TOPOGRAPHIC SURVEY**  
 WASHINGTON COUNTY, NEVADA

**Odyssey**  
 SURVEYING & MAPPING

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