



# Parcel Map Review Committee Staff Report

Meeting Date: February 10, 2022

Agenda Item: 7D

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0024 (Yue Family)

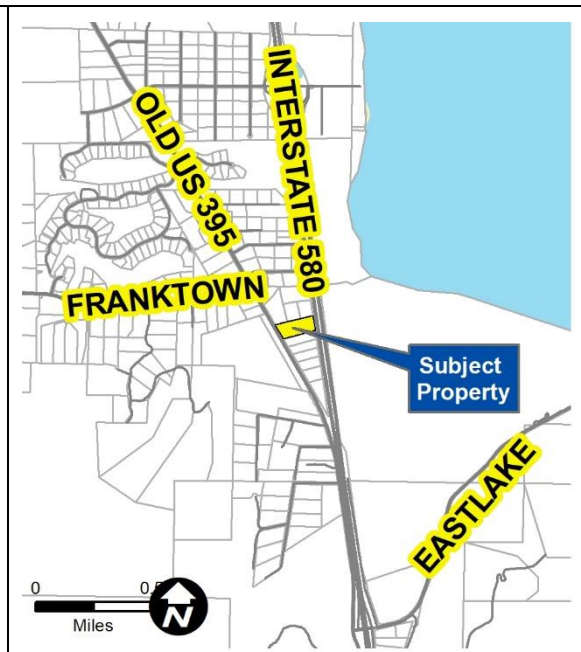
BRIEF SUMMARY OF REQUEST: Division of a parcel of land into two parcels of land

STAFF PLANNER: Planner's Name: Katy Stark  
Phone Number: 775.328.3618  
E-mail: krstark@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion and possible action to approve a tentative parcel map dividing a 6.64-acre parcel into two parcels of 3.83 acres and 2.81 acres.

Applicant / Owner: Yue Family Trust  
Location: 0 US Highway 395 S  
APN: 055-291-08  
Parcel Size: 6.64 acres  
Master Plan: Rural Residential  
Regulatory Zone: High Density Rural (HDR)  
Area Plan: South Valleys (SV)  
Development Code: Authorized in Article 606, Parcel Maps  
Commission District: 2 – Commissioner Lucey



Vicinity Map

### **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 WTPM21-0024 for the Yue Family Trust, 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(e).

*(Motion with Findings on Page 9)*

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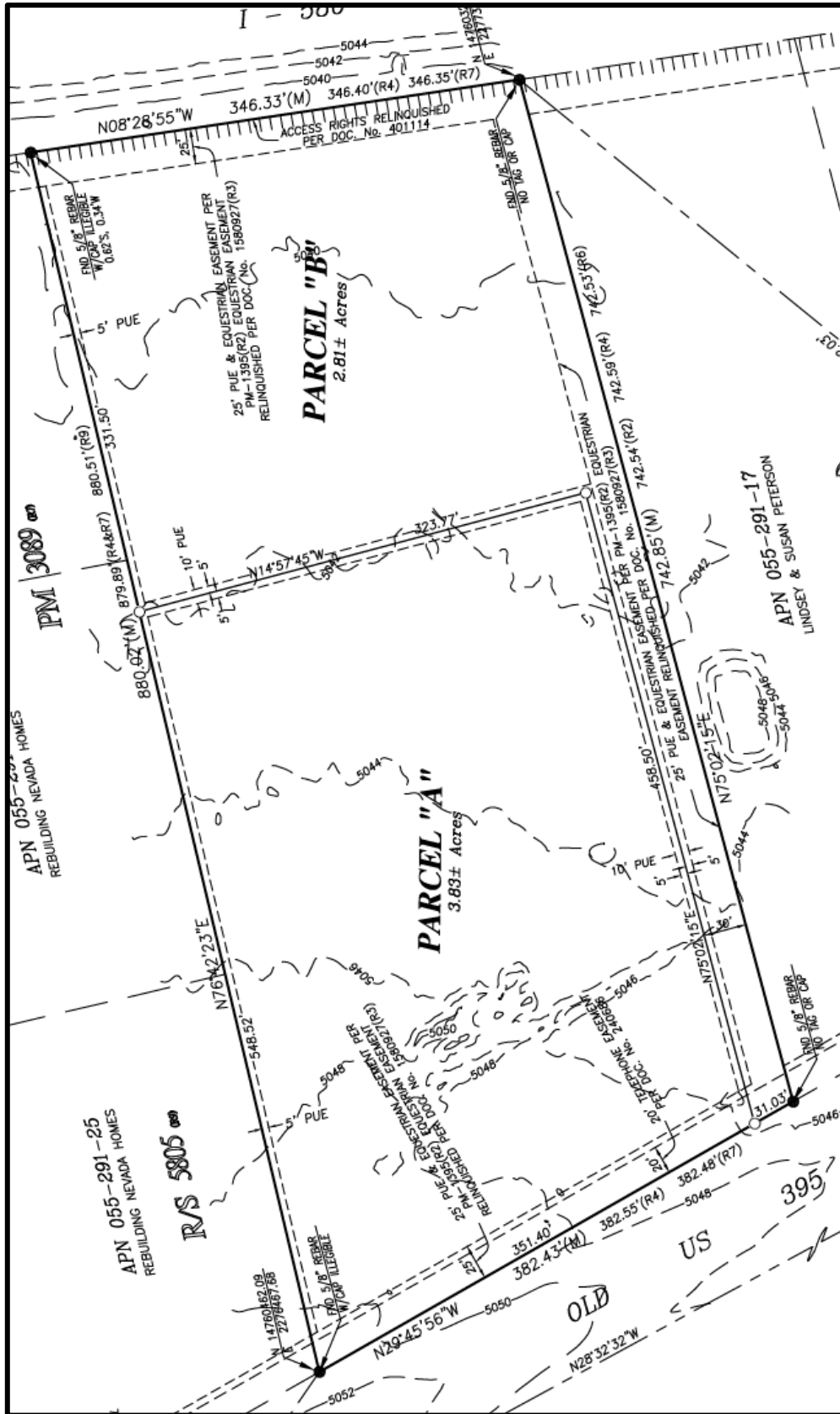
## **Parcel Map**

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided 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 22 months from the date of approval and record the map 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 WTPM21-0024 (Yue Family) are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

**Tentative Parcel Map Evaluation**

Requirement	Evaluation
<b>Area Plan</b>	South Valleys
<b>TMSA</b>	Outside TMSA
<b>Regulatory Zone</b>	High Density Rural (HDR)
<b>Maximum Lot Potential</b>	2 lots – one unit allowed per 2.5 acres according to South Valleys Area Plan Policy SV.1.7 g.
<b>Number of Lots on Parcel Map</b>	2
<b>Minimum Lot Size Required</b>	2 acres – one unit allowed per 2.5 acres according to South Valleys Area Plan Policy SV.1.7 g.
<b>Minimum Lot Size on Parcel Map</b>	2.81 acres
<b>Minimum Lot Width Required</b>	150 feet
<b>Minimum Lot Width on Parcel Map</b>	325 feet
<b>Development Suitability Map</b>	Most Suitable & Potential Wetlands
<b>Hydrographic Basin</b>	Washoe Valley Hydrographic Basin

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) regulatory zone.

The proposed division of land is not a second or subsequent division of a parcel map approved within the last five years.

**Development Information**

The subject parcel is not developed. The required setbacks for the High Density Rural (HDR) regulatory zone are 30 ft feet from the front and rear yard property lines and 15 ft feet from the side yard property lines.

Some portions of the subject parcel are indicated as most suitable for development on the South Valleys Development Suitability map, and other portions of the parcel are indicated as “potential wetlands”. Policy SV.27.3 of the South Valleys Area Plan requires that “[d]evelopment proposals that impact any area designated “potential wetlands” on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.” Conditions requiring both a wetlands delineation study and certification from the Army Corps of Engineers are included in the conditions of approval (Exhibit A).

**South Valleys Area Plan Modifiers**

The subject parcel is located within the South Valleys Area Plan. The following is the pertinent policy from the Area Plan Regulations:

**WCC Section 110.210.05 Water Rights Dedication Requirements.**

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into

large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.

The applicant has indicated that the proposed parcels will use individual wells. Washoe County Water Management staff have reviewed the project application and have provided conditions of approval requiring appropriate water rights. These conditions are included in Exhibit A.

### **South Valleys Area Plan Evaluation**

The subject parcel is located within the South Valleys Area Plan in the West Washoe Valley Rural Character Management Area. The following are the pertinent Policies from the Area Plan:

#### ***Relevant Area Plan Policies Reviewed***

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
SV.14.1	Prior to final map recordation of tentative maps, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) will be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.	Yes	Condition 1(i) addresses this requirement and is included in the Conditions of Approval (Exhibit A).
SV.20.1	Prior to the recordation of final maps for approved tentative maps, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.	Yes	The project application was submitted to the Nevada Department of Wildlife (NDOW) for agency review. NDOW did not provide comments or conditions.
SV.24.4	Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development unless a new source of water from outside the basin is approved by the appropriate regulatory authorities.	Yes	Washoe County Water Management staff have reviewed the project application and have provided conditions of approval requiring appropriate water rights. These conditions are included in Exhibit A.
SV.24.7	Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps.	Yes	Washoe County Water Management staff have reviewed the project application and have provided conditions of approval requiring appropriate water rights. These conditions are included in Exhibit A.
SV.27.3	Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.	Yes	Conditions requiring a wetlands delineation study and certification from the Army Corps of Engineers are included in the conditions of approval (Exhibit A).

### **Reviewing Agencies**

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Army Corp of Engineers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jennifer C. Thomason Jennifer.C.Thomason@usace.army.mil
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram vbehmaram@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Matthew Philumalee, PLS mphilumalee@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environmental Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly DAKelly@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson jlawson@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Regional Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler shafferjam51@gmail.com & bretttyler2@gmail.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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

WCC Section 110.606.30(e) 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:
  - i. 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 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

*Staff Comment:* Water will be supplied by individual wells. Conditions of approval requiring appropriate water rights have been provided by Washoe County Water Rights staff, and these conditions are included in Exhibit A.
  - iii. The availability and accessibility of utilities.

Staff Comment: The proposed lots will be served by individual wells and individual septic systems. Power will be provided through NV Energy.

- iv. 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. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the South Valleys Planning Area.

- v. Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.

- vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for new streets or highways was received.

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

Staff Comment: The subject parcel has very little slope and some portions of the parcel are indicated as most suitable for development on the South Valleys Development Suitability map. The other portions of the parcel are indicated as "potential wetlands", and appropriate conditions have been included in Exhibit A to require a wetlands delineation study and Army Corps of Engineers certification.

- ix. 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 of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.

- x. 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

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

Staff Comment: The application was reviewed by the appropriate agencies, and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- xii. Recreation and trail easements.



Staff Comment: The application was reviewed by Washoe County Regional Parks and Open Space (Parks) staff, and no conditions or recommendation for denial were received.

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM21-0024 (Yue Family) is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **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 WTPM21-0024 for the Yue Family Trust, 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(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - i. 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;
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
  - iii. The availability and accessibility of utilities;
  - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - v. Conformity with the zoning ordinances and master plan;
  - vi. General conformity with the governing body's master plan of streets and highways;
  - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
  - viii. Physical characteristics of the land such as floodplain, slope and soil;
  - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - x. 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;
  - xi. Community antenna television (CATV) conduit and pull wire; and
  - xii. Recreation and trail easements.

### **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/Owner: Yue Family Trust, Attn: Jeanne Yue  
jyue168@charter.net

Consultant: Meridian Surveying & Mapping, Inc., Edward "Andy" Fuller  
andy@meridiansurveyor.com

Engineer: Christopher Moltz  
chris@stankaconsulting.com



# Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0024

The tentative parcel map approved under Parcel Map Case Number WTPM21-0024 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on February 10, 2022. 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, which shall be responsible for determining compliance with these conditions.

**Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. 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.
- c. 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.
- d. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM21-0024 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 OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. 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; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. 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.
- h. Prior to the recordation of this parcel map, the applicant shall:
  - i. Prior to recordation the applicant shall initiate the wetland certification process through the United States Army Corps of Engineers.
  - ii. Prior to recordation the applicant shall provide Washoe County Planning confirmation from the United States Army Corps of Engineers that the wetlands certification process has been completed.
  - iii. The applicant shall provide Washoe County with a wetlands delineation study.
- i. Prior to final map recordation, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) shall be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.

### **Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.  
Contact Name – Matthew Philumalee, PLS, 775.328.2315, [mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)
  - a. Comply with the conditions of the Washoe County technical check for this map.
  - b. Add a graphic border around the proposed division.
  - c. Add a section corner tie.
  - d. Complete the Surveyor's Certificate.
  - e. All boundary corners must be set.
  - f. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
  - g. Add a Security Interest Holder's Certificate to the map if applicable.

### **Washoe County Health District**

- 3. The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.  
Contact Name – David Kelly, REHS, EHS Supervisor, 775.328.2630, [dakelly@washoecounty.gov](mailto:dakelly@washoecounty.gov)
  - a. EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.

### **Truckee Meadows Fire Protection District**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

#### **Washoe County Water Management Coordinator**

5. The following conditions are requirements of Washoe County Water Management Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.gov](mailto:vbehmaram@washoecounty.gov)

- 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 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.
- 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 is *2.00 acre-feet of ground water rights per newly created parcel according to the South Valleys Area Plan and the Water Budget adopted in 1990*. 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. This parcel map will create 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- f. 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.

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

**From:** [Thomason, Jennifer C CIV USARMY CESPK \(USA\)](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Tentative Parcel Map Case Number WTPM21-0024 (Yue Family)  
**Date:** Tuesday, January 4, 2022 11:04:36 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Katy,

The Corps of Engineers has no Regulatory authority over parcel divisions. Our Regulatory authority is limited to the placement of dredged or fill material into waters of the U.S. Please let me know if you have any further questions.

Thank you,

Jennifer C. Thomason  
Senior Project Manager  
Nevada-Utah Regulatory Section  
300 Booth Street, Room 3050  
Reno, Nevada 89509

Ph: 775-784-5304

Cell: 775-686-9622- Primary number during telework

Business hours: Monday-Friday, 8AM-2PM Pacific Time

\*\*\*In response to COVID-19, Regulatory Division staff are teleworking from home or other approved location. We will do our best to administer the Regulatory Program in an effective and efficient manner. Priority will be given to health and safety activities and essential infrastructure. Action on your permit application or other request may be delayed during this emergency. We appreciate your patience over the next several weeks.\*\*\*

Let us know how we're doing. Please complete the survey at:

<https://regulatory.ops.usace.army.mil/ords/f?p=136:4>

**From:** [Kirschenman, Sophia](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Parks Comments Re: WTPM21-0024  
**Date:** Wednesday, December 29, 2021 11:13:11 AM  
**Attachments:** [Outlook-wyldly1d.png](#)  
[Outlook-ugfha43j.png](#)  
[Outlook-4gkp1zdy.png](#)  
[Outlook-s3kubdxu.png](#)  
[Outlook-fuuu0wsi.png](#)


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Hi Katy,

I've reviewed WTPM21-0024 (Yue) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you!



[Sophia Kirschenman](#)  
Park Planner | Community Services Department  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512  


Please consider the environment before printing this e-mail.





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

December 21, 2021

TO: Katy Stark, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM21-0024 (Yue Family Trust)

**Project description:**

The applicant is proposing to approve a tentative parcel map dividing a 6.64-acre parcel into two parcels of 3.83 acres and 2.81 acres.

The property is located in South Washoe Valley between Franktown Road and US Highway 395 South Assessor's Parcel Number: 055-291-08. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

*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 is *2.00 acre-feet of ground water rights per newly created parcel according to the South Valleys Area Plan and the Water Budget adopted in 1990.* 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



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

- parcels and one existing or remains thereof. This parcel map will create 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- 6) 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

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

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#### INTEROFFICE MEMORANDUM

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#### PARCEL MAP REVIEW

DATE: January 6, 2022

TO: Katy Stark, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

**SUBJECT: Parcel Map for: YUE FAMILY TRUST**  
**Parcel Map Case No.: WTPM21-0024**  
**APN: 055-291-08**  
**Review Date: 12/21/2021**

---

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. Add a section corner tie.
4. Complete the Surveyor's Certificate.
5. All boundary corners must be set.
6. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
7. Add a Security Interest Holder's Certificate to the map if applicable.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WTPM21-0024**  
**EXHIBIT B**

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

December 17, 2021

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

RE: Yue Family Trust; 055-291-08  
Parcel Map; WTPM21-0024

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

**Contact Name – David Kelly**

1. EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us) regarding all Health District comments.

Sincerely,



Dave Kelly, REHS  
EHS Supervisor  
Environmental Health  
Washoe County Health District

**From:** [Program, EMS](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: December Agency Review Memo III  
**Date:** Wednesday, December 15, 2021 4:59:23 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[December Agency Review Memo III.pdf](#)

---

Good afternoon,

The EMS Oversight Program has reviewed Tentative Parcel Map Case Number WTPM21-0024 (Yue Family) and, based on the information provided, has no concerns.

Please let me know if you have any further questions.

*Thank you,*

*Jackie Lawson*

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)  
[Jlawson@washoecounty.gov](mailto:Jlawson@washoecounty.gov) | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

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**From:** Kerfoot, Lacey <LKerfoot@washoecounty.gov>  
**Sent:** Tuesday, December 14, 2021 4:18 PM  
**To:** Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>  
**Cc:** EHS Plan Review <EHSPlanReview@washoecounty.gov>  
**Subject:** December Agency Review Memo III

Good afternoon,

Please find the attached Agency Review Memo III with cases received in December by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. Comments for Items 1 – 3 are

**WTPM21-0024**  
**EXHIBIT B**

due by December 23, 2021. Comments for Items 4 – 7 are due by January 3, 2022.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

Air Quality – **Items 2, 3 and 4**

Environmental Health – **Items 2 through 7**

Emergency Management Services – **Items 2, 3, 4 and 7**

Regards,



**Lacey Kerfoot**

**Office Support Specialist | Community Services Department**

[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

For Planning call (775) 328-3600, Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**From:** [Lemon, Brittany](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM21-0024 (Yue Family) Conditions of Approval  
**Date:** Monday, December 20, 2021 2:58:07 PM  
**Attachments:** [image001.png](#)

---

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

## **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*



1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

## Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

December 17, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0024 Yue Family

Dear Katy,

In reviewing the tentative map dividing a 6.64 parcel into two parcels, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are questions call us at (775) 750-8272.

Sincerely,

J. Shaffer

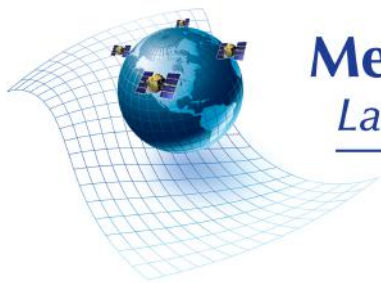


# *TENTATIVE PARCEL MAP*

## *FOR*

# *YUE FAMILY TRUST*

Prepared by:



**Meridian Surveying & Mapping, Inc.**  
*Land, Construction and Boundary Surveys*

8725 Technology Way, Ste., C2 • Reno, NV 89521 • (775) 690-4194  
NV Lic. #18368 • CA Lic. #9019

Edward “Andy” Fuller, PLS 11827  
(775) 842-3690  
andy@meridiansurveyor.com

Prepared for:

Henry Yue and Jeanne H. Yue,  
as Trustees of the **Yue Family Trust** created under Declaration of Trust dated September 18, 2003.  
2208 Rusty Pump Road  
Diamond Bar, CA 91765

## 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>Tentative Parcel Map for Yue Family Trust</b>                                                                                                                                                                |                 |                                           |                 |
| Project Description: Subdivide APN:055-291-08 into two residential parcels.                                                                                                                                                   |                 |                                           |                 |
| Project Address: 7508 Old US 395                                                                                                                                                                                              |                 |                                           |                 |
| Project Area (acres or square feet): 6.64 Acres                                                                                                                                                                               |                 |                                           |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>South Valleys Area (Washoe Valley); approximately 1/4 mile southerly of southerly intersection of Franktown Rd. and Old US 395. |                 |                                           |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                                                     | Parcel Acreage: | Assessor's Parcel No.(s):                 | Parcel Acreage: |
| 055-291-08                                                                                                                                                                                                                    | 6.64            |                                           |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).                                                                                                                               |                 |                                           |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                                                                                                                                                          |                 |                                           |                 |
| <b>Property Owner:</b>                                                                                                                                                                                                        |                 | <b>Professional Consultant:</b>           |                 |
| Name: Yue Family Trust                                                                                                                                                                                                        |                 | Name: Meridian Surveying & Mapping, Inc.  |                 |
| Address: 2208 Rusty Pump Rd.                                                                                                                                                                                                  |                 | Address: 8725 Technology Way - C2         |                 |
| Diamond Bar, CA                                                                                                                                                                                                               | Zip: 91765      | Reno, NV                                  | Zip: 89521      |
| Phone:                                                                                                                                                                                                                        | Fax:            | Phone: (775) 690-4194                     | Fax:            |
| Email: jyue168@charter.net                                                                                                                                                                                                    |                 | Email: andy@meridiansurveyor.com          |                 |
| Cell:                                                                                                                                                                                                                         | Other:          | Cell: (775) 842-3690                      | Other:          |
| Contact Person: Jeanne Yue                                                                                                                                                                                                    |                 | Contact Person: Edward "Andy" Fuller, PLS |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                                                   |                 | <b>Other Persons to be Contacted:</b>     |                 |
| Name: Same as Owner                                                                                                                                                                                                           |                 | Name:                                     |                 |
| Address:                                                                                                                                                                                                                      |                 | Address:                                  |                 |
|                                                                                                                                                                                                                               | Zip:            |                                           | Zip:            |
| Phone:                                                                                                                                                                                                                        | Fax:            | Phone:                                    | Fax:            |
| Email:                                                                                                                                                                                                                        |                 | Email:                                    |                 |
| Cell:                                                                                                                                                                                                                         | Other:          | Cell:                                     | Other:          |
| Contact Person:                                                                                                                                                                                                               |                 | 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:** Yue Family Trust, Henry Yue, Trustee

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, Henry Yue  
(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): 055-291-08

Printed Name Henry Yue

Signed *Henry Yue*

Address 2208 Rusty Pump Road

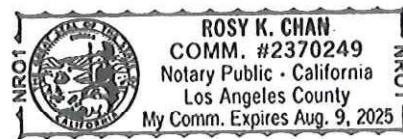
Diamond Bar, CA 91765

Subscribed and sworn to before me this  
9<sup>TH</sup> day of NOVEMBER, 2021

*Rosy K. Chan*  
Notary Public in and for said county and state

My commission expires: 08-09-2025

(Notary Stamp)



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

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

# Property Owner Affidavit

**Applicant Name:** Yue Family Trust, Jeanne H. Yue, Trustee

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, Jeanne H. Yue  
(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): 055-291-08

Printed Name Jeanne H. Yue

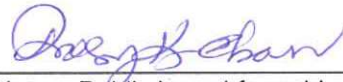
Signed 

Address 2208 Rusty Pump Road

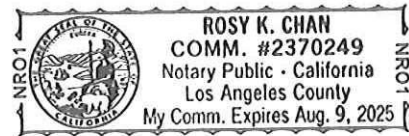
Diamond Bar, CA 91765

Subscribed and sworn to before me this 9TH day of NOVEMBER, 2021.

(Notary Stamp)

  
Notary Public in and for said county and state

My commission expires: 08-09-2025



\*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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

| Parcel ID                                                                                | Status | Last Update                                             |
|------------------------------------------------------------------------------------------|--------|---------------------------------------------------------|
| 05529108                                                                                 | Active | 11/5/2021 1:39:17 AM                                    |
| <b>Current Owner:</b><br>YUE FAMILY TRUST<br>2208 RUSTY PUMP RD<br>DIAMOND BAR, CA 91765 |        | <b>SITUS:</b><br>0 US HIGHWAY 395 S<br>WASHOE COUNTY NV |
| <b>Taxing District</b><br>4000                                                           |        | <b>Geo CD:</b>                                          |
| Legal Description                                                                        |        |                                                         |
| PM 1395 FRAC LOT B                                                                       |        |                                                         |

**Installments**

| Period            | Due Date  | Tax Year | Tax           | Penalty/Fee   | Interest      | Total Due     |
|-------------------|-----------|----------|---------------|---------------|---------------|---------------|
| INST 1            | 8/16/2021 | 2021     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| INST 2            | 10/4/2021 | 2021     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| INST 3            | 1/3/2022  | 2021     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| INST 4            | 3/7/2022  | 2021     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| <b>Total Due:</b> |           |          | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> |

**Tax Detail**

|                                             | Gross Tax         | Credit              | Net Tax           |
|---------------------------------------------|-------------------|---------------------|-------------------|
| ▼ <a href="#">State of Nevada</a>           | \$136.85          | (\$62.29)           | \$74.56           |
| ▼ <a href="#">Truckee Meadows Fire Dist</a> | \$434.70          | (\$197.87)          | \$236.83          |
| ▼ <a href="#">Washoe County</a>             | \$1,120.34        | (\$509.97)          | \$610.37          |
| ▼ <a href="#">Washoe County Sc</a>          | \$916.49          | (\$417.18)          | \$499.31          |
| <b>Total Tax</b>                            | <b>\$2,608.38</b> | <b>(\$1,187.31)</b> | <b>\$1,421.07</b> |

**Payment History**

| Tax Year | Bill Number | Receipt Number | Amount Paid | Last Paid |
|----------|-------------|----------------|-------------|-----------|
| 2021     | 2021260676  | B21.145308     | \$355.27    | 9/30/2021 |
| 2021     | 2021260676  | B21.145314     | \$355.27    | 9/30/2021 |
| 2021     | 2021260676  | B21.145318     | \$355.26    | 9/30/2021 |
| 2021     | 2021260676  | B21.62717      | \$355.27    | 8/6/2021  |

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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

**Change of Address**

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

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

Address change requests may also be faxed to: (775) 328-3642

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

# Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

South Valleys Area (Washoe Valley); approximately 1/4 mile southerly of southerly intersection of Franktown Rd. and Old US 395.

- a. Please list the following:

| APN of Parcel | Land Use Designation      | Existing Acres |
|---------------|---------------------------|----------------|
| 055-291-08    | 120 Vacant, single family | 6.64           |
|               |                           |                |

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 |
|----------------------------|------------|------------|----------|----------|
| Proposed Minimum Lot Area  | 3.83 Acres | 2.81 Acres |          |          |
| Proposed Minimum Lot Width | 325 ft     | 345 ft     |          |          |

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

|                      | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------|----------|----------|----------|----------|
| Proposed Zoning Area | HDR      | HDR      |          |          |
| Proposed Zoning Area |          |          |          |          |

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

Yes  No

6. Utilities:

|                                 |                  |
|---------------------------------|------------------|
| a. Sewer Service                | Septic           |
| b. Electrical Service/Generator | NV Energy        |
| c. Water Service                | Individual wells |

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

|                    |               |                    |     |
|--------------------|---------------|--------------------|-----|
| a. Permit #        | 51088 & 52618 | acre-feet per year | 2.0 |
| b. Certificate #   |               | acre-feet per year |     |
| c. Surface Claim # |               | acre-feet per year |     |
| d. Other, #        |               | acre-feet per year |     |

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

|                         |
|-------------------------|
| <b>Yue Family Trust</b> |
|-------------------------|

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

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

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

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



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

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

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

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

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

|     |
|-----|
| N/A |
|-----|

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

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

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

|     |
|-----|
| N/A |
|-----|

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

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

## Grading

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

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

|     |
|-----|
| N/A |
|-----|



19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

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

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

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

|     |
|-----|
| N/A |
|-----|

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

|     |
|-----|
| N/A |
|-----|

28. Surveyor:

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Name         | Meridian Surveying & Mapping, Inc., Edward "Andy" Fuller, PLS |
| Address      | 8725 Technology Way C2, Reno, NV 89521                        |
| Phone        | (775) 690-4194                                                |
| Cell         | (775) 842-3690                                                |
| E-mail       | andy@meridiansurveyor.com                                     |
| Fax          |                                                               |
| Nevada PLS # | 11827                                                         |

**DIRECTOR OF PLANNING AND BUILDING 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 \_\_\_\_\_, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION      DATE

**DISTRICT BOARD OF HEALTH CERTIFICATE**

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

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

**TAXATION CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR FISCAL YEAR 2020-2021 HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAVE BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN 055-291-08.

WASHOE COUNTY TREASURER

\_\_\_\_\_  
TREASURER      DATE

**WATER AND SEWER RESOURCE CERTIFICATE**

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 442 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**UTILITY COMPANIES' CERTIFICATE**

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY. ALL PUBLIC UTILITY EASEMENTS HEREBY GRANTED INCLUDE CATV. THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

\_\_\_\_\_  
SIERRA PACIFIC POWER CO. D/B/A NV ENERGY      DATE

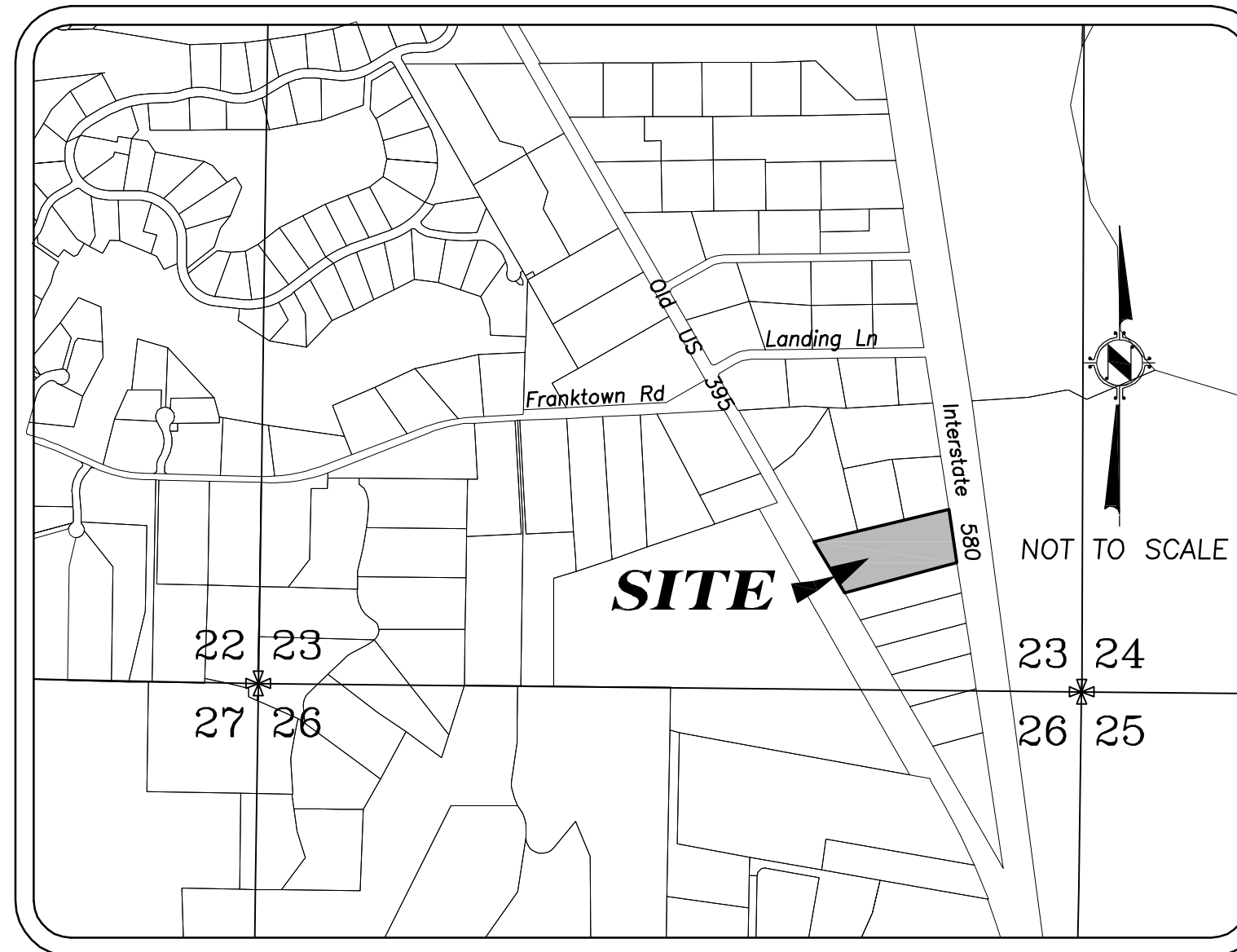
NAME / TITLE (PRINT)

\_\_\_\_\_  
NEVADA BELL TELEPHONE CO. D/B/A/ AT&T NEVADA      DATE

NAME / TITLE (PRINT)

\_\_\_\_\_  
CHARTER COMMUNICATIONS      DATE

NAME / TITLE (PRINT)

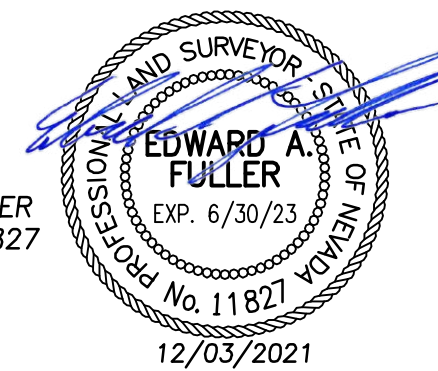


**VICINITY MAP**

**SURVEYOR'S CERTIFICATE**

I, EDWARD A. FULLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF YUE FAMILY TRUST.
2. THE LANDS REPRESENTED ON THIS PLAT LIE WITHIN A PORTION OF THE SOUTHEAST QUARTER, OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_ 2021.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE 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 DURABILITY.
5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630 INCLUSIVE.



EDWARD A. FULLER  
NEVADA PLS 11827

12/03/2021

**GENERAL NOTES:**

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, FIVE (5) FEET IN WIDTH COINCIDENT WITH THE NORTHERLY BOUNDARY, AND TEN (10) FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES, AS SHOWN HEREON.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT EACH PARCEL WITH SAID UTILITY FACILITIES FOR THE FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AND THE UTILITY COMPANY AT TIME OF INSTALLATION.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED HEREON INCLUDE CABLE TELEVISION FACILITIES.
4. THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE X (UN-SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP No. 32031C3430G AND MAP No. 32031C3435G, BOTH HAVING AN EFFECTIVE DATE OF 03/16/2009, PER FEMA'S FLOOD MAP SERVICE CENTER.
5. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING DEVELOPMENT OR IMPROVEMENT OF THE SUBJECT PROPERTY.
6. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE A DESIGNATED FEMA FLOODZONE, MAY BE SUBJECT TO FLOODING. EACH PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGE WAYS AND TO NOT ALLOW OR PERFORM UNPERMITTED AND/OR UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE OR CAUSE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, YUE FAMILY TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPERATION AND RECORDATION OF THIS PARCEL MAP, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND HEREBY GRANTS TO ALL PUBLIC UTILITIES AND WASHOE COUNTY THOSE PERMANENT EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER.

YUE FAMILY TRUST

\_\_\_\_\_  
HENRY YUE, TRUSTEE      DATE

\_\_\_\_\_  
JEANNE H. YUE, TRUSTEE      DATE

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HENRY YUE AND JEANNE H. YUE, PERSONALLY KNOWN (OR PROVEN) TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_.

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT YUE FAMILY TRUST IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, EXCEPT; \_\_\_\_\_, AS OF \_\_\_\_\_.

WESTERN TITLE COMPANY.

\_\_\_\_\_  
BY: MARY DINSMORE, V.P., REGIONAL MANAGER      DATE

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED WASHOE COUNTY CONTROL NETWORK GPS MONUMENTS SHOWN HEREON. THE COORDINATES AND SURVEY DIMENSIONS SHOWN HEREON ARE GROUND VALUES, TO OBTAIN GRID VALUES DIVIDE GROUND VALUES BY A COMBINED FACTOR OF 1.000197939.

TOTAL AREA = 6.64± ACRES

**RECORDER'S CERTIFICATE**

FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M OFFICIAL RECORDS OF WASHOE COUNTY, NV.  
KALIE M. WORK  
WASHOE COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

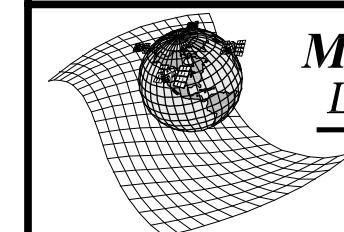
FEE: \_\_\_\_\_

**TENTATIVE PARCEL MAP**  
FOR  
**YUE FAMILY TRUST**  
BEING A DIVISION OF A PORTION OF  
PARCEL "B" OF PARCEL MAP No. 1395

LOCATED WITHIN A PORTION OF THE SE 1/4,  
OF SECTION 23, T16N, R19E, MOUNT DIABLO MERIDIAN

WASHOE COUNTY      NEVADA

Meridian Surveying & Mapping, Inc.  
Land, Construction and Boundary Surveys  
8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194



DRAWN BY: EAF  
DATE: OCT. 2021  
SHEET  
**1**  
OF SHEETS  
**2**



**LEGEND**

- △ FOUND WASHOE COUNTY CONTROL POINT
- FOUND POINT AS NOTED
- SET 5/8" REBAR WITH CAP "PLS 11827"
- (R#) RECORD PER REFERENCE No. #
- (M) MEASURED
- PUE PUBLIC UTILITY EASEMENT

**REFERENCE DOCUMENTS**

1. RECORD OF SURVEY No. 853, FILE No. 324335, RECORDED APRIL 23, 1974.
2. PARCEL MAP No. 1395, FILE No. 825958, RECORDED NOVEMBER 29, 1982.
3. ABANDONMENT OF EASEMENT, FILE No. 1580927, RECORDED JUNE 19, 1992.
4. GRANT, BARGAIN, SALE DEED, FILE No. 1664921, RECORDED APRIL 16, 1993.
5. PARCEL MAP No. 2927, FILE No. 1904760, RECORDED JUNE 29, 1995.
6. PARCEL MAP No. 2928, FILE No. 1904761, RECORDED JUNE 29, 1995.
7. PARCEL MAP No. 3089, FILE No. 2025747, RECORDED AUGUST 30, 1996.
8. RECORD OF SURVEY No. 3621, FILE No. 2352617, RECORDED JUNE 21, 1999.
9. RECORD OF SURVEY No. 5805, FILE No. 4682156, RECORDED FEBRUARY 23, 2017.

**GENERAL NOTES:**

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, FIVE (5) FEET IN WIDTH COINCIDENT WITH THE NORTHERLY BOUNDARY, AND TEN (10) FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES, AS SHOWN HEREON.
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**BASIS OF BEARINGS**

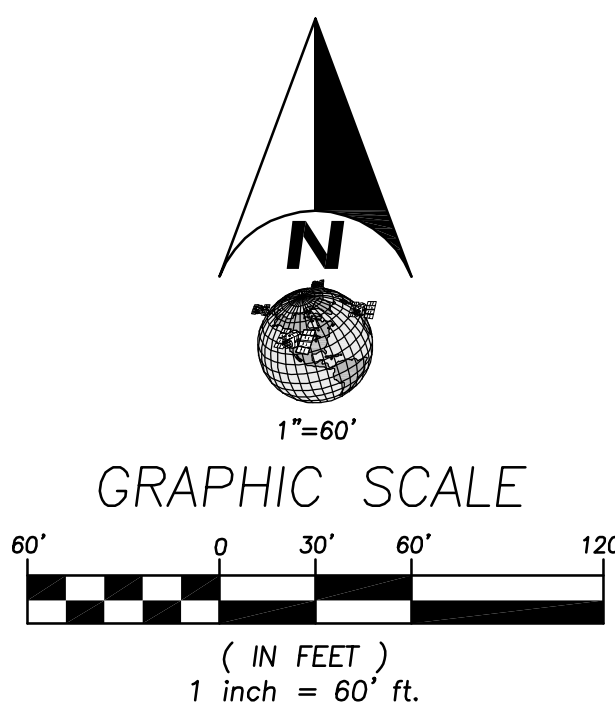
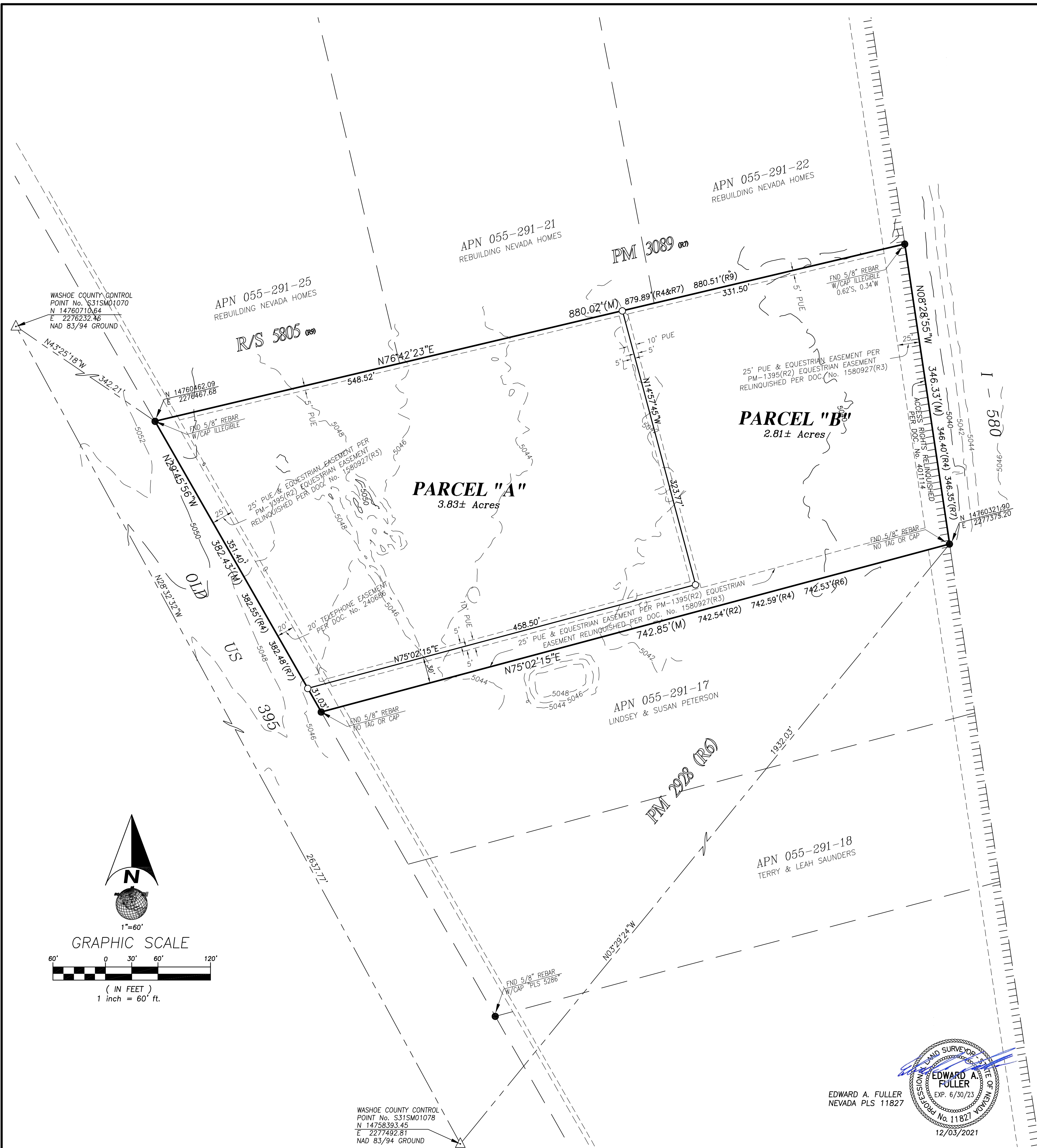
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED WASHOE COUNTY CONTROL NETWORK GPS MONUMENTS SHOWN HEREON. THE COORDINATES AND SURVEY DIMENSIONS SHOWN HEREON ARE GROUND VALUES. TO OBTAIN GRID VALUES DIVIDE GROUND VALUES BY A COMBINED FACTOR OF 1.000197939.  
**TOTAL AREA = 6.64± ACRES**

**TENTATIVE PARCEL MAP**  
 FOR  
**YUE FAMILY TRUST**  
 BEING A DIVISION OF A PORTION OF  
 PARCEL "B" OF PARCEL MAP No. 1395

LOCATED WITHIN A PORTION OF THE SE 1/4,  
 OF SECTION 23, T16N, R19E, MOUNT DIABLO MERIDIAN  
 WASHOE COUNTY NEVADA

**Meridian Surveying & Mapping, Inc.**  
 Land, Construction and Boundary Surveys  
 8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194

DRAWN BY: EAF  
 DATE: OCT. 2021  
 SHEET  
**2**  
 OF SHEETS



EDWARD A. FULLER  
 NEVADA PLS 11827  
 EXP. 6/30/23  
 12/03/2021



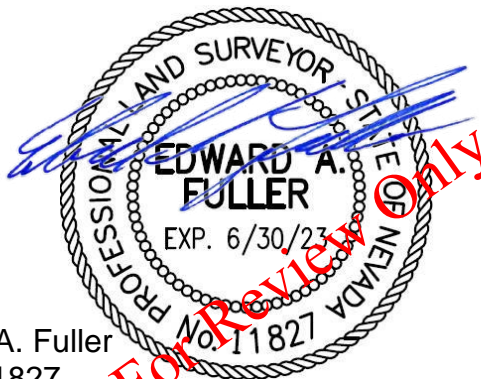
**Meridian Surveying & Mapping, Inc.**  
*Land, Construction and Boundary Surveys*

***SURVEY CLOSURE  
CALCULATIONS***

***PARCEL MAP  
APN: 055-291-08***

***FOR***

***YUE FAMILY TRUST***



Edward A. Fuller  
P.L.S. 11827

12/3/2021

***Closure Calculations***  
***Parcel Map for Yue Family Trust***

---

PARCEL NAME: **APN: 055-291-08** ~ PORTION PARCEL B OF PM 1395 PER DOC. No. 1664921

North: 14760462.0905      East : 2276467.6800  
Line Course: N 76-42-23 E Length: 880.02  
North: 14760664.4434      East : 2277324.1195  
Line Course: S 08-28-55 E Length: 346.33  
North: 14760321.9014      East : 2277375.2024  
Line Course: S 75-02-15 W Length: 742.85  
North: 14760130.1074      East : 2276657.5387  
Line Course: N 29-45-56 W Length: 382.43  
North: 14760462.0811      East : 2276467.6805

Perimeter: 2351.63    Area: 289,180 sq.ft. 6.64 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0094              Course: S 02-38-35 E  
Error North: -0.00943              East : 0.00044  
Precision 1: 250,173.40

---

PARCEL NAME: **PARCEL A**

North: 14760462.0905      East : 2276467.6800  
Line Course: N 76-42-23 E Length: 548.52  
North: 14760588.2179      East : 2277001.5022  
Line Course: S 14-57-45 E Length: 323.77  
North: 14760275.4253      East : 2277085.0953  
Line Course: S 75-02-15 W Length: 458.50  
North: 14760157.0466      East : 2276642.1407  
Line Course: N 29-45-56 W Length: 351.40  
North: 14760462.0844      East : 2276467.6874

Perimeter: 1682.19    Area: 166,644 sq.ft. 3.83 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0096              Course: S 50-16-54 E  
Error North: -0.00616              East : 0.00741  
Precision 1: 175,228.13

***Closure Calculations***  
***Parcel Map for Yue Family Trust***

---

PARCEL NAME: **PARCEL B**

North: 14760321.9061      East : 2277375.2030  
Line Course: S 75-02-15 W Length: 742.85  
North: 14760130.1120      East : 2276657.5393  
Line Course: N 29-45-56 W Length: 31.03  
North: 14760157.0481      East : 2276642.1344  
Line Course: N 75-02-15 E Length: 458.50  
North: 14760275.4267      East : 2277085.0890  
Line Course: N 14-57-45 W Length: 323.77  
North: 14760588.2193      East : 2277001.4959  
Line Course: N 76-42-23 E Length: 331.50  
North: 14760664.4448      East : 2277324.1131  
Line Course: S 08-28-55 E Length: 346.33  
North: 14760321.9028      East : 2277375.1960

Perimeter: 2233.98    Area: 122,536 sq.ft. 2.81 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0077      Course: S 64-54-27 W  
Error North: -0.00327      East : -0.00698  
Precision 1: 290,127.27