



Parcel Map Review Committee Staff Report

Meeting Date: June 9, 2022

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM22-0005 (The Vector Account, LLC)

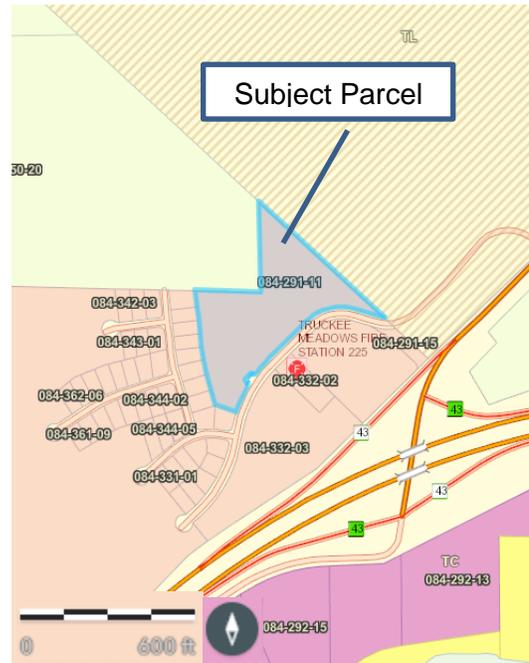
BRIEF SUMMARY OF REQUEST: Divide a 10.21-acre parcel into 4 parcels.

STAFF PLANNER: Courtney Weiche, Senior Planner
 Phone Number: 775.328.3608
 E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 10.21-acre parcel into 4 parcels of 1.25 acres, 2.98 acres, 2.98 acres and 2.98 acres.

Applicant: Axion Engineering
 Property Owner: The Vector Account, LLC
 Location: 395 Stampmill Drive, Washoe County, NV 89442
 APN: 084-291-11
 Parcel Size: 10.21 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Medium Density Suburban
 Area Plan: Truckee Canyon
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 5 – Commissioner Herman



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 WTPM22-0005 for The Vector Account, LLC 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).

(Motion with Findings on Page 9)

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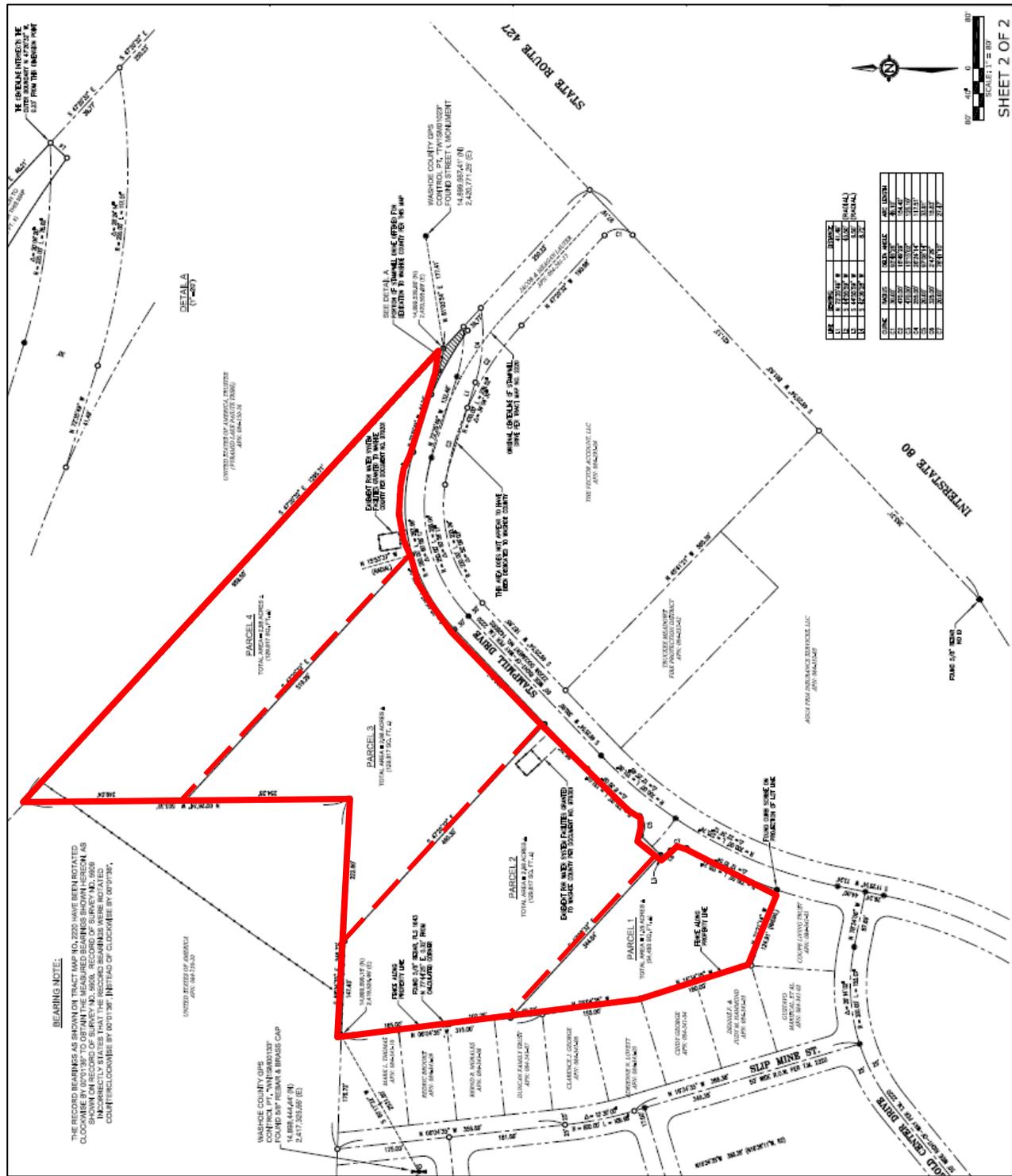
Parcel Map

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 WTPM22-0005 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
Area Plan	Truckee Canyon
TMSA	Outside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	37
Number of Lots on Parcel Map	4
Minimum Lot Size Required	12,000
Minimum Lot Size on Parcel Map	1.25 acres (54,450 sq. ft.)
Minimum Lot Width Required	80'
Minimum Lot Width on Parcel Map	155'
Development Suitability Map	Most suitable for development
Hydrographic Basin	Tracy Segment Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) 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 10.21-acre parcel is a vacant, relatively flat parcel and covered with native shrubs and grasses. The master plan designation is Suburban Residential, as are the parcels to the south and west. To the north is Rural and east is governed under Tribal Lands jurisdiction.

The parcel's regulatory zone is Medium Density Suburban (MDS), as are the parcels to the south and west. The parcel to the north is General Rural. A Truckee Meadows Fire Protection District station is located directly south of the project site, across Stampmill Drive. The only developed parcels are to the west with residential uses; all other surrounding parcels are currently vacant.

The lots are proposed to be served by Truckee Meadows Water Authority using the two existing TMWA operated wells on site. A condition of approval requires the applicant to demonstrate the existing municipal water system has sufficient capacity to connect all parcels proposed. Washoe County Water Rights, State of Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A.

The required setbacks for the Medium Density Suburban (MDS) regulatory zone is 20 ft from the front and rear property lines and 8 ft from the side property lines. Future development will require all structures to meet the above-mentioned setbacks. Access for all proposed parcels would be from Stampmill Drive. A portion of proposed Parcel 4 (964 square feet) is being offered for dedication, per this map, to Washoe County to increase the width of Stampmill Drive. Their proposal is consistent with the condition of approval provided by Engineering and Capital Projects, see Exhibit A - Condition 2(k).

Area Plan Evaluation

The subject parcel is located within the Truckee Canyon Area Plan. The following is the pertinent Policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
TC.3.4	Prevent future residential subdivisions from locating residences next to either Interstate 80 or the Southern Pacific Railroad.	Yes	No

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Army Corps of Engineers	X			
Bureau of Indian Affairs	X			
Natural Resources Conservation Service	X			
BLM - Winnemucca Dist. Office	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV Water Resources	X	X		
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwanye Smith, desmith@washoecounty.gov
Washoe County GIS	X			
Washoe County Land Development	X			
Washoe County Operations Division Director	X			
Washoe County Parks & Open Space	X	X		
Washoe County Planning & Building Director	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X	X	Vahid Behmaram, vbehmaram@washoecounty.gov; Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD Air Quality	X			
WCHD EMS	X			
WCHD Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		
Nevada State Historic Preservation	X			
Gerlach GID	X			
AT&T	X			
NV Energy	X			
Utilities, Inc.	X			

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: The new lots are proposed to be served by Truckee Meadows Water Authority using the two existing TMWA operated wells on site. A condition of approval requires the applicant to demonstrate the existing municipal water system has sufficient capacity to connect all parcels proposed, otherwise individual wells will be required. Washoe County Water Rights and State of Nevada Division of Water Resources both reviewed the proposed parcel map and provided conditions to ensure proper water rights for each of the four proposed parcels. Their conditions are included in Exhibit A.

- (iii) The availability and accessibility of utilities.

Staff Comment: The new lots are proposed to be served by Truckee Meadows Water Authority using the two existing TMWA operated wells on site. A condition of approval requires the applicant to demonstrate the existing municipal water system has sufficient capacity to connect all parcels proposed, otherwise individual wells will be required. Washoe County Water Rights, State of Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A. 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 a total of four lots, which is anticipated to have minimal impacts on local services. There are existing public services such as police and fire protection, transportation, recreation and parks available to the Truckee Canyon Planning Area. Pyramid Lake Fire Station is located directly across Stampmill Drive and Natchez Elementary is located approximately 2 miles north of the subject site.

- (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 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.
- (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 and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways. In addition, the parcel map would dedicate a portion of land to Washoe County to widen Stampmill Drive to meet the minimum 60' right-of-way.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: The project area for division is identified as "most suitable for development" by the Truckee Canyon Area Plan Development Suitability Map.
- (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 WTPM22-0005 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 WTPM22-0005 for Vector Account, LLC 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.
 - (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: Axion Engineering, Gary Guzelis
gary@axionengineering.net

Property Owner: The Vector Account, LLC
240 Grapevine Ravine Lane
Newcastle, CA 95658

Professional Consultant: US Geomatics, Inc. Glen Armstrong, Ryan Toole
garmstrong@usgeomatics.com
rtoole@usgeomatics.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0005

The tentative parcel map approved under Parcel Map Case Number WTPM22-0005 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on June 9, 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 – Courtney Weiche, Senior Planner, 775.325.3608,
cweiche@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. WTPM22-0005 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.

KELLY MULLIN, 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.

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.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a graphic border around the proposed division.
- c. Dash all lines that are not a part of the division.
- d. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- e. Add the following note to the final map; “For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
- f. All boundary corners must be set.
- g. Place a note on the map stating that the natural drainage will not be impeded.
- h. 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.
- i. Add a Security Interest Holder’s Certificate to the map if applicable.
- j. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
- k. Dedicate additional right of way for Stampmill Drive so that it has a consistent 60-foot Right of Way.

Washoe County Water Rights Manager

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

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626,

tweiss@washoecounty.gov

- a. The Parcel Map shall contain TMWA’s note regarding all conditions necessary for provision of water service to the parcels. TMWA’s note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also

acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

Nevada Division of Water Resources

4. The following conditions are requirements of Nevada Division of Water Resources, who shall be responsible for determining compliance with these conditions.

Contact: Contact: Steve Shell, Water Resource Specialist II, 775.954.4626, sshell@water.nv.gov

- a. There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.
- b. All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.
- c. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).
- d. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.
- e. A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, 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 Health District

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

Contact Name – Wesley Rubio, Env. Health Specialist Supervisor, 775.900.7240, wrubio@washoecounty.gov

- a) The applicant is proposing to connect to the existing public water system. Prior to approval of this parcel map without domestic wells for each parcel, the existing municipal water system must demonstrate sufficient capacity to connect all parcels proposed. Additionally,

the notes on the map must indicate that these parcels are not allowed to have a domestic well.

- b) A test trench is required to be completed on each proposed parcel to demonstrate the ability of each parcel to have an underground sewage disposal system. All test trenches require permits and inspection by WCHD. Please contact 775-328-2434 for permit option.
- c) The following note is required as part of the final map sign-off for the mylar:
 - a. All future development of these parcels will require strict conformance with the District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation and the District Board of Health Regulations Governing Well Construction; any proposed construction must meet all required setbacks as outlined in the adopted regulations when permits and plans are submitted. Placement of the septic system and domestic well may limit the available footprint, design, and location of any future dwelling(s) and associated buildings.
 - b. If domestic wells will not be an option that portion of the above note must be removed, and notes on the mylar must indicate that all parcels are required to connect to municipal water.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: May 3, 2022

TO: Courtney Weiche, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: THE VECTOR ACCOUNT
Parcel Map Case No.: WTPM22-0005
APN: 084-291-11
Review Date: 04/19/2022

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. Dash all lines that are not a part of the division.
4. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
5. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
6. All boundary corners must be set.
7. Place a note on the map stating that the natural drainage will not be impeded.
8. 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.
9. Add a Security Interest Holder's Certificate to the map if applicable.



Memo to: Courtney Weiche, Planner
Subject: Parcel Map Case No.: WTPM22-0005
Date: May 3, 2022
Page: 2

10. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
11. Dedicate additional right of way for Stampmill Drive so that it has a consistent 60-foot Right of Way.

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

May 12, 2022

Washoe County Community Services
Planning and Development Division

RE: Vector Acct Parcel Map; APN 084-291-11
Temporary Parcel Map; WTPM22-0005

Dear Washoe County Staff:

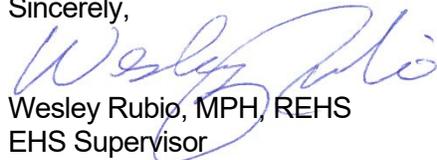
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio - wrubio@washoecounty.us

- a) The applicant is proposing to connect to the existing public water system. Prior to approval of this parcel map without domestic wells for each parcel, the existing municipal water system must demonstrate sufficient capacity to connect all parcels proposed. Additionally, the notes on the map must indicate that these parcels are not allowed to have a domestic well.
- b) A test trench is required to be completed on each proposed parcel to demonstrate the ability of each parcel to have an underground sewage disposal system. All test trenches require permits and inspection by WCHD. Please contact 775-328-2434 for permit option.
- c) The following note is required as part of the final map sign-off for the mylar:
 - a. All future development of these parcels will require strict conformance with the District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation and the District Board of Health Regulations Governing Well Construction; any proposed construction must meet all required setbacks as outlined in the adopted regulations when permits and plans are submitted. Placement of the septic system and domestic well may limit the available footprint, design, and location of any future dwelling(s) and associated buildings.
 - b. If domestic wells will not be an option that portion of the above note must be removed, and notes on the mylar must indicate that all parcels are required to connect to municipal water.

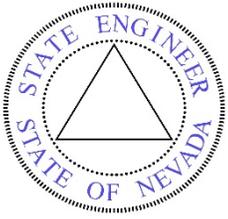
If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District





Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Steve Sisolak, *Governor*
Bradley Crowell, *Director*
Adam Sullivan, P.E., *State Engineer*

April 28, 2022

To: Courtney Weiche
Washoe County Community Services Department
Building and Planning
1001 East 9th Street
Reno, NV 89512

Re: Comments on 21254-T and WTPM22-0005

Name: *The Vector Account, LLC*

County: Washoe County – Wadsworth, U. S. Highway 80 and Stampmill Road

Location: A portion of Section 8, Township 20 North, Range 24, East, MDB&M.

Plat: Tentative: Four lots, common areas, and rights-of-way totaling approximately 10.26 acres and being Washoe County Assessor’s Parcel Number 0884-291-11.

**Water Service
Commitment**

Allocation: No water has been allocated for this project. No estimate of demand is available.

**Owner-
Developer:** The Vector Account, LLC
240 Grapevine Ravine Lane
Newcastle, CA 95658

Engineer: Axion Engineering
683 Edison Way
Reno, NV 89502

**Water
Supply:** Truckee Meadows Water Authority

General: There are two active water rights appurtenant to the described lands in this proposed project. Truckee Meadows Water Authority Permits 73761 and 73764. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. As noted previously, there are two municipal wells located on the property which are permitted through Truckee Meadows Water Authority. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Action: Approval of *The Vector Account, LLC* will be based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II

Weiche, Courtney

From: Kirschenman, Sophia
Sent: Monday, May 2, 2022 4:19 PM
To: Weiche, Courtney
Subject: Parks Comments Re: WTPM22-0005

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Courtney,

I've reviewed WTPM22-0005 (The Vector Account, LLC) 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

[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

April 27, 2022

TO: Courtney Weiche, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM22-0005 (The Vector Account, LLC)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 10.21-acre parcel into 4 parcels; parcel 1 would be 1.25 acres, parcel 2 would be 2.98 acres, parcel 3 would be 2.98 acres and parcel 4 would be 2.98 acres.

Project located at 395 Stampmill Drive, Wadsworth, APN: 084-291-11.

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

Comments:

The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA).

Conditions:

The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits

Weiche, Courtney

From: Lemon, Brittany
Sent: Monday, April 25, 2022 7:47 AM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WTPM22-0005 (The Vector Account, LLC) Conditions of Approval

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Courtney,

“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 | 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”



Washoe-Storey Conservation District

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

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

April 25, 2022

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM22-0005 The Vector Account LLC

Dear Courtney,

In reviewing the tentative parcel map dividing a 10-acre parcel into 4 parcels, the Conservation District has no comments.

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

Sincerely,

Jim Shaffer

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

--

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
Proposed Zoning Area				

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

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

6. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

7. 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 type="checkbox"/> Public water	Provider:	

b. Available:

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

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

a. Sewage System Type:

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

b. Available:

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

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

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

--

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

<input type="checkbox"/> Yes	<input 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 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 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 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?

--

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 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?

--

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

Grading

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

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

--

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

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

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

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

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

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

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

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

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

28. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

Property Owner Affidavit

Applicant Name: The Vector Account, LLC

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, John Brasher
(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): 084-291-11

Printed Name John Brasher

Signed [Signature]

Address 240 Grosvenor Avenue Lane

Newcastle, CA 95058

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notarized
Document Attached

Notary Public in and for said county and state

Notarized
Document Attached

My commission expires: _____

*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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

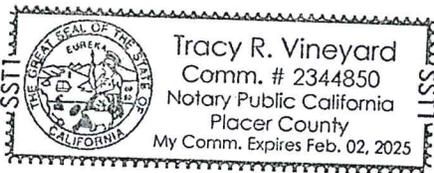
6 _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Placer

Subscribed and sworn to (or affirmed) before me
 on this 1st day of April, 2022,
 by John Brasher
 (1) _____
 (and (2) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature Tracy R. Vineyard
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property owner Affidavit Document Date: 04/01/22
 Number of Pages: _____ Signer(s) Other Than Named Above: none

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE VECTOR ACCOUNT, LLC., A UTAH 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 STREETS AND ALL APPURTENANCES THERETO AS SHOWN HEREON ARE HEREBY DEDICATED TO WASHOE COUNTY AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE PRIVATE DRAINAGE EASEMENTS AS SHOWN OR NOTED HEREON ARE HEREBY GRANTED, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN OR NOTED HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY COMPANIES, CABLE TELEVISION COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS.

THE VECTOR ACCOUNT, LLC., A UTAH LIMITED LIABILITY COMPANY

_____, DATE _____

(PRINT NAME AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2022, OF THE VECTOR ACCOUNT, LLC., A UTAH LIMITED LIABILITY COMPANY, DID PERSONALLY APPEAR BEFORE ME TO PERSONALLY ACKNOWLEDGE THIS INSTRUMENT.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE VECTOR ACCOUNT, LLC., A UTAH LIMITED LIABILITY COMPANY, IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST SAID LAND FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED.

FIRST AMERICAN TITLE INSURANCE COMPANY

_____, DATE _____

(PRINT NAME AND TITLE)

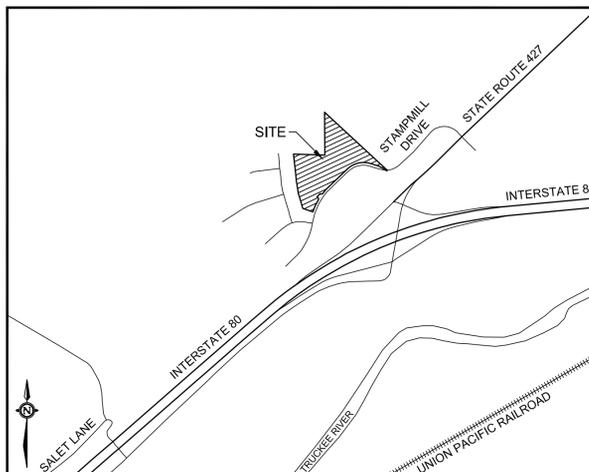
SURVEYOR'S CERTIFICATE

I GLEN C. ARMSTRONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE VECTOR ACCOUNT, LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 8, T.20N., R.24E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 7, 2022.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 16451



VICINITY MAP

(1" = 1000')

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 OF DEDICATION IS 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 _____, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

_____, MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING DIVISION, DATE _____

TAX CERTIFICATE

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

APN: 084-291-11

_____, WASHOE COUNTY TREASURER, 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.

_____, DISTRICT BOARD OF HEALTH, DATE _____

WATER AND SEWER RESOURCE CERTIFICATE

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

_____, WASHOE CO. COMMUNITY SERVICES DEPT., DATE _____

UTILITY COMPANIES CERTIFICATE

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

_____, CHARTER COMMUNICATIONS, DATE _____

(PRINT NAME AND TITLE)

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

(PRINT NAME AND TITLE)

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

(PRINT NAME AND TITLE)

_____, TRUCKEE MEADOWS WATER AUTHORITY, DATE _____

(PRINT NAME AND TITLE)

_____, WASHOE CO. COMMUNITY SERVICES DEPT., DATE _____

(PRINT NAME AND TITLE)

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____

FILED FOR RECORD AT THE REQUEST OF _____

ON THIS _____ DAY OF _____, 2022,

AT _____ MINUTES PAST _____ O'CLOCK _____ M.,

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

BY: _____ DEPUTY

PARCEL MAP FOR

THE VECTOR ACCOUNT, LLC

PARCEL 1 OF DOCUMENT NO. 4630531, BEING A PORTION OF RECORD OF SURVEY NO. 1308 SITUATED IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.M.

WASHOE COUNTY NEVADA



P.O. BOX 3299 RENO, NV 89505

648 LANDER STREET RENO, NV 89509

PHONE (775) 786-5111 WWW.USGEOMATICS.COM INFO@USGEOMATICS.COM

AREA SUMMARY:
 PARCEL 1 = 54,450 SQ. FT. ± (1.25 ACRES ±)
 PARCEL 2 = 129,817 SQ. FT. ± (2.98 ACRES ±)
 PARCEL 3 = 129,817 SQ. FT. ± (2.98 ACRES ±)
 PARCEL 4 = 129,817 SQ. FT. ± (2.98 ACRES ±)
 DEDICATION AREA = 964 SQ. FT. ± (0.02 ACRES ±)
 TOTAL AREA = 444,865 SQ. FT. ± (10.21 ACRES ±)

BEARING NOTE:
 THE RECORD BEARINGS AS SHOWN ON TRACT MAP NO. 2220 HAVE BEEN ROTATED CLOCKWISE BY 00°01'36" TO OBTAIN THE MEASURED BEARINGS SHOWN HEREON, AS SHOWN ON RECORD OF SURVEY NO. 5909. RECORD OF SURVEY NO. 5909 INCORRECTLY STATES THAT THE RECORD BEARINGS WERE ROTATED COUNTERCLOCKWISE BY 00°01'36", INSTEAD OF CLOCKWISE BY 00°01'36".

- LEGEND:**
- SUBJECT TRACT PROPERTY LINES
 - - - ADJACENT PROPERTY LINES
 - - - RIGHT-OF-WAY CENTERLINES
 - - - EASEMENT LINES
 - - - FENCELINE
 - FOUND MONUMENT AS NOTED
 - ⊙ FOUND STREET CENTERLINE MONUMENT
 - DIMENSION POINT, NOTHING FOUND OR SET
 - ⊕ SET 5/8" REBAR & CAP, PLS 16451
 - ⊕ FOUND 1/4 SECTION CORNER AS NOTED



- NOTES:**
- 1) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 32031C3127G AND 32031C3131G, REVISED MARCH 16, 2009, THE PARCELS SHOWN HEREON ARE LOCATED WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - 2) ALL PREVIOUSLY ESTABLISHED EASEMENTS ARE TO REMAIN.
 - 3) 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 COMPANY.
 - 4) A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
 - 5) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS AND 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, UNLESS SAID PUBLIC UTILITY EASEMENTS HAVE BEEN PREVIOUSLY ESTABLISHED.
 - 6) ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.

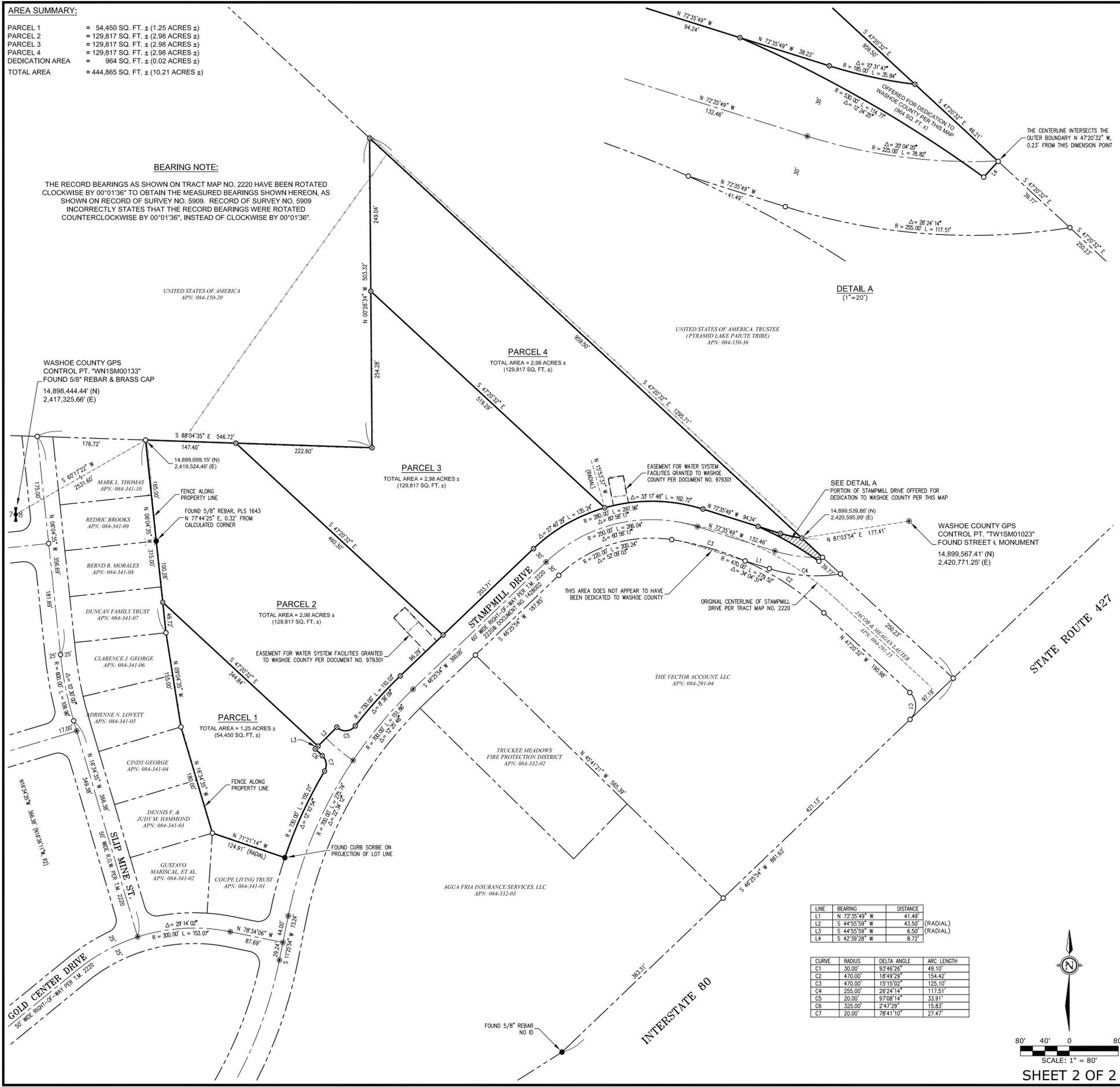
BASIS OF BEARING:
 IDENTICAL TO THAT OF RECORD OF SURVEY NO. 5909 (SEE REFERENCE NO. 5). NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83/94) AS DETERMINED FROM WASHOE COUNTY CONTROL POINTS "WN15M00133" AND "TW15M1023" AS SHOWN HEREON.

ROTATE THE RECORD BEARINGS AS SHOWN ON TRACT MAP NO. 2220 (REFERENCE NO. 2) CLOCKWISE BY 00°01'36" TO OBTAIN THE MEASURED BEARINGS SHOWN HEREON.

ALL COORDINATES AND DISTANCES SHOWN HEREON HAVE GROUND VALUES. THE WASHOE COUNTY COMBINED FACTOR OF 0.999802100 WAS USED TO SCALE GRID COORDINATES TO GROUND COORDINATES.

GRID-TO-GROUND SCALE FACTOR = 1.000197939
 GROUND-TO-GROUND SCALE FACTOR = 0.999802100

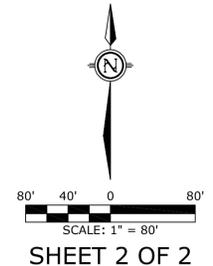
- REFERENCES:**
- 1) RECORD OF SURVEY NO. 1308, "RECORD OF SURVEY FOR SUNRISE STAMPMILL ESTATES", FILED ON JUNE 28, 1979, AS DOCUMENT NO. 614373
 - 2) TRACT MAP NO. 2220, "OFFICIAL PLAT, STAMPMILL ESTATES UNIT NO. 1", FILED ON JANUARY 28, 1985, AS DOCUMENT NO. 975836
 - 3) RESOLUTION FOR ACCEPTING STREETS, FILED ON SEPTEMBER 19, 1990, AS DOCUMENT NO. 1428002
 - 4) QUITCLAIM DEED, FILED ON SEPTEMBER 9, 2016, AS DOCUMENT NO. 4630531
 - 5) RECORD OF SURVEY NO. 5909, "RECORD OF SURVEY FOR THE RED LTD.", FILED ON JANUARY 26, 2018, AS DOCUMENT NO. 4782563
- ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



DETAIL A
 (1"=20')

LINE	BEARING	DISTANCE
L1	N 72°35'49" W	41.49'
L2	S 44°55'59" W	43.50' (RADIAL)
L3	S 44°55'59" W	6.50' (RADIAL)
L4	S 42°39'28" W	8.72'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	30.00'	93°46'26"	49.10'
C2	470.00'	18°49'29"	154.42'
C3	470.00'	15°15'02"	125.10'
C4	255.00'	26°24'14"	117.51'
C5	20.00'	97°08'14"	33.91'
C6	325.00'	2°47'29"	15.83'
C7	20.00'	78°41'10"	27.47'



PARCEL MAP FOR

THE VECTOR ACCOUNT, LLC

PARCEL 1 OF DOCUMENT NO. 4630531,
 BEING A PORTION OF RECORD OF SURVEY NO. 1308
 SITUATED IN THE NORTH 1/2 OF
 SECTION 8, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.M.

WASHOE COUNTY NEVADA

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