



Parcel Map Review Committee Staff Report

Meeting Date: June 15, 2023

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM23-0004 (York Parcel Map)
BRIEF SUMMARY OF REQUEST:	Request to divide one 22.4-acre parcel into three parcels.
STAFF PLANNER:	Kat Oakley, Planner Phone Number: 775.328.3628 E-mail: koakley@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 22.4-acre parcel into 3 parcels of 5.39 acres, 11.82 acres, and 5.22 acres.

Applicant/Owner: Ray & Elaine York
 Location: 800 Schellbourne St., Reno, NV 89511
 APN: 041-140-20
 Parcel Size: 22.4 acres
 Master Plan: Rural Residential
 Regulatory Zone: Medium Density Rural
 Area Plan: Southwest
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 2 – Commissioner Clark



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 WTPM23-0004 for Ray & Elaine York, 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)

Staff Report Contents

Parcel Map.....3

Site Plan4

Tentative Parcel Map Evaluation.....5

Development Information5

Southwest Truckee Meadows Area Plan Modifiers5

Area Plan Evaluation.....6

Reviewing Agencies.....7

Recommendation.....9

Motion.....9

Appeal Process.....10

Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

Project Application Exhibit C

Hillside Development Application Materials Exhibit D

Tentative Map with Building Envelopes Exhibit E

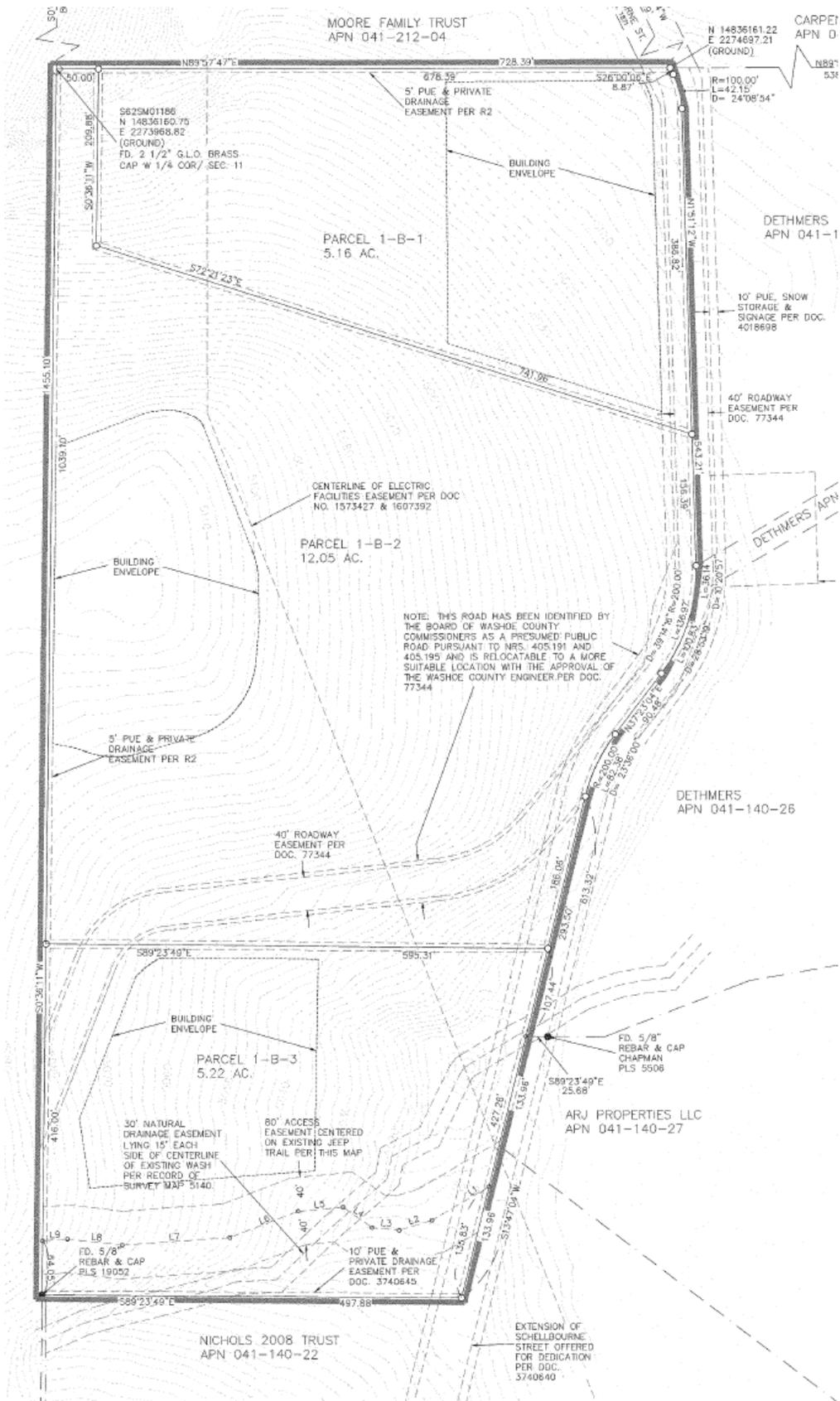
Parcel Map

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 WTPM23-0004 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	Southwest Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Rural (MDR)
Maximum Lot Potential	4
Number of Lots on Parcel Map	3
Minimum Lot Size Required	4 acres
Minimum Lot Size on Parcel Map	5.22 acres
Minimum Lot Width Required	200 feet
Minimum Lot Width on Parcel Map	298 feet
Development Suitability Map	Unconstrained/Slopes greater than 15%/Slopes greater than 30%
Hydrographic Basin	Truckee Meadows Hydrographic Basin

The tentative parcel map meets all minimum requirements for the Medium Density Rural (MDR) 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 developed with a single-family dwelling. The required setbacks for the Medium Density Rural (MDR) regulatory zone are 30 ft from the front and rear yard property lines and 15 ft from the side yard property lines. The single-family dwelling will meet the above-mentioned setbacks.

Article 424 – Hillside Development

Due to the presence of slopes 15% or greater on more than 20% of the lot, this parcel map is subject to the hillside development standards of Article 424. The applicant submitted all required application materials, which can be found in Exhibit D. Article 424 specifies criteria for an analysis of developable area, which are shown on maps of each parcel included in Exhibit D. Several characteristics can make an area “less suitable for development” as described in WCC 110.424.20(c), among them slopes greater than 30%, areas of landslides or landslide potential, and significant waterways. The subject property contains slopes greater than 30% and some drainage ways. All those areas are outside of the proposed building envelopes and in protected open space, per WCC 110.424.25. A land restriction to limit development of that open space will be required at the final map stage per WCC 110.424.25(b). Future development on all new parcels will be required to comply with all standards of Article 424; this will be noted on the final map per condition 1.h. The parcel map complies with the hillside development standards.

Southwest Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Southwest Truckee Meadows Area Plan. There are no standards pertinent to parcel maps.

Area Plan Evaluation

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following are the pertinent Policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Response	Condition of Approval
SW.2.15	Demonstrate how habitat, recharge areas, and open space will be preserved without clustering.	Applicant provided response in Exhibit D	N/A
SW.5.5	Review of requests to intensify hillside development shall consider the visual impacts of the development on surrounding areas.	Viewshed analysis and visual simulations provided in Exhibit D; no designated high value scenic resources will be impacted.	N/A
SW.7.1	Nevada Department of Conservation and Natural Resources must be contacted and, if requested, an archaeological investigation conducted	The State Historic Preservation Office (SHPO) was contacted; they did not indicate any concerns	N/A
SW.8.5	New development must be reviewed by Washoe County Department of Regional Parks and Open Space	Washoe County Department of Regional Parks and Open Space reviewed the application and provided comments and conditions.	Condition 5.a
SW.12.1	For tentative maps and projects impacting 10 or more acres, NDOW must be given the opportunity to review.	NDOW was contacted; they did not indicate any concerns.	N/A
SW.15.3	Water rights shall be dedicated to Washoe County for all parcel maps.	The Washoe County Water Rights Manager provided conditions ensuring sufficient water rights, included in Exhibit B.	Conditions 7.a-d
SW.16.3	Conformance with Washoe County Comprehensive Regional Water Management Plan must be reviewed by the Washoe County Department of Water Resources	Application reviewed by Washoe County Engineering Division and the Washoe County Water Rights Manager; provided appropriate conditions.	Conditions 2.a-d and 7.a-d

Washoe County Master Plan

The following are relevant policies from the Conservation Element of the Washoe County Master Plan.

C.5.4 During development review, the Washoe County Department of Community Development will encourage cluster development, as appropriate, to minimize the need for grading roads in hilly areas.

Staff Comment: All proposed parcels contain building envelopes directly adjacent to existing roadways, minimizing the need for grading roads.

C.13.3 Ensure that all existing natural streams, playas and other water bodies are recognized for their wildlife habitat, floodway, water quality enhancement and scenic value.

Staff Comment: All natural drainage ways are outside of the proposed building envelopes and within protected open space.

C.13.3.1 Maintain open space along stream channels to protect riparian habitats.

Staff Comment: All natural drainage ways are outside of the proposed building envelopes and within protected open space.

C.13.3.2 Preserve vegetated buffers along water resources and wetlands.

Staff Comment: All natural drainage ways are outside of the proposed building envelopes and within protected open space.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
US Postal Service	X			
NDOW (Wildlife)	X			
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering & Capital Projects Director	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLemon@tmfpd.us
Nevada State Historic Preservation	X			
AT&T	X	X		Bryson Gordon, bg1853@att.com
NV Energy	X			
Truckee Meadows Water Authority	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: The tentative parcel map will be required to comply with all applicable environmental and health laws.

- (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 Truckee Meadows Water Authority (TMWA) reviewed the application and did not indicate any concerns. The Washoe County Water Rights Manager and Nevada State Water Resources reviewed this application and provided conditions of approval to ensure adequate water rights.

- (iii) The availability and accessibility of utilities.

Staff Comment: The tentative parcel map makes no changes to the existing utility easements serving the properties. The Washoe County Engineering Division reviewed this application and had no concerns.

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

Staff Comment: Approval of this tentative parcel map is not expected to significantly increase demand on public services such as schools, police and fire protection, transportation, or recreation and parks. Only two new additional lots would be created. The application was sent to agencies related to the above services and none indicated any concern.

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

Staff Comment: The proposal conforms with the underlying regulatory zoning and the master plan as described on pages 5-7 of the staff report.

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

Staff Comment: Washoe County Engineering and Capital projects reviewed this application and indicated no concerns.

- (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 proposed tentative parcel map makes no modifications to the existing roadways and easements serving the properties. It does not create any new accesses or streets to serve any of the proposed parcels.

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

Staff Comment: Slopes on the subject property are generally between 10% and 35%; thus, the property is subject to the hillside development standards of Article 424. The project meets all hillside requirements, and the applicants submitted a preliminary geotechnical report indicating suitable soils for development. The Washoe County Engineering Division reviewed this application and indicated no concerns regarding any physical characteristics of the land.

- (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: Truckee Meadows Fire Protection District reviewed this application and did not indicate any concerns.

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

Staff Comment: The tentative parcel map maintains all existing utility easements serving the properties and adds utility easements inclusive of CATV along new property lines.

- (xii) Recreation and trail easements.

Staff Comment: Washoe County Parks and Open Space had the opportunity to review this application and provided conditions. They did not indicate any concerns regarding recreation access or trail easements.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM23-0004 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 WTPM23-0004 for Ray & Elaine York, 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/Owner: Ray & Elaine York
york@gbdev.com

Representatives: Michael Talonen
mstsurveying@hotmail.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0004

The tentative parcel map approved under Parcel Map Case Number WTPM23-0004 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on June 15, 2023. 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 – Kat Oakley, Planner, 775.328.3628, koakley@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. WTPM23-0004 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.
- h. The final map shall contain a note stating that all lots are subject to the requirements of Article 424 of the Washoe County Development Code, Hillside Development.

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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
- c. All boundary corners must be set.
- d. 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.”

Washoe County Health District

- 3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – James English, 775.328.2610, jenglish@washoecounty.gov

- a. Test trenches with applicable permits must be pulled and evaluated by the WCHD prior to the signing of the parcel map.

Truckee Meadows Fire Protection District

- 4. 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 Regional Parks and Open Space

- 5. The following conditions are requirements of Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.6100, fpekar@washoecounty.gov

- a. In alignment with the Washoe County Open Space and Natural Resources Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, Firebreaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.

Nevada Division of Water Resources

6. The following conditions are requirements of Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Steve Shell, 775.684.2836, sshell@water.nv.gov

- a. In alignment with the Washoe County Open Space and Natural Resources Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, Firebreaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.

Washoe County Water Rights Manager

7. The following conditions are requirements of Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact: Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@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. The Relinquishment form is available at the following site: http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf
- d. 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.*

*** End of Conditions ***

Oakley, Katherine

From: GORDON, BRYSON <BG1853@att.com>
Sent: Wednesday, April 19, 2023 3:01 PM
To: Oakley, Katherine
Cc: COOPER, CLIFFORD E
Subject: Updated Application Review: WTPM23-0004 (York)

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

Hello Kat,

AT&T has no adverse comments or concerns regarding this tentative parcel map.

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2023/Files/WTPM23-0004_app.pdf

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA ROW
Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com

Oakley, Katherine

From: Program, EMS
Sent: Tuesday, April 25, 2023 9:09 AM
To: Oakley, Katherine
Cc: Program, EMS
Subject: FW: Updated Application Review: WTPM23-0004 (York)

Hello,

Apologies for not replying to the most recent revision.

The EMS Program has reviewed the April Agency Review Memo II - Tentative Parcel Map Case Number WTPM23-0004 (York) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



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



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: April 28, 2023

TO: Kat Oakley, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: Ray & Elaine York
Parcel Map Case No.: WTPM23-0004
APN: 041-140-20
Review Date: 4/17/2023

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. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
3. All boundary corners must be set.
4. 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."



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

Oakley, Katherine

From: Lemon, Brittany
Sent: Monday, April 17, 2023 2:31 PM
To: Oakley, Katherine
Cc: Way, Dale
Subject: WTPM23-0004 (York) Conditions of Approval

Hi Kat,

“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 COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

May 1, 2023

Washoe County Community Services
Planning and Development Division

RE: Parcel Map For Ray & Elaine York; 041-140-20
Tentative Parcel Map; WTPM23-0004

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 – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the application, the WCHD has no concerns with the proposed parcel map.
- b) Condition #2: Test trenches with applicable permits must be pulled and evaluated by the WCHD prior to the signing of the parcel map.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

1001 EAST 9TH STREET
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

TO: Kat Oakley, Planner

FROM: Faye-Marie Pekar, Park Planner

DATE: May 3, 2023

SUBJECT: Tentative Parcel Map Case Number WTPM23-0004 (York)



I have reviewed WTPM23-0004 on behalf of Washoe County Regional Parks and Open Space (Parks Program) and prepared the following comments:

If approved, this permit would allow the applicant to divide a ±22.4-acre parcel into three parcels consisting of ±5.39 acres, ±11.82 acres and ±5.22 acres. The subject site is located along Schellbourne Street. The subject parcels are adjacent to Washoe County’s Arrowcreek Open Space and near Ballardini Open Space properties, which are characterized by several existing trails. The subject parcels are also located in proximity (less than ½ mile) of a public parcel administered by the United States Forest Service. Given these considerations, the Parks Program offers the following conditions of approval:

1. In alignment with the Washoe County Open Space and Natural Resource Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, Fire breaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WWW.WASHOECOUNTY.US

Oakley, Katherine

From: Steve Shell <sshell@water.nv.gov>
Sent: Monday, April 17, 2023 10:57 AM
To: Oakley, Katherine
Subject: FW: April Agency Review Memo II
Attachments: April Agency Review Memo II.pdf; Form - Affidavit of Relinquishment for Domestic Wells.docx

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

There are no active water rights appurtenant to this property.

The subject property lies within the Truckee Meadows Water Authority service area.

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 a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

If Truckee Meadows Water Authority cannot serve this project then domestic wells may be drilled to supply each dwelling.

NRS 534.350 Requirements for certain public water system to receive credits for addition of new customers to system.

8. As used in this section:

(a) "Domestic well" means a well used for culinary and household purposes in:

(1) A single-family dwelling; and

(2) An accessory dwelling unit for a single-family dwelling if provided for in an applicable local ordinance, \supseteq including the watering of a garden, lawn and domestic animals and where the draught does not exceed 2 acre-feet per year.

(Added to NRS by 1993, 1154; A 2007, 847; 2011, 505)

NRS 534.185 Waiver of certain requirements for domestic wells by State Engineer; exceptions.

1. The State Engineer shall, upon written request and receipt of a written agreement between the affected property owners, waive the requirements of this chapter regarding permits for the use and development of underground water from a well if:

(a) The well existed on July 1, 1983;

(b) It is used solely for domestic purposes by not more than three single-family dwellings; and

(c) Each of those dwellings does not draw more than 2 acre-feet of water per year.

2. The State Engineer may require an owner who has been granted such a waiver to apply for a permit if one or more of the dwellings is drawing more than 2 acre-feet of water per year.

3. This section does not apply to any groundwater basin for which the State Engineer has in effect on July 1, 1983, a procedure of issuing revocable permits.

(Added to NRS by 1983, 1674; A 2007, 847)

Washoe County and the Division of Water Resources require a relinquishment of 2 acre-feet annually for each lot/dwelling. This water must be from an already established permit. Please see attached. The applicant may wish to contact a license water rights surveyor to obtain water and assist with the process.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Nevada Division of Water Resources
775-684-2836

3. This relinquishment of water rights is for the purpose of offsetting the water withdrawn from domestic wells to homes, or for the dedication of water to newly created lots located at the place described below and reflected on the attached map:

describe place where water will be used with quarter sections, section, township, range, M.D.B. & M. and

Assessor's parcel numbers and attach map

4. I understand that this relinquishment must be approved by the Nevada State Engineer in order for it to become effective.
5. I am aware that, under NRS 534.350, a county may dedicate and relinquish sufficient water rights to offset water withdrawals from domestic wells of new homes. Water rights so relinquished revert to the source of the water. Should these homes later be added to a public water system, the public water system is entitled to receive a credit in the same manner as the addition of any other customer to the public water system pursuant to NRS 534.350.
6. I understand this relinquishment shall become effective upon the date of approval by the State Engineer. The affiant may petition the State Engineer to void this relinquishment if the final subdivision or parcel map is not recorded within 18 months after this approval. If a petition to void this relinquishment is *not* submitted to the State Engineer within the 18 month period, the water remains permanently reverted to the source.
7. I understand once these water rights are relinquished by recordation of a final subdivision map in the office of the county recorder of the county wherein the domestic wells are to be located, as provided in NRS 278.380 (2001), or in the case of a final parcel map as provided in NRS 278.4725 (2003), the process cannot be reversed nor can I claim said right as a water right.
8. Within 30 days of approval of this relinquishment by the State Engineer, I shall record this Affidavit in the office of the county recorder of the county in which the final subdivision or

Permit/Cert. No. _____

parcel map is recorded. I shall also record this Affidavit in the office of the county recorder of the county in which the previous place of use was located, if it is not the same county.

- 9. I shall provide the State Engineer's Office with a copy of this recorded Affidavit within thirty (30) days of its recording with the county recorder.

DATED: This _____ day of _____, 20____.

Affiant's Signature

Affiant's printed name

Street Address

City State Zip

Telephone Number

Subscribed and sworn to before me

this _____ day of _____, 20____.

Notary Public signature

Notary Stamp

APPROVED: This _____ day of _____, 20____.

State Engineer's signature



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

April 24, 2023

TO: Kat Oakley, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM23-0004 (York)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 22.4-acre parcel into 3 parcels of 5.39 acres, 11.82 acres, and 5.22 acres.

The property is located at 800 Schellbourne St., Reno, NV 89511, Assessor's Parcel Number(s): 041-140-20

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) The Relinquishment form is available at the following site: http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf
- 4) 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.*



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The proposed parcel map under WTPM23-0004 will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.
- 7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Community Services Department
Planning and Building
TENTATIVE PARCEL MAP

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR RAY & ELAINE YORK			
Project Description: PARCEL MAP			
Project Address: 800 Schellbourne St., Reno, NV 89511			
Project Area (acres or square feet): 22.4 acres			
Project Location (with point of reference to major cross streets AND area locator): Southwest of intersection of Schellbourne St and Brunswick Mill Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-140-20	22.4		
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: Ray and Elaine York		Name: MICHAEL TALONEN	
Address: 800 Schellbourne St.		Address: 15506 QUICKSILVER DR	
Reno, NV	Zip: 89511	RENO, NV	Zip: 89511
Phone: 775-848-4880	Fax:	Phone: 775-544-78717	Fax: 775-677-840
Email: york@gbdev.com		Email: MSTSURVEYING@HOTMAIL.COM	
Cell: 775-848-4880	Other:	Cell: 775-544-7817	Other:
Contact Person:		Contact Person: MICHAEL TALONEN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS OWNER		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

December 2018

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)?

800 Schellbourne St, Reno, NV 89511; southwest of the intersection of Schellbourne St & Brunswick Mill Rd

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-140-20	Residential	22.4

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

(1) home

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5.39 acres	11.82 acres	5.22 acres	
Proposed Minimum Lot Width	678 feet	728 feet	580 feet	

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	n/a			
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	Individual septic
b. Electrical Service/Generator	NV Energy Electrical Service
c. Water Service	Individual well

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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 checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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 checked="" 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 checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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.
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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		
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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

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.
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Grading

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

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

--

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED RAY YORK & ELAINE YORK ARE THE OWNERS 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 NEVADA CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED HEREBY GRANTS TO ALL PUBLIC UTILITIES AND WASHOE COUNTY PERMITMENT EASEMENTS SHOWN ON THIS PLAT. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENT WATER METERS.

RAY W. YORK / OWNER _____ DATE _____
 ELAINE A. YORK / OWNER _____ DATE _____

STATE OF _____
 COUNTY OF _____ S.S.

ON THIS _____ DAY OF _____, 2023, RAY W. YORK OWNER, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND AFFIX MY OFFICIAL SEAL, ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
 MY COMMISSION EXPIRES: _____

STATE OF _____
 COUNTY OF _____ S.S.

ON THIS _____ DAY OF _____, 2023, ELAINE A. YORK OWNER, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND AFFIX MY OFFICIAL SEAL, ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
 MY COMMISSION EXPIRES: _____

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 NRS. 360A.095.

APN: 048-140-20
 WASHOE COUNTY TREASURER

DEPUTY _____ DATE _____
 NAME _____
 TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

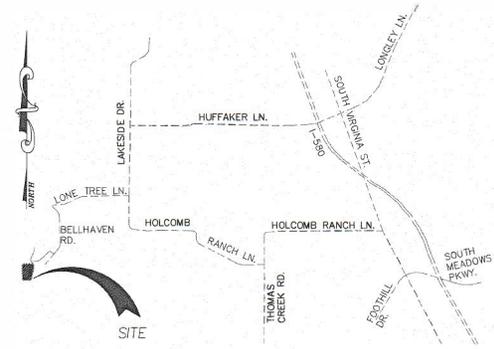
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA _____ DATE _____
 PRINT NAME: _____



VICINITY MAP
 NOT TO SCALE

UTILITY COMPANIES' CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. ALL PUBLIC UTILITY EASEMENTS INCLUDE CATV & TRUCKEE MEADOWS WATER AUTHORITY.

BY: _____ DATE _____
 SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY
 BY: _____ DATE _____
 NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA
 BY: _____ DATE _____
 CHARTER COMMUNICATIONS _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM23-0004 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PMP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFERED OF RECORDATION IS CARED REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.421 THROUGH 278.425.

MICHAEL HALDENSTEIN _____ DATE _____
 DIRECTOR OF PLANNING AND DEVELOPING DIVISION

SURVEYOR'S CERTIFICATE

I, MICHAEL TALONEN, 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 RAY & ELAINE YORK.
2. THE PROPERTY SURVEYED BEING SITUATE IN THE SW 1/4 OF SECTION 11, T18N, R18E, 7TH PRINCIPAL MERIDIAN, WASHOE COUNTY OF WASHOE STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 7TH, 2023.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

MICHAEL TALONEN
 LICENSED LAND SURVEYOR
 LICENSE NO. 19567
 4-17-23
 EXP. 06/30/2024

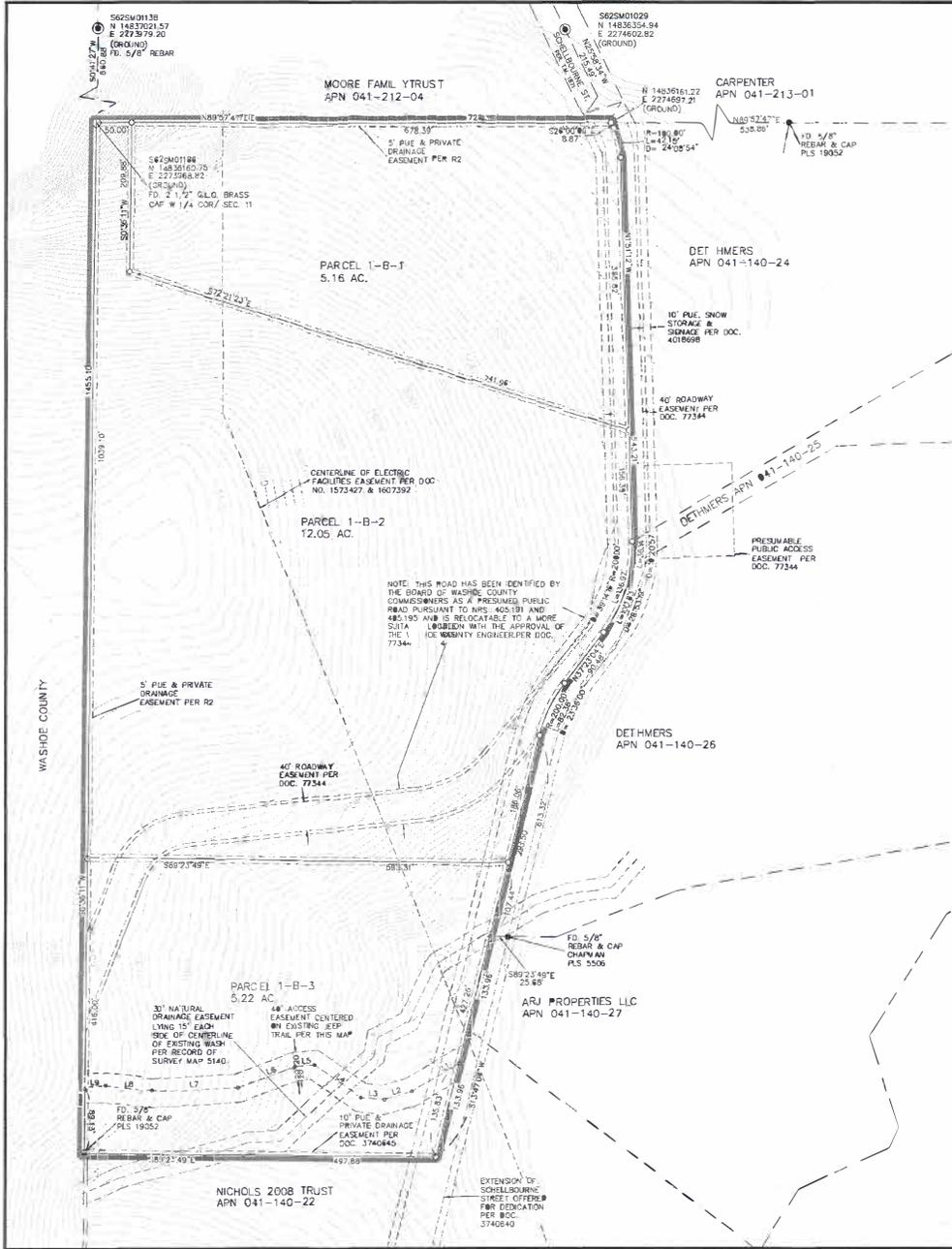
WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

MST Surveying
 SURVEYORS
 15506 GUCKENLBER DRIVE RENO, NEVADA 89511
 (775) 544-7817 • (775) 677-8408 Fax • mtsurveying@hotmail.com

PARCEL MAP
 FOR
 RAY & ELAINE YORK
 A DIVISION OF PARCEL 18 OF RECORD OF SURVEY MAP NO. 6340 SITUATE IN
 THE SW 1/4 OF SECTION 11, T18N, R18E, MDM
 WASHOE COUNTY NEVADA
 SHEET 1 OF 2



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 60° WEST ZONE, DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS 8223M0115 & 8223M01029 BEING 5 47°28'21" E SHOWN HEREON. THE DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A CORRECTED GRID TO GROUND FACTOR OF 1.00229576.

REFERENCES

1. RECORD OF SURVEY MAP NO. 53 40 FILE NO. 4286889 RECORDED 6/30/2011
2. PARCEL MAP NO. 456 FILE NO. 3536285 RECORDED 4/27/2010
3. PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTRAL TITLE COMPANY OF NEVADA AS ORDER NO. 23234125-47 DATED 4-5-2023

GENERAL NOTES

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITH EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS FUTURALLY ADDRESSED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 2' IN WIDTH CONCORDANT WITH ALL EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY ACCESS PRIVATE ROAD.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ESCALANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY PRIVATE SEWER SEPTIC SYSTEM.
7. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER FURNISHER SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN WATER METER WITHIN THE 70' ACCESS & PRIVATE AND PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL, RESPECTIVELY.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSessor'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE NATURAL DRAINAGE WILL NOT BE IMPROVED.
10. ALL PLOTS INCLUDE CATV.
11. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
12. 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.
13. 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.



LINE	BEARING	DISTANCE
L1	S59°41'44\"	78.32'
L2	S73°3'25\"	40.39'
L3	N84°2'52\"	32.44'
L4	N54°41'38\"	80.37'
L5	S84°27'37\"	28.03'
L6	S69°3'04\"	88.18'
L7	S86°1'0'30\"	122.21'
L8	N83°27'12\"	65.29'
L9	S85°59'27\"	29.93'

LEGEND

- FOUND MONUMENT AS INDICATED
- SET 5/8\"
- ⊕ DIMENSION POINT NOTHING FOUND OR SET
- ⊙ WASHOE COUNTY CONTROL MONUMENT
- ◇ SECTION MONUMENT
- R2 REFERENCE NUMBER FOUND
- FUE PUBLIC UTILITY EASEMENT
- BOUNDARY LINE THIS PLAT
- PUBLIC UTILITY EASEMENT
- ADJOINER PROPERTY LINE
- STREET CENTERLINE
- GRAPHIC BORDER

MICHAEL TALONEN

 4-17-23

 EXP: 05/30/2024

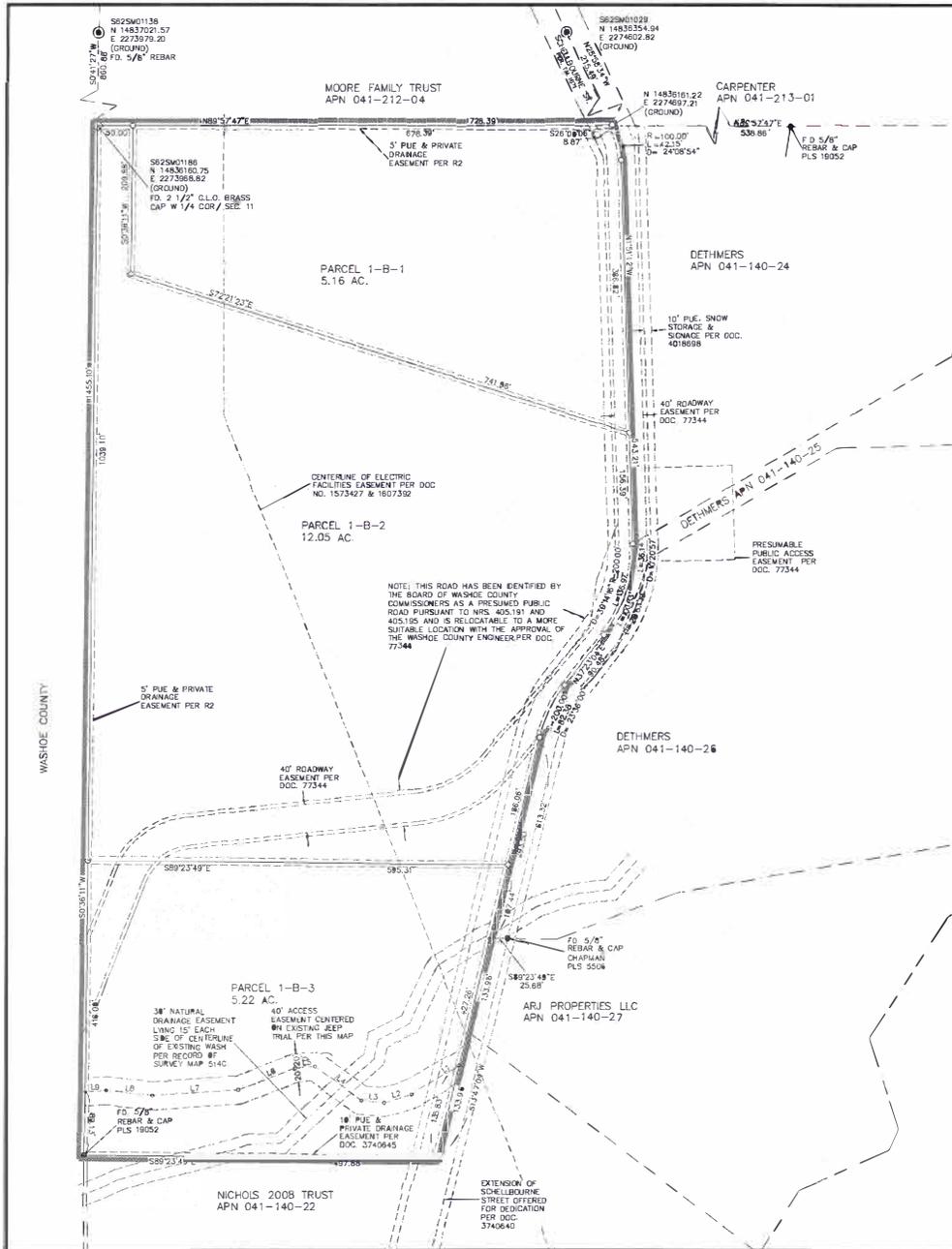
PARCEL AREA SUMMARY

PARCEL 1	5.16 ACRES
PARCEL 2	12.05 ACRES
PARCEL 3	5.22 ACRES
TOTAL	22.43 ACRES

MST Surveying
 SURVEYORS
 1556 QUICKSILVER DRIVE BENTON, NEVADA 89511
 (775) 544-7817 x (775) 677-8408 Fax: mstsurveying@hotmail.com

PARCEL MAP
 FOR
RAY & ELAINE YORK
 A DIVISION OF PARCELS 1B OF RECORD OF SURVEY MAP NO. 5348 SITUATE IN
 THE SW 1/4 OF SECTION 11, T18N, R18E, 10M

WASHOE COUNTY NEVADA
 SHEET 2 OF 2



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM AND 83 GRID ZONE DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS SE25M01138 & SE25M01029 BEING S 47028° E SHOWN HEREON. THE DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GRID VALUES BASED UPON A PROJECTION WHICH UTILIZES A GROUND GRID TO GROUND FACTOR OF 1.00009950.

REFERENCES

1. RECORD OF SURVEY MAP NO. 5348 FILE NO. 4058839 RECORDED 6/30/2011.
2. PARCEL MAP NO. 4888 FILE NO. 3626888 RECORDED 4/2/2008.
3. PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA AS ORDER NO. 23034115-01 DATED 4-5-2022.



GENERAL NOTES

1. 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 EASE 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.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5' IN WIDTH CONFORMANT WITH ALL EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY ACCESS PRIVATE ROAD.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEMONSTRATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WELL SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY PRIVATE SEWER SEPTIC SYSTEM.
7. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN WATER METERS WITHIN THE 70' ACCESS & PRIVATE AND PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL, RESPECTIVELY.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSessor'S PARCEL NUMBER HAS BEEN ESTABLISHED IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET OR LOTS WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED THE OWNER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE NATURAL DRAINAGE WILL NOT BE IMPROVED.
10. ALL PUES INCLUDE CATV.
11. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
12. ALL PROPOSED, 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, IMPROVED AND IMPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
13. 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.

LINE	BEARING	DISTANCE
L1	S89°41'44\"	78.32'
L2	S73°13'25\"	40.39'
L3	N45°12'32\"	32.44'
L4	N54°41'38\"	80.37'
L5	S84°22'37\"	28.03'
L6	S69°13'04\"	88.18'
L7	S86°10'30\"	122.21'
L8	N83°22'12\"	65.29'
L9	S85°59'27\"	29.93'

LEGEND

- FOUND MONUMENT AS INDICATED
- SET 5/8\" REBAR & CAP PLS 19567, UNLESS INDICATED OTHERWISE
- ◇ DIMENSION POINT NOTHING FOUND OR SET
- ◇ WASHOE COUNTY CONTROL MONUMENT
- ◇ SECTION MONUMENT
- R2 REFERENCE NUMBER
- FD FOUND
- PUE PUBLIC UTILITY EASEMENT
- BOUNDARY LINE THIS PLAT
- PUBLIC UTILITY EASEMENT
- ADJOINER PROPERTY LINE
- STREET CENTERLINE
- GRAPHIC BORDER



PARCEL AREA SUMMARY

PARCEL 1	5.16 ACRES
PARCEL 2	12.05 ACRES
PARCEL 3	5.22 ACRES
TOTAL	22.43 ACRES

MST Surveying

SURVEYORS

15506 QUICKSILVER DRIVE, RENO, NEVADA 895-1
 (775) 544-7817 • (775) 677-8408 Fax • mstsurveying@hotmail.com

PARCEL MAP
 FOR
RAY & ELAINE YORK

A DIVISION OF PARCELS 1B OF RECORD OF SURVEY MAP NO. 6348 SITUATE IN THE SW 1/4 OF SECTION 11, T16N, R18E, MDM

WASHOE COUNTY NEVADA

SHEET 2 OF 2

Lot Closure Report - Lot : 1-B-3

=====

file- C:\projects\23036.00\dwg\23036-PM 4-5-23.msj\lc_1-B-3.txt

Sunday, April 9, 2023, 8:35:07p.m.

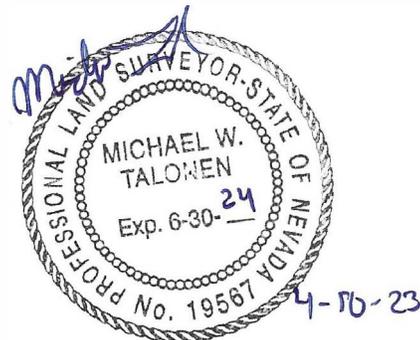
Starting location (North, East) = (14835121.71, 2273957.88)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°23'49"E	595.31	No	14835115.44	
2274553.16						
2	Line	S13°47'04"W	427.26	No	14834700.49	
2274451.36						
3	Line	N89°23'49"W	497.88	No	14834705.73	
2273953.50						
4	Line	N0°36'11"E	416.00	No	14835121.70	
2273957.88						

Ending location (North, East) = (14835121.70, 2273957.88)

Total Distance : 1936.45
 Total Traverse Stations : 5
 Misclosure Direction : N1°56'13"E (from ending location to starting location)
 Misclosure Distance : 0.00
 Error of Closure : 1:647092.7
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 227385.170 sq. ft. (straight segment added to close traverse)
 = 5.220045 Acres



Lot Closure Report - Lot : 1-B-2

file- C:\projects\23036.00\dwg\23036-PM 4-5-23.msj\lc_1-B-2.txt
 Sunday, April 9, 2023, 8:31:57p.m.

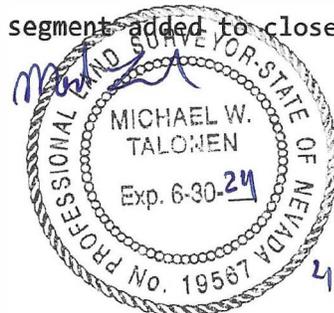
Starting location (North, East) = (14835966.76, 2273966.78)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S72°21'23"E	794.26	No	14835726.02	
2274723.68						
2	Line	S1°51'12"E	156.39	No	14835569.72	
2274728.73						
3	Curve	197°45'56"	134.30	No	14835441.82	2274687.75
ARC= 136.97, RAD= 200.00, DELTA= 39°14'16"						
BC_TO_RAD= S88°08'48"W						
RAD_TO_EC= S52°36'56"E						
ADD_ARC_AREA = 1045.77						
4	Line	S37°23'04"W	90.48	No	14835369.92	
2274632.82						
5	Curve	205°35'04"	81.80	No	14835296.14	2274597.49
ARC= 82.38, RAD= 200.00, DELTA= 23°36'00"						
BC_TO_RAD= S52°36'56"E						
RAD_TO_EC= N76°12'56"W						
SUBTRACT_ARC_AREA = 230.97						
6	Line	S13°47'04"W	186.06	No	14835115.44	
2274553.16						
7	Line	N89°23'49"W	595.31	No	14835121.71	
2273957.89						
8	Line	N0°36'11"E	845.10	No	14835966.76	
2273966.78						

Ending location (North, East) = (14835966.76, 2273966.78)

Total Distance : 2886.95
 Total Traverse Stations : 9
 Misclosure Direction : S63°13'25"W (from ending location to starting location)
 Misclosure Distance : 0.00
 Error of Closure : 1:1247123.6
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 515067.843 sq. ft. (straight segment added to close traverse)
 = 11.824331 Acres



4-10-23

Lot Closure Report - Lot : 1-B-1

=====

file- C:\projects\23036.00\dwg\23036-PM 4-5-23.msj\lc_1-B-1.txt

Sunday, April 9, 2023, 10:52:18a.m.

Starting location (North, East) = (14836160.75, 2273968.82)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°57'47"E	728.39	No	14836161.22	
2274697.21						
2	Line	S26°00'06"E	8.87	No	14836153.25	
2274701.10						
3	Curve	166°04'21"	41.84	No	14836112.64	2274711.17
ARC= 42.15, RAD= 100.00, DELTA= 24°08'54"						
BC_TO_RAD= S63°59'54"W						
RAD_TO_EC= N88°08'48"E						
ADD_ARC_AREA = 61.84						
4	Line	S1°51'12"E	386.82	No	14835726.02	
2274723.68						
5	Line	N72°21'23"W	794.26	No	14835966.76	
2273966.78						
6	Line	N0°36'11"E	194.00	No	14836160.75	
2273968.82						

Ending location (North, East) = (14836160.75, 2273968.82)

Total Distance : 2154.49
 Total Traverse Stations : 7
 Misclosure Direction : N88°51'28"W (from ending location to starting location)
 Misclosure Distance : 0.00
 Error of Closure : 1:1159313.8
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 234657.660 sq. ft. (straight segment added to close traverse)
 = 5.386999 Acres



4-10-23



COMMITMENT FOR TITLE INSURANCE

Issued By
REAL ADVANTAGE TITLE INSURANCE COMPANY

SCHEDULE C

The Land is described as follows:

BEGINNING at the West One-Quarter (W ¼) corner of said Section Eleven (11) and proceeding thence along the East-West center of Section line, North 89°57'47" East a distance of 728.39 feet;

THENCE departing said center of Section line, South 26°00'06" East a distance of 8.87 feet to the beginning of a tangent curve;

THENCE 42.15 feet along the arc of a 100.00 foot radius curve to the right through a central angle of 24°08'54";

THENCE South 01°51'12" East a distance of 543.21 feet to the beginning of tangent curve;

THENCE 136.97 feet along the arc of a 200.00 foot radius curve to the right through a central angle of 39°14'16";

THENCE South 37°23'04" West a distance of 90.48 feet to the beginning of a tangent curve;

THENCE 82.38 feet along the arc of a 200.00 foot radius curve to the left through a central angle of 23°36'00";

THENCE South 13°47'04" West a distance of 613.32 feet;

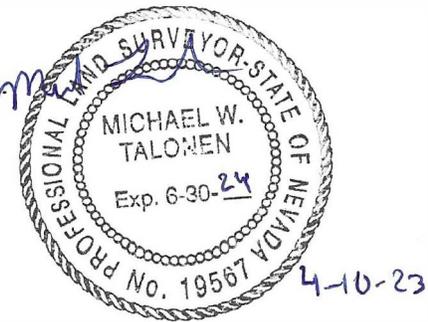
THENCE North 89°23'49" West a distance of 497.88 feet to the West line of said Section;

THENCE along said West line, North 00°36'11" East, a distance of 1455.10 feet to the POINT OF BEGINNING.

Reference is also hereby made to Record of Survey Map No. 5348.

The above legal description was taken from prior Document No. 4018698

Assessors Parcel No.: 041-140-20



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08-01-16)
Schedule C

23034115-RT

May 8, 2023,
Revised May 10, 2023

Washoe County Community Services
RE: York Parcel Map Application, Hillside Development Site Analysis.

Dear Planning Official,

Below is a written statement about each of the Washoe County Hillside Development Site Analysis topics (Section 110.424.15) as related to the proposed parcels being created by above referenced Parcel Map.

110.424.15 (a) Site Analysis.

(1) Major topographic conditions including ridgelines, ravines, canyons and knolls;

Response: There are natural ridgelines behind the property (directly west) but they are not on the property. Refer to the viewshed photo analysis (section 7) which has photos showing the existing ridgelines in the distance on various photos. The placement of the homes as proposed within the designated building envelopes (See Slope and Development Constraints Maps) will not break the ridgeline views from below.

(2) Preliminary geological conditions including major rock outcroppings, slide areas and areas underlain with faults that have been active during the Holocene epoch of geological time;

Response: See the attached DRAFT preliminary Geotechnical Report which contains visual information for the site as well as a full Preliminary Geotechnical Analysis including a preliminary fault analysis.

(3) Preliminary soil conditions including soil type, expansiveness, slumping, erodibility and permeability.

Response: See the attached Draft Preliminary Geotechnical Report for the requested information.

(4) Significant surface hydrological conditions including natural drainage courses, perennial streams, floodplains, wetlands and ponding areas;

Response: There are two natural drainage ways that affect the subject property. The north proposed parcel is only slightly impacted by a small section of a large drainageway with a drainage area of approximately 280 acres. This drainage flows through the northwest tip of the parcel. The southern proposed parcel has a smaller drainageway (drainage area of approximately 80 acres) running through the entire southern portion of the property. This drainage is collected at the southeast end of the property in a culvert that crosses under Schellbourne St. Each of the two drainageways are fully contained in natural channels and are not recognized as a FEMA flood hazard and do not impact the proposed building envelopes for either affected parcel. The southern parcel has a smaller overland type drainage also converging into the culvert. This smaller drainage path does go through the building pad for that parcel however an area has been set aside for a developed drainage path to divert storm flows around the building pad. Refer to both the development constraints maps and the preliminary geotechnical report for locations of the existing drainageways.

(5) The location and types of significant vegetation including known rare and endangered plant species and general plant communities;

Response: There are no trees on the property. The native vegetation consists primarily of Big Sage and Rabbitbrush with random Ephedra and Saltbrush. The native ground cover includes filaree, annual clovers and geranium along with soft chess, ripgut brome, red brome, annual fescue, wild oats and medusahead.

(6) Habitat areas for rare or endangered animal species;

The vastness of Open Space and BLM land adjacent to the parcels allows for all animal species natural corridors. The codes and covenants of these proposed parcels do not allow for perimeter fencing to ensure animal crossing. Animal evidence on site consists of the Nevada Mule Deer, Coyote, Rabbit and various small rodents and reptiles.

(7) Preliminary viewshed analysis including cross sections of views to and from the development site from all major roadways within one (1) mile of the project site, and from major focal points on the project site;

A photo viewshed analysis is included along with an index map for locations of photos taken. Also included are renderings of the house proposed on the north parcel showing how it is respectful of the proposed terrain and using natural looking building materials and landscaping. The south parcel will be developed in a similar manner to the north parcel.

(8) How the development responds to the unique conditions of the hillside.

Response: The visual renderings of the proposed home on the north parcel illustrates how the proposed parcels will be developed respectful of the hillside conditions of the land.

(9) A slope analysis, submitted on a topographic map with contour intervals of at least five (5) feet for planning purposes. This analysis shall indicate the location and amount of land included within the following slope categories, tabulated in acres:

- (i) 0 - 15 percent;
- (ii) 15 - 20 percent;
- (iii) 20 - 25 percent;
- (iv) 25 - 30 percent; and
- (v) Greater than 30 percent.

Response: Please see the attached slope analysis and development constraints maps for each of the two proposed parcels. The predominant slope within each of the proposed parcels and building envelopes is between 5%-20%. There are areas of steeper slopes on the property but those represent only a minor percentage of the total land area and those areas are being reserved for open space. Open space areas within each lot will be private and remain part of the lots but will be deed restricted or otherwise preserved as open space in accordance with Washoe County code.

End of Site Analysis

Prepared By,
VENTURE ENGINEERING AND CONSULTING, INC.



John N. Munson, P.E.
Principal Engineer

To:	Mr. Matt Konopisos 775-721-3117 mkono@conresglobal.com ConResGlobal	Project:	800 Schellbourne Street (APN 041-140-20)
Date:	May 8, 2023	File:	2883
Regarding:	DRAFT Preliminary Geotechnical Site Analysis to Satisfy Washoe County Development Code 110.424.15(a)(2) and 110.424.15(a)(3)		

Dear Mr. Konopisos:

Construction Materials Engineers, Inc. (CME) is pleased to submit this **DRAFT** Preliminary Geotechnical Site Analysis transmitting the results of our literature review, field reconnaissance, and soils test pit observation for 800 Schellbourne Street site in Washoe County, Nevada. This letter is intended to satisfy Washoe County Development Code 110.424.15(a)(2) and 110.424.15(a)(3).

Please feel free to call us should you have any questions or require additional information.

Sincerely,

CONSTRUCTION MATERIALS ENGINEERS, INC.

Nicholas R. Anderson, PE, GE
Geotechnical Project Manager
nanderson@cmenv.com
Direct: 775-737-7578
Cell: 916-705-1959



Laurie McRoberts, EI
Engineering Intern
lmcroberts@cmenv.com
Cell: 775-378-3133

NRA:LAM:nra
v:\active\2883\800 schellbourne street\draft preliminary geotechnical site analysis - 800 schellbourne street.docx

1.0 INTRODUCTION AND PROJECT DESCRIPTION

The intent of report is to provide preliminary site conditions analysis for the parcel located at 800 Schellbourne Street (APN 041-140-20) in the southwest Reno area of Washoe County, Nevada to satisfy Washoe County Development Code 110.424.15(a)(2) and 110.424.15(a)(3). We understand the site will be subdivided into three parcels. For the purpose of this report, references to the site will be broken up into three portions, the northern, central (site currently hosting a single-family home), and the southern site (shown in Figure 1).

The contents of this report are intended to provide preliminary information pertaining to Washoe County Development Standards Section 110.424.15, under subsection (a) Site Analysis, line items (2) and (3):

2. Preliminary geological conditions including major rock outcroppings, slide areas and areas underlain with faults that have been active during the Halocene epoch of geological time;
3. Preliminary soil conditions including soil type, expansiveness, slumping, erodibility and permeability.

All other items within the development standards are not included or addressed within this report.

2.0 SITE DESCRIPTION

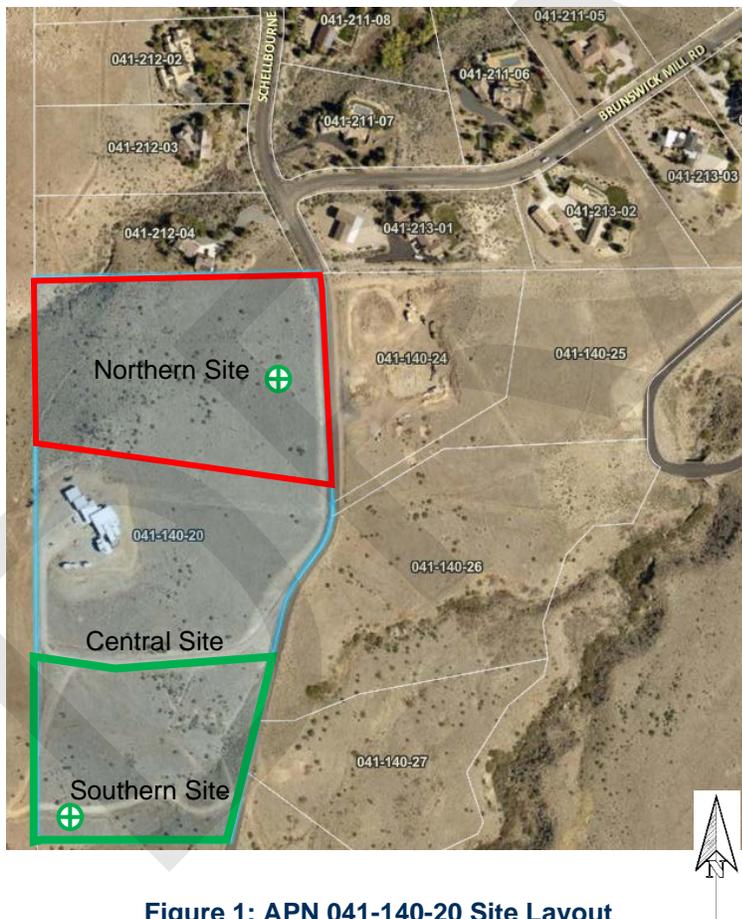


Figure 1: APN 041-140-20 Site Layout

A site visit was conducted by CME on May 8, 2023 to observe existing surficial geologic conditions, pertinent topographic features, and existing site development.

The overall project site consists of an irregularly-shaped parcel encompassing an area of approximately 22.43 acres. The site topography slopes moderately to steeply to the east-northeast with an estimated topographical relief of 124 feet.

Figure 1 displays the overall limits of the subject site. Figure 2 and Figure 3 (on the following page) includes the general topography of the the northern and southern limits of the study area, respectively.

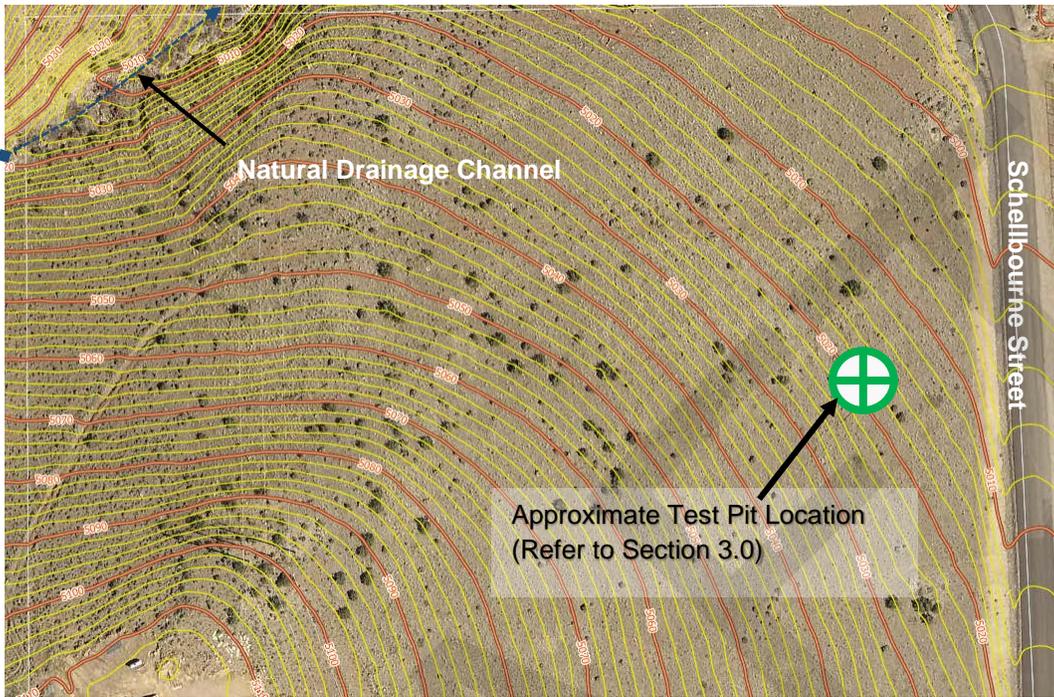


Figure 2: Northern Site Layout

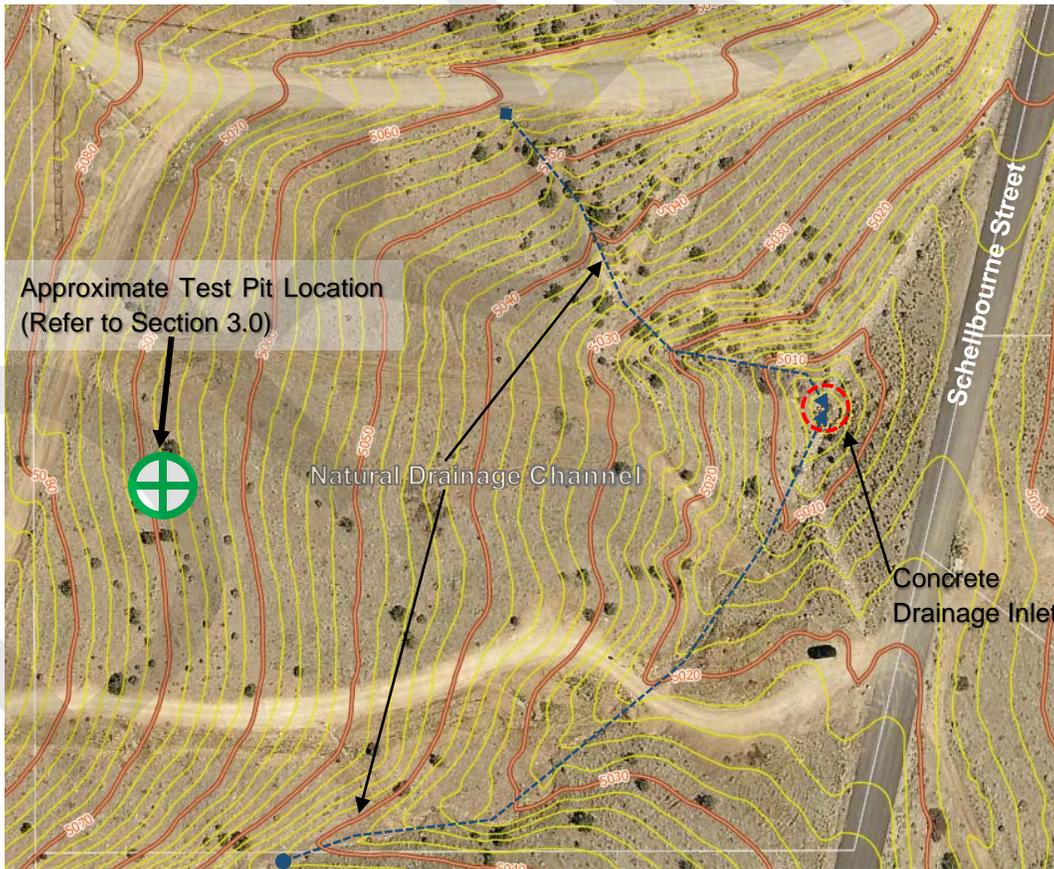


Figure 3: Southern Site Layout

2.1 NORTHERN SITE DESCRIPTION

The northern site is currently undeveloped. The site slopes downward to the northeast at a continuous gradient down to Schellbourne Street. Topographical relief ranges from an approximate elevation of 5,100 feet on the southwestern corner, to an approximate elevation 4,992 feet on the northeastern corner. No other significant topographical features were observed during the site visit.

2.2 SOUTHERN SITE DESCRIPTION

The southern site is currently undeveloped and hosts two dirt access roads:

- One running approximately northeast to southwest located near the western boundary of the site; and
- One running approximately east to west located near the southern boundary of the site.

Overall site topography slopes downward to the east, towards Schellbourne Street. Topographical relief generally ranges from about elevation 5,080 feet on the western boundary of the site, to an approximate elevation of 5,004 feet, near the eastern boundary of the site. Below Schellbourne Street, a concrete drainage inlet has been installed to propagate natural drainage under Schellbourne Street. Two natural drainage channels flow from the northern and southern boundaries of the site to the drainage inlet (refer to Figure 3). No other significant topographical features were observed during the site visit.

3.0 GEOLOGIC AND SOIL CONDITIONS

Based on a review of the geologic map entitled, *Preliminary Revised Geologic Maps of the Reno Urban Area, Nevada* (Ramelli et. al., 2011), the site overlies two converging geologic units described as “volcanic and sedimentary breccia of the Northern Carson Range” and “conglomerate and sandstone” a sedimentary rock.

During the site visit on May 8, 2023, CME observed two open test pits (excavated by the client): one within the northern site and one within the southern site (refer to Figure 2 and Figure 3 for locations). The test pits were observed to confirm that the geologic profile is generally consistent with the mapped geology and to perform a preliminary soils assessment. Table 1 below displays the results of these observations and addresses Washoe County Development Code 110.424.15(a)(2) and 110.424.15(a)(3).

Table 1: Preliminary Geologic and Soils Conditions		
Item	Northern Site	Southern Site
General Soil/Bedrock Condition	The northern site appears to be consistent with the <i>volcanic and sedimentary breccia</i> description with shallow, moderately to highly weathered bedrock with a thin, argillic clay veneer.	The southern site appears to be consistent with sedimentary rock complying with the <i>conglomerate and sandstone</i> description with highly to completely weathered sandstone observed within the test pit with a thin, argillic clay veneer.
Noted Rock Outcroppings	None noted during site visit	None noted during site visit
Noted Slide Areas	None noted during site visit or MyHazards ¹	None noted during site visit or MyHazards ¹
Mapped Holocene Active Faults	None mapped on MyHazards ¹	None mapped on MyHazards ¹
General Expansion Potential	Potential for expansive soil based on argillic clay veneer and volcanic bedrock decomposing to clay	Potential for expansive soil based on argillic clay veneer and possibility the sandstone is diatomaceous
Slumping	Based on the clay veneer and shallow bedrock, possibility for slumping is low	Based on the clay veneer and shallow bedrock, possibility for slumping is low
Erodibility	Based on the USDA Web Soil Survey ² , the site has a moderate erosion potential	Based on the USDA Web Soil Survey ² , the site has a moderate erosion potential
Permeability	Based on the clay veneer, surface permeability is anticipated to be low	Based on the clay veneer, surface permeability is anticipated to be low

4.0 LIMITATIONS

All information contained within this report is preliminary in nature and is solely intended to provide information pertaining to the Washoe County Development Standards referenced in the report.

APPENDIX A

MyHazards – Nevada – Landslide Map
 MyHazards – Nevada – Fault Map
 USDA Web Soil Survey – Erodibility Map

¹ <https://gisweb.unr.edu/MyHAZARDS/> accessed May 8, 2023

² <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> accessed May 8, 2023

APPENDIX A

DRAFT

CME

**WTPM23-0004
EXHIBIT D**



Legend

Nevada Landslides - University of Cincinnati, NBMG, USGS

App State
Click to restore the map extent and layers visibility where you left off.

300ft
-119.823 39.440 Degrees



Legend

Quaternary Faults (active) - NBMG

Historical Ruptures
 — less than 150 years

Quaternary Faults by Age
 — less than 15,000 years
 — less than 130,000 years
 — less than 750,000 years
 — less than 1.8 million years
 — Class B faults
 — Unclassified

100m Buffer

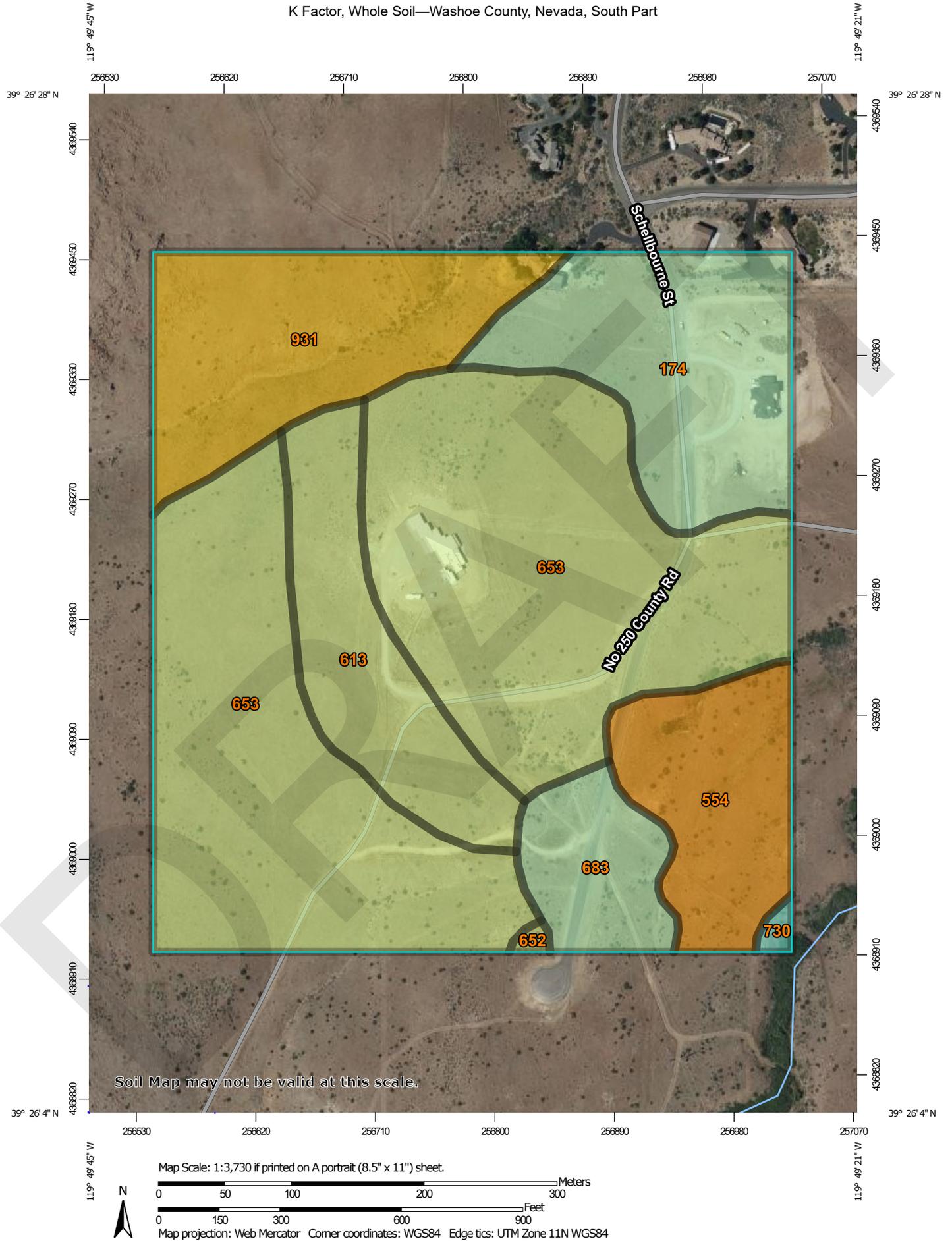
Historical Ruptures - 100m Buffer
 ■ less than 150

Quaternary Faults by Age - 100m Buffer
 ■ less than 15,000
 ■ less than 130,000
 ■ less than 750,000
 ■ less than 1,800,000
 ■ Class B faults
 ■ Unclassified

App State
 Click to restore the map extent and layers visibility where you left off.

300ft
-119.815 39.443 Degrees

K Factor, Whole Soil—Washoe County, Nevada, South Part



Soil Map may not be valid at this scale.

Map Scale: 1:3,730 if printed on A portrait (8.5" x 11") sheet.
0 50 100 200 300 Meters
0 150 300 600 900 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Lines

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20

-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Points

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Water Features

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washoe County, Nevada, South Part
 Survey Area Data: Version 19, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 10, 2022—Jun 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
174	Indian Creek extremely stony sandy loam, 2 to 8 percent slopes	.28	8.2	13.1%
554	Leviathan very stony sandy loam, 2 to 8 percent slopes	.10	5.4	8.7%
613	Verdico extremely stony sandy loam, 8 to 15 percent slopes	.24	6.1	9.7%
652	Chalco stony loam, 4 to 8 percent slopes	.24	0.1	0.2%
653	Chalco cobbly sandy loam, 8 to 15 percent slopes	.24	31.1	49.7%
683	Reno stony sandy loam, 2 to 8 percent slopes	.28	3.2	5.1%
730	Stodick very stony loam, 15 to 30 percent slopes	.32	0.2	0.3%
931	Old Camp-Rock outcrop complex, 15 to 50 percent slopes	.15	8.3	13.3%
Totals for Area of Interest			62.7	100.0%

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Rating Options

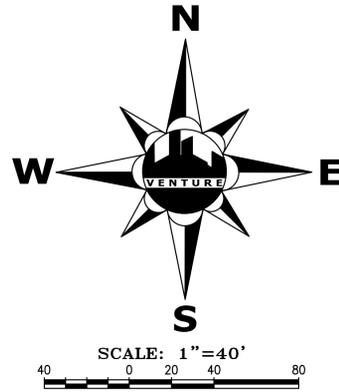
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

DRAFT

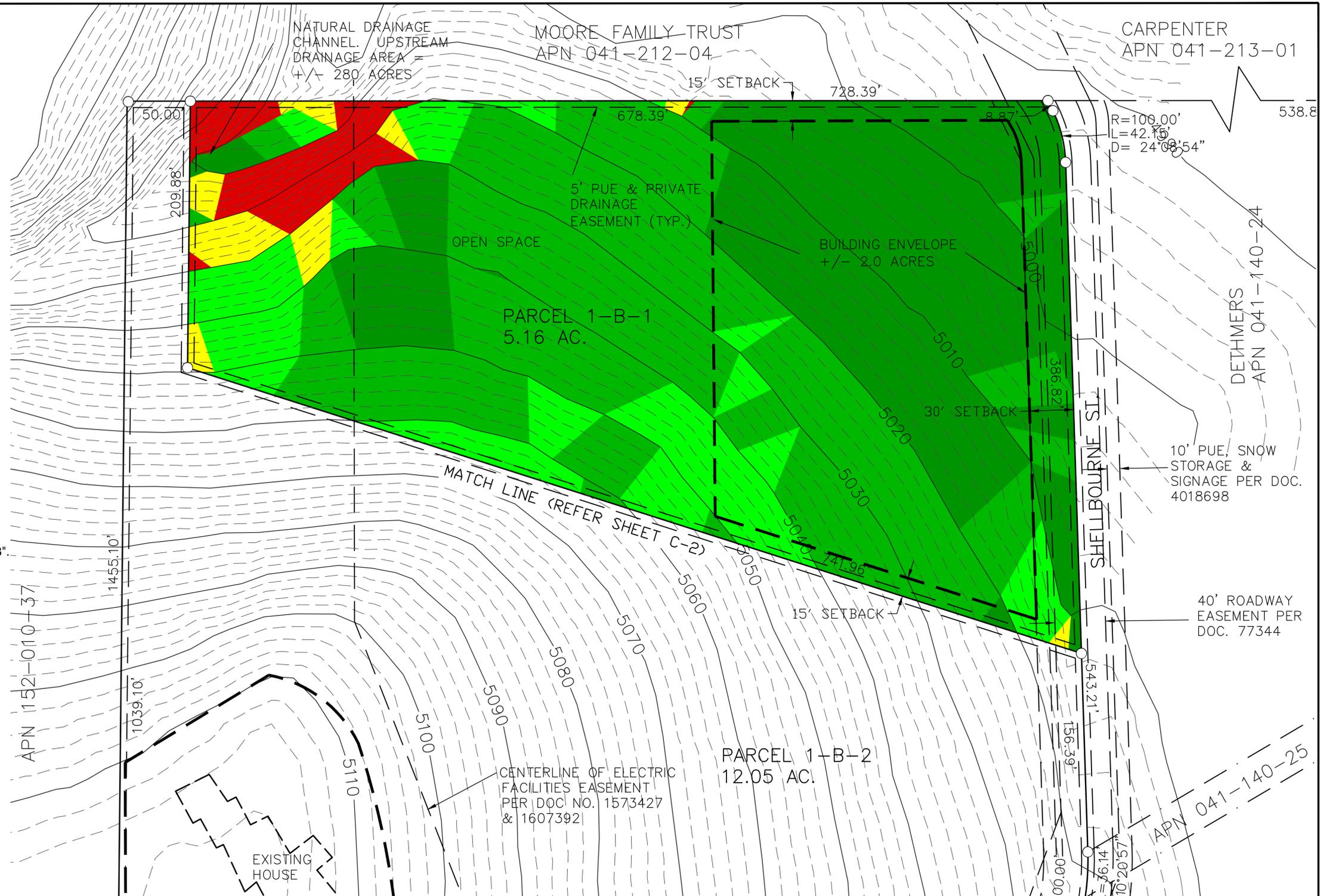


LEGEND

- PARCEL LINE
- - - EASEMENT LINE
- MAJOR COUNTOUR LINES
- - - MINOR COUNTOUR LINES

NOTE:

- * 5035 : THE PROPOSED MAX ELEVATION OF THE FINISH FLOOR LIVING SPACE.
- * ANY ROCK WALLS TO BE UTILIZED FOR SLOPE MITIGATION WILL NOT EXCEED 48".
- * NO PERIMETER FENCING ALLOWED.



Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (sf)	Area (acres)
1	0.0%	15.0%	Dark Green	76313.94	1.77 (34%)
2	15.0%	20.0%	Light Green	98881.31	2.30 (44%)
3	20.0%	25.0%	Bright Green	33562.92	0.79 (15%)
4	25.0%	30.0%	Yellow	6265.26	0.15 (3%)
5	30.0%	885.6%	Red	9515.75	0.24 (5%)

VENTURE ENGINEERING & CONSULTING, INC.
 Civil Engineering - Planning - Land Development
 530 E. PLUMB LANE STE. 4 PH: (775) 825-9898
 RENO, NV 89502
 venturereino@gmail.com

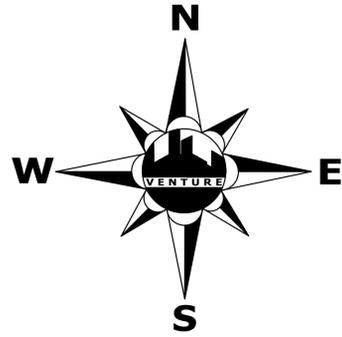
PROFESSIONAL ENGINEER STATE OF NEVADA
 JOHN N. JUNGSON
 EXP. 12/31/23
 CIVIL
 License No. 9792
 5/10/23

PARCEL MAP APPLICATION FOR RAY & ELAINE YORK
PROPOSED NORTH PARCEL
SLOPE AND DEVELOPMENT CONSTRAINTS MAP
 800 SHELLBOURNE ST., RENO, NV 89511

REVISIONS:

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DRAWN: JRP
 CHECKED: JM
 DATE: 5/10/2023
 SCALE:
 HORIZ: 1"= 40'
 VERT: N/A
 ISSUE: P-MAP REVIEW
 SHEET NUMBER:
C-1
 PAGE: 1 OF: 3

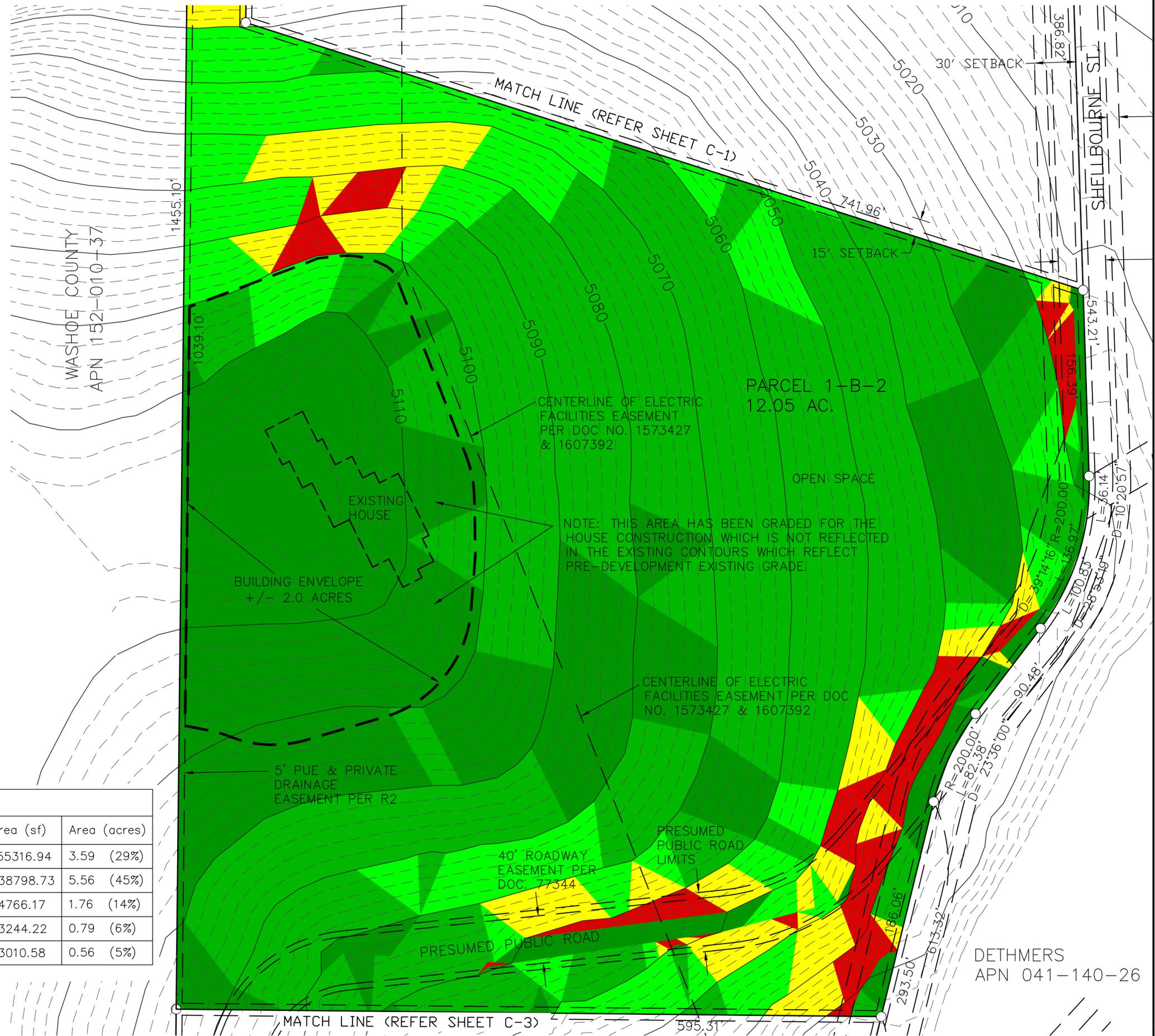


SCALE: 1"=40'

LEGEND

- PARCEL LINE
- EASEMENT LINE
- MAJOR COUNTOUR LINES
- MINOR COUNTOUR LINES

Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (sf)	Area (acres)
1	0.0%	15.0%		155316.94	3.59 (29%)
2	15.0%	20.0%		238798.73	5.56 (45%)
3	20.0%	25.0%		74766.17	1.76 (14%)
4	25.0%	30.0%		33244.22	0.79 (6%)
5	30.0%	885.6%		23010.58	0.56 (5%)



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 Civil Engineering - Planning - Land Development
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 RENO, NV 89502
 venturereino@gmail.com

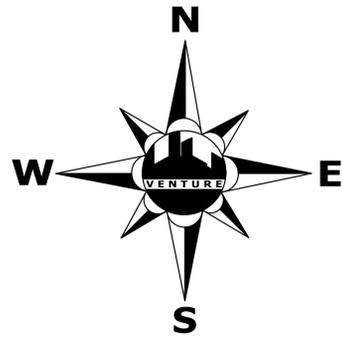
PROFESSIONAL ENGINEER STATE OF NEVADA
JOHN N. JUNGSON
 EXP. 12/31/23
 CIVIL
 License No. 9792
 5/10/23

PARCEL MAP APPLICATION FOR RAY & ELAINE YORK
PROPOSED CENTRAL PARCEL
SLOPE AND DEVELOPMENT CONSTRAINTS MAP
 800 SHELLBOURNE ST., RENO, NV 89511

REVISIONS:

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DRAWN: JRP
 CHECKED: JM
 DATE: 5/10/2023
 SCALE
 HORIZ: 1"= 40'
 VERT: N/A
 ISSUE: P-MAP REVIEW
 SHEET NUMBER:
C-2
 PAGE: 2 OF: 3



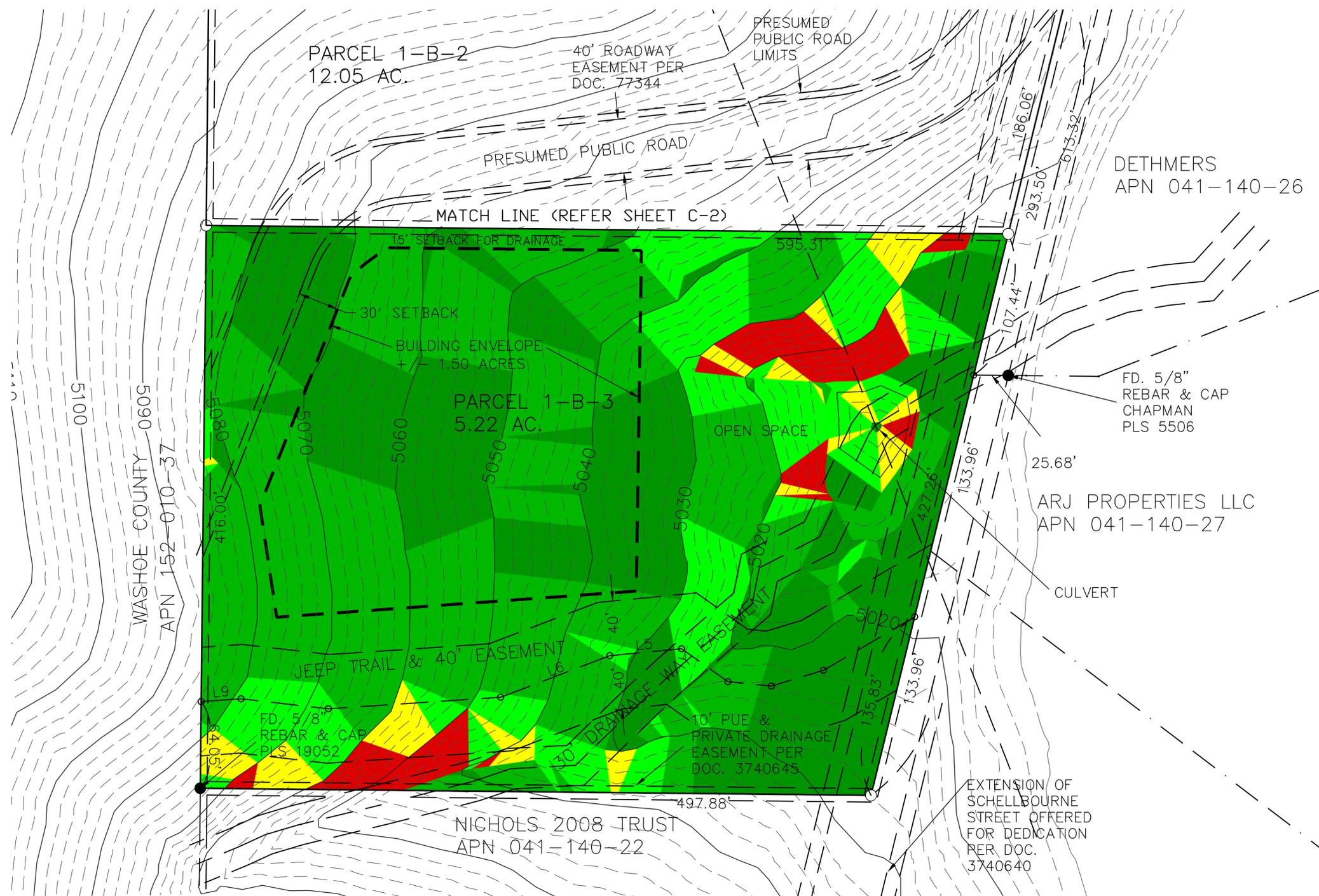
SCALE: 1"=40'

LEGEND

- PARCEL LINE
- - - - EASEMENT LINE
- MAJOR COUNTOUR LINES
- - - - MINOR COUNTOUR LINES

NOTE:

- * 5065 : THE PROPOSED MAX ELEVATION OF THE FINISH FLOOR LIVING SPACE.
- * ANY ROCK WALLS TO BE UTILIZED FOR SLOPE MITIGATION WILL NOT EXCEED 48".
- * NO PERIMETER FENCING ALLOWED.



Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (sf)	Area (acres)
1	0.0%	15.0%	Dark Green	75245.45	1.74 (33%)
2	15.0%	20.0%	Light Green	99386.19	2.32 (44%)
3	20.0%	25.0%	Bright Green	34104.46	0.80 (15%)
4	25.0%	30.0%	Yellow	8984.33	0.21 (4%)
5	30.0%	885.6%	Red	9662.96	0.23 (4%)

VENTURE ENGINEERING & CONSULTING, INC.
 Civil Engineering - Planning - Land Development
 530 E. PLUMB LANE STE. 4 PH: (775) 825-9898
 RENO, NV 89502
 venturerevo@gmail.com



PARCEL MAP APPLICATION FOR RAY & ELAINE YORK
PROPOSED SOUTH PARCEL
SLOPE AND DEVELOPMENT CONSTRAINTS MAP
 800 SHELLBOURNE ST., RENO, NV 89511

REVISIONS:

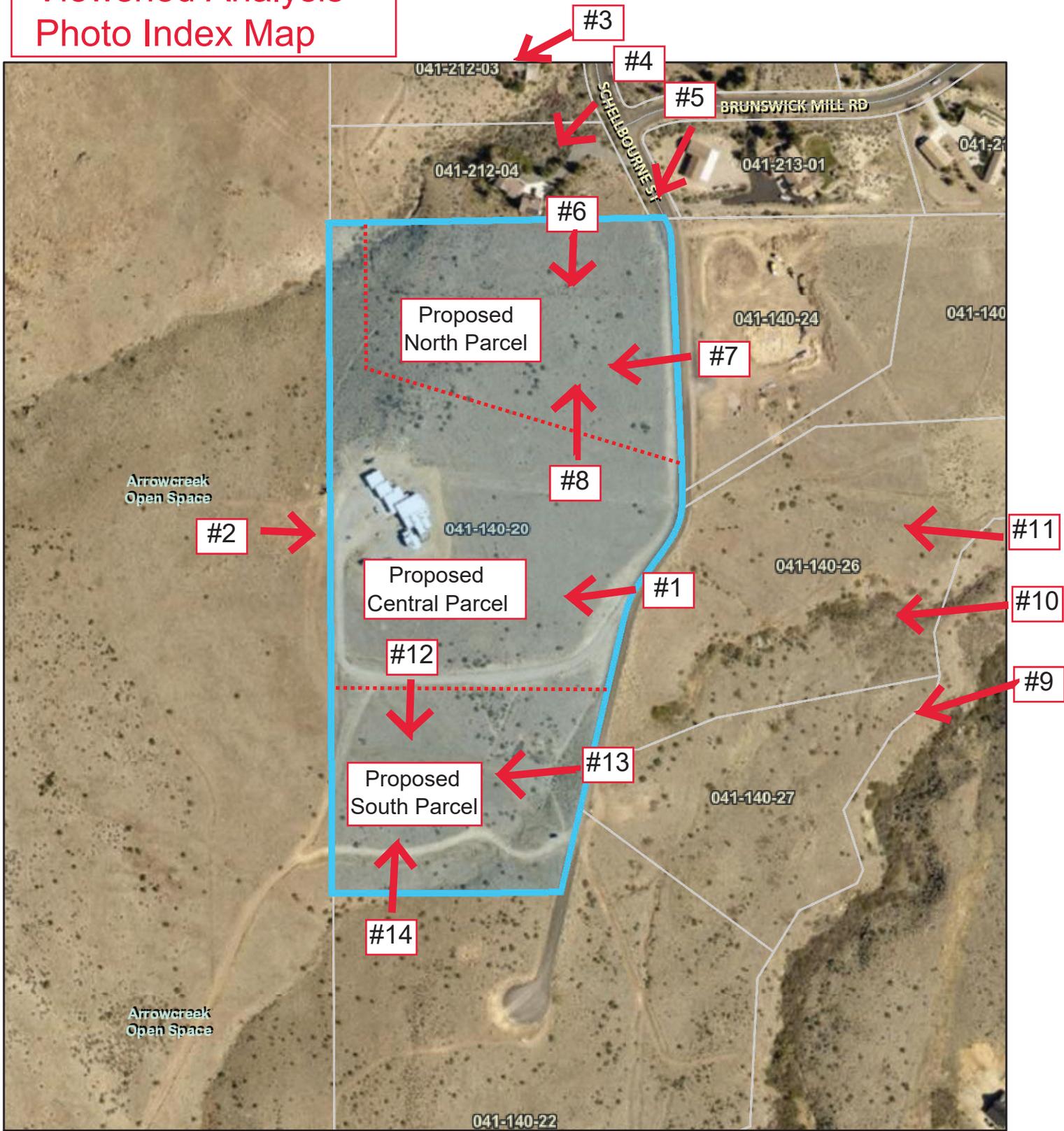
DRAWN: JRP
 CHECKED: JM
 DATE: 5/10/2023
 SCALE
 HORIZ: 1"= 40'
 VERT: N/A
 ISSUE: P-MAP REVIEW

SHEET NUMBER:
C-3
 PAGE: 3 OF: 3





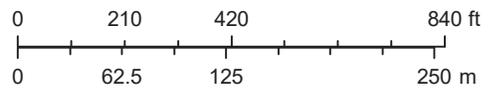
Viewshed Analysis Photo Index Map



May 9, 2023

1:4,514

— streetlabel



Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

#1: Looking from Schellbourne St. at center of the proposed central parcel looking up slope at the existing house.



#2 : Looking from west from Washoe County open space looking down slope at the existing house on the crest of the knoll. The proposed house is on the proposed center parcel.



#3: Existing house to the north of the subject property. House is also on the west side of Schellbourne and next door (north side) of the house in photo #4.



#4: Existing house immediately north of the subject property on the same western side of Schellbourne St.



#5: Looking from corner of Shellbourne St. and Brunswick Mill at the proposed north parcel and showing the Ridgeline to the right that is approx 38 feet higher than finish floor elevation of the proposed house going on the north parcel (see development constraints map and building renderings for more information)



#6: looking south across the slope of the proposed north parcels building envelope area. See also photo renderings of the house proposed for the north parcel.



#7: Looking west from Shellbourne at the center of the proposed north parcel looking up slope.



#8: Looking north across slope of building envelope of the proposed north parcel.



#9: looking west from 1/4 mile away zoomed in on the south parcel.



South Parcel

#10: Total site view looking north from 1/4 mile away showing the existing house in the center (farthest house) and ridgelines in the background and with proposed parcels labeled.



#11: looking north from 1/4 mile away zoomed in on the proposed north parcel up beyond the trucks. Corner of the existing house on the center lot is shown in the upper left.



#12: Looking south from the upper part of the south parcel with blm road to the right. The existing major drainageway is shown in the bottom of the parcel.



#13: Looking west from shellbourne through the south parcel showing slope and ridgeline behind in Washoe County open space and BLM road on the right.



#14: Looking north from the lower part of the south parcel at the side slope of the building envelope.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RAY YORK & ELAINE YORK ARE THE OWNERS 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. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED, HEREBY GRANTS TO ALL PUBLIC UTILITIES AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

RAY YORK / OWNER _____ DATE _____
 ELAINE YORK / OWNER _____ DATE _____

STATE OF _____ S.S.
 COUNTY OF _____

ON THIS ____ DAY OF _____, 2023, RAY YORK OWNER, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
 MY COMMISSION EXPIRES: _____

STATE OF _____ S.S.
 COUNTY OF _____

ON THIS ____ DAY OF _____, 2023, ELAINE YORK OWNER, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
 MY COMMISSION EXPIRES: _____

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 NRS 361A.265.

APN: 041-140-20
 WASHOE COUNTY TREASURER

DEPUTY _____ DATE _____
 NAME _____
 TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

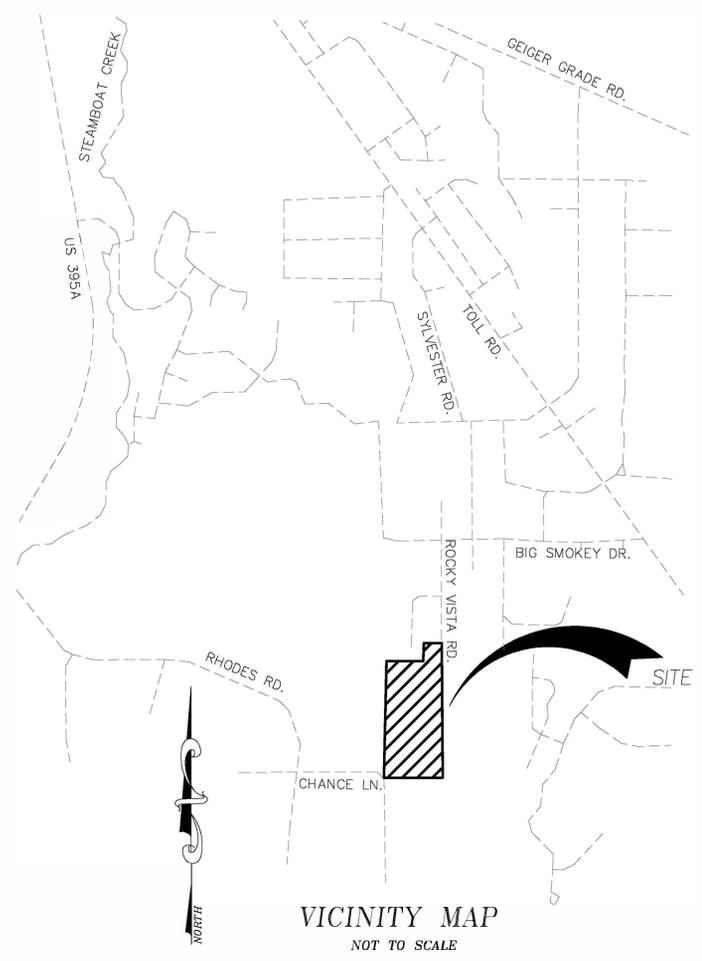
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

STEWART TITLE COMPANY _____ DATE _____
 PRINT NAME: _____



UTILITY COMPANIES' CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. ALL PUBLIC UTILITY EASEMENTS INCLUDE CATV & TRUCKEE MEADOWS WATER AUTHORITY.

BY: _____ DATE _____
 SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY
 BY: _____ DATE _____
 NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA
 BY: _____ DATE _____
 CHARTER COMMUNICATIONS
 BY: _____ DATE _____
 TRUCKEE MEADOWS WATER AUTHORITY

DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM20-0014 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____, BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

MOJIRA HAUENSTEIN _____ DATE _____
 DIRECTOR OF PLANNING AND DEVELOPING DIVISION

SURVEYOR'S CERTIFICATE

I, MICHAEL TALONEN, 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 RAY & ELAINE YORK.
2. THE PROPERTY SURVEYED BEING SITUATE IN THE SW 1/4 OF SECTION 11, T18N, R19E, MDM, MOUNT DIABLO BASE MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 7TH, 2023.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



MICHAEL TALONEN (PLS) _____ DATE _____
 EXP. 06/30/2024

MST Surveying
 SURVEYORS
 15506 QUICKSILVER DRIVE RENO, NEVADA 89511
 (775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com

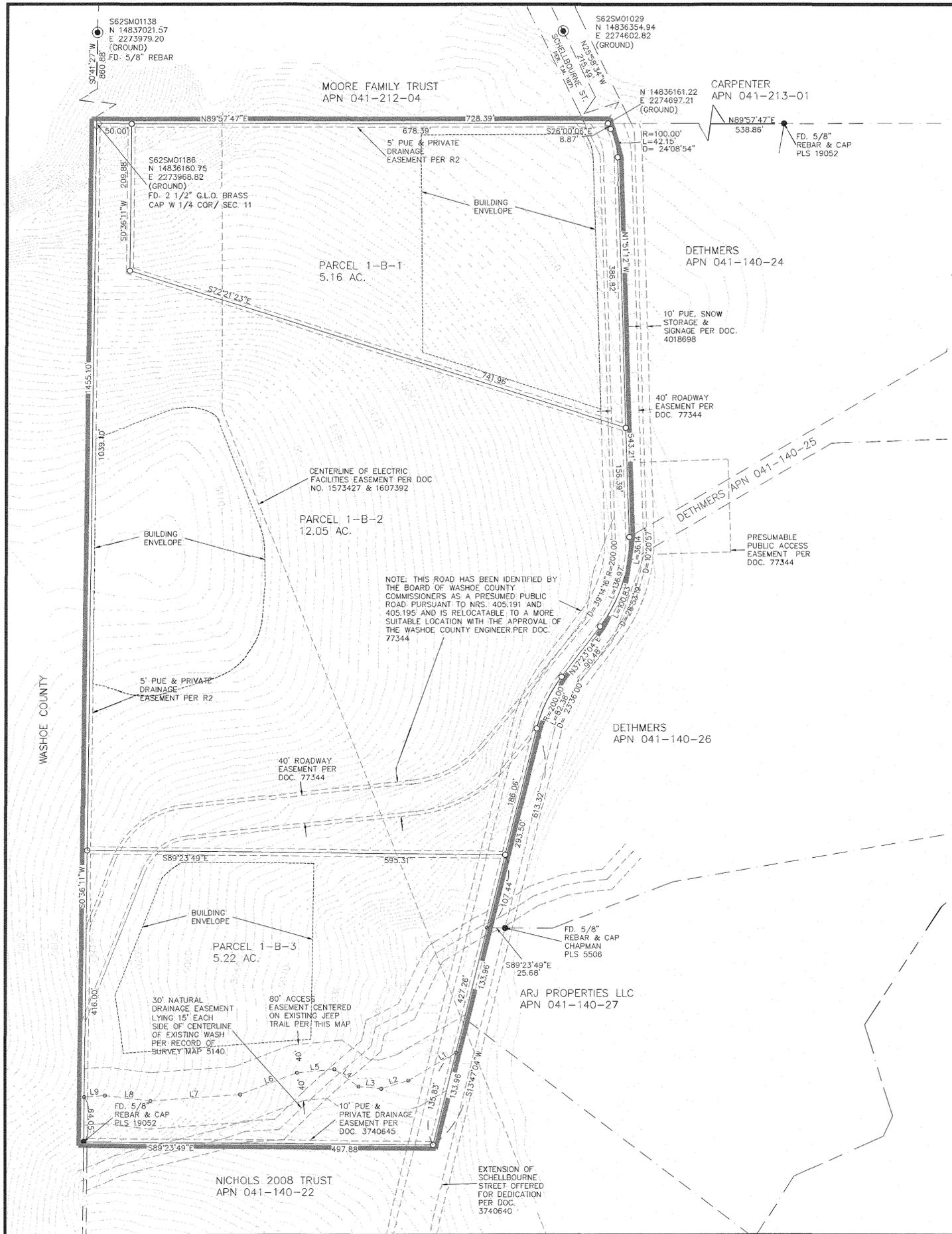
WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

TOTAL AREA 20.00 ACRES

PARCEL MAP
 FOR
 RAY & ELAINE YORK
 A DIVISION OF PARCEL 1B OF RECORD OF SURVEY MAP NO. 5348 SITUATE IN THE SW 1/4 OF SECTION 11, T18N, R19E, MDM
 WASHOE COUNTY SHEET 1 OF 2 NEVADA



BASIS OF BEARINGS

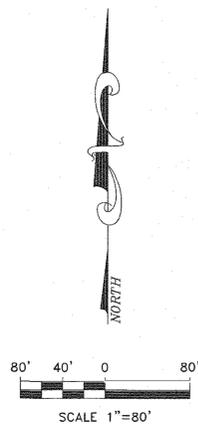
NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE, DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS 562SM01138 & 562SM01029 BEING S 43°05'28" E SHOWN HEREON. THE DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

REFERENCES

1. RECORD OF SURVEY MAP NO. 5348 FILE NO. 40186699 RECORDED 6/30/2011.
2. PARCEL MAP NO. 4898 FILE NO. 3636288 RECORDED 4/22/2008.
3. PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA AS ORDER NO. 23034115-RT DATED 4-5-2023.

GENERAL NOTES

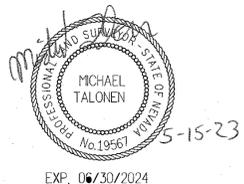
1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HERBY GRANTED, 5' IN WIDTH CONCORDANT WITH ALL EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY ACCESS PRIVATE ROAD.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY PRIVATE SEWER SEPTIC SYSTEM.
7. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN WATER METERS WITHIN THE 70' ACCESS & PRIVATE AND PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL RESPECTIVELY.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE NATURAL DRAINAGE WILL NOT BE IMPDED.
10. ALL PUE'S INCLUDE CATV.
11. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
12. 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.
13. 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°41'44"W	78.32'
L2	S73°13'25"W	40.39'
L3	N84°12'52"W	32.44'
L4	N54°41'38"W	42.14'
L5	S84°27'37"W	53.60'
L6	S69°13'04"W	86.56'
L7	S86°10'30"W	128.21'
L8	N83°27'12"W	65.25'
L9	S85°59'27"W	29.64'

LEGEND

- FOUND MONUMENT AS INDICATED
- SET 5/8" REBAR & CAP PLS 19567, UNLESS INDICATED OTHERWISE
- DIMENSION POINT NOTHING FOUND OR SET
- ⊙ WASHOE COUNTY CONTROL MONUMENT
- ◇ SECTION MONUMENT
- R2 REFERENCE NUMBER
- FD. FOUND
- PUE PUBLIC UTILITY EASEMENT
- BOUNDARY LINE THIS PLAT
- - - PUBLIC UTILITY EASEMENT
- - - ADJOINER PROPERTY LINE
- - - STREET CENTERLINE
- ▬ GRAPHIC BORDER



EXP. 06/30/2024

PARCEL AREA SUMMARY	
PARCEL 1	5.16 ACRES
PARCEL 2	12.05 ACRES
PARCEL 3	5.22 ACRES
TOTAL	22.43 ACRES

MST Surveying

SURVEYORS

15506 QUICKSILVER DRIVE RENO, NEVADA 89511
(775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com

Draft

PARCEL MAP
FOR
RAY & ELAINE YORK

A DIVISION OF PARCELS 1B OF RECORD OF SURVEY MAP NO. 5348 SITUATE IN THE SW 1/4 OF SECTION 11, T18N, R19E, MDM

WASHOE COUNTY NEVADA

SHEET 2 OF 2