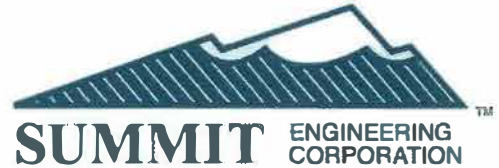


**Carl E. Giudici**  
Application to Washoe County for a:  
**Tentative Parcel Map**

**Prepared by:**



Ryan Cook, PLS, WRS, CFedS  
VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

[www.summitnv.com](http://www.summitnv.com)

**Prepared for:**

Carl E. Giudici

850 S. Boulder Hwy #432

Henderson, NV 89015

775-276-3953

**July 8, 2021**

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

## Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

### Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements



7-7-2021

ITEM 1

FEES

TENTATIVE PARCEL MAP FOR  
CARL E. GIUDICI



5405 Mae Anne Ave  
Reno, Nv 89523  
(775) 747-8550  
[www.summitnv.com](http://www.summitnv.com)

ITEM 2  
DEVELOPMENT APPLICATION

TENTATIVE PARCEL MAP FOR  
CARL E. GIUDICI



**5405 Mae Anne Ave  
Reno, Nv 89523  
(775) 747-8550  
[www.summitnv.com](http://www.summitnv.com)**

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: TENTATIVE PARCEL MAP FOR CARL E. GIUDICI			
Project Description: DIVIDE THE EXISTING PARCEL (PARCEL 1 OF RECORD OF SURVEY MAP 3584) INTO TWO RESIDENTIAL PARCELS.			
Project Address: 0 MARIO ROAD			
Project Area (acres or square feet): 6.09 ACRES			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): BELLI RANCH (VERDI); 1/2 MILE EAST FROM THE INTERSECTINO OF MARIO ROAD & ARENTZ COURT			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
038-661-14	6.09		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: CARL E. CIUDICI		Name: SUMMIT ENGINEERING CORP.	
Address: 850 S. Boulder Hwy #432		Address: 5405 MAE ANNE AVENUE	
Henderson, NV	Zip: 89015		Zip: 89523
Phone: 775-276-3953	Fax: N/A	Phone: 775-787-4316	Fax:
Email: cegiudici@gmail.com		Email: ryan@summitnv.com	
Cell: 702-303-8854	Other:	Cell: 775-223-7432	Other:
Contact Person: CARL E. CIUDICI		Contact Person: RYAN COOK, PLS	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: CARL E. CIUDICI		Name: JAY-DEE BREHM	
Address: 850 S. Boulder Hwy #432		Address: HELLO REAL ESTATE CENTER	
Henderson, NV	Zip: 89015		Zip:
Phone: 775-276-3953	Fax: N/A	Phone: 775-622-6688	Fax:
Email: cegiudici@gmail.com		Email: jaydee@welcometohello.com	
Cell: 702-303-8854	Other:	Cell: 775-622-6688	Other:
Contact Person: CARL E. CIUDICI		Contact Person: JAY-DEE BREHM	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ITEM 3  
OWNER AFFIDAVIT

TENTATIVE PARCEL MAP FOR  
CARL E. GIUDICI



**5405 Mae Anne Ave  
Reno, Nv 89523  
(775) 747-8550  
[www.summitnv.com](http://www.summitnv.com)**



# Property Owner Affidavit

**Applicant Name:** CARL E. GIUDICI

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF ~~WASHOE~~ )  
CLARK

I, CARL E. GIUDICI  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 038-661-14

Printed Name CARL E. GIUDICI

Signed [Signature]

Address 223 HAWETT Cove Ct.  
BOULDER CITY NV 89005

Subscribed and sworn to before me this  
26 day of February, 2021

CLARK County Nevada  
Notary Public in and for said county and state

My commission expires: Sept 18, 2023

(Notary Stamp)



[Signature]

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

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

ITEM 4  
PROOF OF PROPERTY TAX PAYMENT

TENTATIVE PARCEL MAP FOR  
CARL E. GIUDICI



5405 Mae Anne Ave  
Reno, Nv 89523  
(775) 747-8550  
[www.summitnv.com](http://www.summitnv.com)

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
03866114	Active	7/8/2021 1:40:48 AM

**Current Owner:**  
GIUDICI, CARL E  
233 HALLET COVE CT  
BOULDER CITY, NV 89005

**SITUS:**  
0 MARIO RD  
WCTY NV

**Taxing District**  
4811

**Geo CD:**

Legal Description

Range 18 Lot D SubdivisionName BELLI RANCH ESTATES Township 19

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$574.92	\$0.00	\$0.00	\$574.92
INST 2	10/4/2021	2021	\$572.87	\$0.00	\$0.00	\$572.87
INST 3	1/3/2022	2021	\$572.86	\$0.00	\$0.00	\$572.86
INST 4	3/7/2022	2021	\$572.86	\$0.00	\$0.00	\$572.86
<b>Total Due:</b>			<b>\$2,293.51</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,293.51</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
State of Nevada	\$328.74	(\$208.52)	\$120.22
Truckee Meadows Fire Dist	\$1,044.23	(\$662.34)	\$381.89
Washoe County	\$2,691.22	(\$1,707.01)	\$984.21
Washoe County Sc	\$2,201.57	(\$1,396.43)	\$805.14
TRUCKEE CANYON SEG WATER BASIN	\$2.05	\$0.00	\$2.05
<b>Total Tax</b>	<b>\$6,267.81</b>	<b>(\$3,974.30)</b>	<b>\$2,293.51</b>

**Payment History**

No Payment Records Found

**Pay By Check**

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

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

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

**Change of Address**

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

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

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

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

ITEM 5  
APPLICATION MATERIALS

TENTATIVE PARCEL MAP FOR  
CARL E. GIUDICI



**5405 Mae Anne Ave  
Reno, Nv 89523  
(775) 747-8550  
[www.summitnv.com](http://www.summitnv.com)**

## 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)?

1/2 MILE EAST FROM THE INTERSECTINO OF MARIO ROAD & ARENTZ COURT

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
038-661-14	120 VACANT, SINGLE FAMILY	6.09

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.75	3.34		
Proposed Minimum Lot Width	159'	180'		

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	2.39 HDR	3.34 HDR		
Proposed Zoning Area	0.36 GR			

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	Proposed Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Proposed 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 type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	---	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Permit #	82484	acre-feet per year	2.0
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

Verdi H2O, LLC
----------------

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

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

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

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

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

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

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

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

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

N/A
-----

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

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

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

N/A
-----

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

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

## Grading

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

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

N/A
-----

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



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

N/A

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

N/A

28. Surveyor:

Name	SUMMIT ENGINEERING CORP., RYAN COOK, PLS
Address	5405 MAE ANNE AVENUE, RENO NV 89523
Phone	775-787-4316
Cell	775-223-7432
E-mail	ryan@summitnv.com
Fax	775-747-8559
Nevada PLS #	15224

**Order No.: 02101297-CD**

**EXHIBIT A**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel 1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Carol Del Carlo, Record of Survey Map No. 3584, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 5, 1999, as File No. 2324828, Official Records, being more particularly described as follows:

BEGINNING at the Southwest corner of Parcel D, as shown on that "Parcel Map for Carl and Elsie Giudici", recorded on June 19, 1995, as Parcel Map No. 2919, Document No. 1901746, Official Records, of Washoe County, State of Nevada;

Thence along said Easterly right-of-way for Mario Road, along the arc of a curve to the left, from a tangent which bears N 12°31'16" W, having a radius of 1030.00 feet, through a central angle of 18°55'07", and an arc length 340.10 feet;

Thence N 58°33'37" E, 544.76 feet to a point on the Easterly line of Parcel C of said Parcel Map No. 2919;

Thence along said Easterly line, S 28°36'16" E. 96.93 feet to the Northeast corner of Parcel D of said Parcel Map No. 2919;

Thence along the Easterly line of said Parcel D, S 28°36'16" E, 105.76 feet;

Thence S 39°50'49" E, 391.75 feet;

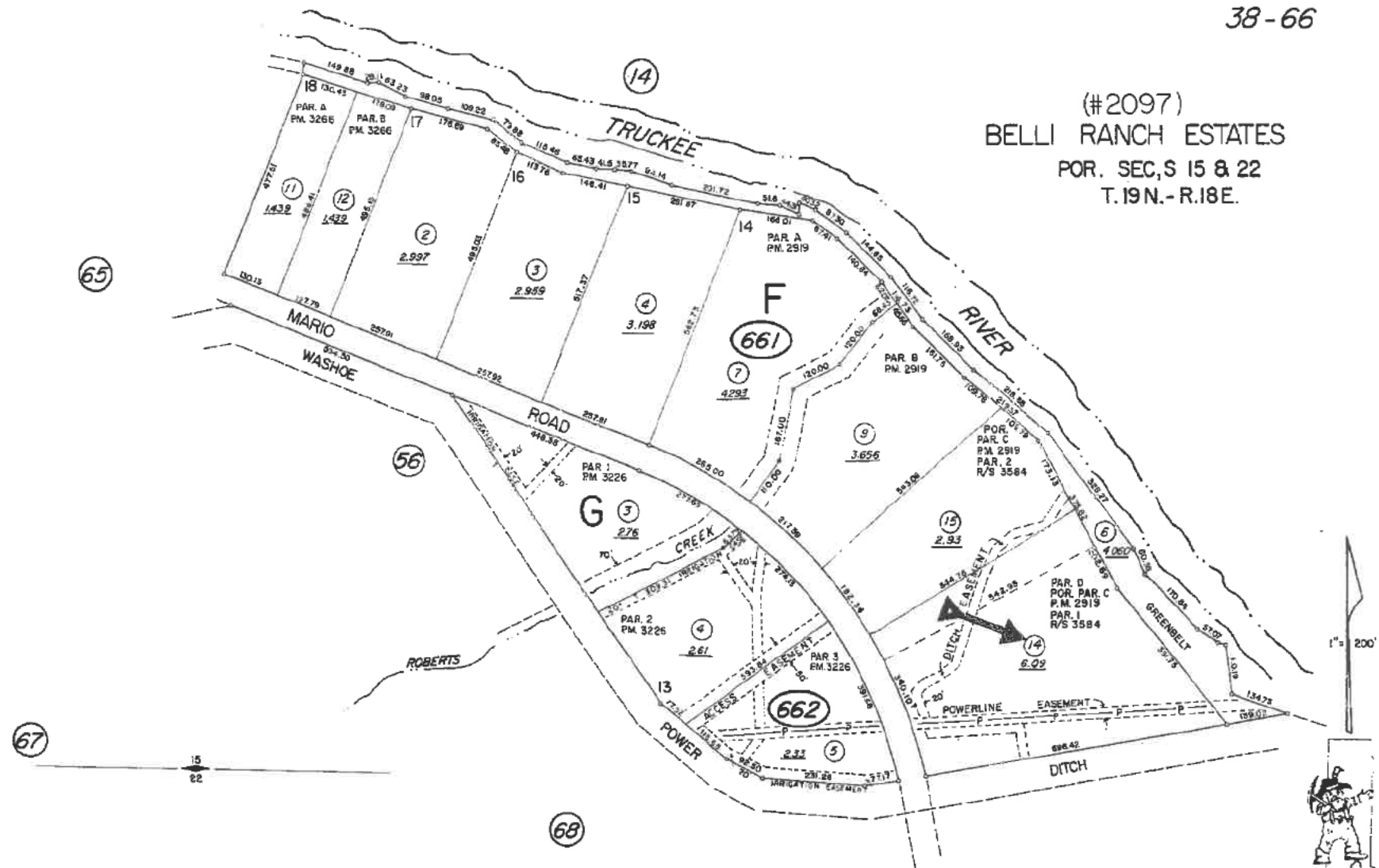
Thence along the Southerly line of said Parcel D, S 80°07'51" W, 696.42 feet to the POINT OF BEGINNING.

APN: 038-661-14

Document No. 5040991 is provided pursuant to the requirements of Section 6.NRS 111.312.

38-66

(#2097)  
BELLI RANCH ESTATES  
POR. SEC. S 15 & 22  
T. 19N. - R. 18E.



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only, it does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Assessor's Map County of Washoe, Nevada  
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by G.S. 4/86  
Revised by 9/28 8/97 11/97 TWT 5/5/99

not a survey of the land depicted. Except to the extent a policy of title insurance is expressly provided by encumbrances, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ITEM 7

24"X36" NON-COLOR DISPLAY MAP

*ATTACHED AS LAST PAGE OF PACKET*

TENTATIVE PARCEL MAP FOR  
CARL E. GIUDICI



5405 Mae Anne Ave  
Reno, Nv 89523  
(775) 747-8550  
[www.summitnv.com](http://www.summitnv.com)

PRELIMINARY, FOR REVIEW ONLY

# TENTATIVE PARCEL MAP

## FOR

### CARL E. GIUDICI, AN UNMARRIED MAN

#### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CARL E. GIUDICI, AN UNMARRIED MAN, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE EASEMENTS SHOWN & NOTED HEREON ARE HEREBY GRANTED TO WASHOE COUNTY.

CARL E. GIUDICI, AN UNMARRIED MAN

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

#### NOTARY PUBLIC CERTIFICATE

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, CARL E. GIUDICI, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

#### TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL OF THE LANDS DELINEATED HEREON, THAT NO ONE HOLDS OF RECORD A SECURITY INTERESTS IN THE LANDS, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE OF NEVADA, INC.  
ORDER No.: 02101297-CD

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

TITLE:

#### WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

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

#### DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM21-\_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

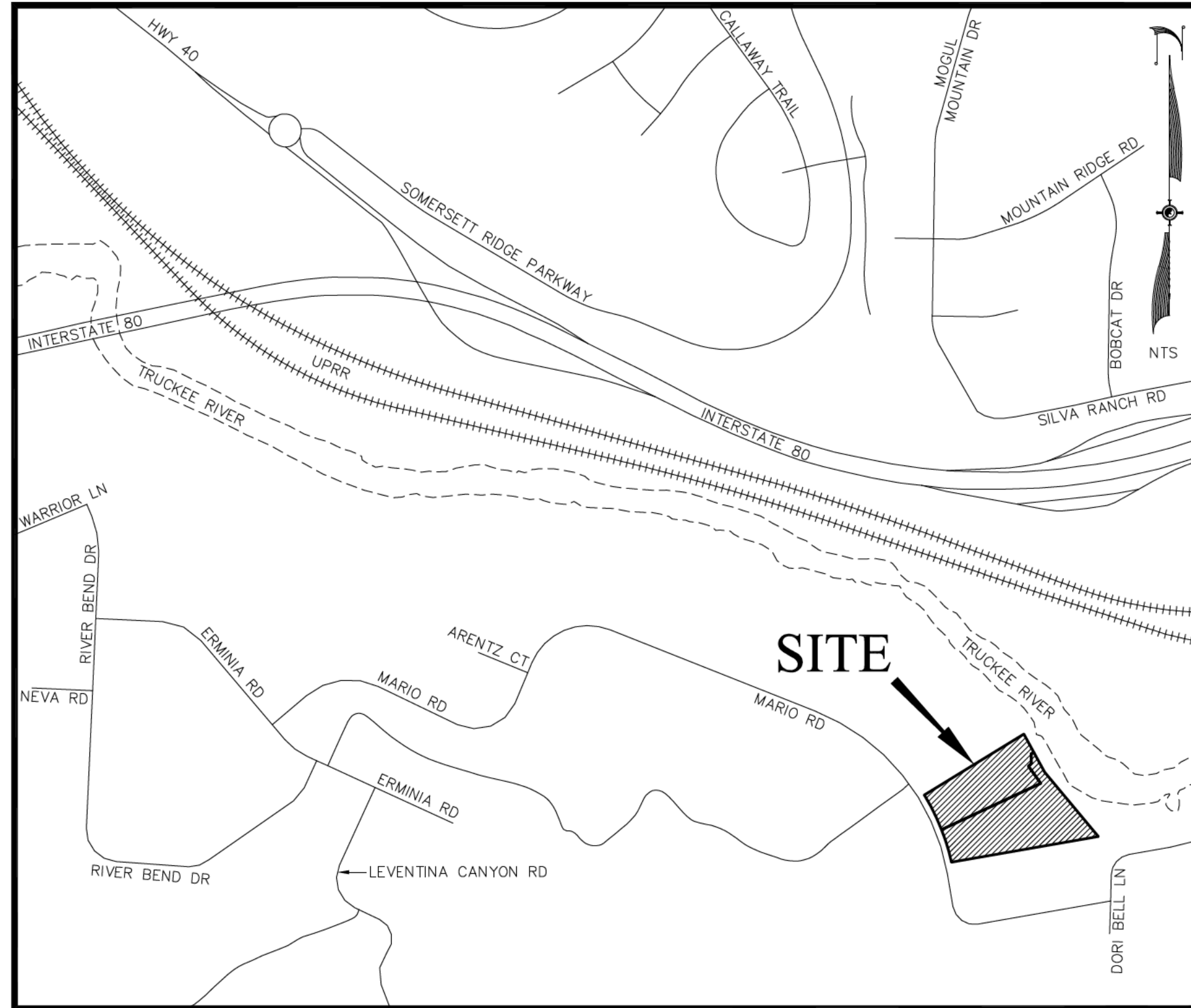
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

#### 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 \_\_\_\_\_



**VICINITY MAP**  
(NOT TO SCALE)

#### NOTES:

- 1) PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE AS FOLLOWS: 10 FEET COINCIDENT WITH ALL EXTERIOR LOT LINES AND 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES.
- 2) THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION.
- 3) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND 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, AND THE UTILITY AND CABLE TV COMPANIES.
- 4) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- 5) THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF UNSHADED ZONE "X", BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 32031C30140 & MAP NO. 32031C3018G BOTH WITH A DATE OF MARCH 16, 2009, FOR COMMUNITY NO. 32019, IN WASHOE COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
- 7) TOTAL NUMBER OF PARCELS = 2; TOTAL AREA = 6.09± ACRES.
- 8) WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED.
- 9) 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.
- 10) NATURAL DRAINAGE WILL NOT BE IMPEDED.
- 11) A SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS ALL PARCELS CREATED BY THIS MAP.
- 12) THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
- 13) ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUCH COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 14) THE SUBJECT PARCEL IS CURRENTLY ZONED HDR 94% AND GR 6%. THE NEW PARCELS ARE CONFIGURED TO COMPLY WITH WASHOE COUNTY PLANNING DEPARTMENT POLICIES FOR SPLIT ZONING POLICIES.
- 15) PER TRACT MAP 2097, "IRRIGATION AND/OR DRAINAGE EASEMENTS TO BE PERPETUATED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER" AND "SURFACE WATER RIGHTS THAT ARE APPURTENANT TO EACH LOT ARE TO REMAIN ON THAT LOT AND CANNOT BE TRANSFERRED. SEE RECORDS IN THE OFFICE OF NEVADA STATE ENGINEER".
- 16) PER REFERENCE 5, THE FOLLOWING NON-PLOTTABLE EXCEPTIONS ARE INCLUDED:  
BOOK 1123, PAGE 189, DOC. 485322, 9/2/1977  
BOOK 1919, PAGE 730, DOC. 880300, 9/20/1983  
BOOK 1919, PAGE 736, DOC. 880301, 9/20/1983  
CC&RS DOC. 4889499, 3/23/2017

#### TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND 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 038-661-14

WASHOE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

#### UTILITY COMPANIES CERTIFICATE

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

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

BY:

TITLE:

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

BY:

TITLE:

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

BY:

TITLE:

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

BY:

TITLE:

#### SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CARL E. GIUDICI.
- 2) THE LAND SURVEYED LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_ 2021.
- 3) THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK

NEVADA P.L.S. 15224

FILE No. \_\_\_\_\_  
 FEE: \$ \_\_\_\_\_  
 FILED FOR RECORD AT THE REQUEST  
 OF SUMMIT ENGINEERING CORPORATION  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2021, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_  
 O'CLOCK \_\_\_\_\_ OFFICIAL RECORDS  
 OF WASHOE COUNTY, NEVADA  
 COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY

TENTATIVE PARCEL MAP  
FOR  
**CARL E. GIUDICI,  
AN UNMARRIED MAN**

A DIVISION OF PARCEL 1 RECORD OF SURVEY 3584  
LOCATED WITHIN A PORTION OF THE SE 1/4  
OF SECTION 15, T19N, R18E, MDM

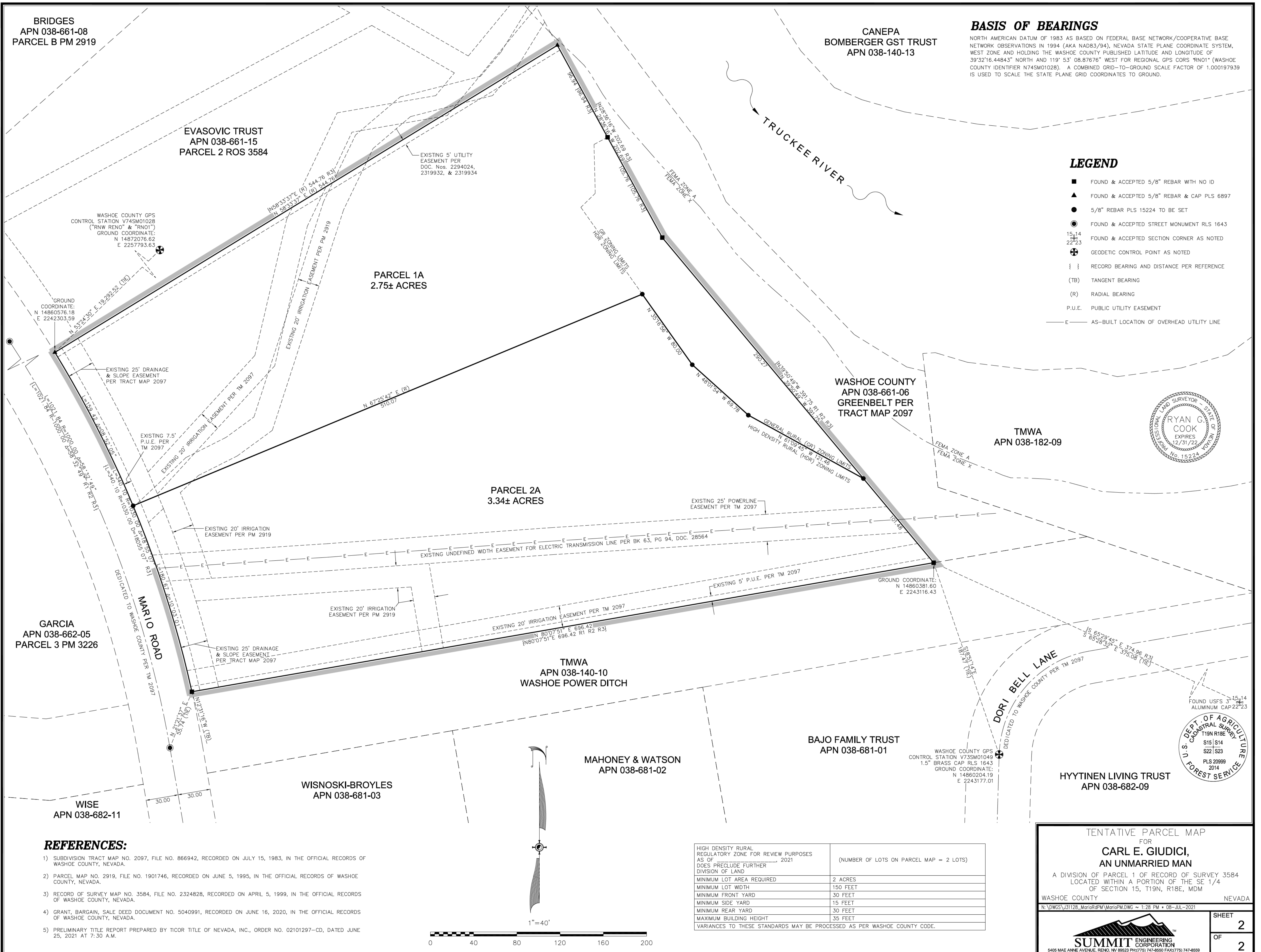
WASHOE COUNTY \_\_\_\_\_ NEVADA

N:\DWG\J31128\_MarioRdPM\MarioRdPM.DWG ~ 1:27 PM • 08-JUL-2021

**SUMMIT ENGINEERING CORPORATION**  
5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8550 FAX:(775) 747-8559

SHEET **1**  
OF **2**

PRELIMINARY, FOR REVIEW ONLY



ITEM 8  
SUPPORTING INFORMATION

TENTATIVE PARCEL MAP FOR  
CARL E. GIUDICI



**5405 Mae Anne Ave  
Reno, Nv 89523  
(775) 747-8550  
[www.summitnv.com](http://www.summitnv.com)**

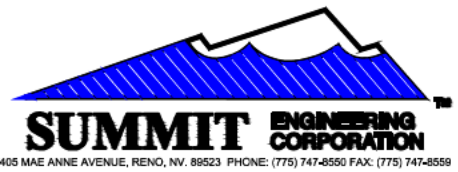








1" = 100'



SCALE: 1"=100'	DESIGNED BY: RGC
JOB #: 31128	CHECKED BY: RGC
	DRAWN BY: rcook
N:\DWGS\J31128_MarioRdPMMMarioBMap.DWG ~ 3:51 PM * 05-MAY-2021	

0 MARIO ROAD; CARL GIUDICI  
 DISPLAY OPTION 1 OF PROPOSED BOUNDARIES  
 5/5/2021

SHEET  
 1  
 OF  
 1

ITEM 9  
EXTRA PACKETS

(ATTACHED)

TENTATIVE PARCEL MAP FOR  
CARL E. GIUDICI



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[www.summitnv.com](http://www.summitnv.com)**