

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>PARCEL MAP FOR STEPHEN LARKINS</b>			
Project Description: Subdivision of a 47,219 Sq. Ft. parcel into three parcels for residential use.			
Project Address: 5610 Pearl Dr. Sun Valley, Nevada 89433			
Project Area (acres or square feet): 47,219 Sq. Ft.			
Project Location (with point of reference to major cross streets AND area locator): <b>at East 6th Ave. and Pearl Dr. Sun Valley, NV</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
504-051-11	47,219 SF		
Section(s)/Township/Range: NW1/4, SW1/4, OF Section 17, T.20 N., R. 20 E., MDB&M			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NONE			
<b>Applicant Information (attach additional sheets if necessary)</b>			
Property Owner: Stephen Larkins		Professional Consultant:	
Name: attn: Stephen Larkins		Name: Sierra Surveying, Inc.	
Address: 3180 Corey Dr. Reno, NV		Address: 555 Holcomb Ave. Reno, NV	
Zip: 89509		Zip: 89502	
Phone: (775) 276-1386 Fax:		Phone: (775) 828-5004 Fax:	
Email: Stephen.Larkins@ul.com		Email: sierrasurveying@sbcglobal.net	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Charles "Dan" Church P.L.S.	
Applicant/Developer: Same as owner		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Stephen Larkins

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

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Stephen Larkins  
(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 Development.

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

Assessor Parcel Number(s): 504-051-11

Printed Name Stephen Larkins

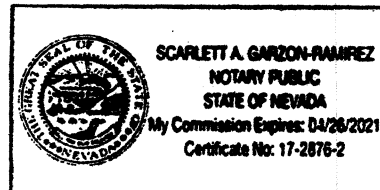
Signed Stephen Larkins

Address 3100 Corey Dr  
Reed NV 89509

Subscribed and sworn to before me this 29 day of August, 2018.

Scarlett A. Garzon-Ramirez, Washoe County, NV,  
Notary Public in and for said county and state  
My commission expires: 04/26/21

(Notary Stamp)



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

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

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

5610 Pearl Dr., Sun Valley, NV at the intersection of E. 6th Ave and Pearl Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
504-051-11	Residential	1.084 ACRES

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

Three single family residences, multiple sheds and a carport.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	16809.7 SF	14806.7 SF	15586.0 SF	
Minimum Lot Width	107.8'	95'	100'	

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Municipal
b. Electrical Service/Generator	Nevada Energy
c. Water Service	Municipal

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

- a. Water System Type:

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

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

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

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

no private roads are proposed
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14. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

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

No
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16. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

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

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

there is no grading associated with this project
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18. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA



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

NA

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

NA

27. Surveyor:

Name	Charles "Dan" Church
Address	555 Holcomb Ave. Reno, NV 89502
Phone	(775) 828-5004
Cell	same
E-mail	sierrasurveying@sbcglobal.net
Fax	(775) 337-0313
Nevada PLS #	6886

**EXHIBIT "A"**  
**Legal Description**

All that certain real property situate in the City of Reno, County of **Washoe**, State of **NEVADA**, described as follows:

Lot 11, in Block G of SUN VALLEY SUBDIVISION NO. 5, according to the official map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 14, 1958.

APN: **504-051-11**

**End of Report**

PARCEL 1 LOT CLOSURE.txt

Lot Report

Thu Aug 02 09:17:06 2018

Lot File: J:\2001935\DWG\2001935.lot

CRD File: J:\2001935\SS 2016\2001935.ZAK

Lot: PROPOSED LOT, Block: 0, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
1001			14893124.017	2291137.311	0.00
	S 89°22'01" E	107.80			
1002			14893122.825	2291245.108	107.80
	S 00°43'26" W	155.86			
1003			14892966.978	2291243.139	263.66
	N 89°22'01" W	107.90			
1004			14892968.170	2291135.246	371.56
	N 00°45'33" E	155.86			
1001			14893124.017	2291137.311	527.42

Closure Error Distance > 0.0000

Total Distance > 527.42

Area: 16809.7 Sq. Feet, 0.39 Acres

Block 0 Total Area: 16809.7 Sq. Feet, 0.39 Acres

PARCEL 2 LOT CLOSURE.txt

Lot Report

Thu Aug 02 09:17:06 2018

Lot File: J:\2001935\DWG\2001935.lot

CRD File: J:\2001935\SS 2016\2001935.ZAK

Lot: PROPOSED LOT, Block: 1006, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
1006			14893121.791	2291340.102	1007.00
	S 89°22'17" E	100.00			
1007			14893120.694	2291440.097	1107.00
	S 00°43'26" W	155.86			
1008			14892964.846	2291438.128	1262.86
	N 89°22'17" W	100.00			
1005			14892965.944	2291338.134	1362.86
	N 00°43'26" E	155.86			
1006			14893121.791	2291340.102	1518.72

Closure Error Distance > 0.0000

Total Distance > 1518.72

Area: 15586.0 Sq. Feet, 0.36 Acres

Block 1006 Total Area: 15586.0 Sq. Feet, 0.36 Acres

PARCEL 3 LOT CLOSURE.txt

Lot Report

Thu Aug 02 09:17:06 2018

Lot File: J:\2001935\DWG\2001935.lot

CRD File: J:\2001935\SS 2016\2001935.ZAK

Lot: PROPOSED LOT 2, Block: 0, Type: LOT

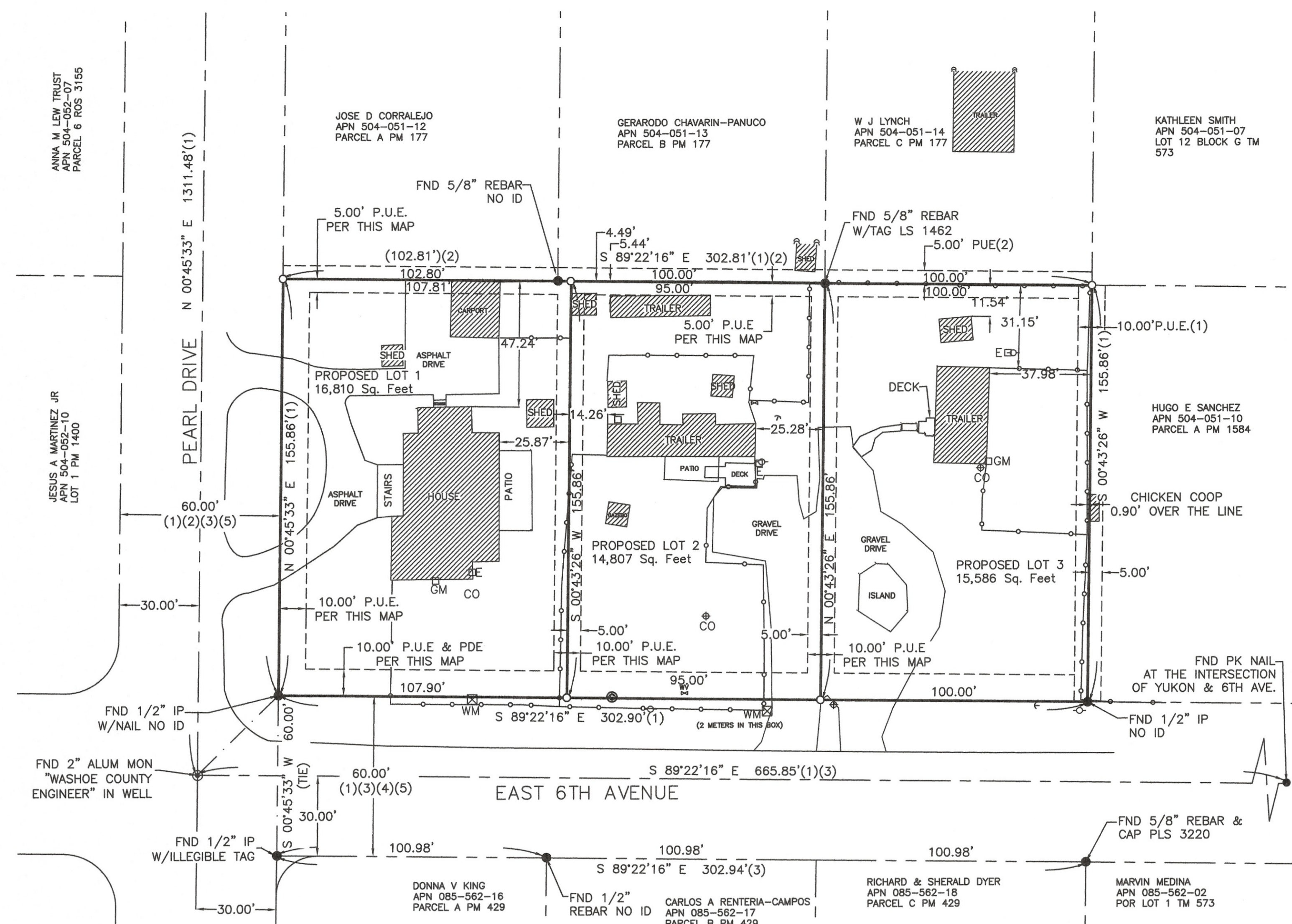
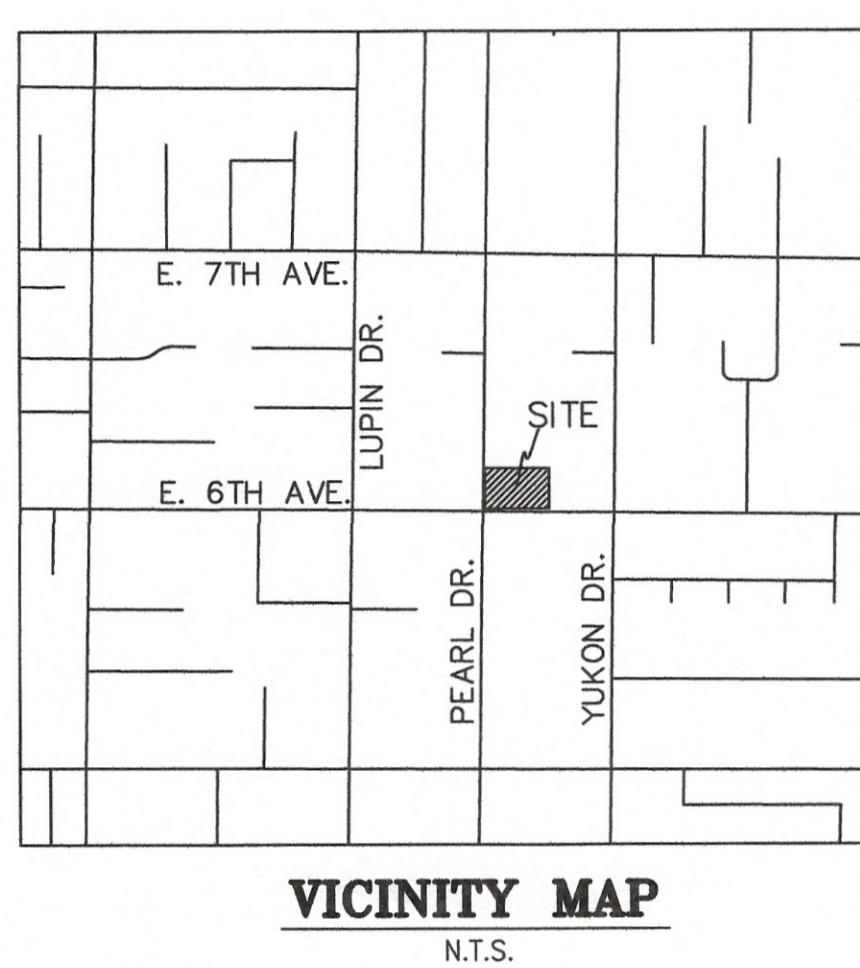
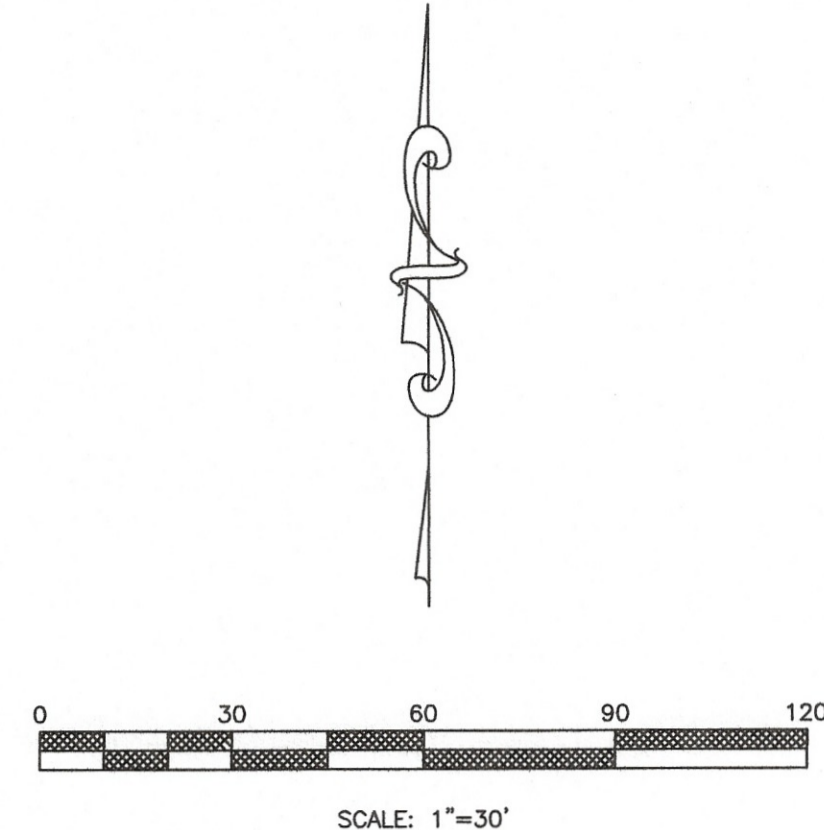
PNT#	Bearing	Distance	Northing	Easting	Station
1002			14893122.825	2291245.108	0.00
	S 89°22'35" E	95.00			
1006			14893121.791	2291340.102	95.00
	S 00°43'26" W	155.86			
1005			14892965.944	2291338.134	250.86
	N 89°22'34" W	95.00			
1003			14892966.978	2291243.139	345.86
	N 00°43'26" E	155.86			
1002			14893122.825	2291245.108	501.72

Closure Error Distance > 0.0000

Total Distance > 501.72

Area: 14806.7 Sq. Feet, 0.34 Acres

Block 0 Total Area: 14806.7 Sq. Feet, 0.34 Acres



**SURVEYOR'S CERTIFICATE**

I, CHARLES D. CHURCH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STEPHEN LARKIN.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 04, 2018
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. CHAPTER 278.010 THRU 278.630, INCLUSIVE.

CHARLES D. CHURCH  
NEVADA P.L.S. NO. 6886

*Charles D. Church*  
8-9-18

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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. CHAPTERS 278.010 TO 278.630, INCLUSIVE, AND THAT HE IS THE ONLY PARTY HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PUBLIC UTILITY AND THE USE OF RESIDENTIAL WATER METERS AS NOTED HEREON.

STEPHEN LARKINS \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, STEPHEN LARKINS, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SECURITY INTEREST HOLDER'S CERT.**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, \_\_\_\_\_ DATED \_\_\_\_\_, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY DOC. NO. \_\_\_\_\_  
OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.  
(REFERENCE DEED OF TRUST \_\_\_\_\_)

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT STEPHEN LARKINS OWNER OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, AND THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, 20\_\_\_\_.

FIRST CENTENNIAL TITLE COMPANY  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
(TITLE OFFICER)

**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 PROPERTY FROM AGRICULTURAL USE HAS BE PAID PURSUANT TO NRS 361A.265.

(A.P.N. 504-051-11)

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

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

**COUNTY SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MICHAEL GUMP, COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH**

THIS FINAL 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 \_\_\_\_\_

**DIRECTOR OF PLANNING AND BUILDING CERT.**

THE FINAL PARCEL MAP CASE NO. WTPWXX-XXXX MEETS ALL APPLICABLE STATUES, 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

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

**UTILITY COMPANIES' CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

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

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

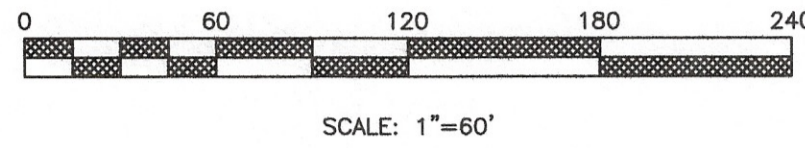
CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

SUN VALLEY GENERAL IMPROVEMENT DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET MONUMENT 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED
- ⊙ CENTERLINE MONUMENT AS NOTED
- 18X17 1/4 SECTION CORNER(CALCULATED)
- PROPERTY LINE
- - - ADJOINERS PROPERTY LINES
- - - EASEMENT LINE
- - - FENCE
- - - CENTERLINE
- UTILITY POLE
- ELECTRIC BOX
- GM GAS METER
- GAS VALVE
- CO SANITARY SEWER CLEANOUT
- WM WATER METER
- WATER VALVE
- (DISTANCE)(R) MEASURED DISTANCE DIFFERS FROM RECORD (REF)
- DISTANCE ( ) MEASURED DISTANCE SAME AS RECORD (REF)

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF SIERRA SURVEYING, INC. ON THIS _____ DAY OF _____, 20____, AT _____ MIN. PAST _____ O'CLOCK, ____M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA	<p><b>PARCEL MAP</b> FOR <b>STEPHEN LARKINS</b> A DIVISION OF LOT 11, BLOCK G, OF SUN VALLEY SUBDIVISION NO.5, TRACT MAP NO.573 A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. &amp; M SUN VALLEY, WASHOE COUNTY, NEVADA</p>	JOB NO.: 2001935 DESIGNED BY: _____ DRAWN BY: MEP CHECKED BY: CDC DATE: 08/14/2018 SHEET 1 OF 2
COUNTY RECORDER BY: _____ DEPUTY FEE: _____	<p><b>SIERRA SURVEYING, INC.</b> 555 HOLCOMB AVENUE RENO, NEVADA 89511 TELEPHONE: (775) 828-5004 FAX: (775) 337-0313</p>	



**BASIS OF BEARING**

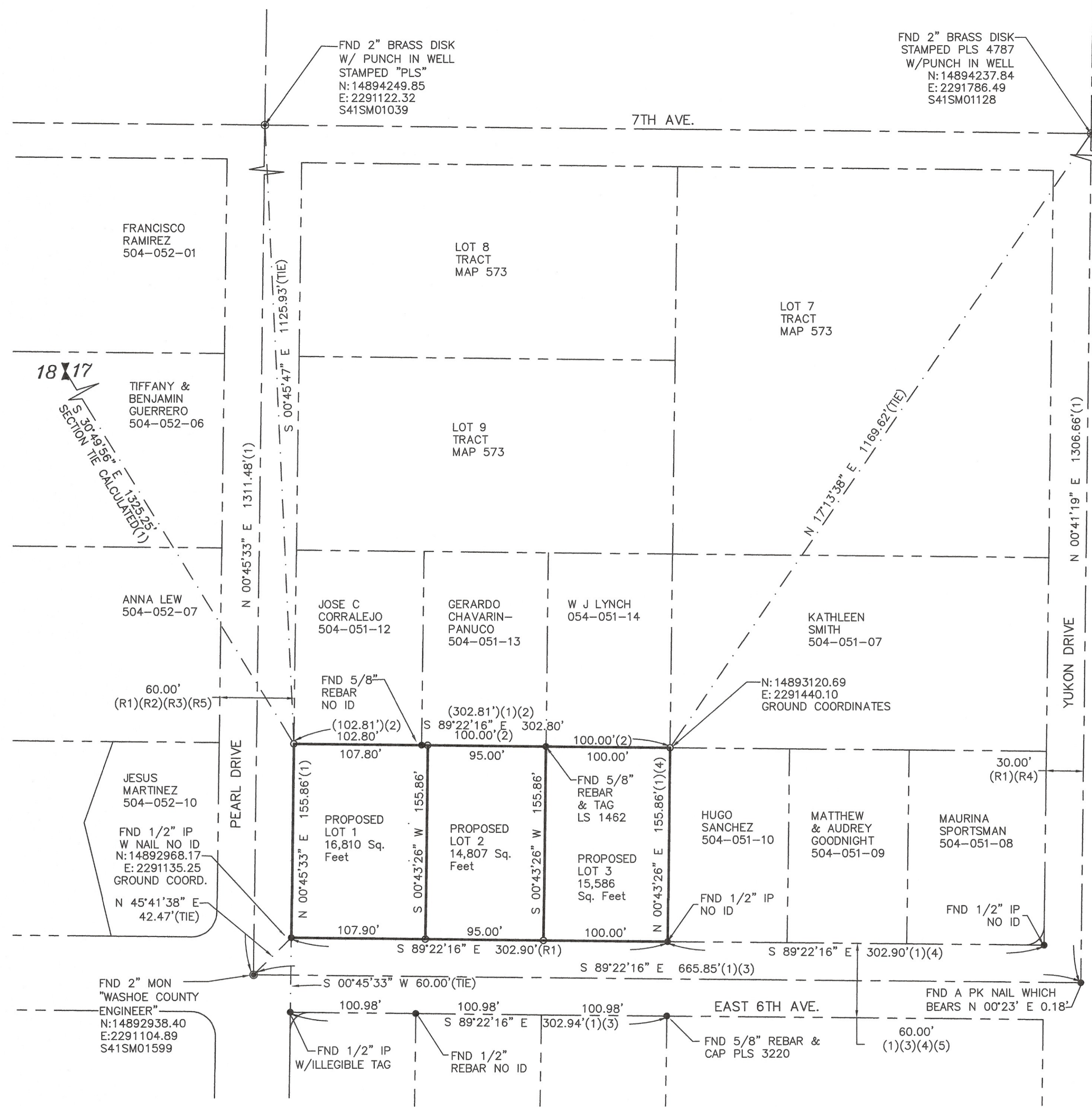
THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED FROM THE PUBLISHED COORDINATES FOR GPS POINT "S41SM01599" AND GPS POINT "S41SM01393" MODIFIED BY A FACTOR OF 0.999802100 ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. COORDINATES SHOWN ARE NEVADA STATE PLANE (NAD 83), NEVADA WEST ZONE GROUND COORDINATES. SEE REFERENCE NOTE FOR MAP ROTATION INFORMATION.

**TOTAL AREA BREAKDOWN**

LOT 1:	16,810 SF
LOT 2:	14,807 SF
LOT 3:	15,586 SF
<b>TOTAL AREA:</b>	<b>47,203 SF</b>

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET MONUMENT 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED
- ⊙ CENTERLINE MONUMENT AS NOTED
- 18X17 1/4 SECTION CORNER(CALCULATED)
- PROPERTY LINE
- - - ADJOINERS PROPERTY LINES
- - - EASEMENT LINE
- - - FENCE
- - - CENTERLINE
- UTILITY POLE
- ⊥ GUY WIRE
- ELECTRIC BOX
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ SANITARY SEWER CLEANOUT
- ⊗ WATER METER
- ⊗ WATER VALVE
- (DISTANCE)(R) MEASURED DISTANCE DIFFERS FROM RECORD (REF)
- DISTANCE ( ) MEASURED DISTANCE SAME AS RECORD (REF)



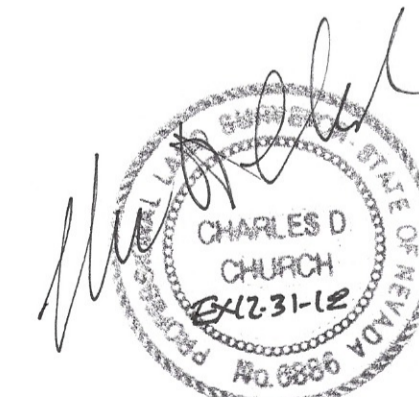
**GENERAL NOTES**

1. THE PUBLIC UTILITY EASEMENTS CREATED ON THIS MAP ARE 10 FEET CENTERED ON 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 FACILITIES & SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) FACILITIES.
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. REFERENCE FLOOD INSURANCE RATE MAP NUMBER 32031C3032G, PANEL 3032 OF 3475, MAP REVISED MARCH 16, 2009, WHICH SHOWS SUBJECT PARCEL TO BE WITHIN X(SHADED), X, AND AE. ANY STRUCTURE WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
7. TOTAL NUMBER OF PARCELS = 3; TOTAL AREA = 47,203 +/- SQUARE FEET
8. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL.
9. 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

**REFERENCES**

NOTE: ALL REFERENCE MAPS NEED TO BE ROTATED CLOCKWISE 0°45'48" TO MATCH NEVADA STATE PLANE, WEST ZONE COORDINATES AND THIS MAP.

- (1) TRACT MAP NUMBER 573, SUN VALLEY SUBDIVISION NO. 5, RECORDED AS DOCUMENT NUMBER 282962 ON JANUARY 14, 1958 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (2) PARCEL MAP NUMBER 177, RECORDED AS DOCUMENT NUMBER 372545 ON JULY 28, 1975 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (3) PARCEL MAP NUMBER 429, RECORDED AS DOCUMENT NUMBER 466647 ON MAY 25, 1977 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (4) PARCEL MAP NUMBER 1584, RECORDED AS DOCUMENT NUMBER 902236 ON JANUARY 18, 1984 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (5) PARCEL MAP NUMBER 1400, RECORDED AS DOCUMENT NUMBER 828811 ON DECEMBER 16, 1982 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (6) PRELIMINARY REPORT, ORDER NO. 236466-CD, DATED MAY 1, 2018. ISSUED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA.



8-19-18

**PARCEL MAP FOR STEPHEN LARKINS**  
 A DIVISION OF LOT 11, BLOCK C, OF SUN VALLEY SUBDIVISION NO.5, TRACT MAP NO.573 A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M SUN VALLEY, WASHOE COUNTY, NEVADA

JOB NO.:	2001935
DESIGNED BY:	
DRAWN BY:	MEP
CHECKED BY:	CDC
DATE:	08/14/2018
SHEET	2 OF 2

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