

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Smith Parcel Map</b>			
Project Description: Tentative Parcel Map to create four (4) new parcels			
Project Address: 0 Sun Valley Blvd. Sun Valley, NV 89433			
Project Area (acres or square feet): 4.248 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
<small>Project area is approximately 680 feet east of the intersection of Sun Valley Blvd. and Rampion Way and Approximately 450 feet north of Wayne Dr. and E. Leonesio Dr. in Sun Valley, Nevada.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-28	3.79		
Section(s)/Township/Range: 30-20-20			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). N/A			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> Cherise Benetti-Smith		<b>Professional Consultant:</b> Manhard Consulting	
Name: Cherise Benetti-Smith		Name: Jerry Juarez	
Address:		Address: 241 Ridge St. Ste. 400	
Zephyr Cove, NV	Zip: 89448	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6528	Fax:
Email:		Email: jjuarez@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Cherise Benetti-Smith		Contact Person: Jerry Juarez	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
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):	

## 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)?

Project area is approximately 680 feet east of the intersection of Sun Valley Blvd. and Rampion Way and Approximately 450 feet north of Wayne Dr. and E. Leonesio Dr. in Sun Valley, Nevada.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-120-28	110	3.79

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

035-120-28 - Vacant with no existing structures.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	+/- 30,372 sf	+/- 29,250 sf	+/- 85,084	+/- 20,386 sf
Minimum Lot Width	82.05'	82.05'	184.45'	97.14'

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 Planning and Building 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	Municipal
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:	Truckee Meadows Water Authority

- 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 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:	Washoe County

- 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 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 #	N/A	acre-feet per year	N/A
b. Certificate #	N/A	acre-feet per year	N/A
c. Surface Claim #	N/A	acre-feet per year	N/A
d. Other, #	N/A	acre-feet per year	N/A

- 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):

N/A
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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?

N/A
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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?

N/A
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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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.
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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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.



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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

27. Surveyor:

Name	Jerry Juarez
Address	241 Ridge Street Suite 400. Reno, NV 89501
Phone	<del>775-321-6528</del>
Cell	775-313-3357
E-mail	jjuarez@manhard.com
Fax	
Nevada PLS #	12140

**Property Owner Affidavit**

**Applicant Name:** CHERISE BENETTI-SMITH

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 )  
                                  ) *DOUGLAS*  
COUNTY OF WASHOE )

I, CHERISE BENETTI-SMITH  
(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): 035-120-28

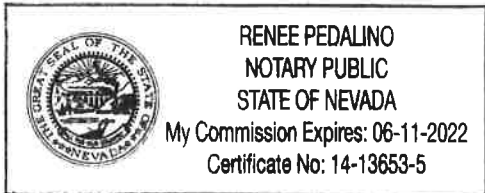
Printed Name CHERISE BENETTI-SMITH

Signed Cherise Benetti-Smith

Address 129 Willow Dr

ZEPHYR COVE, NV 89448

(Notary Stamp)



Subscribed and sworn to before me this 13 day of NOVEMBER, 2018.

Renee Pedalino

Notary Public in and for said county and state

My commission expires: 6-11-2022

\*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

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE 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 THEY ARE THE ONLY PARTIES HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PUBLIC UTILITY EASEMENTS AS NOTED HEREON.

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

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTARY CERTIFICATE:**

STATE OF \_\_\_\_\_ S.S.

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

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

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER 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:

BY: \_\_\_\_\_  
FIRST AMERICAN TITLE INSURANCE COMPANY DATE

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

**UTILITY COMPANIES' CERTIFICATE:**

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

SIERRA PACIFIC POWER COMPANY D/B/A/ NV ENERGY

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

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

NEVADA BELL D/B/A/ AT&T NEVADA

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

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

CHARTER COMMUNICATIONS

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

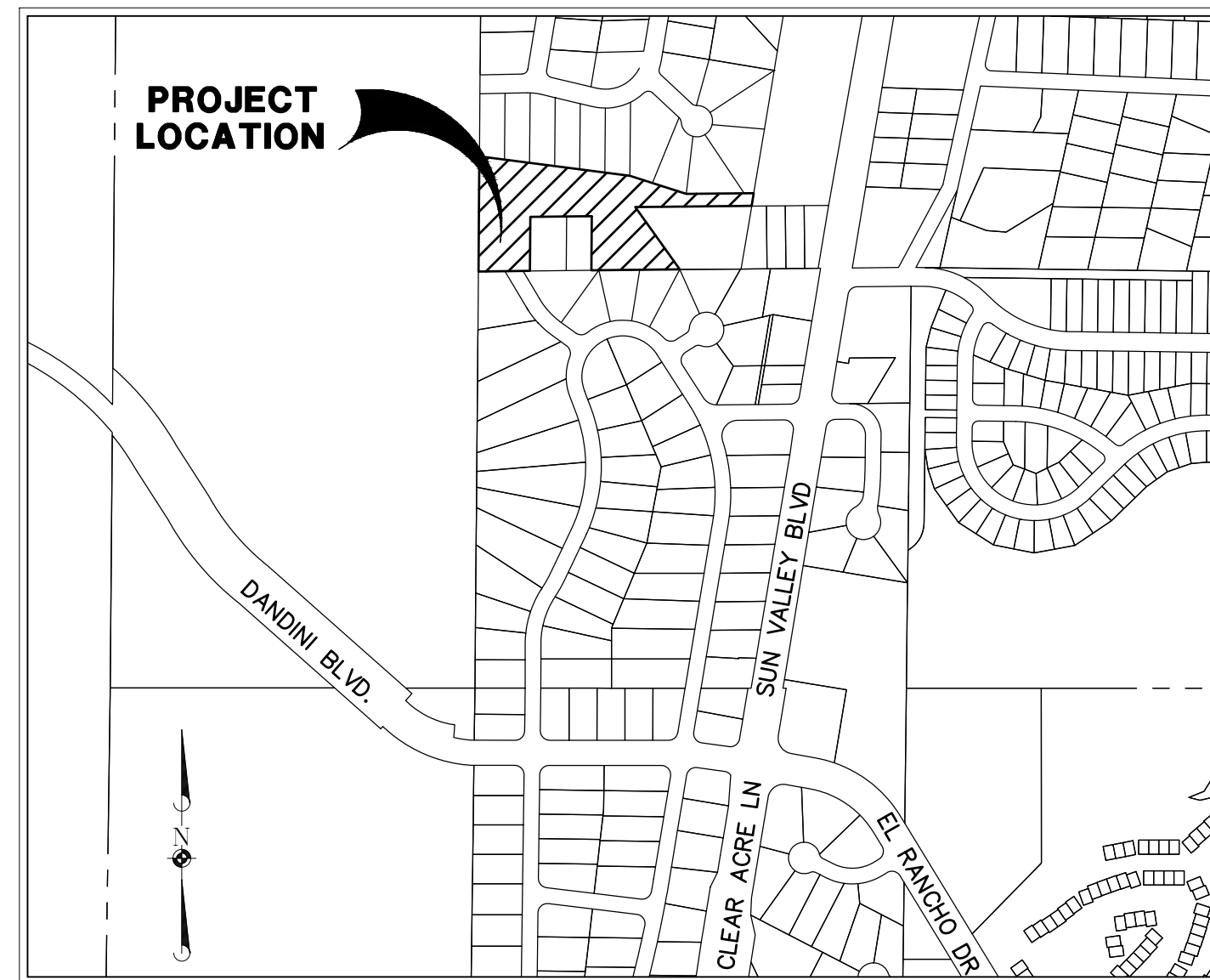
PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

TRUCKEE MEADOWS WATER AUTHORITY

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

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

DOCUMENT NO: \_\_\_\_\_

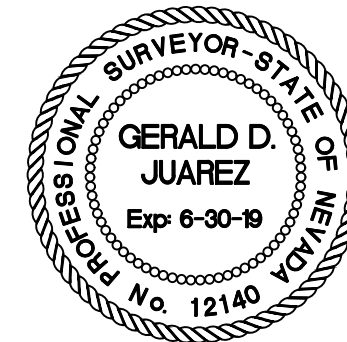


VICINITY MAP  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE:**

I, GERALD D. JUAREZ, 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 CHERISE BENETTI-SMITH.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY \_\_\_\_\_, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



\_\_\_\_\_  
GERALD D. JUAREZ P.L.S.  
NEVADA CERTIFICATE NO. 12140

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

THIS PARCEL MAP IS APPROVED BY WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

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

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**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 BEEN PAID PURSUANT TO N.R.S. 361A.265

APN 035-120-28

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

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**CITY CERTIFICATE:**

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF RENO, WASHOE COUNTY, NEVADA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

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

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**GENERAL NOTES:**

- 1) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES 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) A FIVE FOOT (5') WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE EXTERIOR BOUNDARY AND TEN FOOT (10') IN WIDTH CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
- 3) PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
- 4) FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- 5) WITH THE DEVELOPMENT OF THE PARCELS SHOWN HEREON, SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- 6) WITH DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
- 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 A WATER METER IN THE 5' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA AT THE REQUEST OF CHERISE BENETTI-SMITH.

RECORDING FEE: \$ \_\_\_\_\_

FILE NO: \_\_\_\_\_

CLERK RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

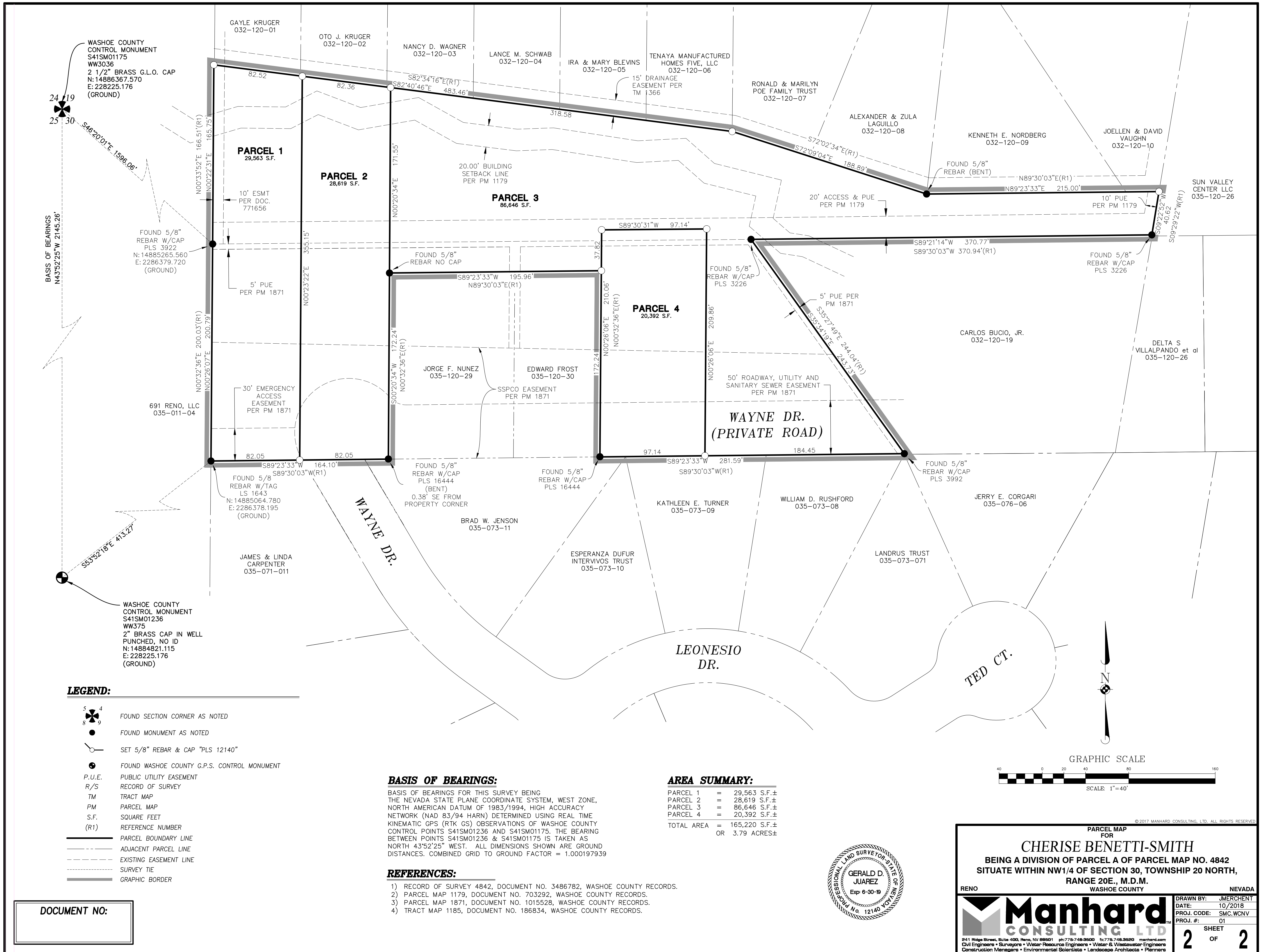
© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PARCEL MAP FOR  
**CHERISE BENETTI-SMITH**  
BEING A DIVISION OF PARCEL A OF PARCEL MAP NO. 4842  
SITUATE WITHIN NW1/4 OF SECTION 30, TOWNSHIP 20 NORTH,  
RANGE 20E., M.D.M.  
RENO WASHOE COUNTY NEVADA

**Manhard CONSULTING LTD**  
341 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fx: 775-748-3520 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY:	JMERCHENT
DATE:	10/2018
PROJ. CODE:	SMC.WCNV
PROJ. #:	01
SHEET	1
OF	2

November 5, 2018 - 13:30 Date Name: F:\smcsm01\data\sur\3\Final Drawings\Parcel Map\SMCWN001.PM.dwg Updated By: Jmerchent



BASIS OF BEARINGS  
N43°52'25"W 2145.26'

55°52'18"E 413.22'

**LEGEND:**

- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP "PLS 12140"
- FOUND WASHOE COUNTY G.P.S. CONTROL MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R/S RECORD OF SURVEY
- TM TRACT MAP
- PM PARCEL MAP
- S.F. SQUARE FEET
- (R1) REFERENCE NUMBER
- PARCEL BOUNDARY LINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- GRAPHIC BORDER

DOCUMENT NO:

**BASIS OF BEARINGS:**

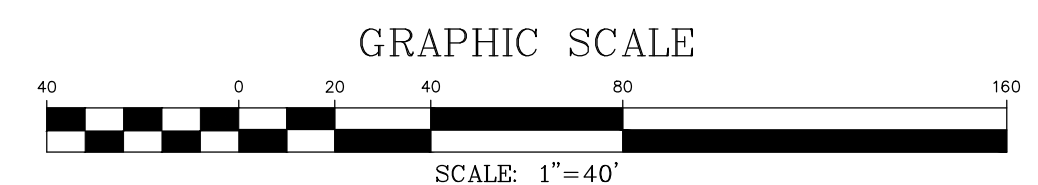
BASIS OF BEARINGS FOR THIS SURVEY BEING THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GS) OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS S41SM01236 AND S41SM01175. THE BEARING BETWEEN POINTS S41SM01236 & S41SM01175 IS TAKEN AS NORTH 43°52'25" WEST. ALL DIMENSIONS SHOWN ARE GRID DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939

**REFERENCES:**

- 1) RECORD OF SURVEY 4842, DOCUMENT NO. 3486782, WASHOE COUNTY RECORDS.
- 2) PARCEL MAP 1179, DOCUMENT NO. 703292, WASHOE COUNTY RECORDS.
- 3) PARCEL MAP 1871, DOCUMENT NO. 1015528, WASHOE COUNTY RECORDS.
- 4) TRACT MAP 1185, DOCUMENT NO. 186834, WASHOE COUNTY RECORDS.

**AREA SUMMARY:**

PARCEL 1	=	29,563 S.F.±
PARCEL 2	=	28,619 S.F.±
PARCEL 3	=	86,646 S.F.±
PARCEL 4	=	20,392 S.F.±
TOTAL AREA	=	165,220 S.F.±
		OR 3.79 ACRES±



PARCEL MAP FOR  
**CHERISE BENETTI-SMITH**  
BEING A DIVISION OF PARCEL A OF PARCEL MAP NO. 4842  
SITUATE WITHIN NW1/4 OF SECTION 30, TOWNSHIP 20 NORTH,  
RANGE 20E., M.D.M.  
RENO WASHOE COUNTY NEVADA

**Manhard CONSULTING LTD.**  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JMERCHENT  
DATE: 10/2018  
PROJ. CODE: SMC.WCNV  
PROJ. #: 01  
SHEET 2 OF 2

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

## Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)
**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) 328-2500

Address change requests may also be mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
03512028	Active	10/10/2018 2:07:34 AM
<b>Current Owner:</b> BENETTI-SMITH, CHERISE PO BOX 11056 ZEPHYR COVE, NV 89448		<b>SITUS:</b> 0 SUN VALLEY BLVD WASHOE COUNTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
Township 20 Section 30 Lot A Block Range 20 SubdivisionName _UNSPECIFIED		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$171.58	\$0.00	\$0.00	\$171.58
INST 4	3/4/2019	2018	\$171.58	\$0.00	\$0.00	\$171.58
<b>Total Due:</b>			<b>\$343.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$343.16</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$112.46	(\$76.45)	\$36.01
<a href="#">Truckee Meadows Fire Dist</a>	\$357.21	(\$242.83)	\$114.38
<a href="#">Washoe County</a>	\$920.63	(\$625.84)	\$294.79
<a href="#">Washoe County Sc</a>	\$753.12	(\$511.98)	\$241.14
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.03	\$0.00	\$0.03
Total Tax	<b>\$2,143.45</b>	<b>(\$1,457.10)</b>	<b>\$686.35</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018155428	B18.106184	\$171.61	9/27/2018
2018	2018155428	B18.77234	\$171.61	8/28/2018

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

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