

X4

### 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>		<b>Staff Assigned Case No.:</b> _____	
Project Name: <b>1955 Piute</b>			
Project Description: Division of Large Parcel APN 077-310-14 into three 40 acre parcels.			
Project Address: 1955 Piute Creek Road			
Project Area (acres or square feet): 136.11 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>1955 Piute Creek Road with Whiskey Springs nearest cross street</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-310-14	136.11		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Richard & Corinne Sumner		Name: Meyer Survey	
Address: P.O. Box 874402		Address: 1248 Bon Rea Way	
Wasilla, Ak	Zip: 99687	Reno, Nv	Zip: 89503
Phone: 907-2321874	Fax:	Phone: 775-786-1166	Fax:
Email: ricksumner@ymail.com		Email: rmeyer@meyersurvey.com	
Cell: 907-2321874	Other:	Cell: 775-830-3690	Other:
Contact Person: Rick Sumner		Contact Person: Randy Meyer	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Rick Sumner		Name:	
Address: P.O. Box 874402		Address:	
Wasilla, Ak	Zip: 99687		Zip:
Phone: 907-2321874	Fax:	Phone:	Fax:
Email: ricksumner@ymail.com		Email:	
Cell: 907-2321874	Other:	Cell:	Other:
Contact Person: Rick Sumner		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):	

X4

### Property Owner Affidavit

**Applicant Name:** Corinne Yvonne Sumner

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, Corinne Yvonne Sumner  
(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): 077-310-14

Printed Name Corinne Yvonne Sumner

Signed Corinne Yvonne Sumner

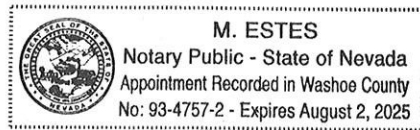
Address P.O. Box 874402  
WASILLA, AK 99687

Subscribed and sworn to before me this 4th day of April, 2022.

Melissa Estey  
Notary Public in and for said county and state

My commission expires: 8-2-25

(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

### Property Owner Affidavit

**Applicant Name:** Richard C. Sumner

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, Richard C. Sumner  
(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): 077-310-14

Printed Name Richard C. Sumner

Signed Richard C. Sumner

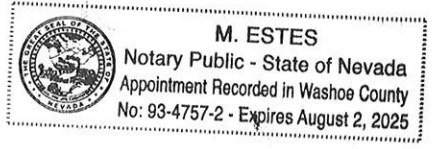
Address P.O. Box 874402  
Wesley AK, 99687

Subscribed and sworn to before me this  
4th day of April, 2022

[Signature]  
Notary Public in and for said county and state

My commission expires: 8-2-25

(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

## Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

1. What are the number and sizes of each lot?

three 40+ acre lots

2. What is the average lot size?

40 acres

3. What is the proposed use of each parcel?

residential home

4. Utilities:

a. Sewer Service	private septic
b. Electrical Service	Nv Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	Waste management
f. Cable Television Service	
g. Water Service	private well

5. 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	

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

In process

7. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption.

Yes
  No

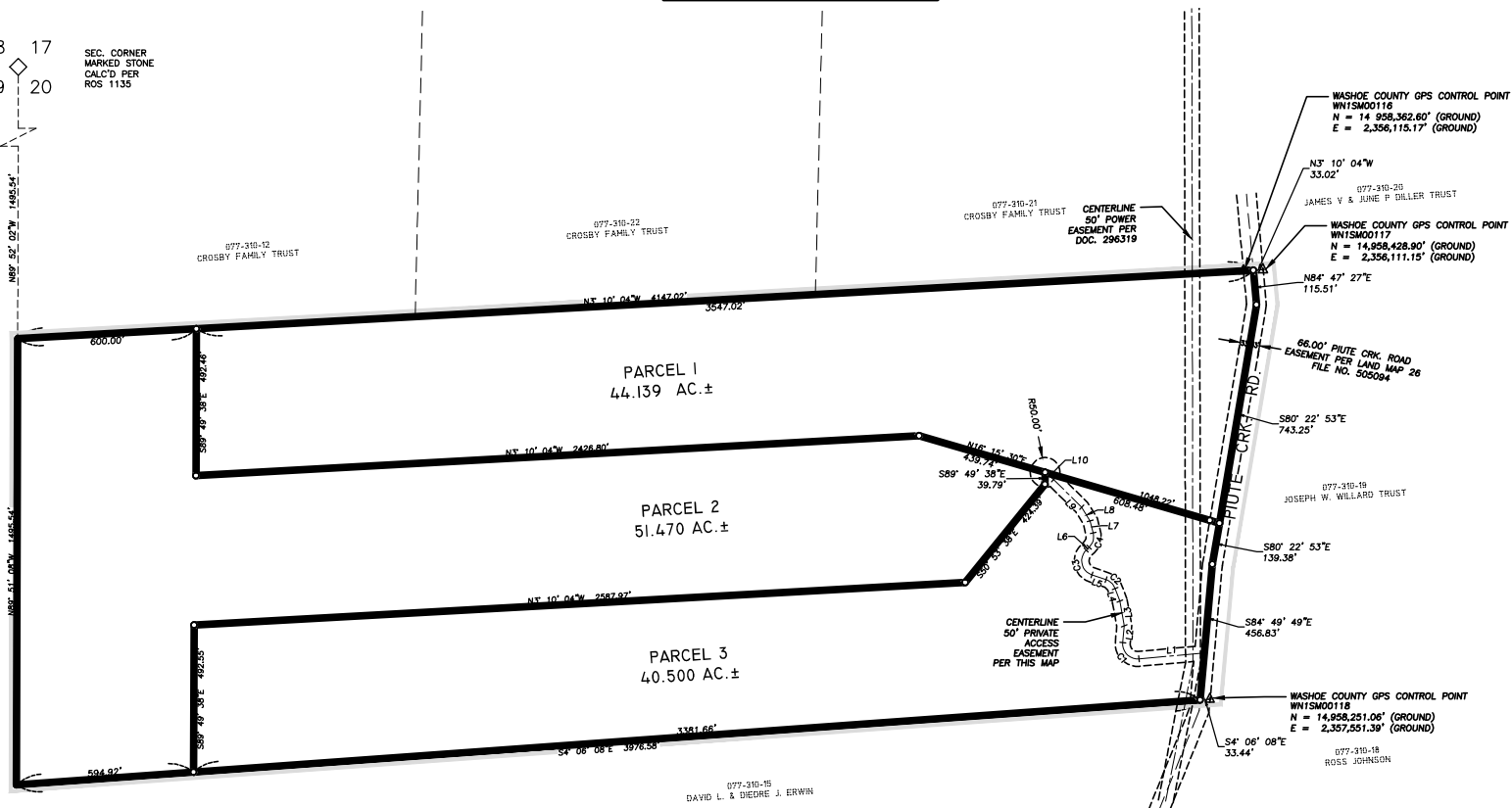
8. Surveyor:

Name	Meyer Survey- Randy Meyer
Address	1248 Bon Rea Way Reno Nv 89503
Phone	775-786-1166
Fax	CELL - 775-830-3690
Nevada PLS #	20793

TOTAL AREA = 136.109 ACRES +/-

18 17  
19 20

SEC. CORNER  
MARKED STONE  
CALCD PER  
ROS 1135



**NOTES:**

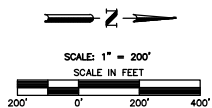
1. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
2. THE 10' PUE ALONG ALL LOT LINES GRANTED PER LM 26 TO REMAIN.
3. A 5' PUE ON EACH SIDE OF ALL NEW LOT LINES IS GRANTED BY THIS MAP.

**MAP REFERENCES:**

1. LAND MAP 26, FILE NO. 505094, 12/23/1977.
2. ROS MAP 1135, FILE NO. 505092, 12/23/1977.

**LEGEND:**

- △ OBSERVED WASHOE COUNTY GPS CONTROL POINT
- SET 5/8" REBAR W/ PLASTIC CAP "PLS 20793" OR AS NOTED
- FOUND 5/8" REBAR W/ PLASTIC CAP OR AS NOTED
- ◇ SECTION CORNER (AS NOTED)



**BASIS OF BEARINGS:**

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703).  
BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES.  
THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197936.

Curve Table			
Curve #	Length	Radius	Delta
C1	87.57	50.00	100°20'47"
C2	44.66	50.00	51°0'50"
C3	102.09	50.00	116°59'24"
C4	52.02	50.00	59°36'21"

Parcel Line Table		
Line #	Length	Direction
L1	220.31	N5° 02' 20"W
L2	56.74	S84° 41' 33"E
L3	84.42	N79° 27' 18"E
L4	44.24	S69° 53' 37"W
L5	49.92	S18° 42' 47"W
L6	13.63	N44° 17' 49"W
L7	41.70	S76° 05' 50"W
L8	54.04	S88° 11' 51"W
L9	132.04	S44° 39' 35"W
L10	37.22	S39° 37' 09"W

**MAP OF  
DIVISION INTO LARGE PARCELS  
RICHARD C. & CORINNE Y. SUMNER**

A DIVISION OF PARCEL 17-2-2-7 PER LAND MAP 26  
SITUATE IN A PORTION OF SEC. 17, T.22N., R.22E., M.D.M.  
WASHOE COUNTY, NEVADA



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(775) 786-1166  
meyer-survey.com

**OWNERS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RICHARD C. SUMNER AND CORINNE YVONNE SUMNER ARE THE OWNERS 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 NRS CHAPTER 278.

THE PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

RICHARD C. SUMNER \_\_\_\_\_ DATE \_\_\_\_\_

CORINNE Y. SUMNER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE:**

STATE OF NEVADA }  
COUNTY OF WASHOE } s.s.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, RICHARD C. SUMNER DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE:**

STATE OF NEVADA }  
COUNTY OF WASHOE } s.s.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, CORINNE Y. SUMNER DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_

**TAX CERTIFICATE:**

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

APN 077-310-14

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

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

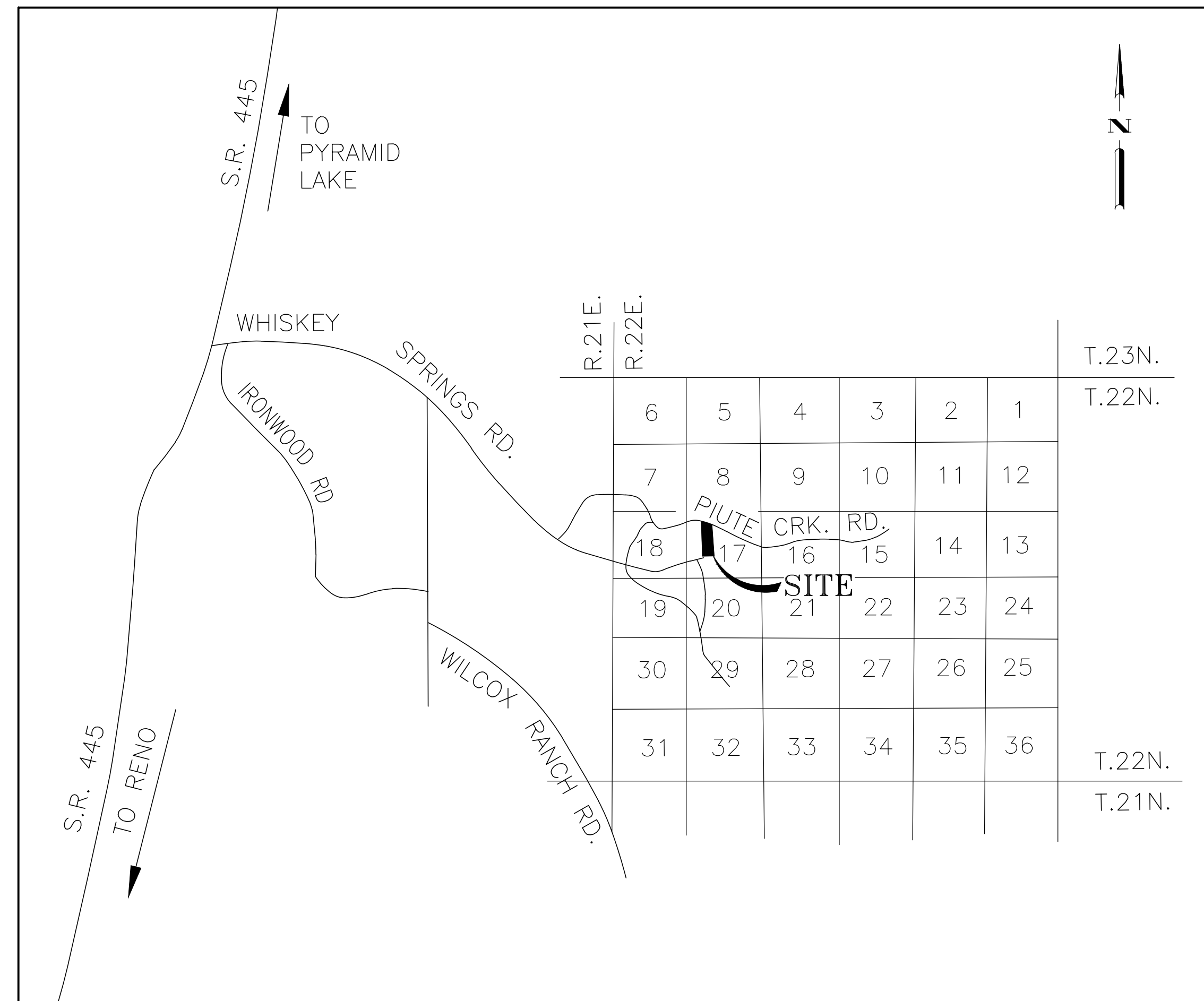
**UTILITY COMPANIES' CERTIFICATE:**

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

NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

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

**VICINITY**  
N.T.S.



**SURVEYOR'S CERTIFICATE:**

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHARD C. SUMNER AND CORINNE Y. SUMNER.
- THE LANDS SURVEYED LIES WITHIN A PORTION OF SEC. 17, T.22N., R.22E. M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MAY XX, 2022.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER \_\_\_\_\_

PLS 20793

**WATER RIGHT DEDICATION CERTIFICATE:**

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY DEPT. \_\_\_\_\_ DATE \_\_\_\_\_  
OF WATER RESOURCES

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

THE FINAL MAP OF DIVISION INTO LARGE PARCELS CASE NO. DL15-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS: IS IN SUBSTANTIAL COMPLIANCE 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 OFFERS (S) OF DEDICATION ARE REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022. BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NRS 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY \_\_\_\_\_ DATE \_\_\_\_\_  
ACTING DIRECTOR OF PLANNING AND DEVELOPMENT

**TENTATIVE**

**COUNTY RECORDER'S CERTIFICATE**

FILE No.: \_\_\_\_\_

FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_\_\_M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

KALIE M. WORK  
COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_

FEE: \_\_\_\_\_

**MAP OF**  
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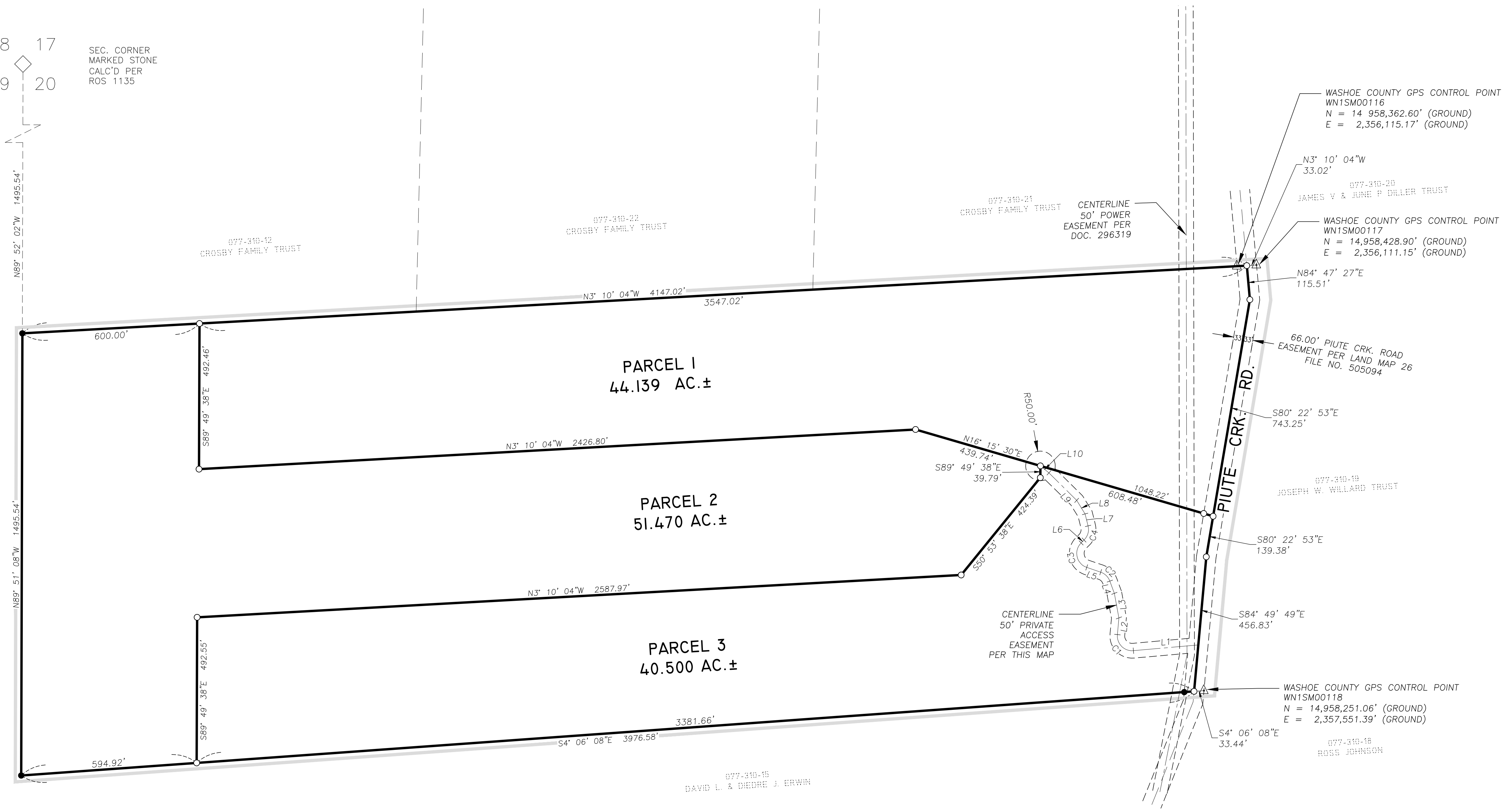


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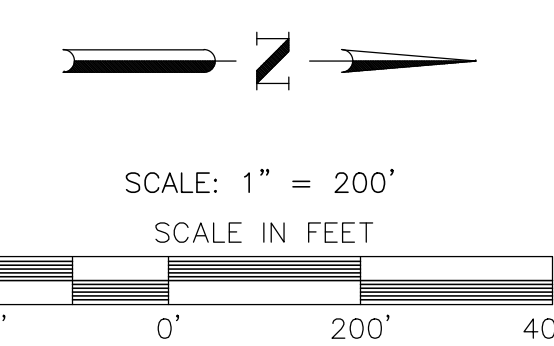
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