



# Parcel Map Review Committee Staff Report

Meeting Date: December 12, 2019

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0015 (Duarte)

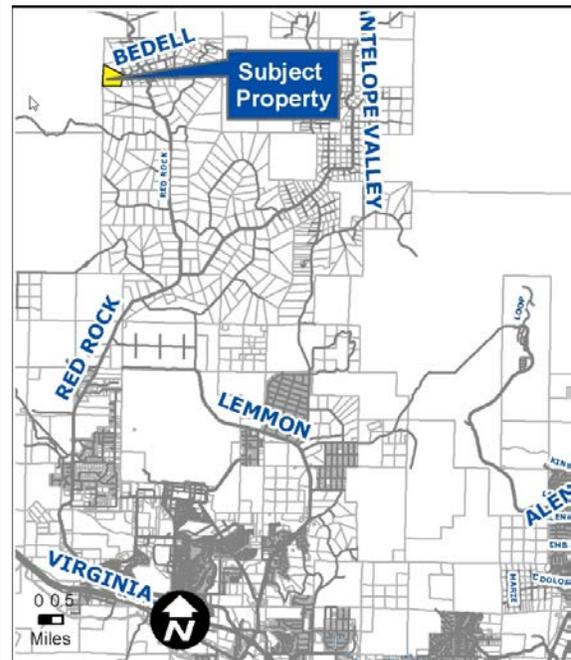
BRIEF SUMMARY OF REQUEST: Divide a ±99.23-acre parcel into three ±10.0-acre parcels and a ±69.21-acre parcel.

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a ± 99.23-acre lot into four parcels; three parcels will be ± 10.0 acres and the fourth will be ± 69.21 acres in size.

Applicant: Mark Duarte  
Property Owner: Duarte 2001 Trust  
Location: 120 Cobalt Lane  
APN: 079-371-23  
Parcel Size: 99.234 acres  
Master Plan: Rural Residential (RR)  
Regulatory Zone: Low Density Rural (LDR- 1 unit per 10 acres)  
Area Plan: North Valleys  
Citizen Advisory Board: North Valleys  
Development Code: Authorized in Article 606, Parcel Maps  
Commission District: 5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0015 for Mark Duarte, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30  
*(Motion with Findings on Page 8)*

**Staff Report Contents**

Parcel Map .....3  
Site Plan.....4  
Tentative Parcel Map Evaluation .....4  
North Valleys Area Plan Modifiers .....5  
Development Information .....5  
Reviewing Agencies .....5  
Recommendation .....6  
Motion .....7  
Appeal Process .....8

---

**Exhibits Contents**

Conditions of Approval .....Exhibit A  
Agency Review Comments .....Exhibit B  
Project Application..... Exhibit C

## **Parcel Map**

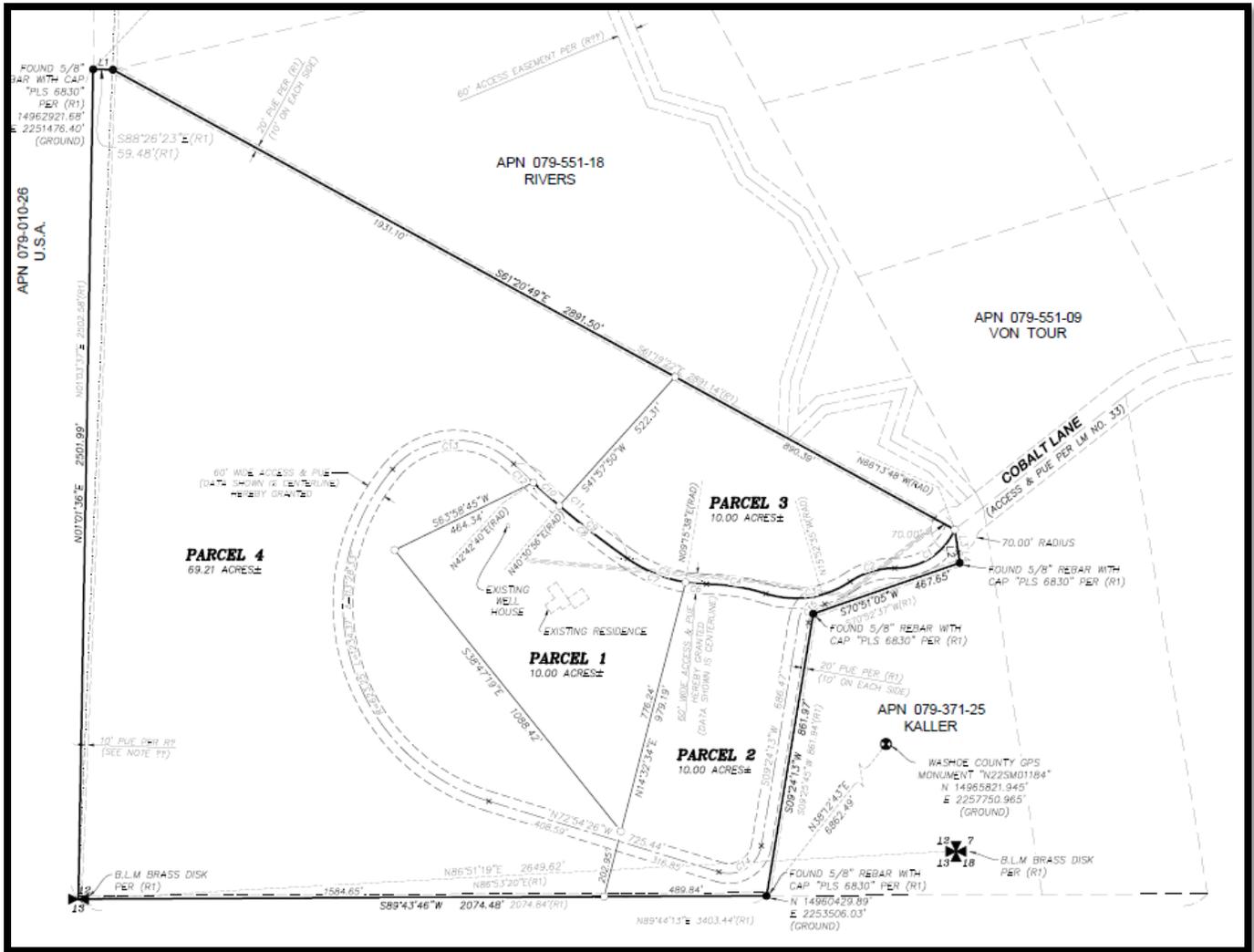
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM19-0015 is attached to this staff report and will be included with the action order, if approved by the Parcel Map Review Committee.

The subject property has Low Density Rural (LDR). The proposed parcel map conforms to lot size and width requirements.



**Site Plan**

**Tentative Parcel Map Evaluation**

Regulatory Zone:	Low Density Rural (LDR)
Maximum Lot Potential:	9 lots
Number of Lots on Parcel Map:	4 lots
Minimum Lot Size Required:	8 acres
Minimum Lot Size on Parcel Map:	10 acres
Minimum Lot Width Required:	250 feet
Minimum Lot Width on Parcel Map:	439 feet

The tentative parcel map meets all minimum requirements for the Low Density Rural (LDR) regulatory zone.

Development Suitability Constraints: The North Valleys Development Suitability Map, a part of the North Valleys Area Plan, identifies the subject parcel as partially most suitable and with slopes greater than 15%.

Hydrographic Basin: The subject parcel is within the Bedell Flat and Lemmon Valley Hydrographic Basins.

The subject parcel is *outside* the Truckee Meadows Service Area (TMSA).

The proposed subdivision *is not* a second or subsequent division of a parcel map approved within the last five years.

### **North Valleys Area Plan Modifiers**

There are no modifiers within Article 208 (Area Plan Regulations – North Valleys Area) of the Washoe County Code Chapter 110 (Development Code) that effect the evaluation of this proposed parcel map.

### **Development Information**

The applicant is requesting the division of a ±99.234-acre parcel into three (3) parcels of ±10 acres and ±69.21 acres in size. The existing parcel (APN 079-371-23) is developed with a single family dwelling and several detached accessory structures. The required setbacks for the Low Density Rural regulatory zone are 30 feet for front and rear yard setbacks and 50 feet for side yard setbacks. The single family dwelling and accessory structures meet the above-mentioned setbacks.

The newly created lots will be accessed via the same road, Cobalt Lane, as the existing parcel. The roadway easement alignment appears to traverse land that exceeds slope that can support roadway grade to meet Washoe County's requirements and it is not clear whether building sites can be developed. The Engineering Department has required, in the conditions of approval, a preliminary site development/grading plan to be prepared for each lot to verify that each parcel can be developed in conformance to Washoe County Code. The subject site is not located near any municipal, quasi-municipal or private water delivery infrastructure; therefore, the resulting parcels will rely on an individual domestic well for each parcel as the source of domestic water supply.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Water Rights Coordinator
- Washoe County Health District
  - Environmental Health Services Division
  - Emergency Medical Services Division
- Truckee Meadows Fire Protection District
- Nevada Department of Water Resources
- Nevada Department of Wildlife
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Two of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval.

- **Washoe County Planning and Building Division, Planning Program** requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
**Contact: Julee Olander, 775-328-3627, jolander@washoecounty.us**
- **Washoe County Engineering and Capital Projects Division** provided comments related to the technical map requirements, roadway improvements, and access.  
**Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us**

### **Staff Comment on Required Findings**

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.  
*Staff Comment:* Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
*Staff Comment:* Documents have been recorded that demonstrate that the statutory relinquishment process has been fully completed.
  - c) The availability and accessibility of utilities.  
*Staff Comment:* The parcels will serviced by wells for water and septic for sanitation. The property owner will need to provide utilities when applying for building permits.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.  
*Staff Comment:* The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - e) Conformity with the zoning ordinances and master plan.  
*Staff Comment:* The proposed division of land is in conformity with the existing regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.
  - f) General conformity with the governing body's master plan of streets and highways.  
*Staff Comment:* The application is in conformance with the area plan and master plans for streets and highways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the subdivision was received.

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

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: All these provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included in the conditions of approval.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application was reviewed by the fire district and appropriate agencies and no recommendation for denial was received.

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

Staff Comment: All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

Staff Comment: No recreation or trail easements were identified by the applicant and the application was reviewed by the appropriate agencies and no recommendation for denial was received.

## **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM19-0015 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

## **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0015 for Mark Duarte, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - c) The availability and accessibility of utilities;

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body’s master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

**Appeal Process**

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Mark Duarte  
 120 Cobalt Lane  
 Reno, NV 89508  
 email: momentsfromnow@aol.com

Owner: Zondra Rose Duarte  
 14044 Shotgun Creek  
 Jamestown, CA 95327

Representatives: Manhard Consulting  
 241 Ridge Street  
 Reno, NV 89501  
 email: jjuarez@manhard.com



# Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0015

The tentative parcel map approved under Parcel Map Case Number WTPM19-0015 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 12, 2019. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us**

- a. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this Tentative Parcel Map.
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM19-0015 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

**Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Wayne Handrock, PLS, 775.328.2318, [whandrock@washoecounty.us](mailto:whandrock@washoecounty.us)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a graphic border around the proposed division.
- c. Add the names of the adjacent property owners.
- d. Remove structures, trees, poles and hydrants from the map.
- e. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
- f. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- g. Place a note on the map stating that the natural drainage will not be impeded.
- h. Prior to the recordation of the final map, access roadway improvements to the new parcels shall be constructed. Engineered design drawings meeting the requirements of Washoe County Development Code to include plan and profile sheets and details prepared by a licensed engineer shall be submitted to Washoe County for Grading Permit review and approval prior to construction. The roadway shall be designed to support emergency vehicle travel with a minimum 20-foot wide travel way, 6-inch thick aggregate base and associated roadway drainage improvements. Should the thresholds for major grading be met per County Code 110.438.35, the applicant shall submit for and obtain approval of a Special Use Permit.
- i. Prior to the recordation of the final parcel map, the applicant shall provide preliminary site improvement/grading plot plan for each lot to verify the lots can be improved in accordance with Washoe County Development Code.
- j. Prepare a drainage report to accompany the roadway design to appropriately size drainage facilities.
- k. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- l. Add a Security Interest Holder's Certificate to the map if applicable.
- m. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

\*\*\* End of Conditions \*\*\*



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

**INTEROFFICE MEMORANDUM**

**PARCEL MAP REVIEW**

**DATE:** October 23, 2019  
**TO:** Julee Olander, Planner - Department of Community Services  
**FROM:** Wayne Handrock, PLS, Engineering and Capital Projects Division  
**SUBJECT:** *Parcel Map for: Duarte 2001 Revocable Trust*  
*Parcel Map Case No.: WTPM19-0015*  
*APN: 079-371-23*  
*Review Date: October 1, 2019*

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

Please note that based on the limited topographical information available to staff, a portion of the alignment of the access road through Parcel 2 is unbuildable as the access easement along the east boundary of Parcel 2 is located on a slope of 30%±. Maximum driveway slope permitted is 14%

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. Add the names of the adjacent property owners.
4. Remove structures, trees, poles and hydrants from the map.
5. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
6. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
7. Place a note on the map stating that the natural drainage will not be impeded.
8. Prior to the recordation of the final map, access roadway improvements to the new parcels shall be constructed. Engineered design drawings meeting the requirements of



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

Memo to: Julee Olander, Planner  
Subject: Parcel Map Case No.: WTPM19-0015  
Date: October 23, 2019  
Page: 2

Washoe County Development Code to include plan and profile sheets and details prepared by a licensed engineer shall be submitted to Washoe County for Grading Permit review and approval prior to construction. The roadway shall be designed to support emergency vehicle travel with a minimum 20-foot wide travel way, 6-inch thick aggregate base and associated roadway drainage improvements. Should the thresholds for major grading be met per County Code 110.438.35, the applicant shall submit for and obtain approval of a Special Use Permit.

9. Prior to the recordation of the final parcel map, the applicant shall provide preliminary site improvement/grading plot plan for each lot to verify the lots can be improved in accordance with Washoe County Development Code.
10. Prepare a drainage report to accompany the roadway design to appropriately size drainage facilities.
11. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
12. Add a Security Interest Holder's Certificate to the map if applicable.
13. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**From:** [Holly, Dan](#)  
**To:** [Olander, Julee](#)  
**Subject:** Tentative Parcel Map Case Number WTPM 19- 0015 (Duarte)  
**Date:** Friday, September 20, 2019 11:54:52 AM

---

Julee: I have reviewed the above referenced application on behalf Building and have no comments at this time. Thank You,

**From:** [Gil, Donald](#)  
**To:** [Olander, Julee](#)  
**Subject:** FW: September Agency Review Memo III  
**Date:** Friday, October 11, 2019 3:32:53 PM  
**Attachments:** [September Agency Review Memo III.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.gif](#)  
**Importance:** High

---

Julee,

The Washoe County Sheriff's Office Patrol Division has no issues or concerns with item #1 and #2, which you are listed on.

Thank you,

Don

## **Don Gil**

### **Captain – Patrol Division**

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: [dgil@washoecounty.us](mailto:dgil@washoecounty.us)

Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)

---

**From:** Fagan, Donna  
**Sent:** Thursday, September 19, 2019 5:57 PM  
**To:** Gil, Donald <[DGil@washoecounty.us](mailto:DGil@washoecounty.us)>  
**Subject:** September Agency Review Memo III

Captain Gil,

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Building.

You've been asked to review items #1, #2, #3, and #4. Click on the highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,  
Donna



**Donna Fagan**

**Planning and Building Division | Community Services Department**

[dfagan@washoecounty.us](mailto:dfagan@washoecounty.us) | Office: 775.328.3616

1001 E. 9<sup>th</sup> Street, Reno, NV 89521





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

September 20, 2019

TO: Julee Olander, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM19-0015 (Duarte)

**Project description:**

The applicant is proposing to approve a tentative parcel map dividing a  $\pm$  99.23-acre lot into four parcels; three parcels will be  $\pm$  10.0 acres and the fourth will be  $\pm$  69.21 acres in size.

Location: 120 Cobalt Lane, Assessor's Parcel Number: 079-371-23.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The Duarte parcel map will create 3 newly created parcel which will require the relinquishment of 6.00 acre-feet of ground water rights.
- 6) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

map and comply with the appropriate area plan.

**Recorded documents 4797504 and 4806378 submitted to this office demonstrate that the applicant has already complied with the requirements above.**

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: Duarte 2001 Trust - Parcel Map			
Project Description: Prepare 3 parcels and a remainder for sale			
Project Address: 120 Cobalt Lane			
Project Area (acres or square feet): 99.21 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Red Rock Road/Cobalt Lane - Red Rock, Washoe County, Nevada</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-371-253	99.23 acres		
Section(s)/Township/Range: SE 1/4 Sec. 12 & NE 1/4 Sec. 13, T22N, R18E, MDM			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Zondra Rose Duarte		Name: Manhard Consulting	
Address: 14044 Shotgun Creek		Address: 241 Ridge Street, Suite 241	
Jamestown, CA	Zip: 95327	Reno, Nevada	Zip: 89501
Phone: n/a	Fax: n/a	Phone: 775-321-6528	Fax: N/A
Email: momentsfromnow@aol.com		Email: jjuarez@manhard.com	
Cell: 209-770-3887	Other:	Cell: 775-313-3357	Other:
Contact Person: Mark Duarte		Contact Person: Jerry Juarez, PLS	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Mark Duarte		Name:	
Address: 120 Cobalt Lane		Address:	
Reno, Nevada	Zip: 89508		Zip:
Phone: n/a	Fax: n/a	Phone:	Fax:
Email: momentsfromnow@aol.com		Email:	
Cell: 209-770-3887	Other:	Cell:	Other:
Contact Person: Mark Duarte		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)?

120 Cobalt Lane  
1,850' from intersection of Red Rock Road and Cobalt Lane.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

One structure (residence) exists on the subject property which is on a septic and well system.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

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
------------------------------	--

5. Utilities:

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

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

- a. Water System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

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

- a. Sewage System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

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 #	73048R01	acre-feet per year	8.0
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):

Relinquishment of a portion
-----------------------------

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.
------------------------------	--	---

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.
------------------------------	--	---

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.
------------------------------	--	---

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.
------------------------------	--	---

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

No
----

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.
------------------------------	--	---

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
----

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.
------------------------------	--	---

### 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?

--

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

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

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

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

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

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

N/A

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

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

N/A

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

N/A

27. Surveyor:

Name	Gerald D. Juarez
Address	241 Ridge Street, Ste. 400 Reno, NV 89501
Phone	<del>775-313-3357</del>
Cell	Same
E-mail	JJuarez@Manhard.com
Fax	
Nevada PLS #	12140

# Tentative Parcel Map 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.**
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 flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original 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.

\_\_\_\_\_  
Professional Land Surveyor

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone : \_\_\_\_\_ Fax: \_\_\_\_\_  
    % Private Citizen                      % Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)


If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

## Location

Project Name: \_\_\_\_\_  
                    % Reno                      % Sparks                      % Washoe County  
Parcel Numbers: \_\_\_\_\_  
                    % Subdivision                      % Parcelization                      % Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
                    Regional Street Naming Coordinator  
                    % Except where noted  
Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
                    Regional Street Naming Coordinator

## Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

# Parcel Map Waiver 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 parcel maps may be found in Article 606, Parcel Maps.

1. Identify the public agency or utility for which the parcel is being created:

a. If a utility, is it Public Utility Commission (PUC) regulated?

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

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

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

a. The existing conditions and uses located at the site:

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

- a. Water System Type:

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

- b. Available:

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

- c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

--

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

--

- b. Does 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 type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

- c. 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, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
---	---

Explanation:

9. Surveyor:

Name	Manhard Consulting
Address	241 Ridge Street, Suite 241
Phone	
Fax	
Nevada PLS #	

**OWNER'S CERTIFICATE:**

THE IS TO CERTIFY THAT THE UNDERSIGNED, ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001, IS THE OWNER OF THE TRACTS 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. CHAPTER 278, AND HEREBY GRANTS THE ACCESS EASEMENT SHOWN HEREON AND TO WASHOE COUNTY, ALL PUBLIC UTILITY COMPANIES AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE APURTAINANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM FOREVER.

ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001

ZONDRA R. DUARTE, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF NEVADA } SS  
COUNTY OF WASHOE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, PERSONALLY APPEARED BEFORE ME, ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001.

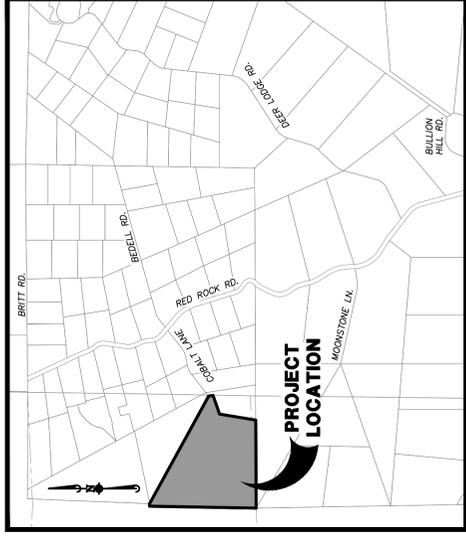
WITNESS MY HAND AND OFFICIAL SEAL

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

MY COMMISSION EXPIRES: \_\_\_\_\_

**SECURITY INTEREST HOLDER STATEMENT**

THE IS TO CERTIFY THAT THE BENEFICIARY LISTED ON DEED OF TRUST DOCUMENT NO. 4493258, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AGREES TO THE PREPARATION AND RECORDATION OF THIS MAP PER DOCUMENT NO. \_\_\_\_\_



**VICINITY MAP**

1"=2000'

**UTILITY COMPANY CERTIFICATE**

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

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

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

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

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

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

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

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

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

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

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND IT'S CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

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

MOIRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING DIVISION

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LANDS SHOWN HEREON HAVE BEEN PAID TO THE APPLICABLE LOCAL AND STATE AGENCIES 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: 011-154-11

WASHOE COUNTY TREASURER

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

JILL L. STEVENS-COMBS  
DEPUTY TREASURER

**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 STANDARDS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

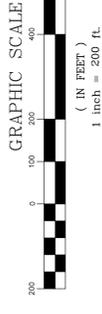
- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001.
- 2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 12, T22N, R18E, MDM, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON DECEMBER 24, 2017.
- 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 DELICATED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



GERALD D. JUAREZ, P.L.S.  
NEVADA CERTIFICATE NO. 121140

FILE NO. \_\_\_\_\_  
FEE: \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
COUNTY RECORDER LAWRENCE R. BURNESS  
BY: \_\_\_\_\_ DEPUTY

PARCEL MAP FOR  
**DUARTE 2001 REVOCABLE TRUST**  
A DIVISION OF LOT A OF RECORD OF SURVEY MAP NO. 3016  
WASHOE COUNTY  
SITUATE WITHIN THE NE 1/4 OF SEC. 12, T22N, R18E, MDM  
DRAWN BY: JLD  
DATE: JAN 2019  
PROJ. CODE: RUB  
PROJ. #: \_\_\_\_\_  
SHEET 1 OF 2  
**Manhard CONSULTING LTD.**  
Washoe County Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners



**LEGEND**

- PROJECT BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - SURVEY TIE

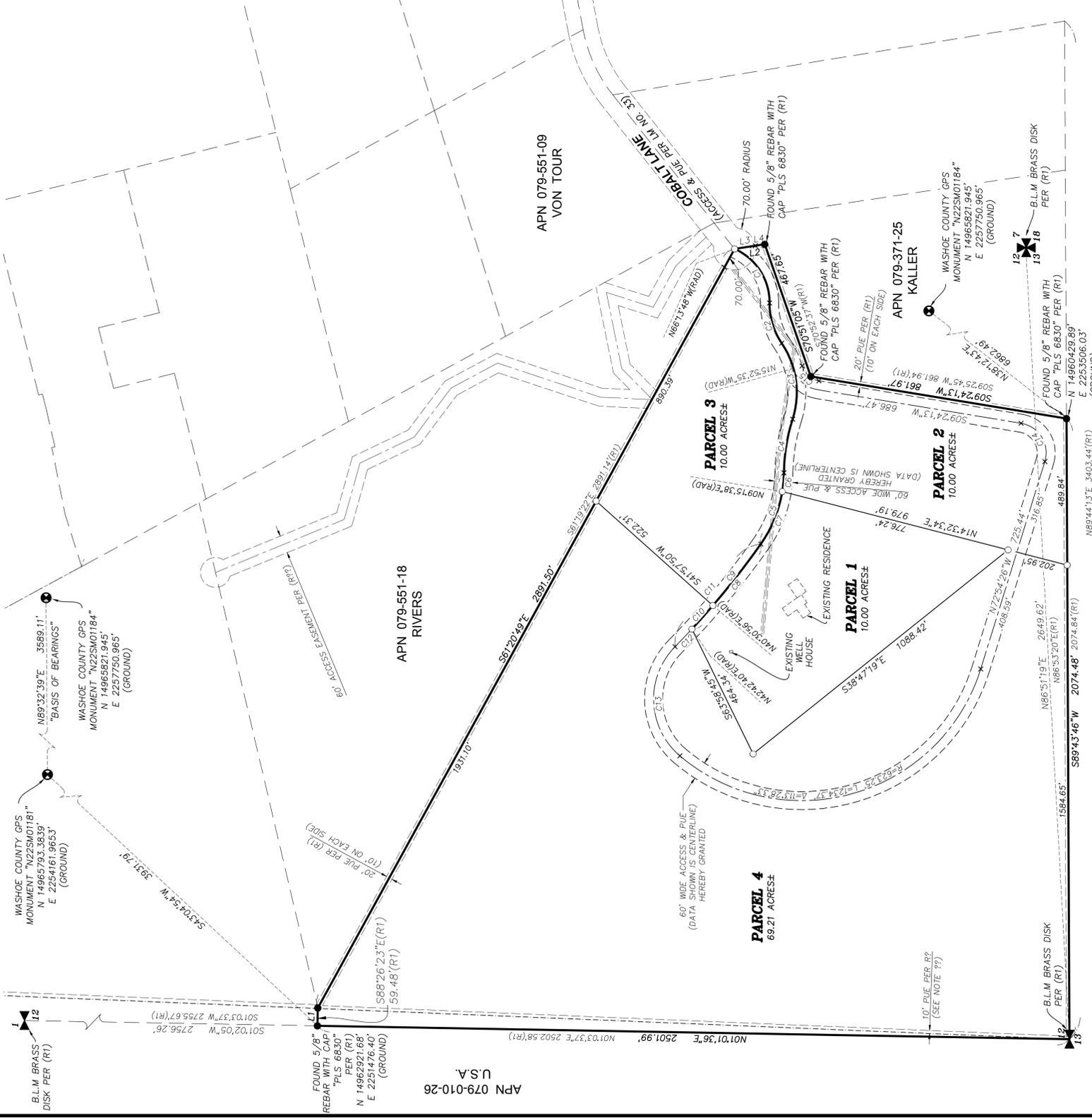
- ⊕ SECTION OR QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR OR BRASS TAG "PLS 12140"
- DIMENSION POINT NOTHING FOUND OR SET
- ⊕ WASHOE COUNTY GPS CONTROL
- P.U.E. PUBLIC UTILITY EASEMENT
- APN ASSESSORS PARCEL NUMBER
- (R1) RECORD DATA PER REFERENCE LISTED

LINE	BEARING	LENGTH
L1	S88°59'51"E	59.45'
L2	S08°42'33"E	101.68'
L3	S08°42'33"E	70.00'
L4	S08°42'33"E	31.68'

CURVE	RADIUS	LENGTH	DELTA
C1	195.00'	227.47'	66°50'15"
C2	236.00'	142.70'	34°38'37"
C3	294.00'	265.41'	51°43'28"
C4	615.00'	182.25'	16°58'44"
C5	423.50'	254.05'	34°22'13"
C6	423.50'	63.21'	8°33'05"
C7	423.50'	190.84'	25°49'09"
C8	2744.00'	365.47'	7°37'52"
C9	2744.00'	260.33'	5°26'09"
C10	2744.00'	105.14'	2°11'44"
C11	2744.00'	446.79'	9°19'45"
C12	2744.00'	81.31'	1°41'52"
C13	250.00'	409.46'	93°50'25"
C14	100.00'	170.50'	97°41'21"
C15	100.00'	112.96'	64°43'12"

**NOTES**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES CREATED HEREON.
- 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 FROM 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.
- A PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS, SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS "N22SM01181" AND "N22SM01184", HAVING A BEARING OF N89°32'39"E AS SHOWN HEREON.

A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

**REFERENCES**

- RECORD OF SURVEY MAP NO. 5373, RECORDED JANUARY 6, 2012.
- DEED DOCUMENT NO. 3567160, RECORDED AUGUST 20, 2007.
- DEED DOCUMENT NO. 4504600, RECORDED AUGUST 19, 2015.

**AREAS**

- PARCEL 1 AREA = 10.00 ACRES±
- PARCEL 2 AREA = 10.00 ACRES±
- PARCEL 3 AREA = 10.00 ACRES±
- PARCEL 4 AREA = 69.21 ACRES±
- TOTAL AREA = 99.21 ACRES±

PARCEL MAP FOR  
**DUARTE 2001 REVOCABLE TRUST**  
A DIVISION OF LOT A OF RECORD OF SURVEY MAP NO 3016  
SITUATE WITHIN THE NE 1/4 OF SEC. 12, T.22N., R.18E., MDM  
WASHOE COUNTY NEVADA

DRAWN BY: DJJ  
DATE: JAN 2018  
PROJ. CODE: RUB  
PROJ. #: 08  
SHEET 2 OF 2

**Manhard CONSULTING LTD**  
2000 Double R Boulevard, Ste. 101, Reno, NV 89502 (775) 784-9600 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

APN 079-010-26  
U.S.A.

