



Parcel Map Review Committee Staff Report

Meeting Date: January 9, 2020

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0020 (Melarkey Parcel Map)

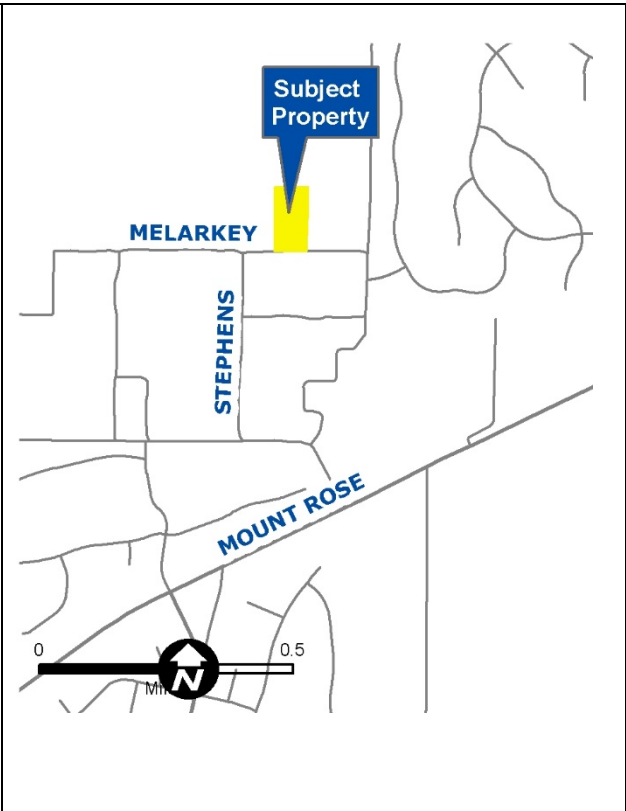
BRIEF SUMMARY OF REQUEST: To approve a tentative parcel map dividing a ± 5.004 acre parcel into two (2) parcels of ±2.5 acres in size.

STAFF PLANNER: Planner's Name: Chris Bronczyk
Phone Number: 775.328.3612
E-mail: cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±5.004 acre parcel into two (2) parcels of ±2.5 acres in size.

Applicant/Property Owner: Rosemary S. Melarkey
Location: 5849 Melarkey Way
APN: 150-250-04
Parcel Size: 5.04 Acres
Master Plan: Rural Residential (RR)
Regulatory Zone: High Density Rural (HDR)
Area Plan: Southwest Truckee Meadows
Citizen Advisory Board: Southwest Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 2 – Commissioner Lucey



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 WTPM19-0020 for Rosemary Melarkey, 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)

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Parcel Map

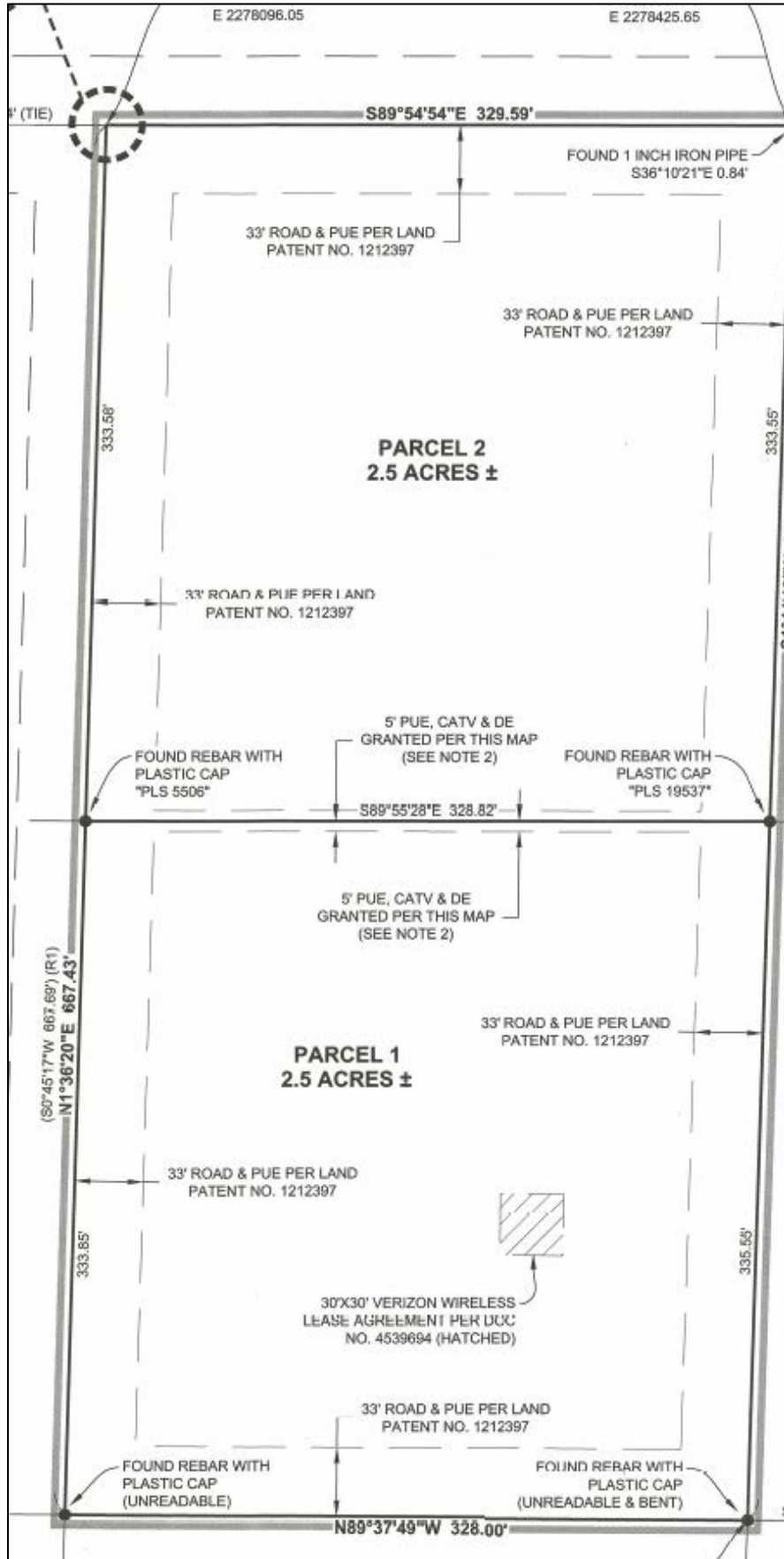
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 WTPM19-0020 are 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 a regulatory zone of High Density Rural (HDR) which allows for a density of 1 dwelling per 2.5 acres. The request is to subdivide one 5 acre lot, into two, 2.5 acre lots. The proposed parcel map conforms to lot size and width requirements.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural (HDR)

Maximum Lot Potential: 2

Number of Lots on Parcel Map: 2

Minimum Lot Size Required: 2 acres

Minimum Lot Size on Parcel Map: 2.5 acres

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: 328.82 feet

The tentative parcel map meets all minimum requirements for the High Density Rural regulatory zone.

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as most suitable for development.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

The subject parcel is inside 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.

Southwest Truckee Meadows Area Plan Modifiers

There are no applicable modifiers within Article 214 (Area Plan Regulations – Southwest Area) of the Washoe County Code Chapter 110 (Development Code) that effect the evaluation of this proposed parcel map.

Development InformationThe subject parcel is developed with a single family house and several detached accessory structures. The required setbacks for the High Density Rural regulatory zone are 30 feet for front and rear yard setbacks and 15 feet for the side yard setbacks. The single family dwelling and all structures meet the above-mentioned setbacks. The single family home is served by municipal water, but utilizes septic for solid wastes.

Southwest Truckee Meadows Area Plan

SW.12.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

Staff Comment: Staff provided the proposed Parcel Map to the Nevada Department of Wildlife, no comments or conditions were received.

SW.15.3 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

Staff Comment: Washoe County's Water Management Coordinator provided comments and conditions related to Water Rights.

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
 - Washoe County Water Management Coordinator
 - Parks and Open Spaces
- Washoe County Health District
 - Environmental Health Services Division
 - Emergency Medical Services
 - Air Quality
- Truckee Meadows Fire Protection District
- Nevada Department of Wildlife
- Nevada Division of Water Resources
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

4 out of the 12 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: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to the technical map check.
Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us
- Washoe County Health District provided conditions related to septic and trench permit requirements.
Contact: James English, 775.328.2610, jenglish@washoecounty.us
- Washoe County Water Management Planner provided comments related to water rights,
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@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.

- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The existing and proposed lots will be served by municipal water, and individual septic tanks.

- c) The availability and accessibility of utilities.

Staff Comment: The existing and proposed lots will be served by the existing, adjacent, infrastructure to serve the newly created parcel.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed parcel map would create one additional lot within a previously developed area that is currently served by community services.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land is in conformity with the existing High Density Rural 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 proposal 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 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 Southwest Truckee Meadows Area Plan Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, indicates that the parcel is most suitable for development.

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

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- 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 map was sent to Truckee Meadows Fire Protection District and no comments, or recommendations of denial were received.

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

Staff Comment: Appropriate easements are required to be included on the final map.

- I) Recreation and trail easements.

Staff Comment: Washoe County Parks reviewed the proposed application and did not have any conditions of approval to provide.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM19-0020 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 WTPM19-0020 for Rosemary Melarkey, 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: Rosemary S. Melarkey
5849 Melarkey Way
Reno, NV 89502

Representatives: CFA, Inc
1150 Corporate Blvd.
Reno, NV 89502



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0020

The tentative parcel map approved under Parcel Map Case Number WTPM19-0020 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on January 9, 2020. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

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: Chris Bronczyk, Planner; 775.328.3612; cbronczyk@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all permits and 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. WTPM19-0020 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 shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. 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.

- g. 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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Show parcel areas to the hundredth of an acre.
- c. Add a Security Interest Holder's Certificate to the map if applicable.
- d. 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."
- e. Place a note on the map stating that the natural drainage will not be impeded.
- f. Prior to the recordation of the final map, access roadway improvements to the new parcel shall be constructed. Engineered design drawings meeting the requirements of Washoe County Development Code 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.
- g. 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.

Washoe County Health District

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact: James English, 775.328.2610, jenglish@washoecounty.us

- a. Existing residential onsite septic system must be located and plotted on the parcel with the proposed new parcel lines demonstrating all setbacks are met pursuant to all WCHD regulations.
- b. Applicant must pull a test trench permit with WCHD and demonstrate onsite sewage disposal system can be sited on the newly proposed parcel.

Washoe County Water Rights Coordinator

4. The following conditions are requirements of the Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to the parcel prior to approval of building permits. Or a valid will serve letters from TMWA for the resulting parcel is also acceptable.

*** End of Conditions ***

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

November 27, 2019

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Melarkey Parcel Map; 150-250-04
Tentative Parcel Map; WTPM19-0020

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: Existing residential onsite septic system must be located and plotted on the parcel with the proposed new parcel lines demonstrating all setbacks are met pursuant to all WCHD regulations.
- b) Condition #2: Applicant must pull a test trench permit with WCHD and demonstrate an onsite sewage disposal system can be sited on the newly proposed parcel.

If you have any questions or would like clarification regarding the foregoing, please contact Jim English at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,

James English, REHS, CP-FS
EHS Supervisor
Land Development Program
Washoe County Health District

From: [Kirschenman, Sophia](#)
To: [Bronczyk, Christopher](#)
Subject: Parks Comments Re: WTPM19-0020
Date: Thursday, December 05, 2019 2:22:34 PM
Attachments: [Outlook-xu40hlpf.png](#)
[Outlook-k25svvk5.png](#)
[Outlook-uvmrbbpc.png](#)
[Outlook-whp0cpbq.png](#)
[Outlook-stm0kfyv.png](#)

Hi Chris,

Washoe County Regional Parks and Open Space has reviewed Tentative Parcel Map Case Number WTPM19-0020 (Melarkey Parcel Map) and has no conditions of approval to suggest. While the Recreational Opportunities Map included in the Southwest Truckee Meadows Area Plan does identify a proposed trail in this area that would connect Lower Thomas Creek Trail to Lower Whites Creek Trail, the preferred trail alignment would avoid private property by utilizing nearby Forest Service parcels.

If you have any questions, please don't hesitate to reach out.

All the best,



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

November 22, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM19-0020 (Melarkey Parcel Map)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a ± 5.004 acre parcel into two (2) parcels of ± 2.5 acres in size.

The property is located at 5849 Melarkey Way, Reno, NV 89502, Assessor's Parcel Number: 150-250-04.

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

Comments:

The application indicates water service via TMWA infrastructure to the new parcel.

Conditions:

The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to the parcel prior to approval of building permits. Or a valid will serve letters from TMWA for the resulting parcel is also acceptable.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: December 10, 2019
TO: Chris Bronczyk, Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Melarkey*
Parcel Map Case No.: WTPM19-0020
APN: 150-250-04

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.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Show parcel areas to the hundredth of an acre.
3. Add a Security Interest Holder’s Certificate to the map if applicable.
4. 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.”
5. Place a note on the map stating that the natural drainage will not be impeded.
6. Prior to the recordation of the final map, access roadway improvements to the new parcel shall be constructed. Engineered design drawings meeting the requirements of Washoe County Development Code 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.



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

Memo to: Chris Bronczyk, Planner
Subject: Parcel Map Case No.: WTPM19-0020
Date: December 10, 2019
Page: 2

7. 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.

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Rosemary Sherlock Melarkey, a Widow			
Project Description: A division of Document No. 1204295			
Project Address: 5849 Melarkey Way			
Project Area (acres or square feet): 5.04 acres +/- or 219,652 sf +/-			
Project Location (with point of reference to major cross streets AND area locator): Lying within the SE 1/4 of Sec 26, T18N, R19E, MDM on Melarkey Way (N of Mt Rose HWY)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-250-04	5.04		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Rosemary S. Melarkey		Name: CFA Inc	
Address: 5849 Melarkey Way		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone: 775-849-2351	Fax:	Phone: 775-856-1150	Fax: 856-1160
Email: rmelarkey50@gmail.com		Email: kgerman@cfareno.com	
Cell: 775-688-9150	Other:	Cell:	Other: 856-7075
Contact Person: Rosemary Melarkey		Contact Person: Kevin L. German, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: CFA Inc	
Address:		Address: 1150 Corporate Blvd	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-1150	Fax: 856-1160
Email:		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell:	Other: 432-6601
Contact Person:		Contact Person: Deane Scheiber, CST	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Rosemary Melarkey

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, Rosemary Melarkey
(please print name)

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

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

Assessor Parcel Number(s): 150-250-04

Printed Name Rosemary Melarkey

Signed: Rosemary Melarkey

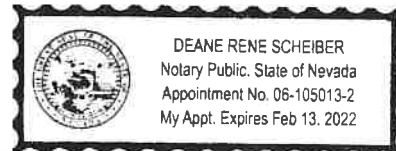
Address 5849 Mount Rose Hwy
Reno NV 89511-5001

Subscribed and sworn to before me this 9 day of October, 2019

(Notary Stamp)

Deane
Notary Public in and for said county and state

My commission expires: 2/13/2022



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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

5849 Melarkey Way Washoe County, NV 700' +/- to Melarkey Way & Crested Wheat Way

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-250-04	200 - Single Family Residence	5.004

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

R25 Fair-Average / Single Family Residence

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.5 Acres	2.5 Acres		
Proposed Minimum Lot Width	328.82	328.82		

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	N/A	N/A		
Proposed Zoning Area				

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

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

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

7. 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:	TMWA

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

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

a. Sewage System Type:

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

b. Available:

<input 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
------------------------------	--

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

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

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

N/A

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

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

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

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

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

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

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

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

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

No new roadways are proposed		
------------------------------	--	--

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

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

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

No applicable plan modifiers		
------------------------------	--	--

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

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

Grading

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

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

None

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

None

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

N/A

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

None

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

None

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

None

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

None

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

None

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

None

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

None

28. Surveyor:

Name	Rosemary S. Melarkey
Address	5849 Melarkey Way
Phone	775-856-1150
Cell	
E-mail	rmelarkey50@gmail.com
Fax	775-856-1160
Nevada PLS #	20461

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

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

N/A

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

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

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

5849 Melarkey Way Washoe County, NV 700' +/- to Melarkey Way & Crested Wheat Way

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-250-04	200 - Single Family Residence	5.004

3. Please describe:

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

N/A

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
Proposed Minimum Lot Area	2.5 Acres	2.5 Acres		
Proposed Minimum Lot Width	328.82	328.82		

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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 checked="" type="checkbox"/> Public water	Provider:	TMWA

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. 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:

N/A

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input 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:

N/A

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

Explanation:

N/A

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:

N/A

- 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.)

Yes, the Hillside Ordinance applies. No, it does not.

Explanation:

N/A

9. Surveyor:

Name	Rosemary S. Melarkey
Address	5849 Melarkey Way
Phone	775-856-1150
Fax	775-856-1160
Nevada PLS #	20461

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](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
15025004	Active	10/23/2019 2:07:36 AM
Current Owner: MELARKEY, ROSEMARY S 5849 MOUNT ROSE HWY RENO, NV 89511		SITUS: 5849 MELARKEY WAY WCTY NV
Taxing District 4000	Geo CD:	
Legal Description Lot Block Range 19 SubdivisionName _UNSPECIFIED Township 18 Section 26		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$444.50	\$0.00	\$0.00	\$444.50
INST 4	3/2/2020	2019	\$444.50	\$0.00	\$0.00	\$444.50
Total Due:			\$889.00	\$0.00	\$0.00	\$889.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$150.68	(\$57.39)	\$93.29
Truckee Meadows Fire Dist	\$478.63	(\$182.31)	\$296.32
Washoe County	\$1,233.53	(\$469.87)	\$763.66
Washoe County Sc	\$1,009.11	(\$384.37)	\$624.74
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.02	\$0.00	\$0.02
Total Tax	\$2,871.97	(\$1,093.94)	\$1,778.03

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019105091	B19.100464	\$444.50	9/25/2019
2019	2019105091	B19.84980	\$444.53	8/29/2019

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

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

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

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

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

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

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



**LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS**

CLOSURE CALCULATIONS

FOR

PARCEL MAP FOR ROSEMARY SHERLOCK MELARKEY

PARCEL 1

North: 14820018.33' East: 2278415.53'

Segment #1: Line

Course: S1°44'19"W Length: 335.55'
North: 14819682.94' East: 2278405.35'

Segment #2: Line

Course: N89°37'49"W Length: 328.00'
North: 14819685.05' East: 2278077.35'

Segment #3: Line

Course: N1°36'20"E Length: 333.84'
North: 14820018.76' East: 2278086.71'

Segment #4: Line

Course: S89°55'28"E Length: 328.82'
North: 14820018.33' East: 2278415.53'

Perimeter: 1326.22' Area: 109883 Sq. Ft.
Error Closure: 0.00 Course: S4°12'16"W
Error North: -0.004 East: -0.000

Precision 1: 1326210000.00



10-23-19
Kevin L. German



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP FOR ROSEMARY SHERLOCK MELARKEY

PARCEL 2

North: 14820351.73' East: 2278425.65'

Segment #1: Line

Course: S1°44'19"W Length: 333.55'
North: 14820018.33' East: 2278415.53'

Segment #2: Line

Course: N89°55'28"W Length: 328.82'
North: 14820018.76' East: 2278086.71'

Segment #3: Line

Course: N1°36'20"E Length: 333.58'
North: 14820352.21' East: 2278096.06'

Segment #4: Line

Course: S89°54'54"E Length: 329.59'
North: 14820351.72' East: 2278425.64'

Perimeter: 1325.54' Area: 109769 Sq. Ft.
Error Closure: 0.00 Course: S51°46'01"W
Error North: -0.003 East: -0.003

Precision 1: 1325540000.00

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROSEMARY SHERLOCK MELARKEY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

ROSEMARY SHERLOCK MELARKEY

BY: ROSEMARY SHERLOCK MELARKEY _____ DATE _____

OWNER ACKNOWLEDGEMENT

STATE OF _____ } S.S.
 COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019
 ROSEMARY SHERLOCK MELARKEY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ROSEMARY SHERLOCK MELARKEY OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED _____, 20____, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

LISA QUILICI, TITLE OFFICER _____ DATE _____

TAXATION CERTIFICATE (APN: 150-250-04)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

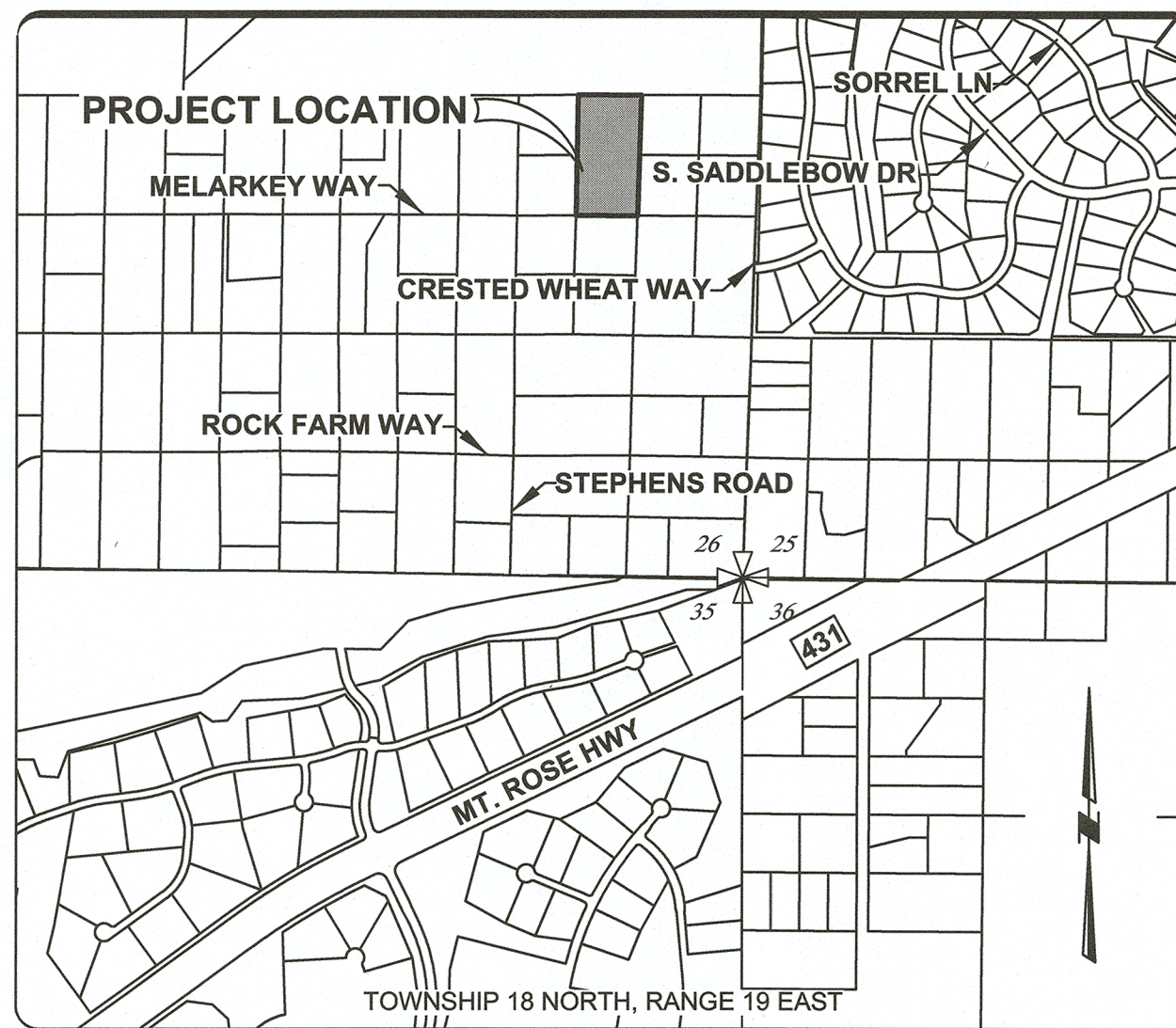
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

WATER & SEWER RESOURCE REQUIREMENTS

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

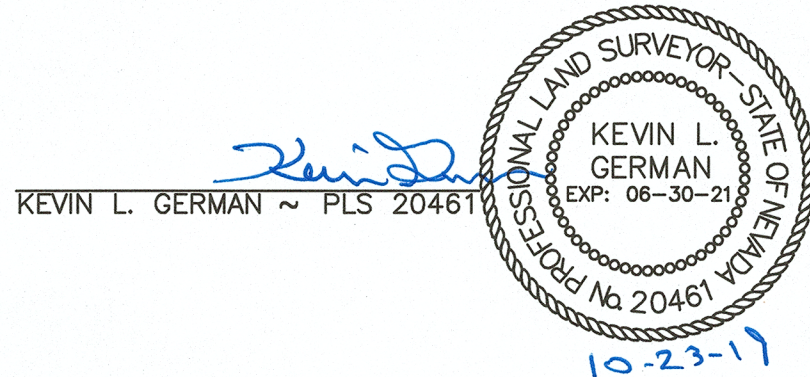


VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROSEMARY SHERLOCK MELARKEY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 18, 2019.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



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 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 DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464
 WASHOE COUNTY SURVEYOR

UTILITY COMPANY CERTIFICATES

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

CHARTER COMMUNICATIONS _____	PRINT NAME/TITLE _____	DATE _____
NEVADA BELL TELEPHONE CO. _____ D.B.A. AT&T NEVADA	PRINT NAME/TITLE _____	DATE _____
SIERRA PACIFIC POWER COMPANY _____ D.B.A. NV ENERGY	PRINT NAME/TITLE _____	DATE _____
TRUCKEE MEADOWS WATER AUTHORITY _____	PRINT NAME/TITLE _____	DATE _____

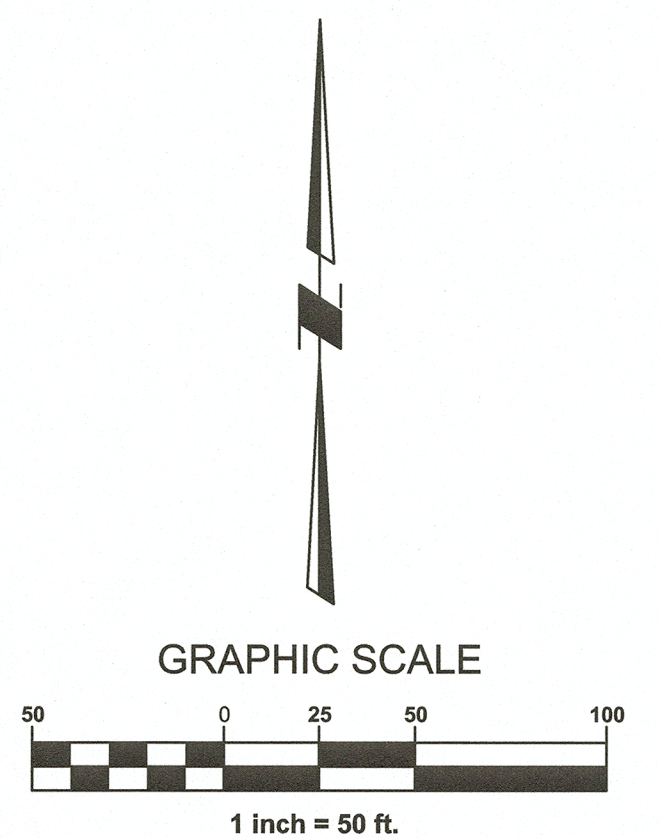
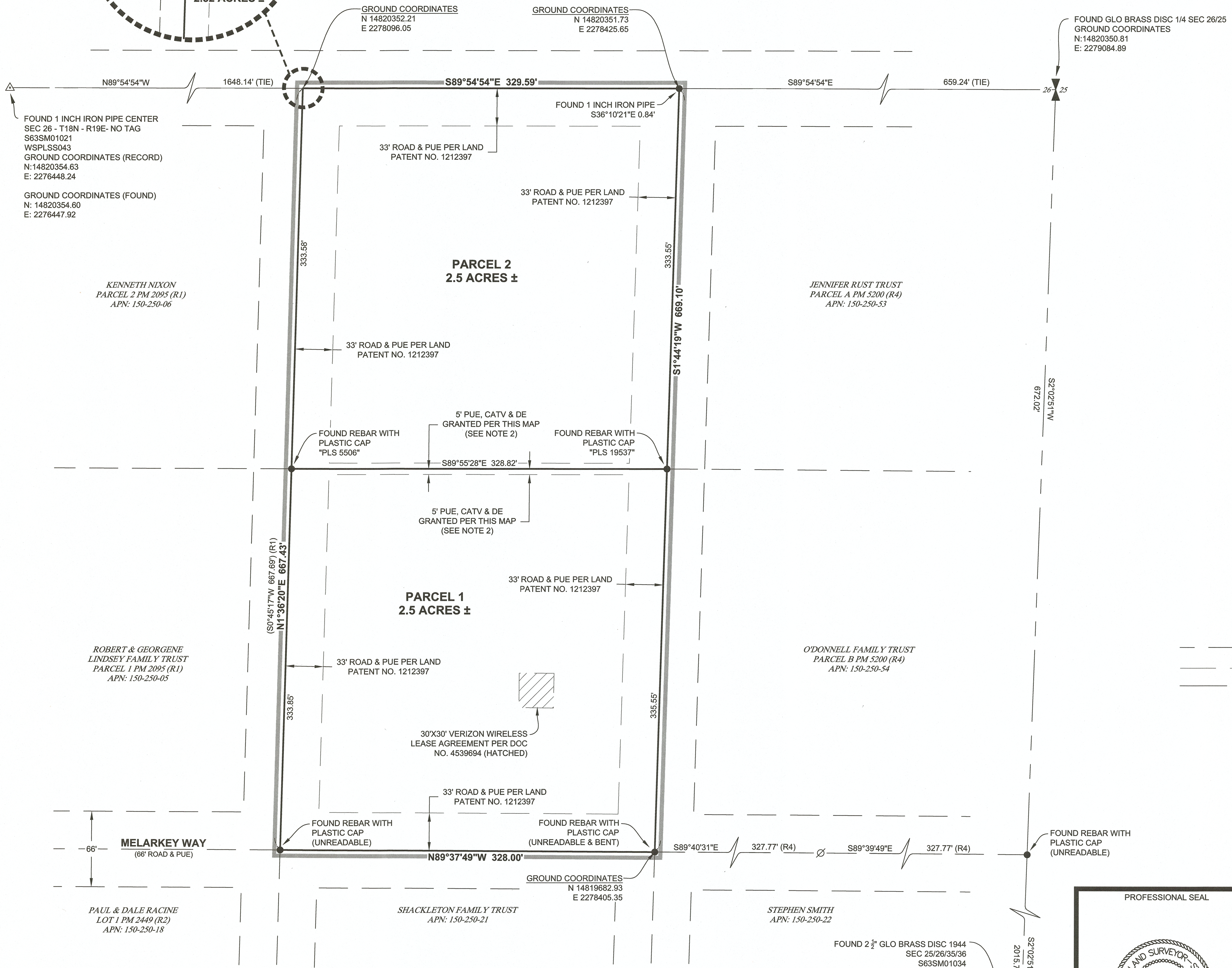
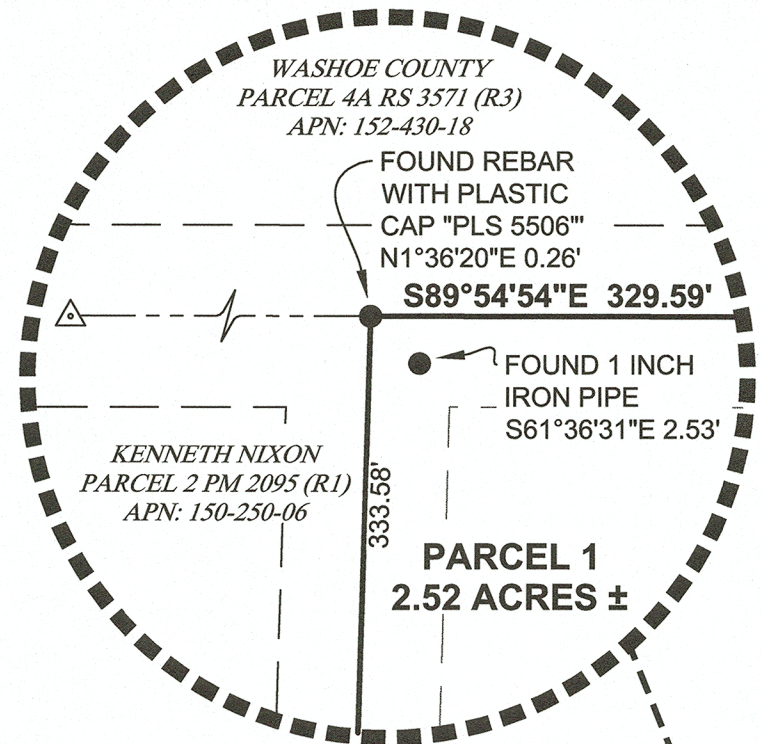
NOTES

- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- PUE, CATV & DRAINAGE EASEMENT IS HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.
- OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
- ACCESS IS BY ACCESS EASEMENT FROM THE MT. ROSE HIGHWAY. MAINTENANCE IS THE RESPONSIBILITY OF THE USER, AND NOT WASHOE COUNTY.
- A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS PARCELS 1 & 2.
- 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 33' ROAD & PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET OR WITHIN THE INTERIOR LOT LINE PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL RESPECTIVELY.
- WITH THE ISSUANCE 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 WASHOE COUNTY WITH A WILL SERVE LETTER.
- A 33' ROAD & PUBLIC UTILITY EASEMENT WAS GRANTED PER LAND PATENT NO. 1212397, DOCUMENT NO. 329478, RECORDED DECEMBER 8, 1960 BK 7, PG 541, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- A MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT WAS GRANTED TO VERIZON WIRELESS PER DOCUMENT NO. 4539694, RECORDED DECEMBER 8, 2015, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

REFERENCES

- PARCEL MAP NO. 2095 FOR WINIFRED DE VOS MCLAUGHLIN, RECORDED FEBRUARY 18, 1987, AS FILE NO. 1140678, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 2449 FOR LARRY A. GREEN, RECORDED JUNE 28, 1990, AS FILE NO. 1409558, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR SOUTHWEST POINT ASSOCIATES, ARROWCREEK GOLF HOLDINGS & ARROWCREEK ASSOCIATES MAP NO. 3571, RECORDED MARCH 1, 1999, AS FILE NO. 2312176, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 5200 FOR O'DONNELL FAMILY TRUST 1992, RECORDED DECEMBER 9, 2015, AS FILE NO. 4540177, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PRELIMINARY TITLE REPORT FROM FIRST CENTENNIAL TITLE COMPANY OF NEVADA, OR NO. A5849-SL, DATED AUGUST 7, 2019 AT 7:30 AM.

COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____	PARCEL MAP FOR ROSEMARY SHERLOCK MELARKEY A DIVISION OF DOCUMENT NO. 1204295 LYING WITHIN THE SE 1/4 OF SECTION 26, T18N, R19E, MDM WASHOE COUNTY NEVADA	
	JOB NO. 19076.00 DRAWN BY DRS CHECKED BY KLG DATE OCTOBER 2019 SHEET 1 OF 2	CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM



LEGEND

- ⊘ DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- △ GPS CONTROL POINT
- 26/25 FOUND 1/4 SECTION CORNER 26/25
- 25/26/35/36 FOUND SECTION CORNER 25/26/35/36
- () RECORD MEASUREMENT
- (R1) REFERENCE NUMBER
- APN ASSESSOR PARCEL NUMBER
- CATV CABLE TV
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- RS RECORD OF SURVEY MAP
- PM PARCEL MAP
- ADJACENT PARCEL LINE
- EASEMENT LINE
- SECTIONAL TIE

AREA TOTALS

DESCRIPTION	SQ. FT.	ACRES
PARCEL 1	109,883±	2.5±
PARCEL 2	109,769±	2.5±
TOTAL AREA	219,652±	5.00±

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

STEPHEN SMITH
APN: 150-250-22

FOUND 2 1/2" GLO BRASS DISC 1944
SEC 25/26/35/36
S63SM01034
WSPLSS018
GROUND COORDINATES (RECORD)
N: 14817664.69
E: 2278989.02
GROUND COORDINATES (FOUND)
N: 14817664.73
E: 2278988.72

PROFESSIONAL SEAL



PARCEL MAP FOR

ROSEMARY SHERLOCK MELARKEY

A DIVISION OF DOCUMENT NO. 1204295
LYING WITHIN THE SE 1/4 OF SECTION 26, T18N, R19E, MDM
WASHOE COUNTY NEVADA

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SHEET 2 OF 2