



Parcel Map Review Committee Staff Report

Meeting Date: September 9, 2021

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0011 (Giudici Parcel Map)

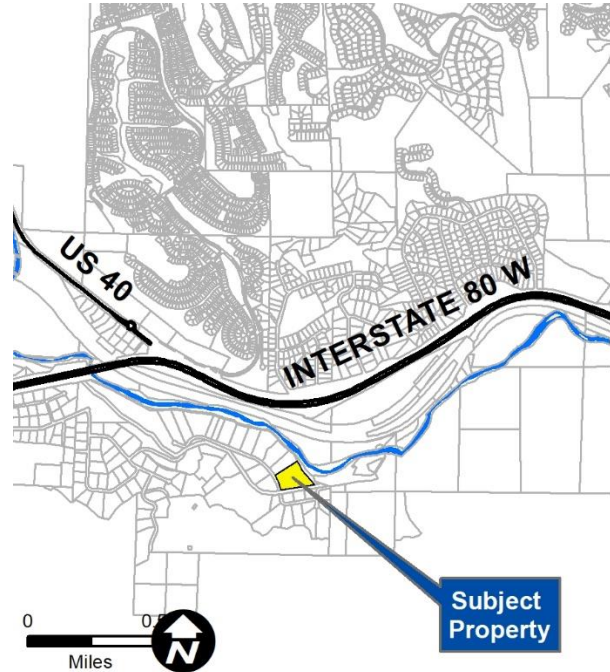
BRIEF SUMMARY OF REQUEST: Division of a parcel of land into two parcels of land

STAFF PLANNER: Planner's Name: Katy Stark
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.us

CASE DESCRIPTION

For hearing, discussion and possible action to approve a tentative parcel map dividing a 6.09-acre parcel into two parcels. The two resulting parcels of land are proposed to be 2.75 acres and 3.34 acres in size.

Applicant/Property Owner: Carl E. Giudici
Location: 0 Mario Road
APN: 038-661-14
Parcel Size: 6.09 acres
Master Plan: Rural Residential
Regulatory Zone: 94% High Density Rural (HDR) & 6% General Rural (GR)
Area Plan: Verdi
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 5 – Commissioner Herman



Vicinity Map

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 WTPM21-0011 for Carl E. Giudici, 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(e).

(Motion with Findings on Page 8)

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Agency Review Comments Exhibit B

Project Application Exhibit C

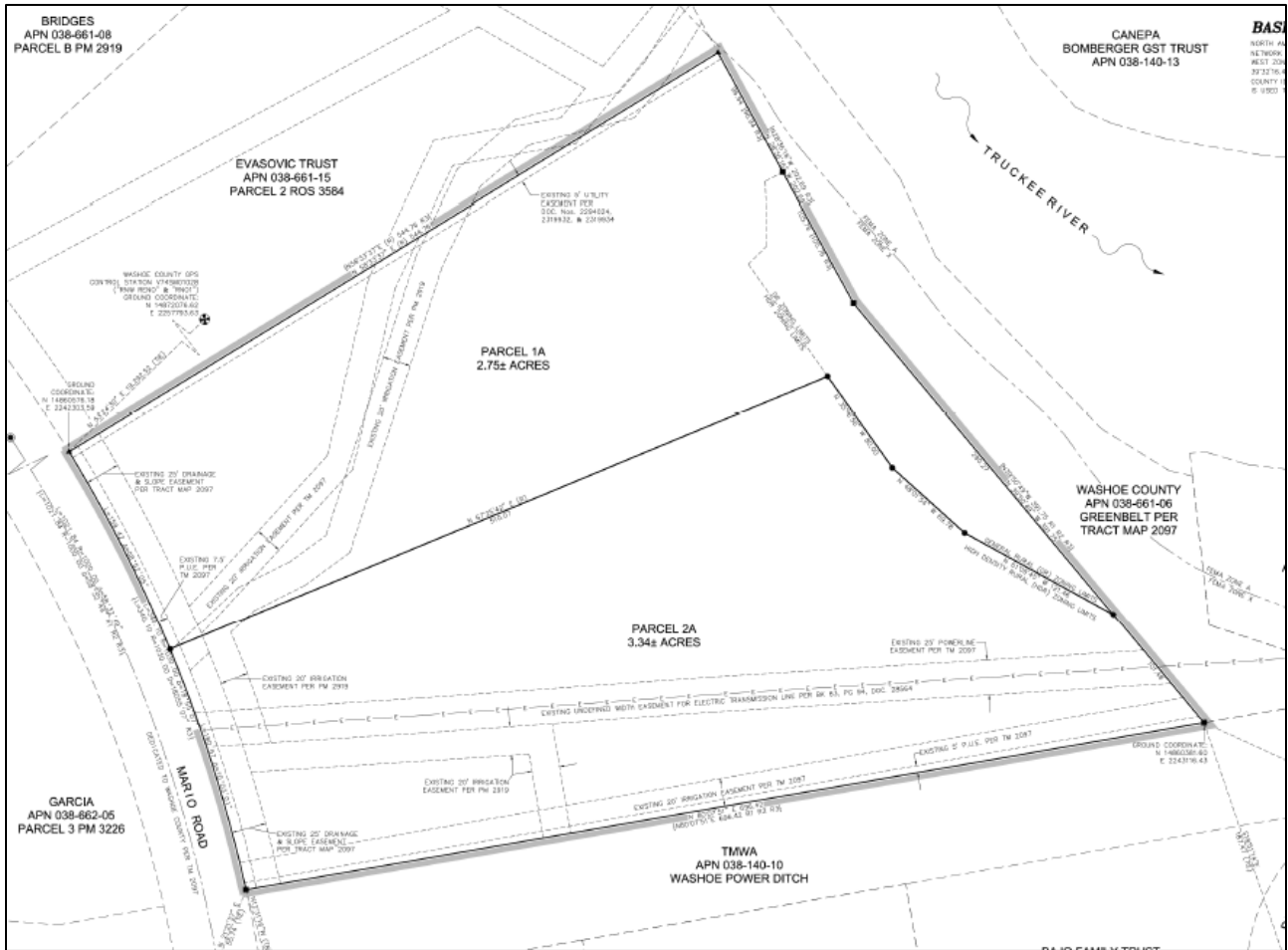
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided 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 22-month 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 WTPM21-0011 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

The subject parcel is 6.09 acres in size. The two resulting parcels of land are proposed to be 2.75 and 3.34 acres in size.

Requirement	Evaluation
Area Plan	Verdi Area Plan
TMSA	Inside
Regulatory Zone	94% High Density Rural (HDR) & 6% General Rural (GR)
Maximum Lot Potential	2
Number of Lots on Parcel Map	2
Minimum Lot Size Required	2 acres for HDR & 40 acres for GR
Minimum Lot Size on Parcel Map	2.75 acres
Minimum Lot Width Required	150 feet for HDR & 660 feet for GR
Minimum Lot Width on Parcel Map	159 feet
Development Suitability Map	Most suitable for development with a few small areas with slopes greater than 15%
Hydrographic Basin	Truckee River Hydrographic Basin

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) regulatory zone. The small percentage (6%) of the original parcel zoned General Rural (GR) does not meet minimum requirements for the GR regulatory zone; it is legal nonconforming. If approved, the parcel division requested by the applicant would not further divide the GR portion of the parcel. The full GR portion of the parcel would be maintained in one of the two new parcels. Parcel 1 would be 0.36 acres of GR zoning plus 2.39 acres of HDR zoning, for a total parcel size of 2.75 acres. Parcel 2 would be 3.34 acres, and the whole parcel would be included within the HDR regulatory zone.

The portions of the two potential parcels with slopes greater than 15% are not large enough to interfere with development of those parcels. There is adequate land within the proposed parcels with slopes less than 15% for development.

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

Development Information

The subject parcel is not developed. The required setbacks for the High Density Rural (HDR) regulatory zone are 30 feet from front and rear yard property lines and 15 feet from the side yard property lines. The required setbacks for the General Rural (GR) regulatory zone are 30 feet from front and rear yard property lines and 50 feet from the side yard property lines. There would be space available within each of the proposed parcels for development in the HDR regulatory zone.

Verdi Area Plan Modifiers

There is one Verdi Area Plan Modifier within Article 224 of the Washoe County Development Code (WCC), Chapter 110, which applies to the proposed parcel map. Section 110.224.15, *Water Resources Requirements*, requires that an applicant must identify the following when submitting applications for parcel maps in the Verdi planning area:

- a) The source of the water supply;
- b) The quality of the water supply;
- c) The quantity of the water supply; and
- d) The basis of water rights and/or the name of the water service provider.

The applicant has indicated their intent to use individual wells for their water supply. The applicant referred to Ground Water Rights Permit #82484 in their application with 2.0 acre-feet of ground water rights available. Conditions regarding water rights have been provided in the Conditions of Approval (Exhibit A).

Area Plan Evaluation

The subject parcel is located within the Verdi Area Plan. No pertinent area plan policies were found.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Army Corp of Engineers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jennifer C. Thomason / Jennifer.C.Thomason@usace.army.mil
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman / skirschenman@washoecounty.us

Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram / vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wayne Handrock / whandrock@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly / DAKelly@washoecounty.us
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Regional Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com
Washoe County School District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brett A. Rodela / Brett.Rodela@WashoeSchools.net
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30(e) 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 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. 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 parcels of land being created.

Staff Comment: Conditions of approval to require dedication of appropriate water rights have been included with the recommendation.
 - c) The availability and accessibility of utilities.

Staff Comment: The existing and proposed lots will be served by individual well and septic systems. Power will be provided through NV Energy.
 - 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, which is anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks in the Verdi Planning Area.
 - e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.

- f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.

- g) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

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

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

Staff Comment: The majority of the project site is identified as "most suitable for development" by the Verdi Area Plan Development Suitability Map. A few small areas are shown with slopes greater than 15%, but these areas are not large enough to interfere with the development of the proposed parcels.

- 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 recommended 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 application was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

Staff Comment: The proposal does not affect any existing recreational or trail easements in the area.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM21-0011 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 WTPM21-0011 for Carl E. Giudici, 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(e):

- 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 parcels of land being created;
 - 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 division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
 - 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/Owner: Carl E. Giudici
850 S. Boulder Hwy #432
Henderson, NV 89015

Consultant: Attn: Ryan Cook, PLS
Summit Engineering Corp.
5405 Mae Anne Ave.
Reno, NV 89523



Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0011

The tentative parcel map approved under Parcel Map Case Number WTPM21-0011 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on September 9, 2021. 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: Katy Stark, Planner, 775.328.3618, krstark@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. WTPM21-0011 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. All boundary corners must be set.
- c. Add a Security Interest Holder's Certificate to the map if applicable.

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: David Kelly, 775.328.2630, DAKelly@washoecounty.us

- a. EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.

Washoe County Water Rights

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

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

- a. 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. Reference is made to Ground Water Rights Permit # 82484.
- b. 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.
- c. The Relinquishment form is available at the following site:
<http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- d. 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.*
- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.

- f. 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. This parcel map will create only 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- g. 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 map and comply with the appropriate area plan.

Truckee Meadows Fire Protection District

- 5. The following conditions are requirements of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact: Brittany Lemon, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.

*** End of Conditions ***

From: [Thomason, Jennifer C CIV USARMY CESPK \(USA\)](#)
To: [Stark, Katherine](#)
Subject: Tentative Parcel Map Case Number WTPM21-0011 (Giudici)
Date: Tuesday, August 10, 2021 12:53:04 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Katy,

Per the agency review memo II for July, my review was requested for the subject project. Through the Corps of Engineers Regulatory Program we administer Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act. Section 404 of the Clean Water Act regulates the discharge of dredged or fill into federally jurisdictional waters of the U.S. Section 10 of the Rivers and Harbors Act regulates work occurring in, over, and under navigable waters of the U.S. that has the potential to effect navigation. The subject project appears to include a parcel division and that action would fall outside of the Corps' Regulatory authority and thus requires no action from our office. If we can be of further assistance please let me know.

Thanks,

Jennifer C. Thomason
Senior Project Manager
Nevada-Utah Regulatory Section
300 Booth Street, Room 3050
Reno, Nevada 89509

Ph: 775-784-5304

Cell: 775-686-9622- Primary number during COVID-19 Response

Business hours: Monday-Friday, 9AM-3PM Pacific Time

In response to COVID-19, Regulatory Division staff are teleworking from home or other approved location. We will do our best to administer the Regulatory Program in an effective and efficient manner. Priority will be given to health and safety activities and essential infrastructure. Action on your permit application or other request may be delayed during this emergency. We appreciate your patience over the next several weeks.

Let us know how we're doing. Please complete the survey at:

<https://regulatory.ops.usace.army.mil/ords/f?p=136:4>

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

July 16, 2021

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

RE: Guidici Parcel Map; 038-661-14
Parcel Map; WTPM21-0011

Dear Washoe County Staff:

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

- a) EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly
EHS Supervisor
Environmental Health Services
Washoe County Health District



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: August 2, 2021
TO: Katy Stark, Planner Trainee - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: Parcel Map for: Giudici
Parcel Map Case No.: WTPM21-0011
APN: 038-661-14
Review Date: July 30, 2021

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. All boundary corners must be set.
3. Add a Security Interest Holder’s Certificate to the map if applicable.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WTPM21-0011
EXHIBIT B


From: [Kirschenman, Sophia](#)
To: [Stark, Katherine](#)
Subject: Parks Comments Re: WTPM21-0011
Date: Wednesday, July 28, 2021 2:55:01 PM
Attachments: [Outlook-5syvsnsx.png](#)
[Outlook-zzs300s3.png](#)
[Outlook-0aspccmx.png](#)
[Outlook-ynlwxykj.png](#)
[Outlook-dlb3nrsx.png](#)

Hi Katy,

I've reviewed WTPM21-0011 on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you!



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WTPM21-0011 (Giudici) Conditions of Approval
Date: Monday, July 19, 2021 2:36:02 PM
Attachments: [image001.png](#)

Hi Katy,

This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.

<https://tmfpd.us/fire-code/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

August 2, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0011 Giudici

Dear Katy,

In reviewing dividing a 6.09-acre parcel into two parcels, the Conservation District has no comments for this project.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

July 20, 2021

TO: Katy Star, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM21-0011 (Giudici)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 6.09-acre parcel into two parcels. The two resulting parcels of land are proposed to be 2.75 acres and 3.34 acres in size.

The property is located at 0 Mario Road, APN: 038-661-14.

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. Reference is made to Ground Water Rights Permit # 82484.
- 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) The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- 4) 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.*
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 6) 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



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

created parcels and one existing or remains thereof. This parcel map will create only 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.

- 7) 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 map and comply with the appropriate area plan.

From: [Rodela, Brett A](#)
To: [Stark, Katherine](#)
Cc: [Freund, Sandy](#)
Subject: WTPM21-0011 (Giudici)
Date: Wednesday, July 28, 2021 9:29:34 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, Ms./Mrs. Stark,

WCSO has no comments at this time pertaining to WTPM21-0011 (Giudici), but will review and respond upon submission of tentative map(s).

Brett A. Rodela

GIS Analyst

Washoe County School District, Capital Projects

Office: (775) 325-8303 | Cell: (775) 250-7762



Carl E. Giudici
Application to Washoe County for a:
Tentative Parcel Map

Prepared by:



Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

www.summitnv.com

Prepared for:

Carl E. Giudici

850 S. Boulder Hwy #432

Henderson, NV 89015

775-276-3953

July 8, 2021

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

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

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.** There may also be a fee due to the Engineering Department for Technical Plan Check.
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 a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a 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



7-7-2021

ITEM 1

FEES

TENTATIVE PARCEL MAP FOR
CARL E. GIUDICI



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

ITEM 2
DEVELOPMENT APPLICATION

TENTATIVE PARCEL MAP FOR
CARL E. GIUDICI



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

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: TENTATIVE PARCEL MAP FOR CARL E. GIUDICI			
Project Description: DIVIDE THE EXISTING PARCEL (PARCEL 1 OF RECORD OF SURVEY MAP 3584) INTO TWO RESIDENTIAL PARCELS.			
Project Address: 0 MARIO ROAD			
Project Area (acres or square feet): 6.09 ACRES			
Project Location (with point of reference to major cross streets AND area locator): BELLI RANCH (VERDI); 1/2 MILE EAST FROM THE INTERSECTINO OF MARIO ROAD & ARENTZ COURT			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
038-661-14	6.09		
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: CARL E. CIUDICI		Name: SUMMIT ENGINEERING CORP.	
Address: 850 S. Boulder Hwy #432		Address: 5405 MAE ANNE AVENUE	
Henderson, NV	Zip: 89015		Zip: 89523
Phone: 775-276-3953	Fax: N/A	Phone: 775-787-4316	Fax:
Email: cegiudici@gmail.com		Email: ryan@summitnv.com	
Cell: 702-303-8854	Other:	Cell: 775-223-7432	Other:
Contact Person: CARL E. CIUDICI		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: CARL E. CIUDICI		Name: JAY-DEE BREHM	
Address: 850 S. Boulder Hwy #432		Address: HELLO REAL ESTATE CENTER	
Henderson, NV	Zip: 89015		Zip:
Phone: 775-276-3953	Fax: N/A	Phone: 775-622-6688	Fax:
Email: cegiudici@gmail.com		Email: jaydee@welcometohello.com	
Cell: 702-303-8854	Other:	Cell: 775-622-6688	Other:
Contact Person: CARL E. CIUDICI		Contact Person: JAY-DEE BREHM	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ITEM 3
OWNER AFFIDAVIT

TENTATIVE PARCEL MAP FOR
CARL E. GIUDICI



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

Property Owner Affidavit

Applicant Name: CARL E. GIUDICI

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~~)
CLARK

I, CARL E. GIUDICI
(please print name)

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

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

Assessor Parcel Number(s): 038-661-14

Printed Name CARL E. GIUDICI

Signed [Signature]

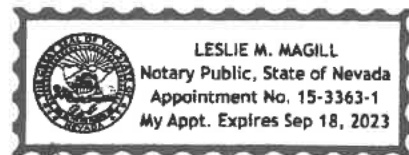
Address 223 HAWETT Cove Ct.
BOULDER CITY NV 89005

Subscribed and sworn to before me this 26 day of February, 2021

CLARK County Nevada
Notary Public in and for said county and state

My commission expires: Sept 18, 2023

(Notary Stamp)



[Signature]

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

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

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

TENTATIVE PARCEL MAP FOR
CARL E. GIUDICI



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
03866114	Active	7/8/2021 1:40:48 AM

Current Owner:
GIUDICI, CARL E
233 HALLET COVE CT
BOULDER CITY, NV 89005

SITUS:
0 MARIO RD
WCTY NV

Taxing District
4811

Geo CD:

Legal Description

Range 18 Lot D SubdivisionName BELLI RANCH ESTATES Township 19

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$574.92	\$0.00	\$0.00	\$574.92
INST 2	10/4/2021	2021	\$572.87	\$0.00	\$0.00	\$572.87
INST 3	1/3/2022	2021	\$572.86	\$0.00	\$0.00	\$572.86
INST 4	3/7/2022	2021	\$572.86	\$0.00	\$0.00	\$572.86
Total Due:			\$2,293.51	\$0.00	\$0.00	\$2,293.51

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$328.74	(\$208.52)	\$120.22
Truckee Meadows Fire Dist	\$1,044.23	(\$662.34)	\$381.89
Washoe County	\$2,691.22	(\$1,707.01)	\$984.21
Washoe County Sc	\$2,201.57	(\$1,396.43)	\$805.14
TRUCKEE CANYON SEG WATER BASIN	\$2.05	\$0.00	\$2.05
Total Tax	\$6,267.81	(\$3,974.30)	\$2,293.51

Payment History

No Payment Records Found

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

ITEM 5
APPLICATION MATERIALS

TENTATIVE PARCEL MAP FOR
CARL E. GIUDICI



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

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)?

1/2 MILE EAST FROM THE INTERSECTINO OF MARIO ROAD & ARENTZ COURT

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
038-661-14	120 VACANT, SINGLE FAMILY	6.09

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.75	3.34		
Proposed Minimum Lot Width	159'	180'		

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	2.39 HDR	3.34 HDR		
Proposed Zoning Area	0.36 GR			

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.)

Yes
 No

6. Utilities:

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

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

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

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 #	82484	acre-feet per year	2.0
b. Certificate #		acre-feet per year	
c. Surface Claim #		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):

Verdi H2O, LLC

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.
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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.
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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.
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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?

N/A

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.
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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?

N/A

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.
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Grading

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

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

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

28. Surveyor:

Name	SUMMIT ENGINEERING CORP., RYAN COOK, PLS
Address	5405 MAE ANNE AVENUE, RENO NV 89523
Phone	775-787-4316
Cell	775-223-7432
E-mail	ryan@summitnv.com
Fax	775-747-8559
Nevada PLS #	15224

Order No.: 02101297-CD

EXHIBIT A

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel 1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Carol Del Carlo, Record of Survey Map No. 3584, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 5, 1999, as File No. 2324828, Official Records, being more particularly described as follows:

BEGINNING at the Southwest corner of Parcel D, as shown on that "Parcel Map for Carl and Elsie Giudici", recorded on June 19, 1995, as Parcel Map No. 2919, Document No. 1901746, Official Records, of Washoe County, State of Nevada;

Thence along said Easterly right-of-way for Mario Road, along the arc of a curve to the left, from a tangent which bears N 12°31'16" W, having a radius of 1030.00 feet, through a central angle of 18°55'07", and an arc length 340.10 feet;

Thence N 58°33'37" E, 544.76 feet to a point on the Easterly line of Parcel C of said Parcel Map No. 2919;

Thence along said Easterly line, S 28°36'16" E. 96.93 feet to the Northeast corner of Parcel D of said Parcel Map No. 2919;

Thence along the Easterly line of said Parcel D, S 28°36'16" E, 105.76 feet;

Thence S 39°50'49" E, 391.75 feet;

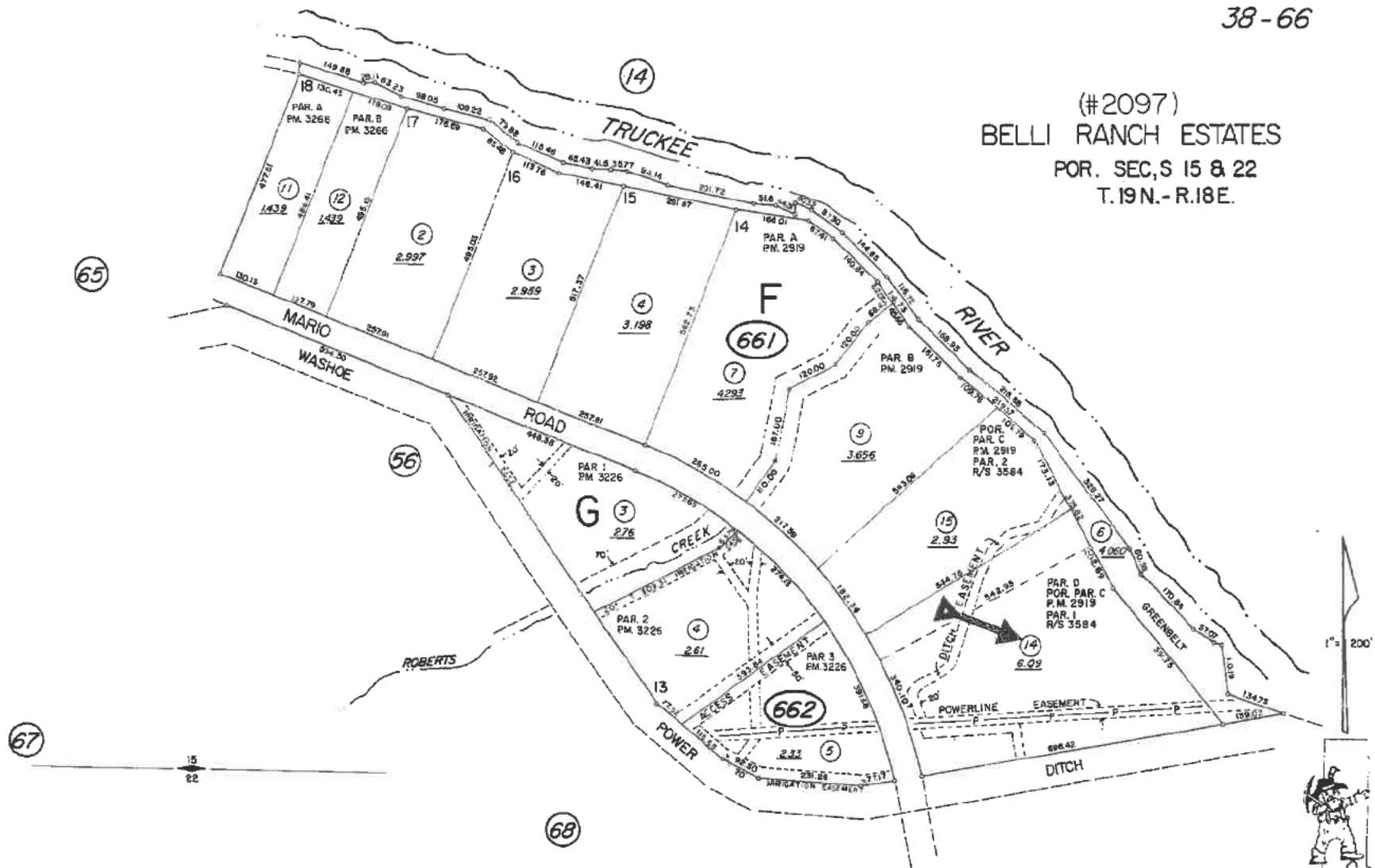
Thence along the Southerly line of said Parcel D, S 80°07'51" W, 696.42 feet to the POINT OF BEGINNING.

APN: 038-661-14

Document No. 5040991 is provided pursuant to the requirements of Section 6.NRS 111.312.

38-66

(#2097)
BELLI RANCH ESTATES
POR. SEC. S 15 & 22
T. 19N. - R. 18E.



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by G.S. 4/86
Revised by 9/28 8/97 11/97 TWT 5/5/99

WTPM21-0011
EXHIBIT C

and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly provided by encumbrances, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ITEM 7

24"X36" NON-COLOR DISPLAY MAP

ATTACHED AS LAST PAGE OF PACKET

TENTATIVE PARCEL MAP FOR
CARL E. GIUDICI



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

**WTPM21-0011
EXHIBIT C**

PRELIMINARY, FOR REVIEW ONLY

TENTATIVE PARCEL MAP

FOR

CARL E. GIUDICI, AN UNMARRIED MAN

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CARL E. GIUDICI, AN UNMARRIED MAN, 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 SHOWN AND NOTED HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE EASEMENTS SHOWN & NOTED HEREON ARE HEREBY GRANTED TO WASHOE COUNTY.

CARL E. GIUDICI, AN UNMARRIED MAN

BY: _____ DATE _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, CARL E. GIUDICI, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL OF THE LANDS DELINEATED HEREON, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS, 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 COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE OF NEVADA, INC.
ORDER No.: 02101297-CD

BY: _____ DATE _____

TITLE:

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM21-_____ 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.

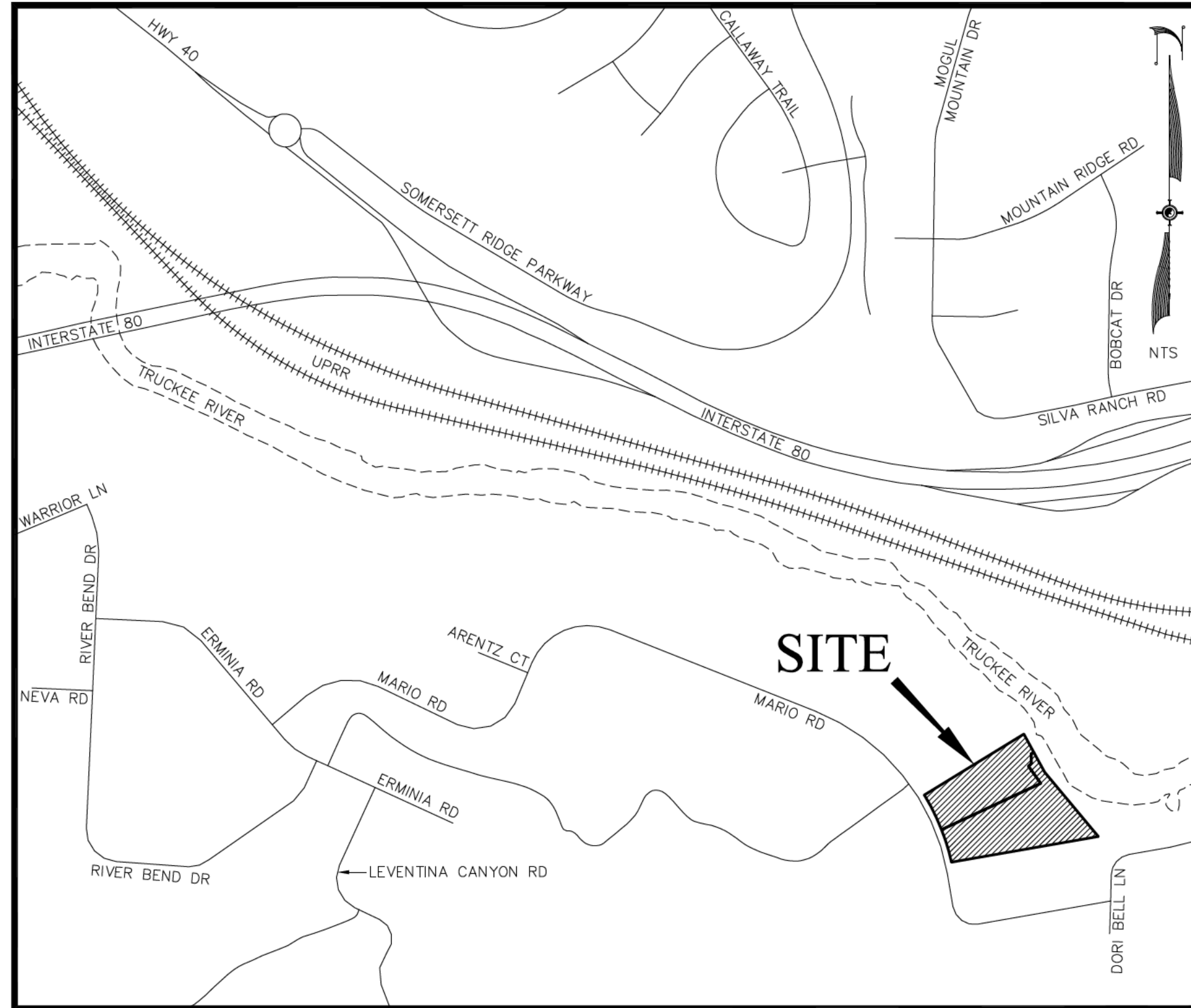
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

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 _____



VICINITY MAP
(NOT TO SCALE)

NOTES:

- 1) PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE AS FOLLOWS: 10 FEET COINCIDENT WITH ALL EXTERIOR LOT LINES AND 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES.
- 2) THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION.
- 3) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 4) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- 5) THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF UNSHADED ZONE "X", BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 32031C03140 & MAP NO. 32031C0318G BOTH WITH A DATE OF MARCH 16, 2009, FOR COMMUNITY NO. 32019, IN WASHOE COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
- 7) TOTAL NUMBER OF PARCELS = 2; TOTAL AREA = 6.09± ACRES.
- 8) WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED.
- 9) 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.
- 10) NATURAL DRAINAGE WILL NOT BE IMPEDED.
- 11) A SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS ALL PARCELS CREATED BY THIS MAP.
- 12) THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
- 13) ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUCH COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 14) THE SUBJECT PARCEL IS CURRENTLY ZONED HDR 94% AND GR 6%. THE NEW PARCELS ARE CONFIGURED TO COMPLY WITH WASHOE COUNTY PLANNING DEPARTMENT POLICIES FOR SPLIT ZONING POLICIES.
- 15) PER TRACT MAP 2097, "IRRIGATION AND/OR DRAINAGE EASEMENTS TO BE PERPETUATED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER" AND "SURFACE WATER RIGHTS THAT ARE APPURTENANT TO EACH LOT ARE TO REMAIN ON THAT LOT AND CANNOT BE TRANSFERRED. SEE RECORDS IN THE OFFICE OF NEVADA STATE ENGINEER".
- 16) PER REFERENCE 5, THE FOLLOWING NON-PLOTTABLE EXCEPTIONS ARE INCLUDED:
BOOK 1123, PAGE 189, DOC. 485322, 9/2/1977
BOOK 1919, PAGE 730, DOC. 880300, 9/20/1983
BOOK 1919, PAGE 736, DOC. 880301, 9/20/1983
CC&RS DOC. 4889499, 3/23/2017

TAX CERTIFICATE

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

APN 038-661-14

WASHOE COUNTY TREASURER _____ DATE _____

UTILITY COMPANIES CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

BY:

TITLE:

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY _____ DATE _____

BY:

TITLE:

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA _____ DATE _____

BY:

TITLE:

CHARTER COMMUNICATIONS _____ DATE _____

BY:

TITLE:

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CARL E. GIUDICI.
- 2) THE LAND SURVEYED LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____ 2021.
- 3) THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK

NEVADA P.L.S. 15224

FILE No. _____
 FEE: \$ _____
 FILED FOR RECORD AT THE REQUEST
 OF SUMMIT ENGINEERING CORPORATION
 ON THIS _____ DAY OF _____
 2021, AT _____ MINUTES PAST _____
 O'CLOCK _____ OFFICIAL RECORDS
 OF WASHOE COUNTY, NEVADA
 COUNTY RECORDER _____
 BY: _____
 DEPUTY _____

TENTATIVE PARCEL MAP
FOR
**CARL E. GIUDICI,
AN UNMARRIED MAN**

A DIVISION OF PARCEL 1 RECORD OF SURVEY 3584
LOCATED WITHIN A PORTION OF THE SE 1/4
OF SECTION 15, T19N, R18E, MDM

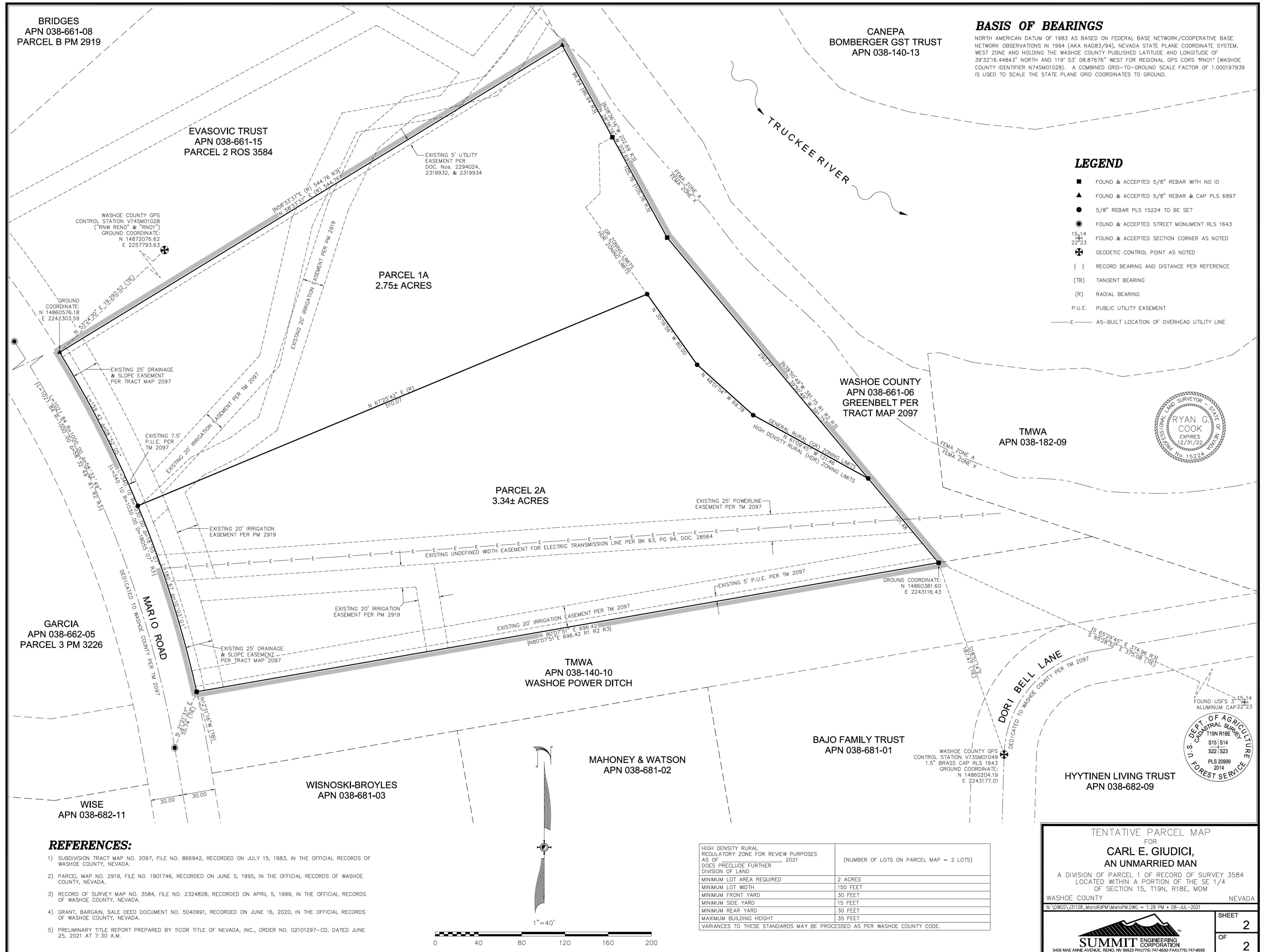
WASHOE COUNTY _____ NEVADA

N:\DWG\31128_MarioRdPM\MarioRdPM.DWG ~ 1:27 PM • 08-JUL-2021

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523 PH(775) 747-8550 FAX(775) 747-8559

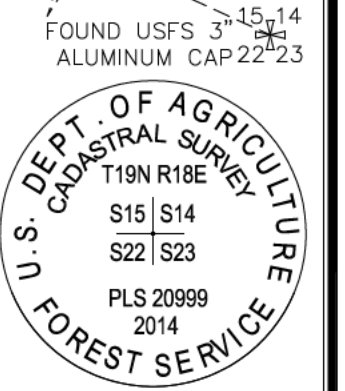
SHEET	1
OF	2

PRELIMINARY, FOR REVIEW ONLY



BASIS OF BEARINGS
 NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°32'16.44843" NORTH AND 119° 53' 08.87676" WEST FOR REGIONAL GPS CORRS "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

- LEGEND**
- FOUND & ACCEPTED 5/8" REBAR WITH NO ID
 - ▲ FOUND & ACCEPTED 5/8" REBAR & CAP PLS 6897
 - 5/8" REBAR PLS 15224 TO BE SET
 - FOUND & ACCEPTED STREET MONUMENT RLS 1643
 - ⊕ FOUND & ACCEPTED SECTION CORNER AS NOTED
 - ⊕ GEODETIC CONTROL POINT AS NOTED
 - { } RECORD BEARING AND DISTANCE PER REFERENCE
 - (TB) TANGENT BEARING
 - (R) RADIAL BEARING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E — AS-BUILT LOCATION OF OVERHEAD UTILITY LINE



- REFERENCES:**
- SUBDIVISION TRACT MAP NO. 2097, FILE NO. 866942, RECORDED ON JULY 15, 1983, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - PARCEL MAP NO. 2919, FILE NO. 1901746, RECORDED ON JUNE 5, 1995, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - RECORD OF SURVEY MAP NO. 3584, FILE NO. 2324828, RECORDED ON APRIL 5, 1999, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - GRANT, BARGAIN, SALE DEED DOCUMENT NO. 5040991, RECORDED ON JUNE 16, 2020, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - PRELIMINARY TITLE REPORT PREPARED BY TICOR TITLE OF NEVADA, INC., ORDER NO. 02101297-CD, DATED JUNE 25, 2021 AT 7:30 A.M.

HIGH DENSITY RURAL REGULATORY ZONE FOR REVIEW PURPOSES AS OF 2021 DOES PRECLUDE FURTHER DIVISION OF LAND	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

TENTATIVE PARCEL MAP FOR
CARL E. GIUDICI,
 AN UNMARRIED MAN
 A DIVISION OF PARCEL 1 OF RECORD OF SURVEY 3584 LOCATED WITHIN A PORTION OF THE SE 1/4 OF SECTION 15, T19N, R18E, MDM
 WASHOE COUNTY NEVADA
 N:\DWG\J1128_MarioRPM\MarioPM.DWG ~ 1:28 PM • 08-JUL-2021

SHEET 2 OF 2

SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV 89523 PH(775) 747-8550 FAX(775) 747-4859

ITEM 8
SUPPORTING INFORMATION

TENTATIVE PARCEL MAP FOR
CARL E. GIUDICI



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

PRELIMINARY, FOR REVIEW ONLY

TENTATIVE PARCEL MAP FOR CARL E. GIUDICI, AN UNMARRIED MAN

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CARL E. GIUDICI, AN UNMARRIED MAN, IS THE OWNER OF THE SUBJECT OF LAND REFERENCED ON THIS PLAN, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAID PLAN IS PREPARED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NEVADA CHAPTER 208, THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF ADDRESS INDENTED AND EASEMENTS INDENTED HEREON, THE EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED TO WASHOE COUNTY.

CARL E. GIUDICI, AN UNMARRIED MAN

BY: CARL E. GIUDICI DATE

NOTARY PUBLIC CERTIFICATE

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN SAID COUNTY, CARL E. GIUDICI, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, A WRITING PREPARED IN NEVADA SET BY HIMSELF AND AFTER MY OFFICIAL DULY THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT THE SUBSCRIBER OFFERS THIS PLAN AS THE LAST TRUE RELEASE OF RECORD FOR ALL OF THE LANDS DESCRIBED HEREON, THAT NO ONE HELD OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LISTS OF RECORD AGAINST THE LANDS DESCRIBED HEREON, OF ANY FIRST RECORD, FOR GOVERNMENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FROM THE STATE AND
COUNTY OF NEVADA

BY: _____ DATE

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WPM21-0011 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 OFFICE OF RECORDATION IS SAID SUBJECT AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 208.

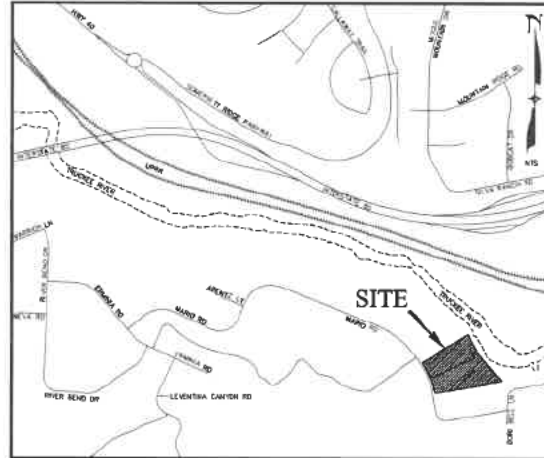
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 208.011 THROUGH 208.020.

WOLFA HAUGSTADT, DIRECTOR, PLANNING AND BUILDING DIVISION

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH THIS APPROVAL CONCERNING 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



VICINITY MAP
(NOT TO SCALE)

NOTES:

- PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE AS FOLLOWS TO FEET CONFORMANT WITH ALL EXISTING LOT LINES AND TO FEET CENTERED ABOUT ALL INTERIOR LOT LINES.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAN INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL, FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THIS PARCEL AND THE RIGHT TO EJECT ANY PERSON WITHIN SAID UTILITY FACILITIES FOR THE PURPOSES OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY AND CABLE TV COMPANIES.
- NO UNDESIRABLE STRUCTURES SHALL BE LOCATED ON A PARCEL THAT HAS BEEN ACTIVE DURING THE HOLOGIC EPOCH OF GEODESIC TIME.
- THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA MARKED A ZONE DESIGNATION OF UNDESIRABLE "U", BY THE SECRETARY OF LAND AND NATURAL DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1303220204A, A MAP NO. SUPERSEDED BOTH BY A DATE OF MARCH 15, 2006, FOR COUNTY NO. 20019, IN WASHOE COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THE NATURAL DRAINAGE WILL NOT BE IMPAIRED DURING THE IMPLEMENTATION OF THESE PARCELS.
- TOTAL NUMBER OF PARCELS = 2; TOTAL AREA = 6.06 ACRES.
- WASHOE COUNTY WILL FILE ADDRESS ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED.
- 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.
- NATURAL DRAINAGE WILL NOT BE IMPAIRED.
- A SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS ALL PARCELS CREATED BY THIS MAP.
- THE OWNER, LESSORS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRREDEEMABLE FLOOD CROSSING THESE PARCELS SHALL BE PERMITTED, ANY LEGAL RIGHTS TO WATER FROM THESE CROSSINGS SHALL BE MAINTAINED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO WATER HOLDERS OF THESE CROSSINGS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE WHICH CONFLICT WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 414.
- THE SUBJECT PARCEL IS CURRENTLY OWNED HER BY ME AND OR ALL THE NEW PARCELS ARE CONFIGURED TO COMPLY WITH WASHOE COUNTY PLANNING DEPARTMENT POLICIES FOR SPAT ZONING POLICIES.
- FOR TRACT MAP 2007, "IRREDEEMABLE AND/OR DRAINAGE EASEMENTS TO BE PERMITTED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER AND TOLERANCE WATER RIGHTS THAT ARE APPROPRIATE TO EACH LOT ARE TO REMAIN ON THAT LOT AND CANNOT BE TRANSFERRED. SEE RECORDS IN THE OFFICE OF NEVADA STATE ENGINEER."
- PER REFERENCE 5, THE FOLLOWING NON-APPLICABLE PROVISIONS ARE INCLUDED:
BOOK 1125, PAGE 189, DOC. 482624, 1/27/2017
BOOK 1810, PAGE 730, DOC. 480004, 1/25/2018
BOOK 1810, PAGE 750, DOC. 480004, 1/25/2018
COUNTY DOC. 480409, 3/22/2017

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVEYANCE OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.200.

PN 030-081-14

WASHOE COUNTY TREASURER DATE

UTILITY COMPANIES CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

BY:

TITLE:

SERRA PACIFIC POWER COMPANY SAIA NV ENERGY DATE

BY:

TITLE:

NEVADA BELL TELEPHONE COMPANY SAIA NV/AT NEVADA DATE

BY:

TITLE:

CHARTER COMMUNICATIONS DATE

BY:

TITLE:

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY

- THE PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF CARL E. GIUDICI.
- THE LAND SURVEYED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 15 EAST, NEVADA, WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 2021.
- THIS PLAN COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 630 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND SUBSTANTIALITY.

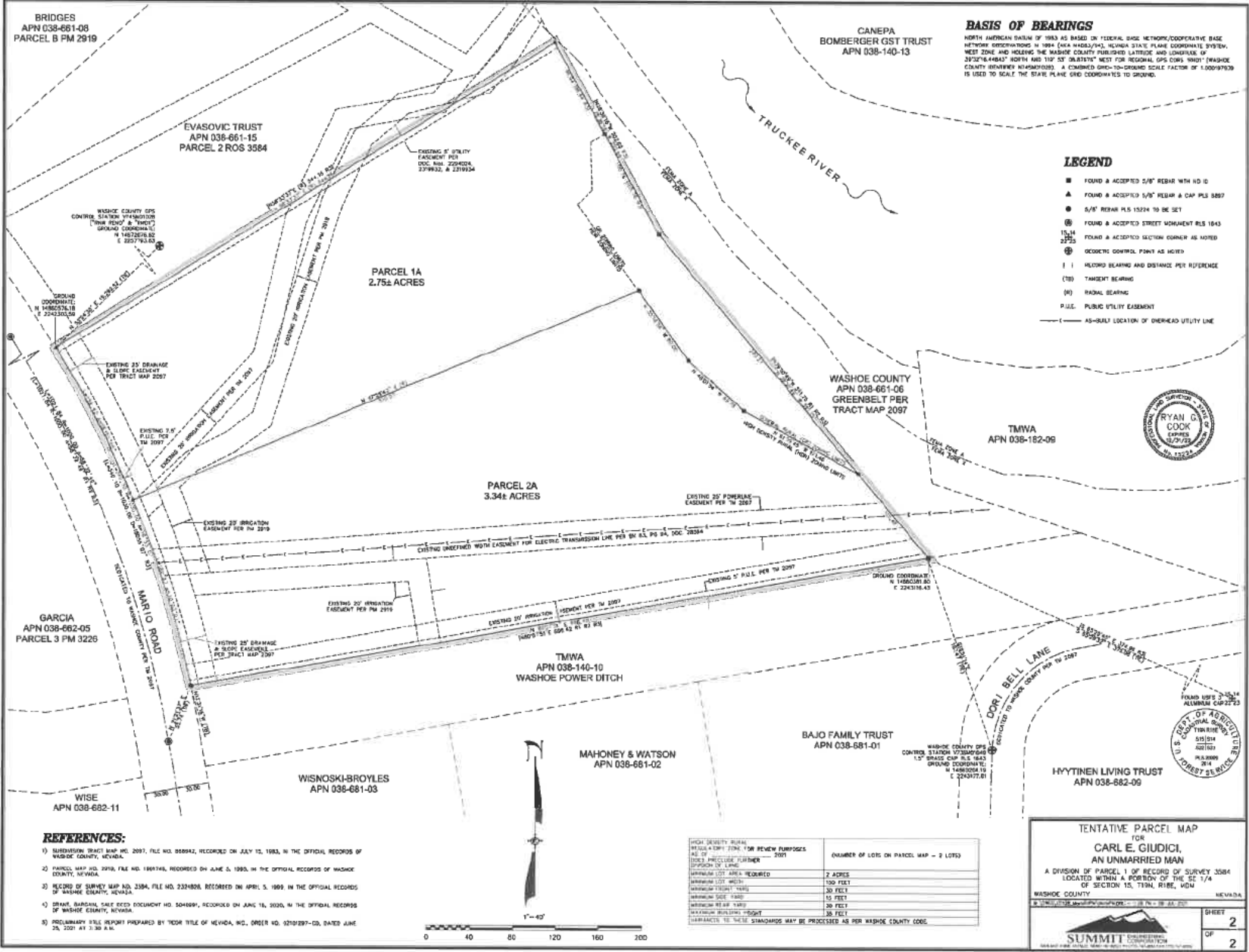


RYAN G. COOK

NEVADA P.L.S. 15224

FILE NO. _____	TENTATIVE PARCEL MAP
FEE: \$ _____	FOR
FILED FOR RECORD BY THE REQUEST	CARL E. GIUDICI,
OF SUMMIT ENGINEERING CORPORATION	AN UNMARRIED MAN
ON THIS _____ DAY OF _____	A DIVISION OF PARCEL 1 RECORD OF SURVEY 2004
2021, AT _____ MINUTES PAST _____	LOCATED WITHIN A PORTION OF THE SE 1/4
O'CLOCK, _____ OFFICIAL RECORDS	OF SECTION 10, T16N, R15E, W08W
OF WASHOE COUNTY, NEVADA	WASHOE COUNTY
COUNTY RECORDER	NEVADA
BY: _____	
TITLE: _____	
	SHEET 1
	OF 2

PRELIMINARY, FOR REVIEW ONLY



BRIDGES
APN 038-661-08
PARCEL B PM 2919

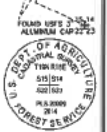
EVASOVIC TRUST
APN 038-661-15
PARCEL 2 ROS 3584

CANEPA
BOMBERGER GST TRUST
APN 038-140-13

BASIS OF BEARINGS
NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BENCH NETWORK/COOPERATIVE BENCH NETWORK OBSERVATIONS IN 1994 (NAD 83/NA 83). NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°27'44.843" NORTH AND 110° 57' 57.514" WEST FOR RECORDING OFFICE (WASHOE COUNTY BUREAU OF MEASUREMENTS). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.00097029 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

LEGEND

- FOUND & ACCEPTED 5/8" REBAR WITH NO ID
- ▲ FOUND & ACCEPTED 3/8" REBAR & CAP PLUS 3267
- 5/8" REBAR PLUS 13224 TO BE SET
- ⊙ FOUND & ACCEPTED STREET WISMANMENT RLS 1643
- ⊕ FOUND & ACCEPTED SECTION CORNER AS NOTED
- ⊗ OCCURRING CONTROL POINT AS NOTED
- | | MEASURED BEARING AND DISTANCE PER REFERENCE
- (T) TANGENT BEARING
- (R) RADIAL BEARING
- P.U.E. PUBLIC UTILITY EASEMENT
- AS-BUILT LOCATION OF OVERHEAD UTILITY LINE



REFERENCES:

- 1) SUBDIVISION TRACT MAP NO. 2097, FILE NO. 388942, RECORDED ON JULY 13, 1993, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) PARCEL MAP NO. 2919, FILE NO. 1891749, RECORDED ON JUNE 3, 1990, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) RECORD OF SURVEY MAP NO. 3394, FILE NO. 2324826, RECORDED ON APRIL 3, 1999, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DEWALT, BARBARA, SALE EXCISE DOCUMENT NO. 304899, RECORDED ON JUNE 18, 2020, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PRELIMINARY TITLE REPORT PREPARED BY TERA TITLE OF NEVADA, INC., ORDER NO. 0291037-03, DATED JUNE 25, 2021 AT 3:30 P.M.

HIGH SURVEY POINTS WASDA 2017, 2018 FOR REVIEW PURPOSES ALL 3 RECORDED SURVEY - 2021		NUMBER OF LOTS ON PARCEL MAP - 2 (LOTS)
MINIMUM LOT AREA - REQUIRED	2 ACRES	
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YIELD	30 FEET	
MINIMUM DEEP YIELD	15 FEET	
MINIMUM REAR YIELD	30 FEET	
MINIMUM SIDE YIELD	30 FEET	
MINIMUM REAR YIELD	30 FEET	
MINIMUM SIDE YIELD	30 FEET	
STANDARD: IN THESE STANDARDS MAY BE PROCEEDED AS PER WASHOE COUNTY CODE.		

TENTATIVE PARCEL MAP
FOR
CARL E. GIUDICI,
AN UNMARRIED MAN
A DIVISION OF PARCEL 1 OF RECORD OF SURVEY 3584
LOCATED WITHIN A PORTION OF THE SE 1/4
OF SECTION 15, T10N, R10E, W04N
WASHOE COUNTY NEVADA
FILED IN THE OFFICE OF THE COUNTY CLERK - 11:28 P.M. - 10 JUL 2021
SUMMIT SURVEYING & MAPPING
2024 3RD FLOOR, SUITE 1000, 2210 W. WASHINGTON AVENUE, SPARKS, NV 89411
SHEET 2
OF 2



1" = 100'



SCALE: 1"=100'	DESIGNED BY: RGC
JOB #: 31128	CHECKED BY: RGC
	DRAWN BY: rcook
N:\DWGS\J31128_MarioRdPMMarioBMap.DWG ~ 3:51 PM * 05-MAY-2021	

0 MARIO ROAD; CARL GIUDICI
 DISPLAY OPTION 1 OF PROPOSED BOUNDARIES
 5/5/2021

SHEET
 1
 OF
 1
 WT M21-b011
 EXHIBIT C