



# Parcel Map Review Committee Staff Report

Meeting Date: July 13, 2023

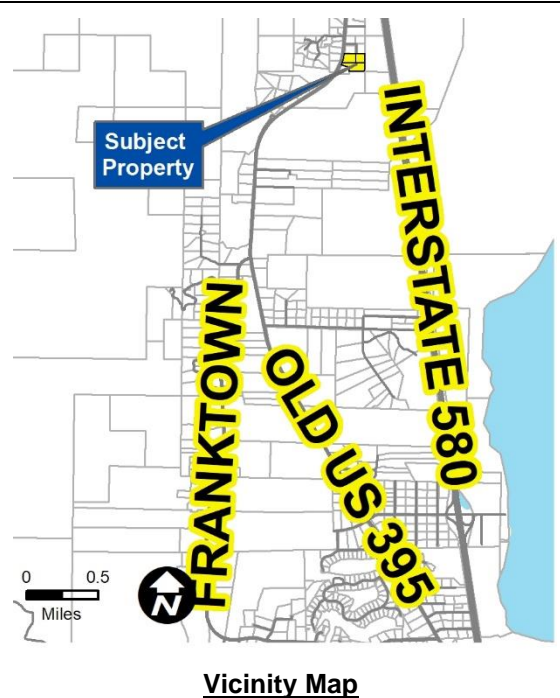
Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM23-0006 (Ophir Hill)
BRIEF SUMMARY OF REQUEST:	Merger of three parcels of land and re-division into four parcels of land
STAFF PLANNER:	Katy Stark, Planner Phone Number: 775.328.3618 E-mail: krstark@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map to allow the merger and subsequent re-division of three existing parcels of land into four parcels of land. The existing parcels are 5.29 acres, 2.48 acres and 3.58 acres in size. The resulting parcels will be 2.53 acres, 2.53 acres, 2.97 acres, and 3.26 acres.

Applicant/Owner: Burdick Excavating Co., Inc.  
 Location: 632 Old US 395, Washoe Valley, NV 89704  
 APN: 046-032-02, 046-032-04 & 046-032-05  
 Parcel Size: 5.29 acres, 2.48 acres & 3.58 acres (total: 11.35 acres)  
 Master Plan: Rural Residential  
 Regulatory Zone: High Density Rural (HDR)  
 Area Plan: South Valleys  
 Development Code: Authorized in Article 606, Parcel Maps  
 Commission District: 2 – Commissioner Clark



### 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 WTPM23-0006 for Burdick Excavating Co., Inc., 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 Pages 11 and 12)*

**Staff Report Contents**

Parcel Map.....3  
Site Plan .....4  
Tentative Parcel Map Evaluation.....4  
Development Information .....5  
Ophir Hill Special Use Permit .....6  
Neighborhood Meeting.....7  
South Valleys Area Plan Modifiers .....7  
Area Plan Evaluation.....7  
Reviewing Agencies.....9  
Recommendation ..... 11  
Motion..... 11  
Appeal Process..... 12

---

**Exhibits Contents**

Conditions of Approval..... Exhibit A  
Agency Comments..... Exhibit B  
Project Application ..... Exhibit C  
Site Plan – Updated with Remaining Building ..... Exhibit D  
Site Plan – Front Yard Setback ..... Exhibit E

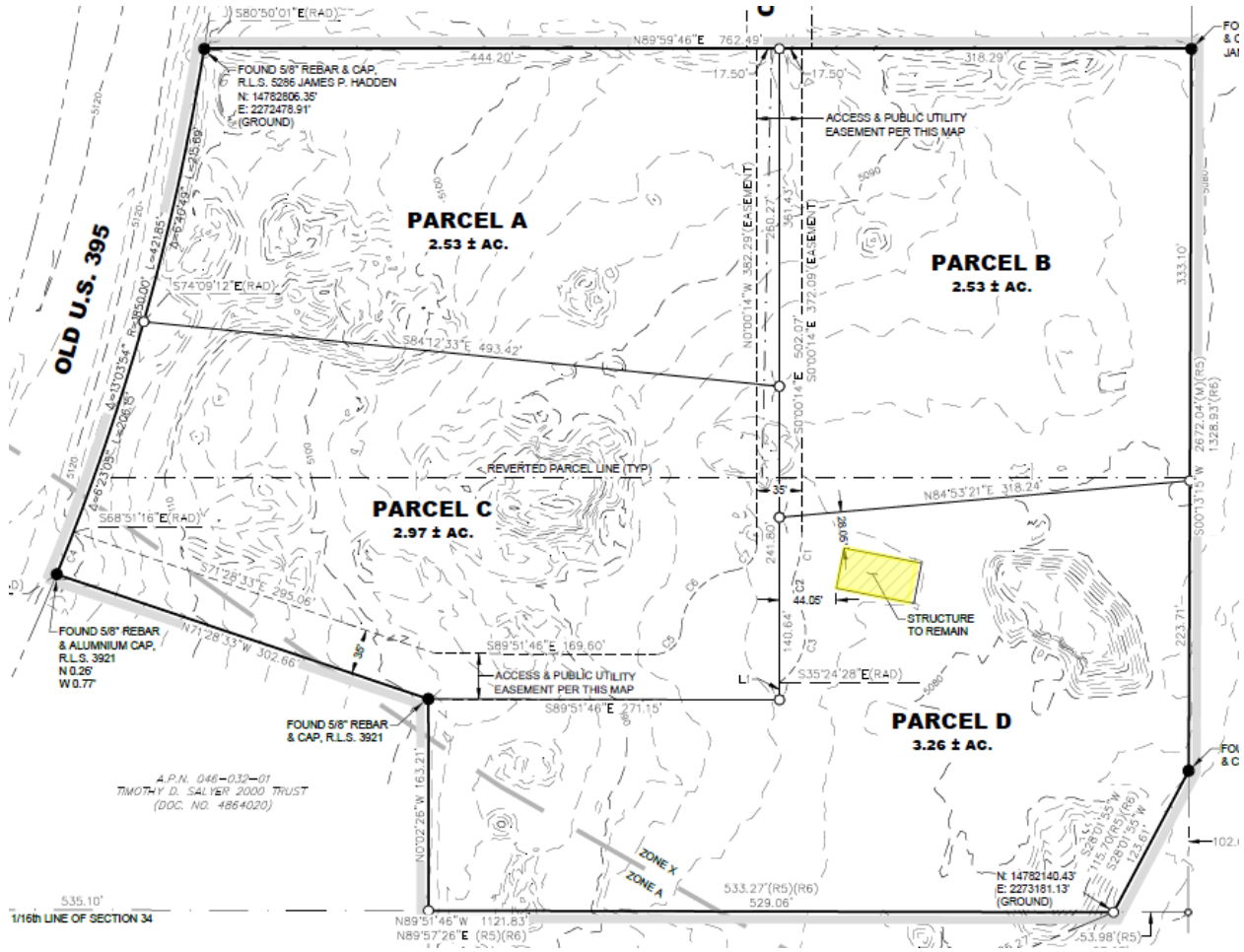
## **Parcel Map**

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 22 months from the date of approval and record the map 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 WTPM23-0006 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



**Site Plan**

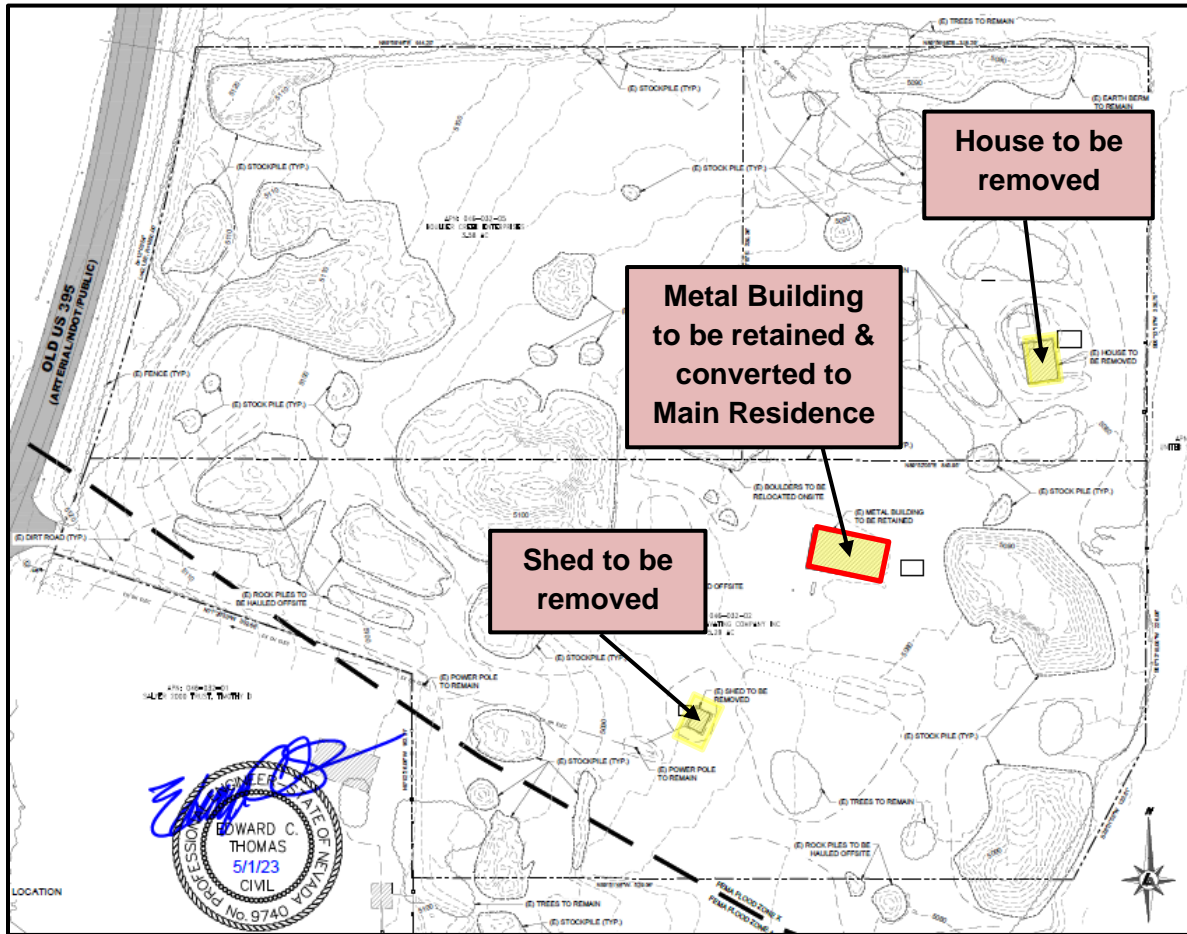
**Tentative Parcel Map Evaluation**

Requirement	Evaluation
Area Plan	South Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	High Density Rural (HDR)
Maximum Lot Potential	4
Number of Lots on Parcel Map	4
Minimum Lot Size Required	2 acres
Minimum Lot Size on Parcel Map	2.53 acres
Minimum Lot Width Required	150 feet
Minimum Lot Width on Parcel Map	163 feet
Development Suitability Map	Most Suitable for Development & Some portions Slopes Greater than 15%
Hydrographic Basin	Washoe Valley Hydrographic Basin

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

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

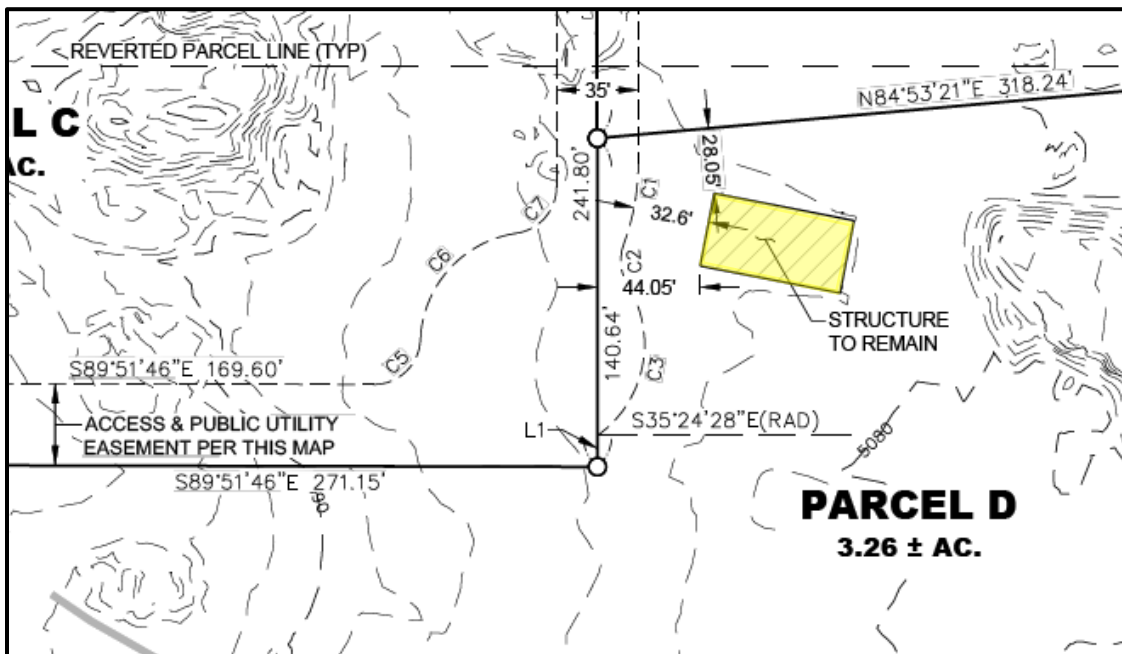
**Development Information** The subject parcels are developed with a single-family residence and several detached accessory structures. The required setbacks for the High Density Rural (HDR) regulatory zone are 30 feet from the front and rear yard property lines and 15 feet from the side yard property lines. The applicant has indicated that the single-family residence and the shed will be removed. See image below.



**Existing Structures to be Removed or Retained**

There is a detached accessory structure (metal building in the image above), located on proposed Parcel D, which the applicant would like to retain. Per WCC Section 110.306.15, it is unlawful to construct, erect or locate accessory structures and/or uses on any lot without an existing main structure or principal use as provided for under Article 302, Allowed Uses. In order to retain this accessory structure on proposed Parcel D, the applicant will be required to convert the accessory structure to a main residence prior to recordation of the final map or construct a new residence on proposed Parcel D prior to recordation of the final map. This condition is included in Exhibit A. If the applicant chooses not to convert the accessory structure to a main residence or construct a new residence on the parcel, then the accessory structure must be removed prior to recordation of the final map.

An additional image of proposed Parcel D is shown below. There is a 35-foot access and public utility easement shown on the parcel map. According to the site plan (see page 4), the existing accessory structure is located 44.05 feet from the proposed front yard property line. The front yard building setback for the HDR regulatory zone is 30 feet. However, WCC Section 110.406.05 states: "All required yard setbacks are measured from the property line with the following exceptions: (1) when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure". The 30-foot front yard setback must be measured from the edge of the 35-foot access easement. Prior to recordation of the final parcel map, the applicant will need to provide evidence of this 30-foot minimum setback. This condition of approval is included in Exhibit A. At staff's request, the applicant provided an updated image for illustration, showing a distance of 32.6 feet between the edge of the access easement and the west side of the accessory structure (see image below and Exhibit E). A distance of 32.6 feet meets the HDR setback requirement.



**Proposed Parcel D – Access & Remaining Structure**

**Ophir Hill Special Use Permit**

The applicant also submitted a special use permit application (WSUP22-0027) to legalize the grading that took place on site and to legalize the grading required to bring the previous grading of subject site into conformance with code requirements per Article 438 of the Washoe County Development Code. The special use permit includes grading of 22,050 cubic yards of cut, 16,750 cubic yards of fill, and a net result of 5,300 cubic yards remaining, which will be exported off site. The proposal also includes 5,500 cubic yards of export for existing rock piles on site. The rock piles will be hauled to Mound House, Nevada. The proposed special use permit also includes restoration efforts for unpermitted grading on the adjacent Bureau of Land Management (BLM) parcel; the total unpermitted disturbed area to be restored is 0.82 acres.

The applicant has proposed a 2-phase approach to the requested special use permit. Phase 1 includes hauling off the rock stockpiles, excess materials, old equipment, palletized rocks, and any other bulk items necessary for removal within a 4-month time frame. Phase 2 includes grading for building pads, the roadway, installing utilities, paving, and complete restoration of BLM land, with temporary irrigation included for revegetation within a 6-month time frame.



Special Use Permit WSUP22-0027 (Ophir Hill Grading) was heard by the Washoe County Board of Adjustment on July 6, 2023.

**Neighborhood Meeting**

**Neighborhood meetings are not required for a parcel map.** However, the subject parcels are currently going through the special use permit for grading. As a result, the applicant held a neighborhood meeting as part of the special use permit process. The applicant provided information to those present at the meeting that the end goal of the special use permit is a parcel map for residential units.

The applicant held a neighborhood meeting on August 8, 2022. The primary concerns were related to roadway safety, house positioning, setbacks, legal access and disruptions to the legal access.

The applicant held a second neighborhood meeting on February 20, 2023. There were two citizens present at the neighborhood meeting. The primary concerns were related to the rock piles and if they would remain on site, trees along old highway 395, and the project timeline.

**South Valleys Area Plan Modifiers**

The subject parcel is located within the South Valleys Area Plan. The following is the pertinent policy from the Area Plan:

**Section 110.210.05 Water Rights Dedication Requirements.**

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.

The parcels are located in the Washoe Valley Hydrographic Basin. The proposed parcel map was reviewed by Washoe County Water Rights. Water Rights staff provided conditions of approval included in Exhibit A. These conditions of approval require the applicant to provide appropriate water rights and to take the required steps for domestic wells. Nevada Division of Water Resources also reviewed the project application and provided a condition included in Exhibit A.

**Area Plan Evaluation**

The subject parcel is located within the South Valleys Area Plan and the West Washoe Valley Rural Character Management Area (CMA). The following are the pertinent Policies from the Area Plan:

***Relevant Area Plan Policies Reviewed***

Policy	Brief Policy Description	Complies	Condition of Approval
SV.14.1	Prior to final map recordation of tentative maps...in the South Valleys planning area, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) will be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.	Yes	The application was provided to SHPO for review. No response was received from SHPO.
SV.15.5	As new residential and commercial	Yes	The application was reviewed by

	properties develop in the South Valleys planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.		Washoe County Regional Parks and Open Space (Parks). Parks did not provide any conditions related to potential trail connections. The condition provided by Parks is included in Exhibit A.
SV.18.2	Development in the South Valleys area will comply with all local, state and federal standards regarding air quality.	Yes	The application was provided to Washoe County Health District, Air Quality, for review. No response was received.
SV.20.1	Prior to the recordation of final maps for approved tentative maps...or any project impacting 10 or more acres in the South Valleys 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.	Yes	Nevada Department of Wildlife (NDOW) reviewed the application. NDOW did not provide any conditions, and NDOW does not require a wildlife mitigation plan for this division of land.
SV.24.4	Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development unless a new source of water from outside the basin is approved by the appropriate regulatory authorities.	Yes	Washoe County Water Rights and Nevada Division of Water Resources reviewed the application. Their responses are included in Exhibit B, and their conditions are included in Exhibit A. Both entities are requiring appropriate water rights and permits.
SV.24.7	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.	Yes	Washoe County Water Rights and Nevada Division of Water Resources reviewed the application. Their responses are included in Exhibit B, and their conditions are included in Exhibit A. Both entities are requiring appropriate water rights and permits.



## Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
NDOW (Wildlife)	X	X		Katie Andrie, kmandrie@ndow.org
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Building & Safety	X			
Washoe County Operations Division Director	X	X		Rich Thomsen, Road Supervisor, rthomsen@washoecounty.gov
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	Wesley Rubio, wrubio@washoecounty.gov
TMFPD	X	X	X	Dale Way; dway@tmfpd.us
Nevada State Historic Preservation	X			

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:
  - (i) 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. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A.*

- (ii) 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: *Water will be supplied by individual domestic wells. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water rights and water supply. Appropriate ground water rights must be relinquished. These conditions are included in Exhibit A.*

- (iii) The availability and accessibility of utilities.

Staff Comment: *The proposed parcels will receive water from individual domestic wells. Sewage disposal will occur via septic systems on each parcel. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and septic systems. These conditions are included in Exhibit A. Power will be provided through NV Energy.*

- (iv) 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 available to the South Valleys Planning Area.*

- (v) 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, as discussed in this staff report, and with the regulatory zoning on the property.*

- (vi) 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.*

- (vii) 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 Washoe County Operations/Roads, and no recommendations for new streets or highways was received.*

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

Staff Comment: *The subject parcel is designated as "Most Suitable" for development, with some portions designated "Slopes Greater than 15%", on the South Valleys Development Suitability map. Washoe County Engineering has provided conditions related to FEMA flood zones in Exhibit A. The applicant has also submitted a special use permit application (WSUP22-0027) for major grading, which is scheduled to be heard by the Washoe County Board of Adjustment on July 6, 2023.*

- (ix) 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.*

- (x) 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.*

- (xi) 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.*

- (xii) Recreation and trail easements.

*Staff Comment: The application was provided to Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.*

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM23-0006 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 WTPM23-0006 for Burdick Excavating Co., Inc., 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:
  - (i) 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.
  - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
  - (iii) The availability and accessibility of utilities.
  - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
  - (v) Conformity with the zoning ordinances and master plan.
  - (vi) General conformity with the governing body's master plan of streets and highways.
  - (vii) 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.

- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) 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.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) 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: Burdick Excavating Co., Inc., Attn: Linda Burdick  
[lburdick@burdickexc.com](mailto:lburdick@burdickexc.com)

Consultant: KLS Planning & Design Group, Attn: John Krmpotic  
[johnk@klsdesigngroup.com](mailto:johnk@klsdesigngroup.com)

Other: Lumos Engineering, Attn: Ed Thomas  
[Ethomas@lumosinc.com](mailto:Ethomas@lumosinc.com)



# Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0006

The tentative parcel map approved under Parcel Map Case Number WTPM23-0006 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on July 13, 2023. 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 Name – Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)**

- 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 applicant shall include a condition response memorandum with the final map submittal. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. 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.
- d. 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.
- e. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM23-0006 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.

---

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION



- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- 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.
- h. Prior to recordation of the final map, the metal building/accessory structure located on Parcel D must be legally converted (with issued certificate of occupancy) to a main residence or a new residence must be constructed (with issued certificate of occupancy) or the accessory structure must be removed. All other structures/residences must be removed prior to recordation of the final map.
- i. The distance between the edge of the access easement and the west side of the structure on Parcel D must be a minimum of 30 feet. Prior to recordation of the final map, evidence of this 30-foot minimum setback must be provided.

### **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 Name – Matthew Philumalee, PLS, 775.328.2315, [mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. An NDOT driveway permit is required.
- c. Add the FEMA floodplains to the map.
- d. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- e. Add the following note to the final map; “For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.”
- f. All boundary corners must be set.
- g. Add a Security Interest Holder’s Certificate to the map if applicable.
- h. 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.”
- i. Any Final Parcel Map associated with this Tentative Parcel Map shall not be approved or recorded until substation completion of the work associated with WSUP22-0027 (Ophir Hill Grading) is complete to the satisfaction of the County Engineer.

### **Washoe County Health District, Environmental Health Division**

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

**Contact Name – Wesley Rubio, MPH, REHS, EHS Supervisor, 775.328.2434, [wrubio@washoecounty.gov](mailto:wrubio@washoecounty.gov)**

- a. Prior to approval, the septic system for the existing house (046-032-04) must be located and identified to ensure compliance with the DBOH Regulations Governing Sewage, Wastewater, and Sanitation.
  - i. Or the existing house must be removed, and the septic system abandoned under permit prior to any final approval.
- b. Identify all water wells on the proposed map, and the water source for the existing house. All wells and the type of usage must be identified on a map.
- c. Each proposed parcel will require a Test Trench to be completed and inspected by the Health District prior to any final approval.
- d. To obtain final approval and signature on the Final Map by the Health District the following must be provided:
  - i. Paper or electronic plot plan identifying the location of all wells, test trench locations, and the location of the existing septic system serving the House on current APN (046-032-04).
  - ii. Copies of the test trench inspection and any other documentation from the Health District must be included with the plan submittal for review and signature.

#### **Truckee Meadows Fire Protection District**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.  
**Contact Name – Dale Way, Deputy Fire Chief – Fire Prevention, 775.326.6000, [dway@tmfpd.us](mailto:dway@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. <https://tmfpd.us/fire-code/>

#### **Washoe County Water Rights**

5. The following conditions are a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.  
**Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**
  - 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.
  - 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: [water.nv.gov/forms/forms20/Waiver\\_Drilling/4041F\\_Affidavit-Relinquishment\\_for\\_Domestic\\_Wells.pdf](http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F_Affidavit-Relinquishment_for_Domestic_Wells.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. The parcel map under WTPM23-0006 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.

### **Nevada Division of Water Resources**

- 6. The following condition is a requirement of Nevada Division of Water Resources, which shall be responsible for determining compliance with this condition.

**Contact Name – Steve Shell, Water Rights Specialist II, 775.684.2836, [sshell@water.nv.gov](mailto:sshell@water.nv.gov)**

- a. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer’s Office.

### **Washoe County Regional Parks and Open Space**

- 7. The following condition is a requirement of Washoe County Regional Parks and Open Space, which shall be responsible for determining compliance with this condition.

**Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3623, [fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov)**

- a. In alignment with the Washoe County Open Space and Natural Resource Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, fire breaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.

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

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

June 5, 2023

Washoe County Community Services  
Planning and Development Division

RE: Ophir Hill Tentative Parcel Map; 046-032-03 & 04  
Tentative Parcel Map; WTPM23-0006

Dear Washoe County Staff:

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

**Contact Name – Wesley Rubio - wrubio@washoecounty.us**

- a) Prior to approval, the septic system for the existing house (046-032-04) must be located and identified to ensure compliance with the DBOH Regulations Governing Sewage, Wastewater, and Sanitation.
  - a. Or the existing house must be removed, and the septic system abandoned under permit prior to any final approval.
- b) Identify all water wells on the proposed map, and the water source for the existing house. All wells and the type of usage must be identified on a map.
- c) Each proposed parcel will require a Test Trench to be completed and inspected by the Health District prior to any final approval.
- d) To obtain final approval and signature on the Final Map by the Health District the following must be provided:
  - a. Paper or electronic plot plan identifying the location of all wells, test trench locations, and the location of the existing septic system serving the House on current APN (046-032-04).
  - b. Copies of the test trench inspection and any other documentation from the Health District must be included with the plan submittal for review and signature.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS  
EHS Supervisor  
Environmental Health  
Washoe County Health District



**From:** [Program, EMS](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: May Agency Review Memo I - Tentative Parcel Map Case Number WTPM23-0006 (Ophir Hill)  
**Date:** Friday, May 19, 2023 8:04:59 AM  
**Attachments:** [May Agency Review Memo I.pdf](#)

---

Hello,

The EMS Program has reviewed the May Agency Review Memo I - Tentative Parcel Map Case Number WTPM23-0006 (Ophir Hill) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

**Sabrina Brasuell**

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

---



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: June 2, 2023

TO: Katy Stark, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

SUBJECT: Parcel Map for: Ophir Hill  
Parcel Map Case No.: WTPM23-0006  
APN: 046-032-02, 04 & 05  
Review Date: 5/17/2023

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. An NDOT driveway permit is required.
3. Add the FEMA floodplains to the map.
4. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
5. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit."
6. All boundary corners must be set.
7. Add a Security Interest Holder's Certificate to the map if applicable.
8. 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."
9. This map shall not be approved or recorded until substantial completion of the work associated with WSUP22-0027 (Ophir Hill Grading) is complete to the satisfaction of the County Engineer.



QUALITY  
PUBLIC SERVICE



INTEGRITY



EFFECTIVE  
COMMUNICATION



**From:** [Way, Dale](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Lemon, Brittany](#)  
**Subject:** WTPM23-0006 (Ophir Hill) - Conditions of Approval  
**Date:** Monday, May 15, 2023 9:06:31 AM

---

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/>.

All parcels are located in High Hazard WUI Zones.

Thank you.

**Dale Way**

**Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue**

[dway@tmfpd.us](mailto:dway@tmfpd.us) | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

---

**TO:** Katy Stark, Planner

**FROM:** Faye-Marie Pekar, Park Planner

**DATE:** June 5, 2023

**SUBJECT:** Tentative Parcel Map Case Number WTPM23-0006 (Ophir Hill)

---



I have reviewed WTPM23-0006 on behalf of Washoe County Regional Parks and Open Space (Parks Program) and prepared the following comments:

If approved, this permit would allow the applicant to merge the existing three parcels (±5.29 acres, ±2.48 and ±3.58 acres) and pursue subsequent re-division of the ±11.35-acre parcel into four parcels consisting of ±2.53 acres, ±2.53 acres, ±2.97 acres and ±3.26 acres. The subject site is located along Old US 395. The subject parcels are located adjacent to public parcel administered by the United States Forest Service. Given these considerations, the Parks Program offers the following conditions of approval:

1. In alignment with the Washoe County Open Space and Natural Resource Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, fire breaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

WWW.WASHOECOUNTY.US

**From:** [Thomsen, Richard](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Submitted May 2023 Application Review Memorandum I  
**Date:** Wednesday, May 24, 2023 1:57:12 PM  
**Attachments:** [Outlook-bz2rkgun.png](#)  
[Outlook-risc0tus.png](#)  
[Outlook-enqz1f3c.png](#)  
[Outlook-dt4fn3in.png](#)  
[Outlook-f1mydwcb.png](#)

---

Katherine,

Submitted May 2023 Application Review Memorandum I

Washoe County CSD/Operations/Roads has no comments and/or conditions for the Application Submitted

**#8 – Parcel Map Review Committee – July 13, 2023**

Thank you,



**Rich Thomsen**

**Road Supervisor | Community Services Department**

[rthomsen@washoecounty.gov](mailto:rthomsen@washoecounty.gov) | Office: 775.328.2180

625 Mt. Rose Highway Incline Village NV 89451



**From:** [Steve Shell](#)  
**To:** [Stark, Katherine](#)  
**Subject:** WTPM23-0006  
**Date:** Thursday, May 18, 2023 9:27:11 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image006.png](#)  
[image008.png](#)

---

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

There are no active water rights on the subject property.  
The subject properties lie within the Truckee Meadows Water Authority service area.  
Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell  
Water Rights Specialist II  
Department of Conservation and Natural Resources  
Nevada Division of Water Resources  
901 S. Stewart St., Suite 2002  
Carson City, NV 89701  
[sshell@water.nv.gov](mailto:sshell@water.nv.gov)  
(O) 775-684-2836 | (F) 775-684-2811



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

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

May 24, 2023

TO: Katy Stark, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Engineer, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM23-0006 (Ophir Hill)

**Project description:**

The applicant is proposing to approve a tentative parcel map to allow the merger and subsequent re-division of three existing parcels of land into four parcels of land. The existing parcels are 5.29 acres, 2.48 acres and 3.58 acres in size. The resulting parcels will be 2.53 acres, 2.53 acres, 2.97 acres, and 3.26 acres

The property is located at 632 Old US Highway 395, Assessor's Parcel Numbers: 046-032-02, 046-032-04, & 046-032-05.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site: [water.nv.gov/forms/forms20/Waiver\\_Drilling/4041F\\_Affidavit-Relinquishment\\_for\\_Domestic\\_Wells.pdf](http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F_Affidavit-Relinquishment_for_Domestic_Wells.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*



# WASHOE COUNTY

## COMMUNITY SERVICES

### INTEGRITY COMMUNICATION SERVICE

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

*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 created parcels and one existing or remains thereof. The parcel map under WTPM23-0006 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:** [Katie Andrie](#)  
**To:** [Stark, Katherine](#)  
**Subject:** RE: Project Review - Parcel Map WTPM23-0006 (Ophir Hill)  
**Date:** Thursday, June 29, 2023 11:01:48 AM  
**Attachments:** [image006.png](#)

---

[**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,

Because the subdivision is rather small, we would not request a wildlife mitigation plan and subsequent offsite compensatory mitigation. However for larger projects we definitely appreciate the inclusion and coordination to develop minimization and mitigation plans. Thanks for reaching out.

Katie



**Katie Andrie, Western Region Supervising Habitat Biologist**  
Nevada Department of Wildlife  
1100 Valley Road  
Reno, Nevada 89512  
(775) 688-1145  
[kmandrie@ndow.org](mailto:kmandrie@ndow.org)

*Support Nevada's Wildlife...Buy a Hunting and Fishing License*

**State of Nevada Confidentiality Disclaimer:** This message is intended only for the named recipient. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

# Ophir Hill

Application to Washoe County for a:

## *Tentative Parcel Map*

Prepared by:



John F. Krmpotic, AICP  
KLS Planning & Design Group  
201 W Liberty Street, Suite 300  
Reno, Nevada 89501  
(775) 852-7606



**LUMOS**  
& ASSOCIATES  
Edward Thomas, P.E., LEED AP  
Lumos & Associates  
9222 Prototype Drive  
Reno, NV 89523  
(775) 827-6111

Prepared for:

Linda Burdick  
Burdick Excavating Co., Inc.  
PO Box 22330  
Carson City, NV 89721  
(775) 297-4566

May 8, 2023

**Table of Contents**

Project Request ..... 1  
Project Location ..... 1  
Land Use and Zoning..... 3

**List of Figures**

Figure 1 – Vicinity Map ..... 1  
Figure 2 – Existing Parcel Map ..... 2  
Figure 3 – Washoe County Master Plan Land Use ..... 3  
Figure 4 – Washoe County Zoning Map ..... 4

**Appendix A**

**Application Materials**

- Washoe County Development Application
- Tentative Parcel Map Checklist
- Tentative Parcel Map – Supplemental Information Washoe

**Appendix B**

**Civil & Landscape Plan Set (full size sheets – 24” x 36”)** Preliminary Parcel Map



### Project Request

This application contains a request for a **Tentative Parcel Map** to create 4 lots.

### Project Location

The site is composed of three parcels (APN: 046-032-02, -04, -05) totaling 11.29 acres and is located adjacent to Old US 395 near Ophir Hill Road in Washoe Valley, about .75 miles south of Davis Creek Park Road. The site currently contains a single-family residence and one building for storage. Current primary access to the site is via Ophir Hill Road.



Figure 1 – Vicinity Map

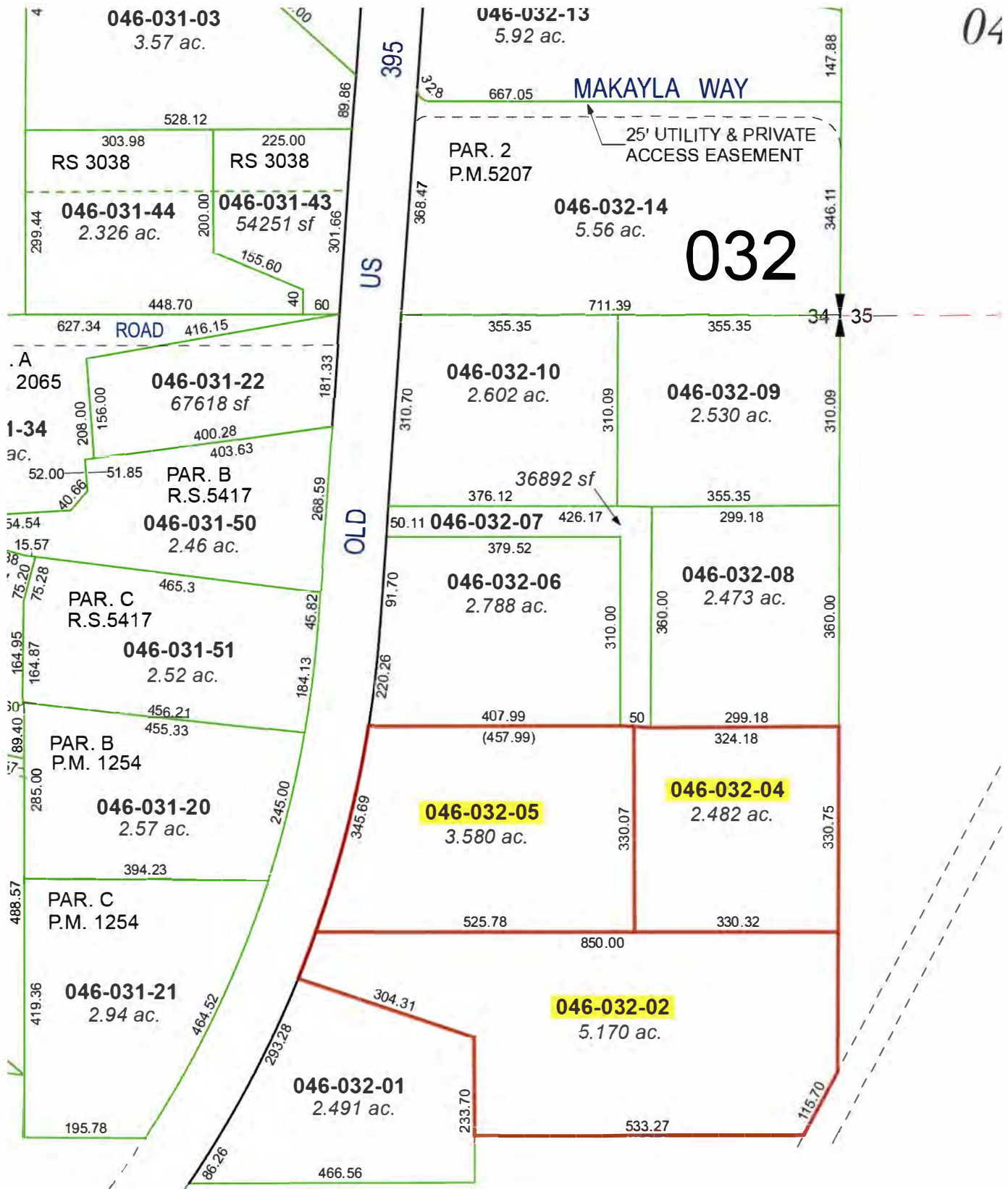


Figure 2 – Existing Parcel Map



### Land Use and Zoning

The site is adjacent to vacant land to the east and south, and residential to the west and north. Rural Residential (RR) was established for the site's land use in the Washoe County Master Plan, and regulatory zoning is High Density Rural (HDR) (See Figures 3 and 4 below). The site is adjacent to similar rural or rural residential land uses on all sides. The site is part of the South Valleys Area Plan within its West Washoe Valley Rural Character Management Area.



Figure 3 – Washoe County Master Plan



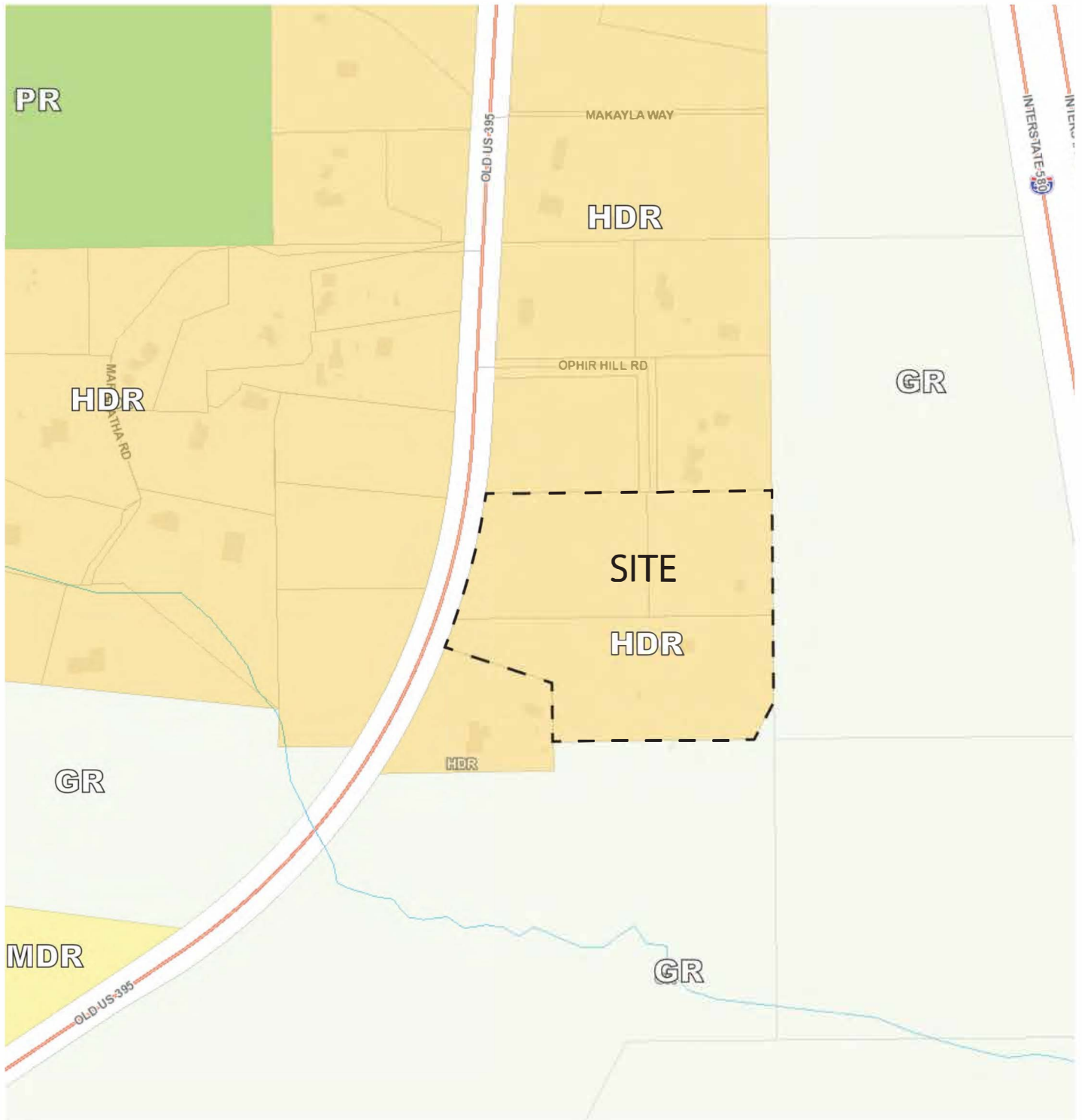


Figure 4 – Washoe County Zoning Map

**Appendix A**

**Application Materials**

Washoe County Development Application

Tentative Parcel Map Checklist

Tentative Parcel Map – Supplemental Information



- 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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.



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

# 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)?

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

--

3. What are the proposed lot standards?

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

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				
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 type="checkbox"/> No
------------------------------	-----------------------------

6. Utilities:

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

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 type="checkbox"/> Public water	Provider:	

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

**Not applicable at this time.**

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 checked="" type="checkbox"/> Yes	<input 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?

There is a shared private driveway as access to the site. It is not intended to be gated. There is no public trail element in the area thus no easement provided or needed
--

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 checked="" type="checkbox"/> Yes	<input 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?

N/A - no modifiers in the area plan require compliance.
---

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?

There is a total of 22,050 cubic yards of earthwork being cut including the rock pile removal.
--

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?

There is a net cut of 5,300 yds. There is net export needed per the grading plan.

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?

Yes. The disturbed area can be seen from the west from Old US 395, from the south from 3280 Old US 395. and from the north from 3220 Old US 395 and 3210 Ophir Hill Road.

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?

Cut and fill slopes are typically 5:1 maximum. Fiber rolls will be primarily employed to prevent erosion until revegetation is established

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?

Berms are not designed or needed for this project.

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?

Retaining walls are not designed or needed for this project.

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

No, we are preserving trees as noted in the narrative.

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?

Refer to attached revegetation seed mixture.



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

Yes through available water sources and irrigation technology.

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

We have not but expect to in this process.

28. Surveyor:

Name	Greg Phillips, P.LS.
Address	Lumos & Assoc. 308 N. Curry St., No. 200, Carson City, NV 84703
Phone	775-883-7079
Cell	775-434-3645
E-mail	gphillips@LumosInc.com
Fax	N/A
Nevada PLS #	17616

BURDICK EXCAVATING  
**OPHIR HILL SUBDIVISION  
SPECIAL USE PERMIT  
EXISTING CONDITIONS**

REV	DATE	DESCRIPTION

BY: \_\_\_\_\_  
 PRELIMINARY FOR SUP REVIEW  
 MAY 2023  
 BAR IS 1 INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
**C1**  
 DRAWN BY: CKC  
 DESIGNED BY: CKC  
 CHECKED BY: ECT  
 DATE: 05/03/2023

APN: 046-032-06  
TUREK 1988 TRUST

APN: 046-032-08  
TUREK 1988 TRUST

APN: 046-031-20  
BUNDY-NAPPE 2009 TRUST, LEONTINE

APN: 046-032-05  
BOULDER CREEK ENTERPRISES  
3.58 AC

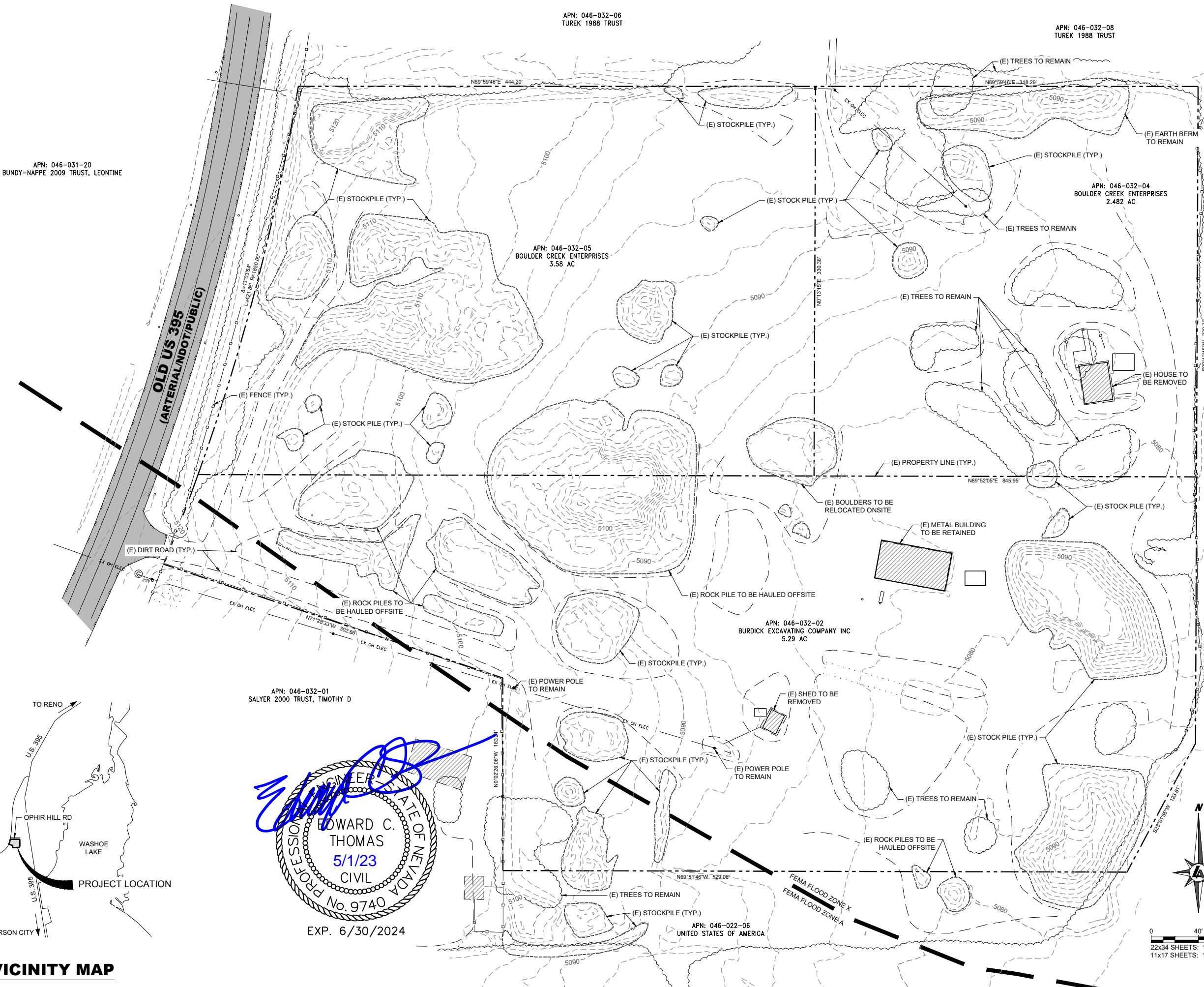
APN: 046-032-04  
BOULDER CREEK ENTERPRISES  
2.482 AC

APN: 046-022-04  
UNITED STATES OF AMERICA

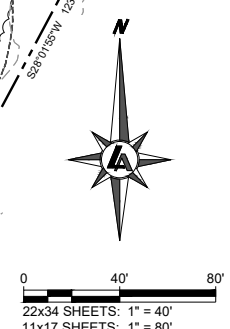
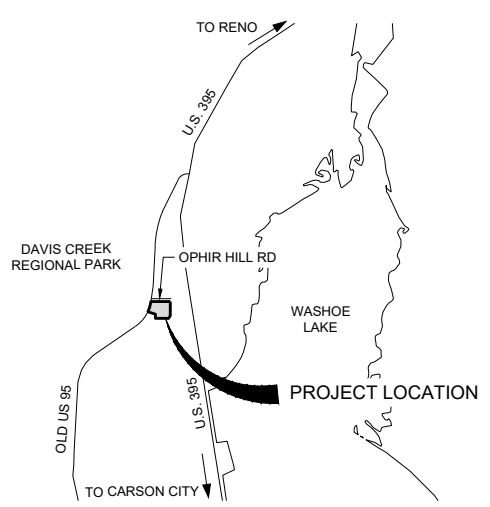
APN: 046-032-02  
BURDICK EXCAVATING COMPANY INC  
5.29 AC

APN: 046-032-01  
SALYER 2000 TRUST, TIMOTHY D

APN: 046-022-06  
UNITED STATES OF AMERICA



*Edward C. Thomas*  
 ENGINEER  
 STATE OF NEVADA  
**EDWARD C. THOMAS**  
 5/1/23  
 CIVIL  
 No. 9740  
 EXP. 6/30/2024



L:\LAP\9103003 - Ophir Hill Grading SUP Ver. 2\3-Design\DWG\Civil\Sheets\9103003\_EXISTING CONDITIONS.dwg,C1 EXISTING CONDITIONS.  
 05/01/2023 04:06 pm ethomas

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LINDA BURDICK, PRESIDENT OF BOULDER CREEK ENTERPRISES, A NEVADA CORPORATION & BURDICK EXCAVATING COMPANY, INC. A CALIFORNIA CORPORATION ARE THE OWNERS OF THE TRACTS 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, AND ACCESS EASEMENTS SHOWN AND DESCRIBED BY NOTE ARE HEREBY GRANTED TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER.

BY: LINDA BURDICK \_\_\_\_\_ DATE \_\_\_\_\_  
 ITS: PRESIDENT

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED LINDA BURDICK, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL:

**DIRECTOR OF PLANNING & BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM21-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS WHICH ARE INCORPORATED HEREBY BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

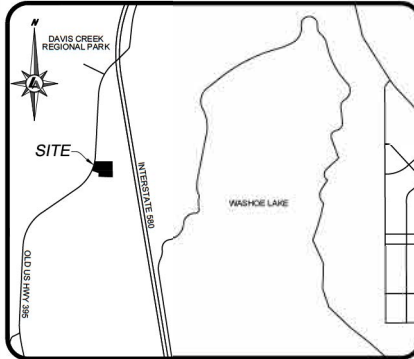
THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.421 THROUGH 278.426.

BY: KELLY MULLIN \_\_\_\_\_ DATE \_\_\_\_\_  
 ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LINDA BURDICK, OWNER OF RECORD AND INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND HATA GUARANTEE DATED \_\_\_\_\_, 20\_\_\_\_, FOR THE BENEFIT OF THE CITY, COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

STEWART TITLE COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 ITS:



**VICINITY MAP**  
 NOT TO SCALE

**UTILITY COMPANY CERTIFICATES**

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

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

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

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL:

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL:

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL:

**SURVEYOR'S CERTIFICATE**

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LINDA BURDICK.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 11, T. 16N., R. 19E., M. D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 22, 2021.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS, P.L.S. 17616



**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWER 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 RESOURCES REQUIREMENTS**

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

VAHD BEHARRAM \_\_\_\_\_ DATE \_\_\_\_\_  
 WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL 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 AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

A.P.N. NO. 046-032-02; 046-032-04 & 046-032-05

LINDA JACOBS \_\_\_\_\_ DATE \_\_\_\_\_  
 WASHOE COUNTY TREASURER

**PARCEL MAP**  
 FOR  
**BOULDER CREEK ENTERPRISES**  
 A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN  
 DEED DOCUMENTS NO. 3017446 & 1989246  
 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34  
 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

**LUMOS & ASSOCIATES**  
 308 N. CURRY ST., SUITE 300  
 CARSON CITY, NV 89703  
 TEL: (775) 883-7077  
 LUMOSINC.COM

Drawn By: DMS  
 Sheet: 1 of 2  
 Job No.: 8103.003  
 Drawing No.: 91030031P.M





CURVE	DELTA	RADIUS	LENGTH
C1	20°20'47"	100.00'	35.51'
C2	52°06'04"	20.00'	18.19'
C3	86°21'03"	48.00'	72.34'
C4	110°5'08"	1850.00'	35.05'
C5	87°48'38"	30.00'	30.65'
C6	79°28'31"	48.00'	68.58'
C7	81°48'21"	20.00'	28.56'

LINE	BEARING	LENGTH
L1	S00°00'14"E	13.35'



**LEGEND**

- ✦ FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/8" REBAR & CAP, OR NAIL & TAG, P.L.S. 1786
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- (M) MEASURED COURSE & DISTANCE
- (R) RECORD COURSE & DISTANCE PER REFERENCE NO.
- (RAD) RADIAL BEARING
- EASEMENT AS NOTED
- PARCEL LINE
- ADJOINER PROPERTY LINE
- PROJECT BOUNDARY
- ORIGINAL PARCEL LINE
- SECTION LINE

**REFERENCE DOCUMENTS**

1. DEED DOCUMENT NO. 1731141, RECORDED MAY 5, 1970
2. CORNER RECORD DOCUMENT NO. 407145, RECORDED MAY 5, 1976
3. NEVADA DEPARTMENT OF TRANSPORTATION SKETCH MAP DATED OCTOBER, 1991
4. DEED DOCUMENT NO. 1893046, RECORDED APRIL 26, 1996
5. AMENDED RECORD OF SURVEY NO. 4180, RECORDED JANUARY 14, 2003 AS FILE NO. 27-90348
6. RECORD OF SURVEY NO. 4217, RECORDED MARCH 21, 2003
7. DEED DOCUMENT NO. 3464759, RECORDED NOVEMBER 17, 2008
8. DEED DOCUMENT NO. 4864020, RECORDED NOVEMBER 5, 2018

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA EXCEPT FOR REFERENCE NO. 3

**NOTES**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE AND MEETS THE POSITIONAL CERTAINTY FOR A HIGH URBAN LAND BOUNDARY SURVEY. DUE TO INDETERMINATE AND ILLEGIBLY UNOBTAINABLE UNCERTAINLY OBSERVABLE THROUGHOUT THE WASHOE COUNTY CONTROL NETWORK, A DIFFERENT POSITIONAL STANDARD MUST BE CLAIMED FOR ANY TIES TO WASHOE COUNTY CONTROL POINTS THAT WERE NOT DIRECTLY MEASURED AS PART OF THIS SURVEY. THAT POSITIONAL TOLERANCE IS ESTIMATED TO BE ±5CM.
2. PUBLIC UTILITY EASEMENTS AND CABLE TV EASEMENTS ARE HEREBY GRANTED, TEN (10) FEET (M) WIDE AND INCIDENT WITH THE EXTERIOR BOUNDARY LINES AND CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
4. PARCELS ARE FOR RESIDENTIAL USE.
5. ACCESS BY PRIVATE EASEMENT, MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
6. THE NATURAL DRAINAGE WILL NOT BE IMPDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 148.
8. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH REMC CHAPTER 16 OR AS PARCELS ARE DEVELOPED.
9. WASHOE COUNTY WILL PRORATE ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PROPOSED ADDRESS IS BEING DEVELOPED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. WITH THE DEVELOPMENT OF EACH PARCEL, AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL-SERVE LETTER.
11. 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 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
12. FEES OR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
13. THIS PROPERTY LIES WITHIN F.E.M.A. FLOOD P.F.I.R.M. PANEL NO. 32031C3200 AND PORTIONS OF THE SITE LIES WITHIN ZONE X AND ZONE A. THE FLOOD ZONE LINES SHOWN ON THIS MAP ARE ADDED AT THE INITIATIVE OF WASHOE COUNTY AND ARE SCALED FROM F.E.M.A. MAPPING. THESE LINES DO NOT REPRESENT ANY RECORD TITLE INTEREST AND DO NOT REPRESENT SURVEYED LOCATIONS OF THE BOUNDARIES.
14. 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 DRAINAGE AND NOT PERFORM OR ALLOW UNIFORM TIED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
15. A BLANKET DRAINAGE EASEMENT IS HEREBY PLACED OVER ALL PARCELS. SPECIFIC DRAINAGE EASEMENTS SHALL BE OBTAINED FOR CROSS PARCEL DRAINAGE ROUTES AT THE TIME OF RECORDATION OF THE FINAL PARCEL MAP.
16. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
17. TOTAL AREA OF THIS PARCEL MAP IS 11.29 GROSS ACRES, CONSISTING OF 4 PARCELS.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATICS OBSERVATIONS, OBSERVED JANUARY 21, 2021 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK MODIFIED BY A COMBINED FACTOR OF 1.00019709, SCALED FROM 0.00N TO 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

**PARCEL MAP**

**FOR BOULDER CREEK ENTERPRISES**

A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017446 & 1989246  
 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

**LUMAS & ASSOCIATES**

358 N. CURRY ST., SUITE 200  
 CARSON CITY, NV 89703  
 TEL: (775) 883-7077

Drawn By: DMS  
 Sheet: 2 of 2  
 Job No.: 8103.003  
 Drawing No.: 9103003.TPM



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LINDA BURDICK, PRESIDENT OF BOULDER CREEK ENTERPRISES, A NEVADA CORPORATION & BURDICK EXCAVATING COMPANY, INC. A CALIFORNIA CORPORATION ARE THE OWNERS OF THE TRACTS 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, AND ACCESS EASEMENTS SHOWN AND DESCRIBED BY NOTE ARE HEREBY GRANTED TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER.

BY: LINDA BURDICK \_\_\_\_\_ DATE \_\_\_\_\_  
ITS: PRESIDENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED LINDA BURDICK, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL:

**DIRECTOR OF PLANNING & BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM21-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS WHICH ARE INCORPORATED HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

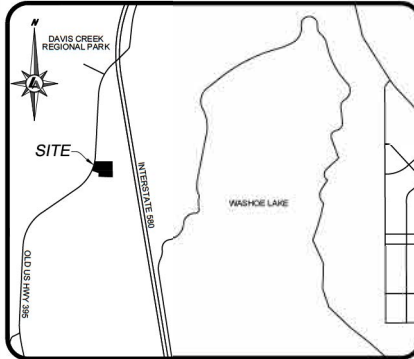
THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.421 THROUGH 278.426.

BY: KELLY MULLIN \_\_\_\_\_ DATE \_\_\_\_\_  
ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LINDA BURDICK, OWNER OF RECORD AND INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND 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 CITY, COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

STEWART TITLE COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
ITS:



**VICINITY MAP**  
NOT TO SCALE

**UTILITY COMPANY CERTIFICATES**

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

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

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

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL:

**SURVEYOR'S CERTIFICATE**

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LINDA BURDICK.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 11, T. 16N., R. 19E., M. D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 22, 2021.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS, P.L.S. 17616



**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 RESOURCES REQUIREMENTS**

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

VAHD BEHARRAM \_\_\_\_\_ DATE \_\_\_\_\_  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL 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 AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

A.P.N. NO. 046-032-02; 046-032-04 & 046-032-05

LINDA JACOBS \_\_\_\_\_ DATE \_\_\_\_\_  
WASHOE COUNTY TREASURER

**PARCEL MAP**  
FOR  
**BOULDER CREEK ENTERPRISES**  
A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017448 & 1989246  
SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

**LUMOS & ASSOCIATES**  
308 N. CURRY ST., SUITE 300  
CARSON CITY, NV 89703  
TEL: (775) 883-7077  
LUMOSINC.COM

Drawn By: DMS  
Sheet: 1 of 2  
Job No.: 8103.003  
Drawing No.: 91030031.PM



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°20'47"	100.00'	35.51'
C2	52°06'04"	20.00'	18.19'
C3	86°21'03"	48.00'	72.34'
C4	110°08'	1850.00'	35.05'
C5	87°48'38"	30.00'	30.65'
C6	79°28'31"	48.00'	68.58'
C7	81°48'21"	20.00'	28.56'

LINE TABLE	
LINE	LENGTH
L1	50°00'14"
L2	13.35'



**LEGEND**

- ✦ FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/8" REBAR & CAP, OR NAIL & TAG, P.L.S. 17616
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- (M) MEASURED COURSE & DISTANCE
- (R1) RECORD COURSE & DISTANCE PER REFERENCE NO.
- (RAD) RADIAL BEARING
- EASEMENT AS NOTED
- PARCEL LINE
- ADJOINER PROPERTY LINE
- PROJECT BOUNDARY
- ORIGINAL PARCEL LINE
- SECTION LINE

**REFERENCE DOCUMENTS**

1. DEED DOCUMENT NO. 173141, RECORDED MAY 5, 1970
2. CORNER RECORD DOCUMENT NO. 407145, RECORDED MAY 5, 1976
3. NEVADA DEPARTMENT OF TRANSPORTATION SKETCH MAP DATED OCTOBER, 1991
4. DEED DOCUMENT NO. 189246, RECORDED APRIL 26, 1996
5. AMENDED RECORD OF SURVEY NO. 4180, RECORDED JANUARY 14, 2003 AS FILE NO. 2790348
6. RECORD OF SURVEY NO. 4217, RECORDED MARCH 21, 2003
7. DEED DOCUMENT NO. 3464759, RECORDED NOVEMBER 17, 2006
8. DEED DOCUMENT NO. 4864020, RECORDED NOVEMBER 5, 2018

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA EXCEPT FOR REFERENCE NO. 3



**NOTES**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE AND MEETS THE POSITIONAL CERTAINTY FOR A HIGH URBAN LAND BOUNDARY SURVEY. DUE TO INDETERMINATE AND UNREASONABLY UNQUANTIFIABLE UNCERTAINTY OBSERVABLE THROUGHOUT THE WASHOE COUNTY CONTROL NETWORK, A DIFFERENT POSITIONAL STANDARD MUST BE CLAIMED FOR ANY TIES TO WASHOE COUNTY CONTROL POINTS THAT WERE NOT DIRECTLY MEASURED AS PART OF THIS SURVEY. THAT POSITIONAL TOLERANCE IS ESTIMATED TO BE ±5CM.
2. PUBLIC UTILITY EASEMENTS AND CABLE TV EASEMENTS ARE HEREBY GRANTED, TEN (10) FOOT WIDTH CONCLUSIVE WITH THE EXTERIOR BOUNDARY LINES AND CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
4. PARCELS ARE FOR RESIDENTIAL USE.
5. ACCESS BY PRIVATE EASEMENT, MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
6. THE NATURAL DRAINAGE WILL NOT BE IMPROVED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 14.
8. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMCC CHAPTER 18 OR AS PARCELS ARE DEVELOPED.
9. WASHOE COUNTY WILL PRORATE ADDRESSSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE UTILITY EASEMENT IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. WITH THE DEVELOPMENT OF EACH PARCEL, AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL-SERVE LETTER.
11. EACH PARCEL, CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER SURVEY OR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
12. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
13. THIS PROPERTY LIES WITHIN FEMA FLOOD FIRM PANEL NO. 33031C3300 AND PORTIONS OF THE SITE WITHIN ZONE X AND ZONE A. THE FLOOD ZONE LINES SHOWN ON THIS MAP ARE ADDED AT THE REQUEST OF WASHOE COUNTY AND ARE SCALED FROM FEMA MAPPING. THESE LINES DO NOT REPRESENT ANY RECORD TITLE INTEREST AND DO NOT REPRESENT SURVEYED LOCATIONS OF THE ZONE BOUNDARIES.
14. 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 DRAINAGE AND NOT PERFORM OR ALLOW UNIFORM ITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
15. A RAINAGE DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL PARCELS. SPECIFIC DRAINAGE EASEMENTS SHALL BE DEFINED FOR CROSS-PARCEL DRAINAGE ROUTES AT THE TIME OF RECORDATION OF THE FINAL PARCEL MAP.
16. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
17. TOTAL AREA OF THIS PARCEL MAP IS 11.29 GROSS ACRES, CONSISTING OF 4 PARCELS.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC OBSERVATIONS, OBSERVED JANUARY 21, 2021 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK MODIFIED BY A COMBINED FACTOR OF 1.00019709, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

**PARCEL MAP**

**FOR BOULDER CREEK ENTERPRISES**

A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017448 & 1989246

SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

308 N. CURRY ST., SUITE 300  
CARSON CITY, NV 89703  
TEL: (775) 883-7077

Drawn By: DMS  
Sheet: 2 of 2  
Job No.: 8103.003  
Drawing No.: 91030031.PM

**LUMAS & ASSOCIATES**  
LUMASINC.COM



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LINDA BURDICK, PRESIDENT OF BOULDER CREEK ENTERPRISES, A NEVADA CORPORATION & BURDICK EXCAVATING COMPANY, INC. A CALIFORNIA CORPORATION ARE THE OWNERS OF THE TRACTS 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 NRS CHAPTER 278. THE PUBLIC UTILITY EASEMENTS, AND ACCESS EASEMENTS SHOWN AND DESCRIBED BY NOTE ARE HEREBY GRANTED TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER.

BY: LINDA BURDICK \_\_\_\_\_ DATE \_\_\_\_\_  
 ITS: PRESIDENT

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED LINDA BURDICK, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

**DIRECTOR OF PLANNING & BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM21-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS WHICH ARE INCORPORATED HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

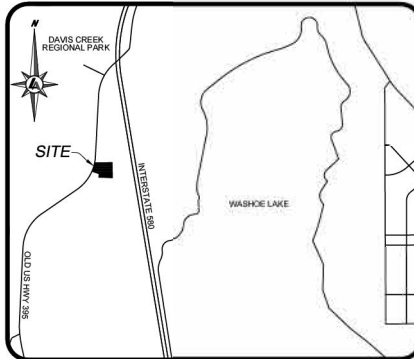
THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472.

BY: KELLY MULLIN \_\_\_\_\_ DATE \_\_\_\_\_  
 ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LINDA BURDICK, OWNER OF RECORD AND INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LENS OF RECORD AGAINST THE LAND 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 FOR THE CITY, COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

BY: STEWART TITLE COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 ITS:



**VICINITY MAP**  
 NOT TO SCALE

**UTILITY COMPANY CERTIFICATES**

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

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

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

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

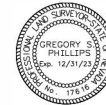
WITNESS MY HAND AND OFFICIAL SEAL:

**SURVEYOR'S CERTIFICATE**

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LINDA BURDICK.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW1/4 OF SECTION 11, T.16N, R.19E, M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 22, 2021.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS, P.L.S. 17616



**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 RESOURCES REQUIREMENTS**

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 4220F WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

VAHID BEHRAHIM \_\_\_\_\_ DATE \_\_\_\_\_  
 WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL 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 AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

A.P. N. NO. 046-032-02; 046-02-04 & 046-032-05

LINDA JACOBS \_\_\_\_\_ DATE \_\_\_\_\_  
 WASHOE COUNTY TREASURER

**FOR ILLUSTRATION ONLY**

**PARCEL MAP**  
 FOR  
**BOULDER CREEK ENTERPRISES**  
 A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN  
 DEED DOCUMENTS NO. 3017448 & 1989248  
 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34  
 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

**LUMOS & ASSOCIATES**  
 308 N. CURRY ST., SUITE 200  
 CARSON CITY, NV 89703  
 TEL: (775) 883-7077  
 WWW.LUMOSINC.COM

Drawn By: DMS  
 Sheet: 1 of 2  
 Job No.: B103.003  
 Drawing No.: 9103003TPM



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°20'47"	100.00'	35.51'
C2	52°06'04"	20.00'	18.19'
C3	86°21'03"	48.00'	72.34'
C4	110°50'08"	1850.00'	35.05'
C5	87°48'38"	20.00'	30.63'
C6	79°28'31"	48.00'	66.58'
C7	81°48'21"	20.00'	28.56'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'14"E	13.35'



- LEGEND**
- ✦ FOUND SECTION CORNER MONUMENT AS NOTED
  - ⊕ SET 5/8" REBAR & CAP, OR NAIL & TAG, P.L.S. 17516
  - FOUND MONUMENT AS NOTED
  - DIMENSION POINT, NOTHING FOUND OR SET
  - (M) MEASURED COURSE & DISTANCE
  - (R1) RECORD COURSE & DISTANCE PER REFERENCE NO.
  - (RAD) RADIAL BEARING
  - EASEMENT AS NOTED
  - PARCEL LINE
  - ADJOINER PROPERTY LINE
  - PROJECT BOUNDARY
  - ORIGINAL PARCEL LINE
  - SECTION LINE

**REFERENCE DOCUMENTS**

1. DEED DOCUMENT NO. 1731141, RECORDED MAY 5, 1970
2. CORNER RECORD DOCUMENT NO. 407145, RECORDED MAY 5, 1970
3. NEVADA DEPARTMENT OF TRANSPORTATION SKETCH MAP DATED OCTOBER, 1991
4. DEED DOCUMENT NO. 186024, RECORDED APRIL 28, 1995
5. AMENDED RECORD OF SURVEY NO. 4180, RECORDED JANUARY 14, 2003 AS FILE NO. 27970348
6. RECORD OF SURVEY NO. 4217, RECORDED MARCH 21, 2003
7. DEED DOCUMENT NO. 3464759, RECORDED NOVEMBER 17, 2006
8. DEED DOCUMENT NO. 4864020, RECORDED NOVEMBER 5, 2018

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA EXCEPT FOR REFERENCE NO. 3



- NOTES**
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 663 OF THE NEVADA ADMINISTRATIVE CODE AND MEETS THE POSITIONAL CERTAINTY FOR HIGH URBAN LAND BOUNDARY SURVEY. DUE TO INDETERMINATE AND UNRELIABLE UNIDENTIFIABLE UNDERLYING OBSERVABLE THROUGHOUT THE WASHOE COUNTY CONTROL NETWORK A DIFFERENT POSITIONAL STANDARD MIGHT BE CLAIMED FOR ANY TIES TO WASHOE COUNTY CONTROL POINTS THAT WERE NOT DIRECTLY MEASURED AS PART OF THIS SURVEY. THE POSITIONAL TOLERANCE IS ESTIMATED TO BE 1/5CM
  2. PUBLIC UTILITY EASEMENTS AND CABLE TV EASEMENTS ARE HEREBY GRANTED, TEN (10) FEET IN WIDTH AND COINCIDENT WITH THE EXTERIOR BOUNDARY LINES AND CENTERED ON THE INTERIOR PARCELLINES CREATED HEREON
  3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXTEND THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
  4. PARCELS ARE FOR RESIDENTIAL USE.
  5. ACCESS IS BY PRIVATE EASEMENT, MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
  6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
  7. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 44.
  8. ALL REQUIRED IMPROVEMENTS SHALL BE NETHLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 16.09 AS PARCELS ARE DEVELOPED.
  9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  10. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICE UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WELL-SERVE LETTER.
  11. 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 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
  12. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTIONS SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  13. THIS PROPERTY LIES WITHIN FEMA FLOOD FIRM PANEL NO. 3303-C3303G AND PORTIONS OF THE SITE LIE WITHIN ZONE X AND ZONE A. THE FLOOD ZONE LINES SHOWN ON THIS MAP ARE ADDED AT THE REQUEST OF WASHOE COUNTY AND ARE SCALED FROM FEMA MAPPING. THESE LINES DO NOT REPRESENT ANY RECORD TITLE INTEREST AND DO NOT REPRESENT SURVEY LOCATIONS OF THE ZONE BOUNDARIES.
  14. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNERS REQUIRE TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGE AND NOT TO PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
  15. A BLANKET DRAINAGE EASEMENT IS HEREBY PLACED OVER ALL PARCELS. SPECIFIC DRAINAGE EASEMENTS SHALL BE DEFINED FOR CROSS-PARCEL DRAINAGE ROUTES AT THE TIME OF RECORDATION OF THE FINAL PARCEL MAP.
  16. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
  17. TOTAL AREA OF THIS PARCEL MAP IS 11.26 GROSS ACRES, CONSISTING OF 4 PARCELS.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(10) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JANUARY 21, 2021 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK MODIFIED BY A COMBINED FACTOR OF 1.000197938, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

**FOR ILLUSTRATION ONLY**

**PARCEL MAP**  
FOR  
**BOULDER CREEK ENTERPRISES**

**A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017448 & 1989248**

**SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.**

WASHOE COUNTY STATE OF NEVADA

308 N. CURRY ST., SUITE 300  
CARSON CITY, NV 89703  
TEL: (75) 883-7077

Drawn By: DMS  
Sheet: 2 of 2  
Job No.: B103.003  
Drawing No.: 91030037PM

**LUMAS & ASSOCIATES**  
LUMAS@NVC.COM