

Community Services Department

Planning and Development

**TENTATIVE PARCEL MAP**

(see page 5)

**PARCEL MAP WAIVER**

(see page 15)

**APPLICATION**



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.3600



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>CALEB PARCEL MAP</b>			
Project Description: A SPLIT OF LOTS 25 & 36 OF TRACT MAP No. 559			
Project Address: 10990 CHESEPEAKE & 10975 BIRCH, RENO, NEVADA			
Project Area (acres or square feet): 4.19 ACRES			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): AT THE INTERSECTIONS OF NECTAR AND CHESEPEAKE, AND NECTAR AND BIRCH. EAST OF LEMON DR.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-287-01	2.09	080-287-08	2.09
Section(s)/Township/Range: SEC. 26, T. 21 N., R19 E., M.D.M.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NONE			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> CALEB ASSOC.		<b>Professional Consultant:</b> ROBISON ENG.	
Name: KEVIN WARD		Name: DANIEL T. KELSOE, PLS	
Address: 8745 TECHNOLOGY WAY, RENO, NV		Address: 846 VICTORIAN AVE, SUITE 20 SPARKS, NV	
Zip: 89521		Zip: 89431	
Phone: 775-232-5879      Fax:		Phone: 775-852-2251      Fax: 775-852-9776	
Email: kward@calebassociates.com		Email: dan@robisoneng.com	
Cell:                                      Other:		Cell: 775-750-0584                      Other:	
Contact Person: KEVIN WARD		Contact Person: DAN KELSOE	
<b>Applicant/Developer:</b> SAME AS ABOVE		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                                      Fax:		Phone:                                      Fax:	
Email:		Email:	
Cell:                                      Other:		Cell:                                      Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                              Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** CALEB ASSOCIATES, (KEVIN WARD)

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA       )  
  )  
COUNTY OF WASHOE    )

I, \_\_\_\_\_,  
(please print name)

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

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

Assessor Parcel Number(s): 080-287-01 & 080-287-08

Printed Name \_\_\_\_\_

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

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

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

# Property Owner Affidavit

**Applicant Name:** CALEB ASSOCIATES, (KEVIN WARD)

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

I, Kevin Ward - President, Caleb Associates, LLC  
(please print name)

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

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

Assessor Parcel Number(s): 080-287-01 & 080-287-08

Printed Name Kevin E. Ward

Signed [Signature]

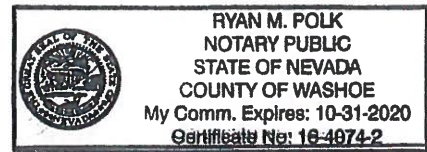
Address Caleb Associates LLC  
8745 Technology Way, Ste F  
Reno, NV 89521

Subscribed and sworn to before me this 27 day of December, 2016

(Notary Stamp)

Washoe County, Nevada  
Notary Public in and for said county and state

My commission expires: 10-31-2020



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

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



## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

INTERSECTION OF NECTAR AND CHESEPEAKE, .4 MILES EAST OF LEMON

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
080-287-01	120 (ZONING - LDS)	2.09
080-287-08	120 (ZONING - LDS)	2.09

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

VACANT LAND

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	46,613 SF	45,624	45,677	454,629
Minimum Lot Width	157.40'	157.40'	157.40'	157.40'

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	NONE
c. Water Service	NONE

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

- a. Water System Type:

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

- b. Available:

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

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

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

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



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

--

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

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

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

NONE
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16. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

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

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

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

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

NONE, NO WORK TO PROCEED AT THIS TIME

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

N/A

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

NONE

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

NONE

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

NONE

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

NONE

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

NONE

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

NONE

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

NO

27. Surveyor:

Name	DANIEL T. KELSOE, PLS
Address	846 VICTORIAN, SUITE 20 SPARKS, NV 89431
Phone	775-852-2251 X-703
Cell	775-750-0584
E-mail	dan@robisoneng.com
Fax	775-852-9736
Nevada PLS #	18974

## Tentative Parcel Map Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by  
the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
  - A separate \$299.00 check for the engineering technical review fee is required upon submittal.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

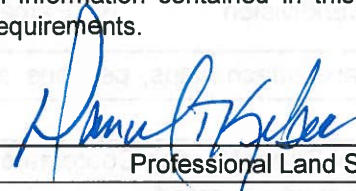
**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box proceeding the requirement)**
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

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



Professional Land Surveyor

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone : \_\_\_\_\_

Fax: \_\_\_\_\_

Private Citizen

Agency/Organization

## Street Name Requests

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


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

## Location

Project Name: \_\_\_\_\_

Reno

Sparks

Washoe County

Parcel Numbers: \_\_\_\_\_

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

## Washoe County Geographic Information Services

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

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



## Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to parcel maps may be found in Article 606, Parcel Maps.

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

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

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

North	
South	
East	
West	

4. What are the proposed lot standards?

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

5. Utilities:

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

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

- a. Water System Type:

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

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

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

Explanation:

--

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

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

Explanation:

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

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

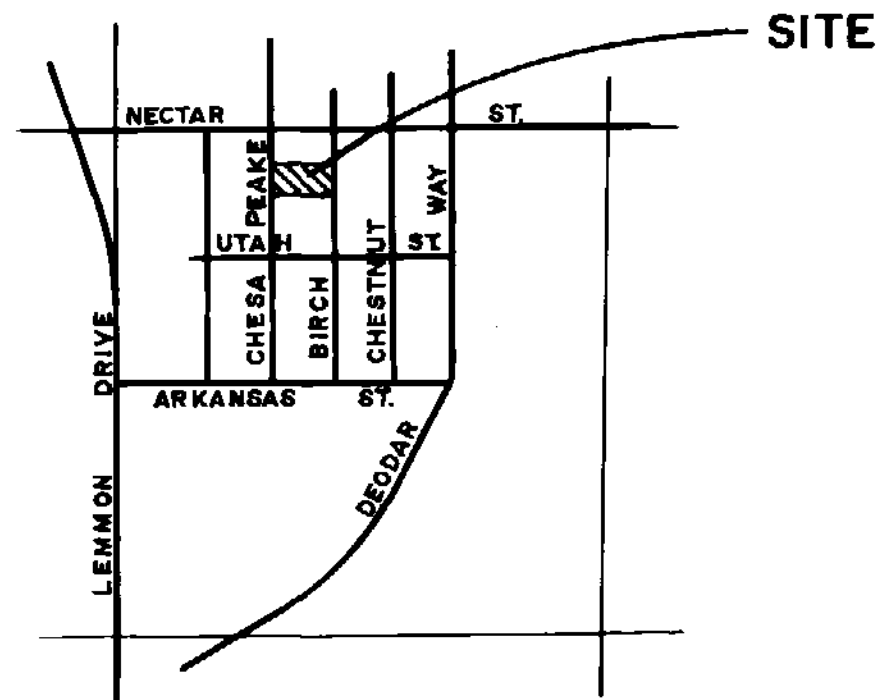
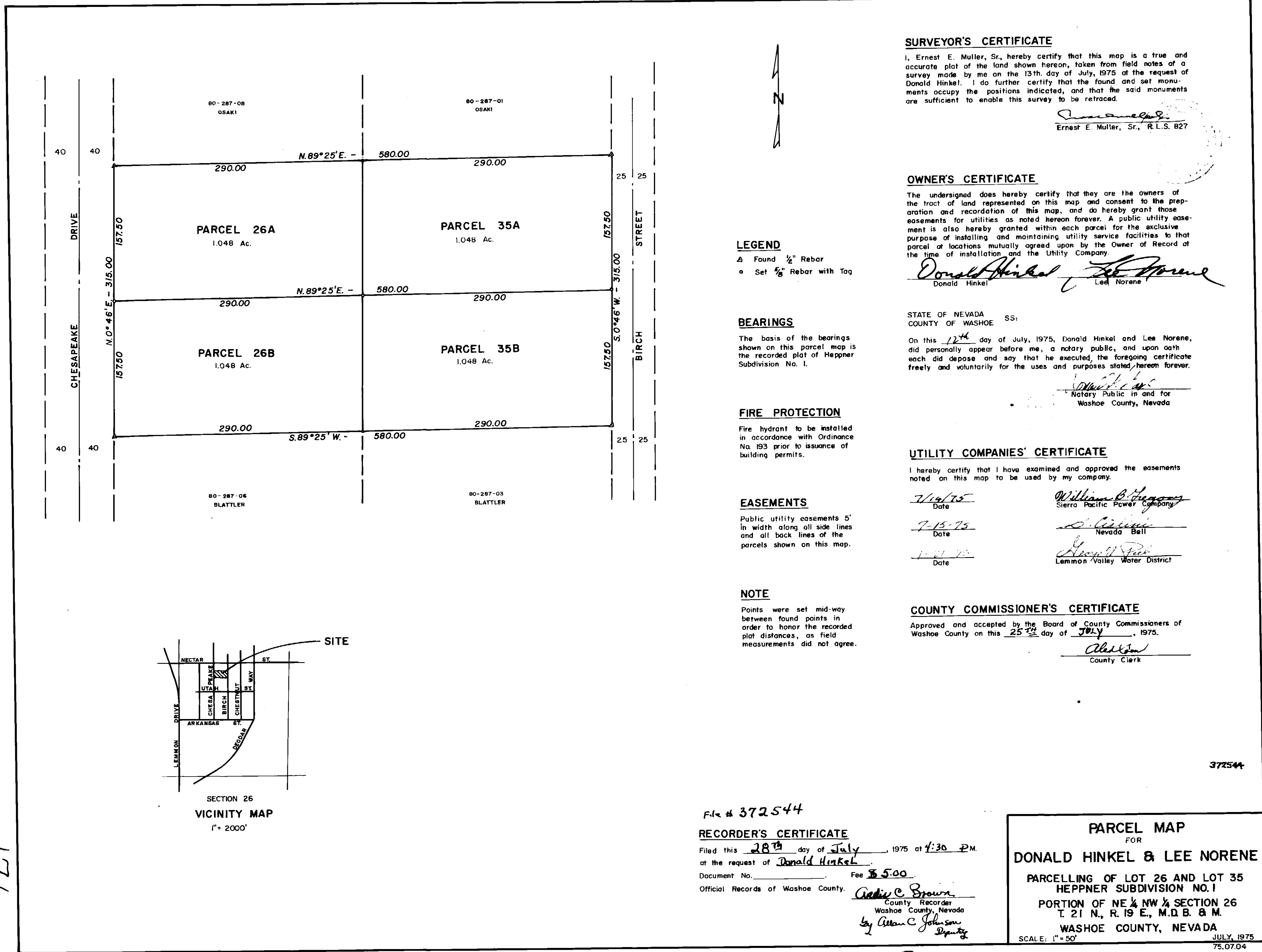
Explanation:

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

921

176



SECTION 26  
VICINITY MAP  
1" = 2000'

**SURVEYOR'S CERTIFICATE**

I, Ernest E. Muller, Sr., hereby certify that this map is a true and accurate plat of the land shown hereon, taken from field notes of a survey made by me on the 13th day of July, 1975 at the request of Donald Hinkel. I do further certify that the found and set monuments occupy the positions indicated, and that the said monuments are sufficient to enable this survey to be retraced.

*Ernest E. Muller, Sr.*  
Ernest E. Muller, Sr., R.L.S. 827

**OWNER'S CERTIFICATE**

The undersigned does hereby certify that they are the owners of the tract of land represented on this map and consent to the preparation and recordation of this map, and do hereby grant those easements for utilities as noted hereon forever. A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at locations mutually agreed upon by the Owner of Record at the time of installation and the Utility Company.

*Donald Hinkel*      *Lee Norene*  
Donald Hinkel      Lee Norene

STATE OF NEVADA      SS:  
COUNTY OF WASHOE

On this 12<sup>th</sup> day of July, 1975, Donald Hinkel and Lee Norene, did personally appear before me, a notary public, and upon oath each did depose and say that he executed the foregoing certificate freely and voluntarily for the uses and purposes stated hereon forever.

*Notary Public*  
Notary Public in and for  
Washoe County, Nevada

**LEGEND**

- △ Found 1/2" Rebar
- Set 5/8" Rebar with Tag

**BEARINGS**

The basis of the bearings shown on this parcel map is the recorded plat of Heppner Subdivision No. 1.

**FIRE PROTECTION**

Fire hydrant to be installed in accordance with Ordinance No. 193 prior to issuance of building permits.

**EASEMENTS**

Public utility easements 5' in width along all side lines and all back lines of the parcels shown on this map.

**NOTE**

Points were set mid-way between found points in order to honor the recorded plat distances, as field measurements did not agree.

**UTILITY COMPANIES' CERTIFICATE**

I hereby certify that I have examined and approved the easements noted on this map to be used by my company.

<u>7-14-75</u> Date	<i>William B. Ferguson</i> Sierra Pacific Power Company
<u>7-15-75</u> Date	<i>Nevada Bell</i> Nevada Bell
<u>7-21-75</u> Date	<i>Lemmon Valley Water District</i> Lemmon Valley Water District

**COUNTY COMMISSIONER'S CERTIFICATE**

Approved and accepted by the Board of County Commissioners of Washoe County on this 25<sup>th</sup> day of JULY, 1975.

*Alan C. Johnson*  
County Clerk

File # 372544

**RECORDER'S CERTIFICATE**

Filed this 28<sup>th</sup> day of July, 1975 at 4:30 P.M.  
at the request of Donald Hinkel.

Document No. \_\_\_\_\_ Fee \$ 5.00

Official Records of Washoe County.  
*Adrian C. Brown*  
County Recorder  
Washoe County, Nevada  
by *Alan C. Johnson*  
Deputy

**PARCEL MAP**  
FOR  
**DONALD HINKEL & LEE NORENE**  
PARCELLING OF LOT 26 AND LOT 35  
HEPPNER SUBDIVISION NO. 1  
PORTION OF NE 1/4 & NW 1/4 SECTION 26  
T. 21 N., R. 19 E., M.D.B. & M.  
WASHOE COUNTY, NEVADA  
SCALE: 1" = 50'      JULY, 1975

Parcel Map # 176

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

372544

75.07.04

**OWNERS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CALEB ASSOCIATES, LLC, A NEVADA LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

CALEB ASSOCIATES, LLC.

KEVIN WARD

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

NOTARY PUBLIC ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, KEVIN WARD, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

**TITLE COMPANY'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLD OF RECORD A SECURITY INTERES IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, LLC

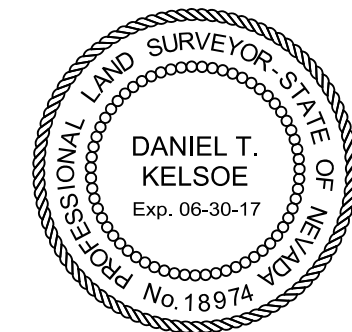
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME AND TITLE

**SURVEYOR'S CERTIFICATE:**

I, DANIEL T. KELSOE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CALEB ASSOCIATES, LLC
- THE LANDS SURVEYED LIE WITHIN THE NORTH ONE HALF (N 1/2) OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA,
- 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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DANIEL T. KELSOE, PLS 18974  
FOR AND ON BEHALF OF  
ROBISON ENGINEERING CO., INC.

**WATER AND SEWER RESOURCE REQUIREMENTS:**

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

**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

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 080-287-01 AND 080-287-08 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.

WASHOE COUNTY TREASURER

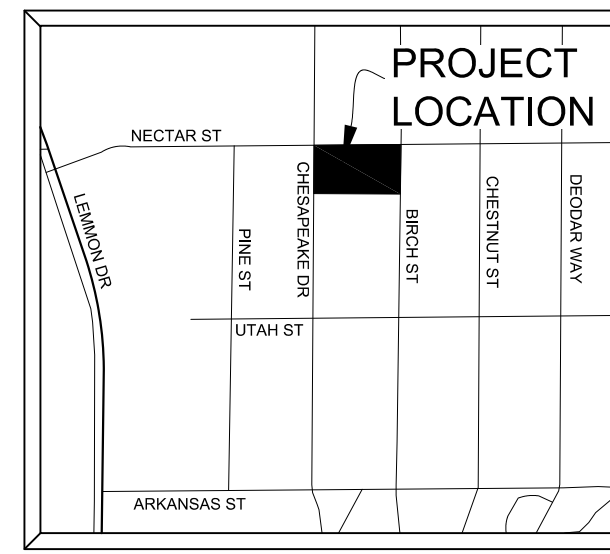
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEPUTY TREASURER

**AREAS:**

PARCEL 25A: 45,613.52 SQ. FT  
PARCEL 25B: 45,677.95 SQ. FT  
PARCEL 36A: 45,624.17 SQ. FT  
PARCEL 36B: 45,629.39 SQ. FT

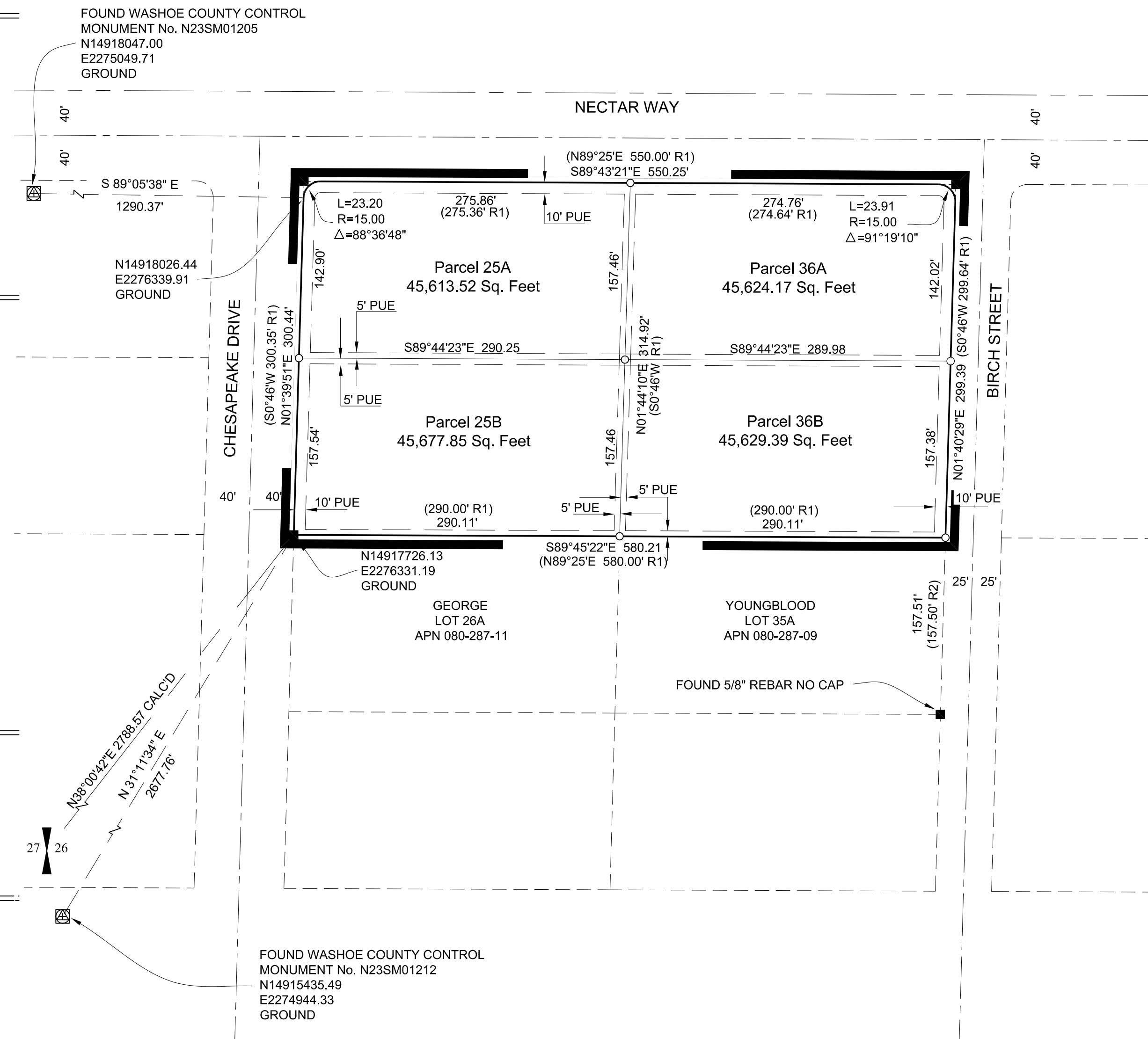
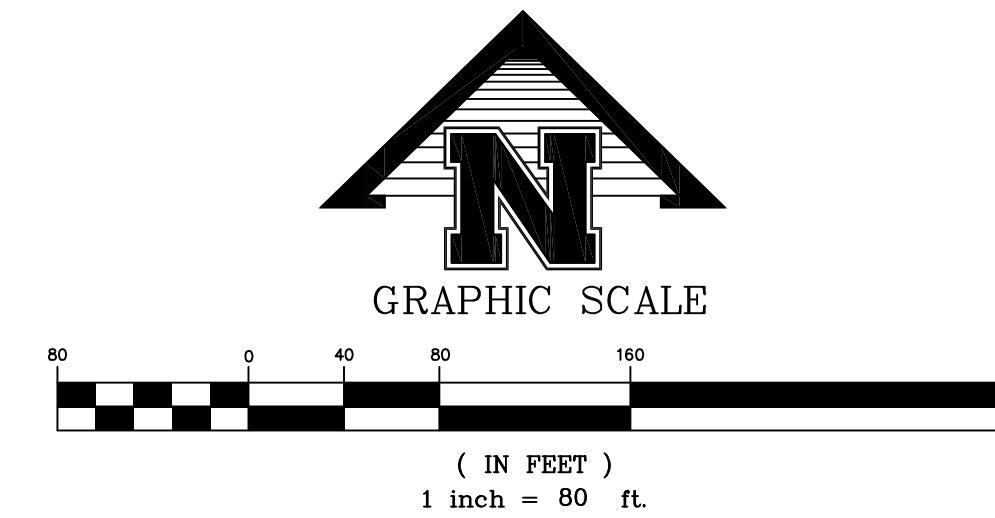
TOTAL AREA: 182,544.93 SQ. FT (4.19 ACRES)

DOCUMENT NO:



VICINITY MAP

N.T.S.



**REFERENCES:**

- TRACT MAP No. 559
- PARCEL MAP No. 176

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

**LEGEND:**

- FOUND 1/2" REBAR, NO CAP OR AS NOTED
- SET 5/8" REBAR & PLASTIC CAP OR NAIL & WASHER, "PLS 18974", AS CONDITIONS ALLOW
- FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET

27 26 QUARTER (1/4) SECTION CORNER

**UTILITY COMPANIES CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, RELINQUISHED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE  
BY: MATT GINGERICH

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE  
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS DATE  
BY: DIANE ALBRECHT

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE  
BY: DWAYNE SMIT, DIRECTOR OF ENGINEERING

TRUCKEE MEADOWS WATER AUTHORITY DATE  
BY: JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

**NOTES:**

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS. THE 5" PUBLIC UTILITY EASEMENTS PREVIOUSLY GRANTED ALONG EACH SIDE OF THE OLD PARCEL BOUNDARIES MERGED BY THIS MAP ARE HEREBY RELINQUISHED.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 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 SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 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 BUILDING PERMIT.

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS PARCEL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUES 278.471 THROUGH 278.4725.

BILL WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT

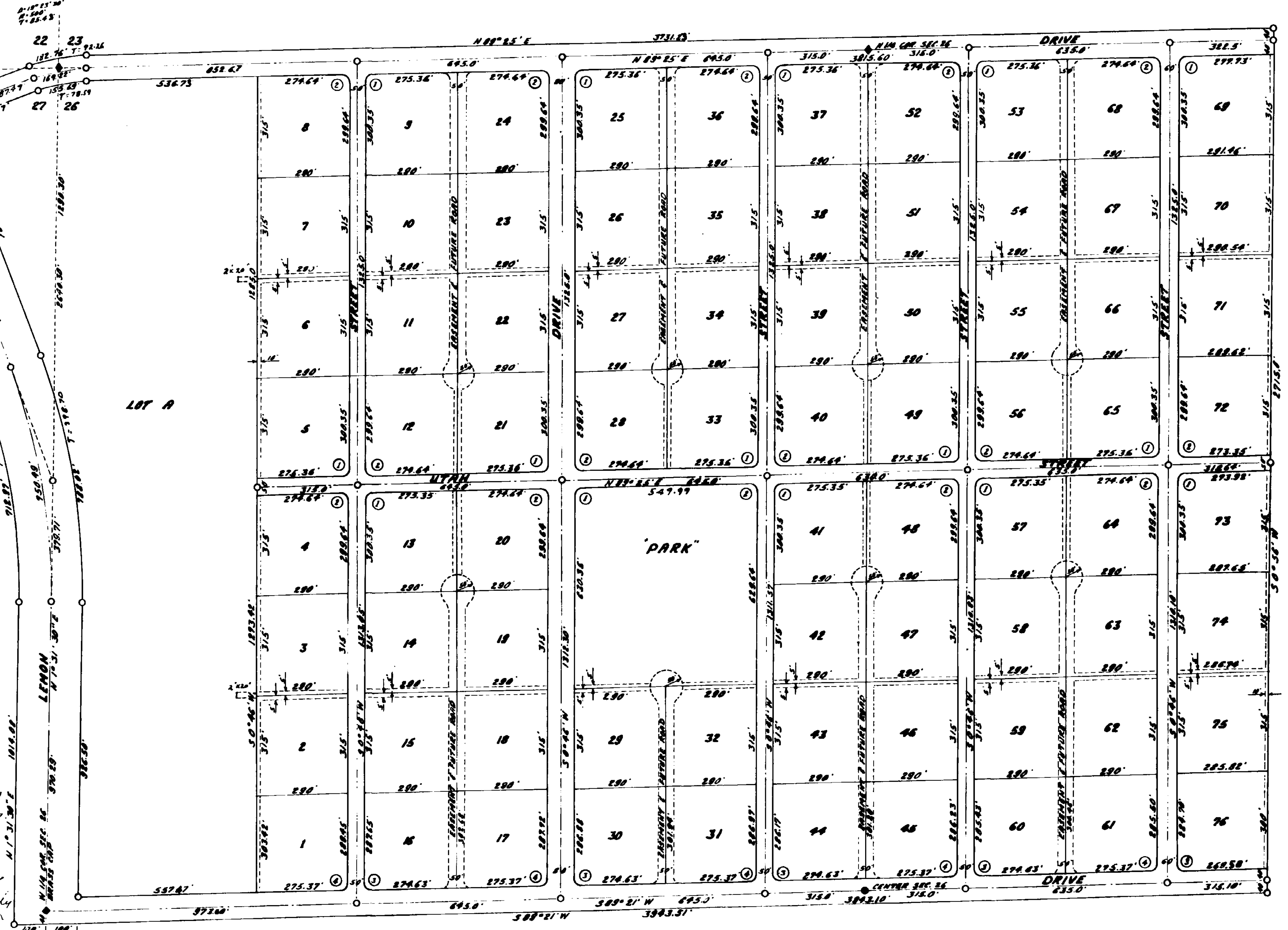
FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF: _____ ON THIS _____ DAY OF _____ 2017, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	<b>PARCEL MAP FOR</b> <b>CALEB ASSOCIATES, LLC</b> BEING LOTS 25 AND 36 OF THE HEPPNER SUBDIVISION NO. 1, TRACT MAP 559, ALSO BEING A PORTION OF THE NORTH ONE HALF (N 1/2) OF SECTION 26, T.21N., R.19E., M.D.M.	<b>NEVADA</b>
COUNTY RECORDER	<b>WASHOE COUNTY</b>	<b>NEVADA</b>
BY: _____ DEPUTY	<b>Robison Engineering</b> 846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com 775-852-2251	<b>DRAWN BY:</b> DTK <b>DATE:</b> FEB 2016 <b>PROJ. CODE:</b> CALEB <b>PROJ. #:</b> 847-01.001
FEES: _____		<b>1 SHEET</b> <b>OF 1</b>

559



CURVE No.	A	R	T	L
1	88° 39'	15	14.65	23.21
2	91° 21'	15	15.36	23.92
3	91° 26'	15	15.37	23.93
4	88° 35'	15	14.63	23.19

275142  
 Filed For Record at the Request of Lemmon Valley Land Company, Inc. July 11, 1957 at 20 min past 4 o'clock P.M. Records of Washoe County, Nev.  
 Delle B. Boyd - Recorder  
 Fee \$22.50 By Joan Mariano Deputy



STATE OF NEVADA ss  
 COUNTY OF WASHOE ss  
 I, E.P. Osgood, being first duly sworn do hereby certify that this plot is a true and accurate map of the lands represented thereon surveyed by me and laid out into lots, blocks, streets and public places at the instance of LEMMON VALLEY LAND COMPANY, INC., a Nevada Corporation, that the location of said lots, blocks, streets and public places has been definitely established and perpetuated in accordance with the law as shown hereon; that the lots, blocks, streets and public places shown hereon are situated wholly within Sections 22, 23, 26 and 27, T. 21 N., R. 19 E., M.D.B. & M.  
 E.P. Osgood  
 Registered Engineer No. 445  
 17th day of May 1957  
 Notary Public in and for Washoe County, State of Nevada  
 My Commission expires FEBRUARY 3 1959

STATE OF NEVADA ss  
 COUNTY OF WASHOE ss  
 I certify that I have examined this map and that all provisions of all acts and ordinances applicable have been complied with and that I am satisfied the map is technically correct.  
 Joan E. Mariano  
 County Surveyor  
 11th day of June 1957 by the Board of County Commissioners of Washoe County, Nevada.  
 ATTEST: H. Brown  
 County Clerk

STATE OF NEVADA ss  
 COUNTY OF WASHOE ss  
 This is to certify that the undersigned LEMMON VALLEY LAND COMPANY, INC. is the owner of the tract of land represented on this map as plot and that the same is executed in compliance with and subject to the provisions of "An Act of the Legislature of the State of Nevada authorizing owners of land to layout and plot such lands into lots, blocks, streets and public places and providing for the approval and filing of maps or plats thereof, in conformity with Chapter 218 of Nev. Revised Statute, that the streets, avenues and highways as shown on this map or plat are hereby dedicated and set apart to be used as public thoroughfares forever, and the same shall be specifically accepted by resolution of the governing body thereof having jurisdiction thereover.  
 In witness whereof the said LEMMON VALLEY LAND COMPANY, INC. has caused its name to be signed and its corporate seal hereon affixed by its officers thereunto duly authorized.  
 LEMMON VALLEY LAND COMPANY, INC. by M. E. Peck  
 President  
 ATTEST: B. E. Conant  
 Secretary

STATE OF NEVADA ss  
 COUNTY OF WASHOE ss  
 On this 17th day of May 1957, personally appeared before me, a Notary Public in and for the County of Washoe, State of Nevada, M. E. Peck and B. E. Conant, known to me to be the President and Secretary of the Corporation and that they executed the foregoing instrument and upon oath did depose that they are the officers of said Corp. as above designated, that they are acquainted with the said Corp. and that the seal affixed to said instrument is the corporate seal of said Corp. that the signatures to said instrument were made by the officers of said Corp. as indicated after said signatures and that the said Corp. executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.  
 In witness whereof, I have hereunto set my hand and affixed my official seal at my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.  
 Joan Mariano  
 Notary Public in and for the County of Washoe, State of Nevada  
 My Commission expires FEBRUARY 3 1959

A tentative map of this subdivision was approved by the Regional Planning Commission of Reno, Sparks and Washoe County on the 15th day of May 1957.  
 J. D. Byrne  
 Chairman

The assessments on this plot have been checked and approved by the S.P.C. Company, Bell Telephone Company of Nevada.  
 S.P.C. Company  
 Bell Telephone Company

# HEPPNER SUBN. No. 1

WASHOE COUNTY NEVADA  
 PORTION OF N. 1/2 OF SEC. 26, T. 21 N., R. 19 E., M.D.B. & M.  
 APRIL 1957 SCALE 1" = 200' OSGOOD ENGINEERS

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