

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR RAMON GABINO			
Project Description: Subdivision of a 39,289 Sq. Ft. parcel into two parcels for residential use.			
Project Address: 165 East 7th Avenue, Sun Valley, Nevada 89433			
Project Area (acres or square feet): 39,289 Sq. Ft.			
Project Location (with point of reference to major cross streets AND area locator): 1/2 mile East of E. 7th Ave and Applegate Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-471-42	39,289 SF		
Section(s)/Township/Range: SE1/4, SW1/4, NE1/4 OF Section 18, T.20 N., R. 20 E., MDB&M			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). none			
Applicant Information (attach additional sheets if necessary)			
Property Owner: RAMON J GABINO		Professional Consultant:	
Name: attn: RAMON GABINO		Name: Sierra Surveying, Inc.	
Address: 165 East 7th Ave. Sun Valley, NV		Address: 555 Holcomb Ave. Reno, NV	
Zip: 89433		Zip: 89502	
Phone:	Fax:	Phone: (775) 828-5004	Fax:
Email:		Email: sierrasurveying@sbcglobal.net	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Charles "Dan" Church P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Maria McCurdy		Name:	
Address: 550 N. McCarran Blvd #211 Reno, NV		Address:	
Zip: 89431		Zip:	
Phone: 775-813-6482	Fax:	Phone:	Fax:
Email: mariacarmen@mail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Maria McCurdy		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: ~~Ramon J Gabino~~ Ramón Juan- Gabino

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, Ramón Juan- Gabino
(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): 085-471-42

Printed Name Ramón Juan- Gabino

Signed Ramón Juan Gabino

Address 165 E-7th Ave.

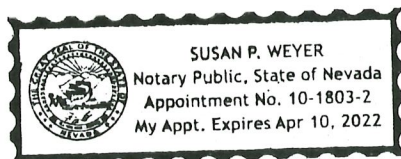
Sun Valley NV. 89433

Subscribed and sworn to before me this 17th day of July, 2018.

Susan P. Weyer
Notary Public in and for said county and state

My commission expires: April 10, 2022

(Notary Stamp)



*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)?

165 East 7th Ave. Sun Valley, NV 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-471-42	Residential	0.902

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

Single family residence and sheds.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12009 SF	27279 SF		
Minimum Lot Width	84.20	209.68		

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	Municipal
b. Electrical Service/Generator	Nevada Energy
c. Water Service	Municipal

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:	T.M.W.A Sun Valley G.I.D.

- b. Available:

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

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

- a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	✓ Sun Valley G.I.D.

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 #	to be acquired	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):

NA

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.
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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.
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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?

no private roads are proposed

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?

No

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

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

there is no grading associated with this project
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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?

NA

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?

NA

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?

NA

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?

NA

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?

NA

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

NA

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?

NA

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

NA

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

NA

27. Surveyor:

Name	Charles "Dan" Church
Address	555 Holcomb Ave. Reno, NV 89502
Phone	(775) 828-5004
Cell	same
E-mail	sierrasurveying@sbcglobal.net
Fax	(775) 337-0313
Nevada PLS #	6886

EXHIBIT "A"
Legal Description

APN: 504-051-11

Parcel 1 of Parcel Map No. 2527 for Geneva J. Randall, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 19, 1991, File No. 1487940.

End of Report

Lot Closure Par 1.txt

Lot Report
08:30:23 2018

Fri Sep 07

Lot File: J:\2001959\DWG\2001959.lot
CRD File: J:\2001959\SS 2015\2001959.ZAK

Lot: PARCEL A , Block: , Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
108			14894600.614	2288589.457	0.00
	N 89°35'20" W	133.74			
107			14894601.573	2288455.723	133.74
	S 00°48'20" W	99.86			
113			14894501.721	2288454.319	233.60
	N 81°10'43" E	99.24			
111			14894516.940	2288552.388	332.84
	S 89°10'31" E	35.87			
106			14894516.424	2288588.257	368.72
	N 00°49'00" E	84.20			
108			14894600.614	2288589.457	452.91

Closure Error Distance> 0.0000

Total Distance> 452.91

Area: 12008.5 Sq. Feet

Block Total Area: 12008.5 Sq. Feet

Lot Closure Par 2.txt

Lot Report
08:38:15 2018

Fri Sep 07

Lot File: J:\2001959\DWG\2001959.lot
CRD File: J:\2001959\SS 2015\2001959.ZAK

Lot: PARCEL B , Block: , Type: LOT

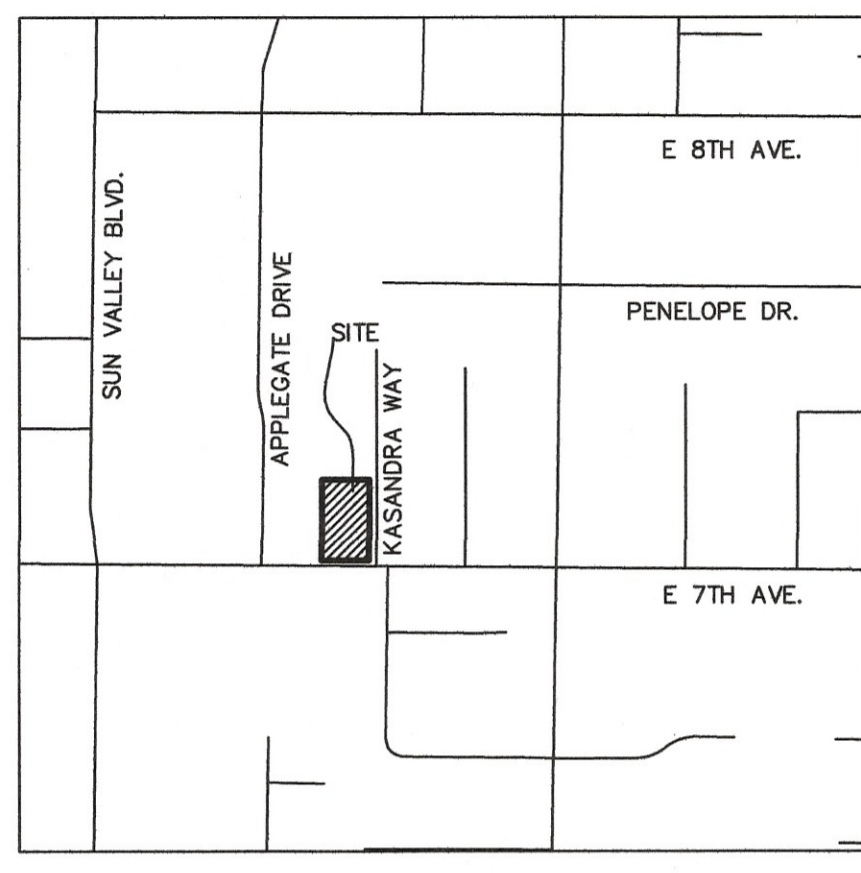
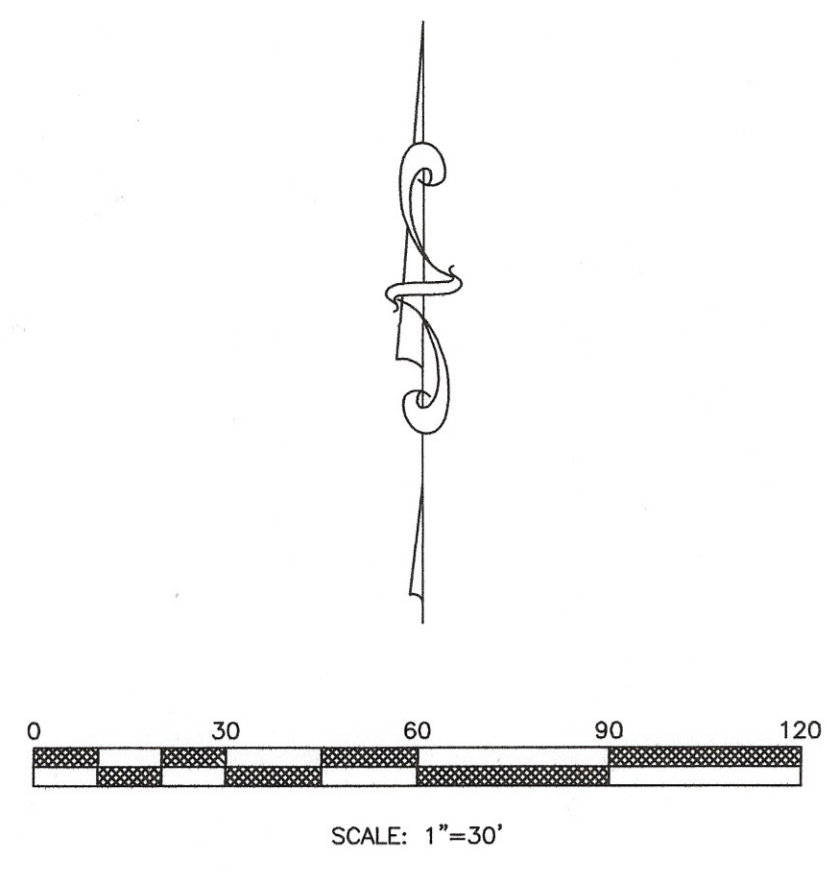
PNT#	Bearing	Distance	Northing	Easting	Station
106			14894516.424	2288588.257	0.00
	N 89°10'31" W	35.87			
111			14894516.940	2288552.388	35.87
	S 81°10'43" W	99.24			
113			14894501.721	2288454.319	135.12
	S 00°48'20" W	95.93			
104			14894405.804	2288452.971	231.04
	S 00°48'20" W	98.00			
101			14894307.812	2288451.593	329.04
	S 89°33'05" E	133.68			
102			14894306.765	2288585.269	462.72
	N 00°49'00" E	98.00			
103			14894404.758	2288586.666	560.73
	N 00°49'00" E	111.68			
106			14894516.424	2288588.257	672.40

Closure Error Distance> 0.0000

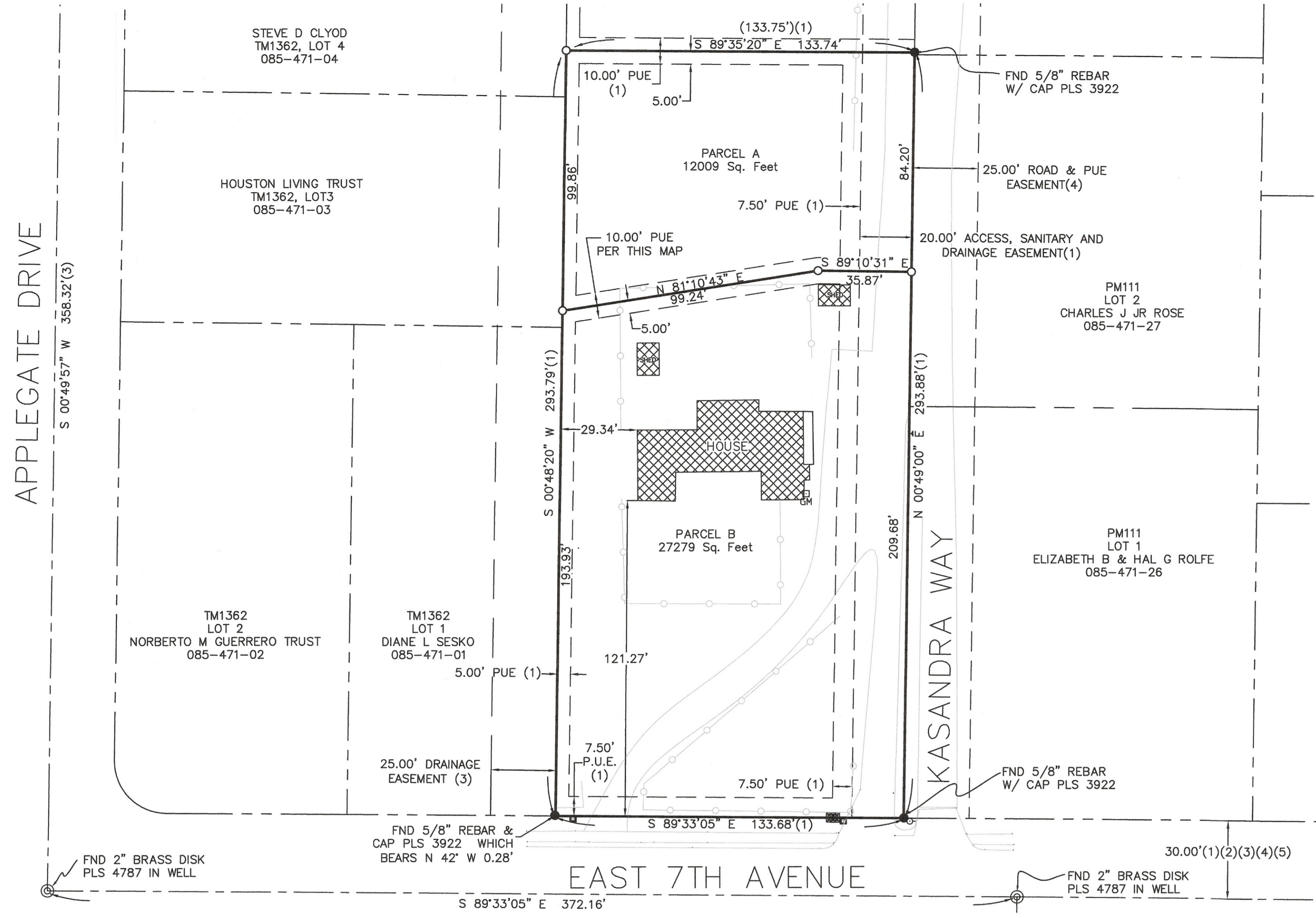
Total Distance> 672.40

Area: 27278.8 Sq. Feet

Block Total Area: 27278.8 Sq. Feet



VICINITY MAP
N.T.S.



SURVEYOR'S CERTIFICATE

I, CHARLES D. CHURCH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RAMON J. GABINO.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 04, 2018
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE IT'S 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.
5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. CHAPTER 278.010 THRU 278.630, INCLUSIVE.

CHARLES D. CHURCH
NEVADA P.L.S. NO. 6886

09-07-18

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278.010 TO 278.630, INCLUSIVE, AND THAT HE IS THE ONLY PARTY HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DOES HEREBY GRANT, PUBLIC UTILITY EASEMENTS AND CONSENT TO THE USE OF RESIDENTIAL WATER METERS AS NOTED HEREON.

RAMON J GABINO _____ DATE _____

**STATE OF NEVADA } S.S.
COUNTY OF WASHOE }**

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, RAMON J GABINO, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

SECURITY INTEREST HOLDER'S CERT.

THIS IS TO CERTIFY THAT THE SECURITY INTEREST HOLDERS HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT. _____ OFFICIAL RECORDS OF WASHOE COUNTY NEVADA (REFERENCE DEED OF TRUST _____)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT RAMON J GABINO OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, AND THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20____. EXCEPT FOR _____ CAPITAL TITLE COMPANY OF NEVADA

By: _____ DATE _____
(TITLE OFFICER)

TAX CERTIFICATE

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

(A.P.N. 085-471-42)
WASHOE COUNTY TREASURER _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MICHAEL GUMP, COUNTY SURVEYOR _____ DATE _____

DISTRICT BOARD OF HEALTH

THIS FINAL 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 WASHOE COUNTY PUBLIC HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERT.

THE FINAL PARCEL MAP CASE NO. WTPM____ 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. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2018 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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

UTILITY COMPANIES' CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY _____ DATE _____
NEVADA BELL D.B.A. AT&T NEVADA _____ DATE _____
CHARTER COMMUNICATIONS _____ DATE _____
SUN VALLEY GENERAL IMPROVEMENT DISTRICT _____ DATE _____

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND CENTERLINE MONUMENT AS NOTED
- SET 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED
- UTILITY POLE
- GM GAS METER
- WM WATER METER
- PROPERTY LINE
- - - ADJOINERS PROPERTY LINES
- - - EASEMENT LINE
- FENCE
- (DISTANCE)(R) MEASURED DISTANCE DIFFERS FROM RECORD (REF)
- DISTANCE () MEASURED DISTANCE SAME AS RECORD (REF)

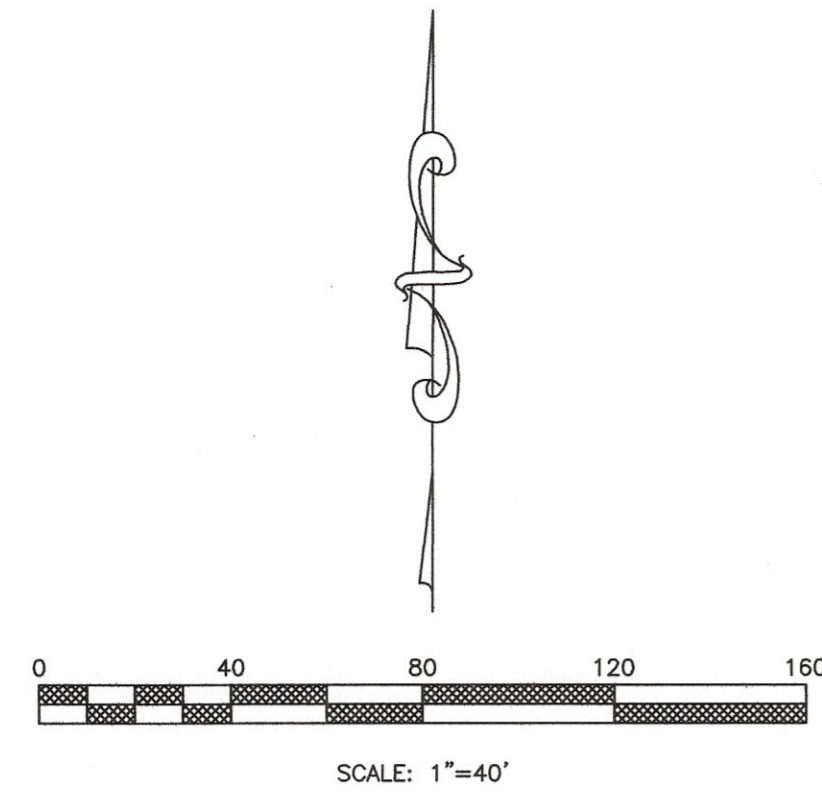
FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF SIERRA SURVEYING, INC. ON THIS ____ DAY OF _____, 20____, AT ____ MIN. PAST ____ O'CLOCK, ____M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

COUNTY RECORDER
By: _____
DEPUTY
FEE: _____

PARCEL MAP FOR RAMON J GABINO
A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 2527, FOR GENEVA J. RANDALL, A PORTION OF THE NE 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M SUN VALLEY, WASHOE COUNTY, NEVADA

JOB NO.: 2001959
DESIGNED BY: _____
DRAWN BY: MEP
CHECKED BY: CDC
DATE: 09/07/2018
SHEET 1 OF 2

SIERRA SURVEYING, INC.
555 HOLCOMB AVENUE
RENO, NEVADA 89511
TELEPHONE: (775) 828-5004 FAX: (775) 337-0313



GENERAL NOTES

1. THE PUBLIC UTILITY EASEMENTS CREATED ON THIS MAP ARE 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
2. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES & SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) FACILITIES.
3. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
4. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
5. REFERENCE FLOOD INSURANCE RATE MAP NUMBER 32031C3032G, PANEL 3032 OF 3475, MAP REVISED MARCH 16, 2009, WHICH SHOWS SUBJECT PARCEL TO BE WITHIN X(SHADED), X, AND AE. ANY STRUCTURE WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
7. TOTAL NUMBER OF PARCELS = 3; TOTAL AREA = 39,288 SQUARE FEET.
8. 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 FOR ANY PARCEL.
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 PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT

TOTAL AREA BREAKDOWN

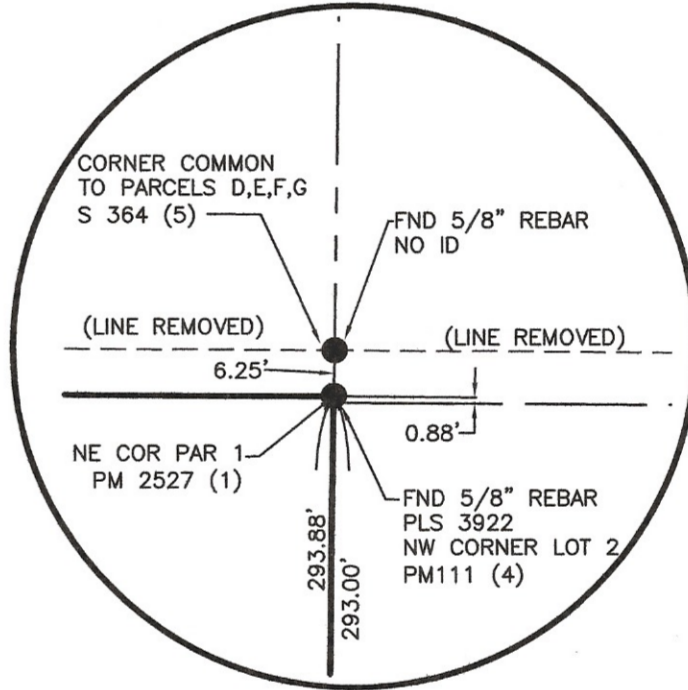
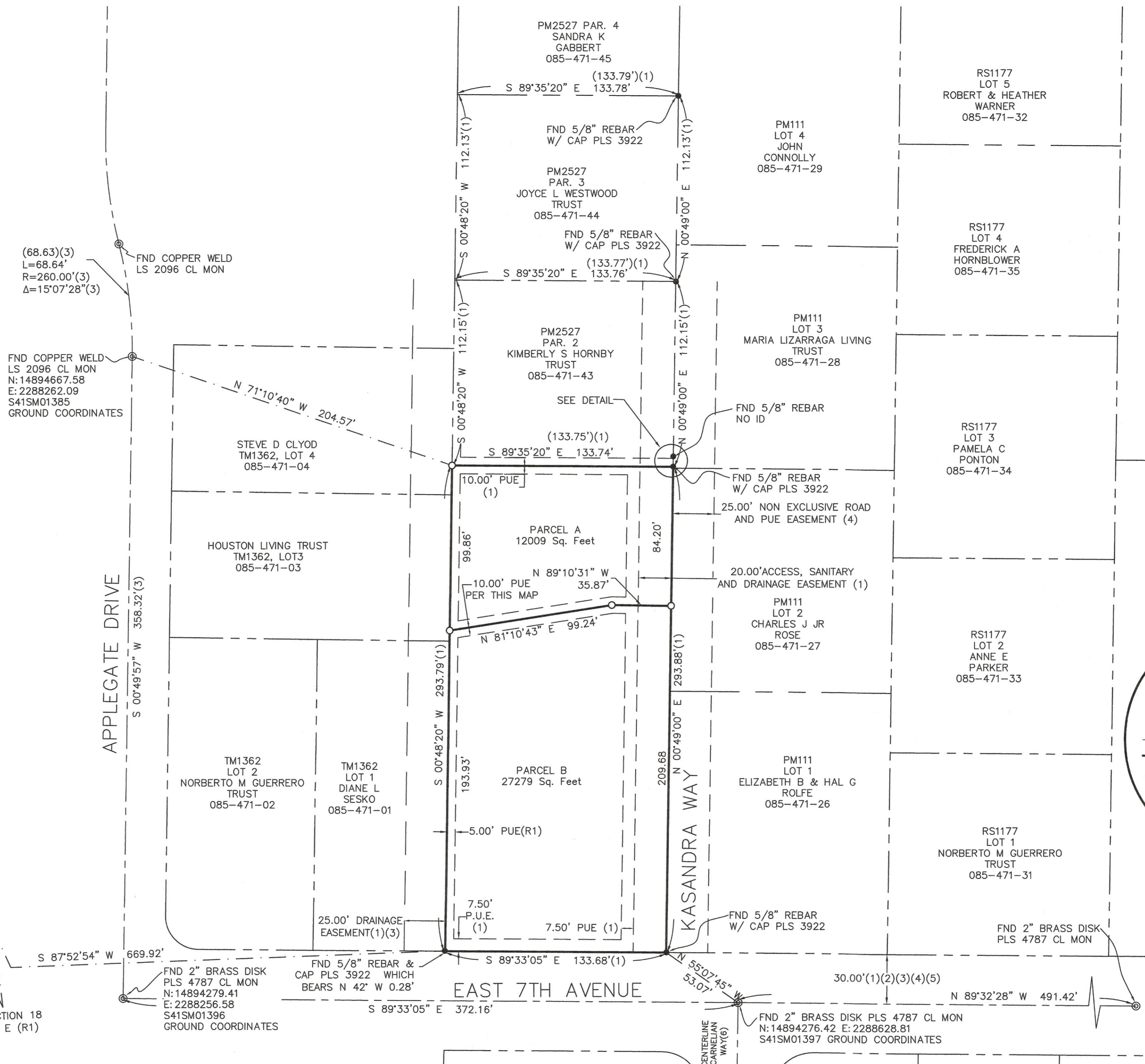
PARCEL A:	12,009 SF
PARCEL B:	27,279 SF
TOTAL AREA:	39,288 SF

BASIS OF BEARING

THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED FROM THE PUBLISHED COORDINATES FOR GPS POINT "S41SM01396" TO POINT "S41SM01397" MODIFIED BY A FACTOR OF 0.999802100. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. COORDINATES SHOWN ARE NEVADA STATE PLANE (NAD 83), NEVADA WEST ZONE GROUND COORDINATES. SEE REFERENCE NOTE FOR MAP ROTATION INFORMATION.

LEGEND

●	FOUND MONUMENT AS NOTED	—	PROPERTY LINE
⊙	FOUND CENTERLINE MONUMENT AS NOTED	- - - -	ADJOINERS PROPERTY LINES
○	SET 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED	- · - · -	EASEMENT LINE
○	UTILITY POLE	○	FENCE
□GM	GAS METER	(DISTANCE)(R)	MEASURED DISTANCE DIFFERS FROM RECORD (REF)
□WM	WATER METER	DISTANCE ()	MEASURED DISTANCE SAME AS RECORD

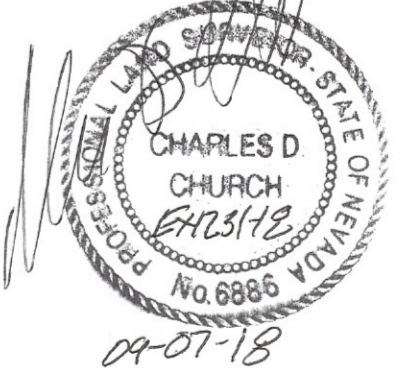


DETAIL

REFERENCES

NOTE: EACH OF THE LISTED REFERENCE MAPS NEEDS TO BE ROTATED THE NOTED AMOUNT TO MATCH NEVADA STATE PLANE COORDINATES, WEST ZONE AND THIS MAP.

1. PARCEL MAP NUMBER 2527, FOR GENEVA J. RANDALL, RECORDED AS FILING NUMBER 1487940 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON JUNE 19, 1991. ROTATE 0°49'00" CLOCKWISE.
2. RECORD OF SURVEY NUMBER 1177, FOR ROGER WHITE, RECORDED AS FILING NUMBER 532313 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON MAY 16, 1978. ROTATE 0°45'51" CLOCKWISE.
3. TRACT MAP NUMBER 1362, FOR PARKWAY MOBILE HOME ESTATES, RECORDED AS FILING NUMBER 274646 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON FEBRUARY 6, 1973. ROTATE 0°45'29" CLOCKWISE.
4. PARCEL MAP NUMBER 111, FOR R.W. LANE, RECORDED AS FILING NUMBER 345371 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON OCTOBER 29, 1994. ROTATE 0°46'03" CLOCKWISE.
5. RECORD OF SURVEY NUMBER 364, FOR HAROLD D. EKSTROM, RECORDED AS FILING NUMBER 328058 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON DECEMBER 23, 1960. ROTATE 0°45'28" CLOCKWISE.
6. SUBDIVISION TRACT MAP NUMBER 3578, FOR GEMSTONE SUBDIVISION, RECORDED AS FILING NUMBER 2233866 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON JULY 22, 1998. ROTATE 0°00'21" CLOCKWISE.
7. RECORD OF SURVEY NUMBER 419, W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SECTION 18 T20N, R20E, MDB&M, RECORDED AS FILING NUMBER 349985 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON DECEMBER 19, 1961. USED AS REFERENCE ONLY.
8. PRELIMINARY TITLE REPORT ORDER NUMBER 10019760-006-YC, DATED MAY 14, 2018 BY CAPITOL TITLE COMPANY OF NEVADA.



PARCEL MAP
FOR
RAMON J GABINO
A DIVISION OF PARCEL 1 OF PARCEL MAP
NO. 2527, FOR GENEVA J. RANDALL
A PORTION OF THE NE 1/4 OF SECTION 18,
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M
SUN VALLEY, WASHOE COUNTY, NEVADA

SIERRA SURVEYING, INC.
555 HOLCOMB AVENUE
RENO, NEVADA 89511
TELEPHONE: (775) 828-5004 FAX: (775) 337-0313

JOB NO.:	2001959
DESIGNED BY:	
DRAWN BY:	MEP
CHECKED BY:	CDC
DATE:	
SHEET	2 OF 2