

**Smith Trust dated September 12, 2011**  
Application to Washoe County for a:  
**Parcel Map**

**Prepared by:**



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

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

[www.summitnv.com](http://www.summitnv.com)

**Prepared for:**

Smith Trust dated September 12, 2011

Attn: Julian C. Smith Jr.

Trustee

8255 Eastlake BLVD.

Washoe Valley, NV 89704

**April 17, 2017**

## 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.
  - N/A  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.

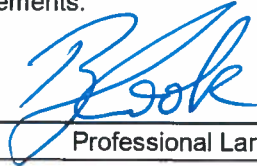
- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
- h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
- i. Vicinity map showing the proposed development in relation to the surrounding 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.

N/A 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.

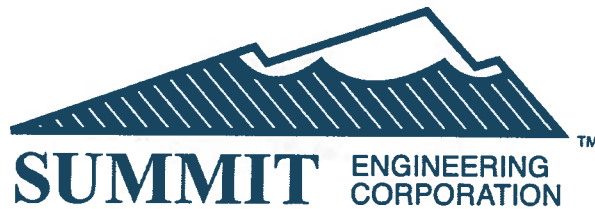


Professional Land Surveyor

ITEM 1

FEES

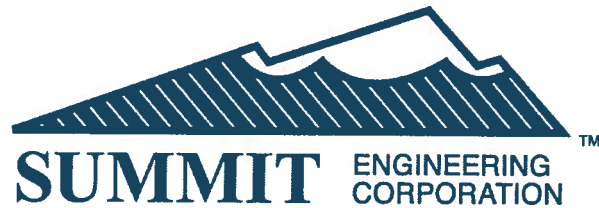
PARCEL MAP FOR  
SMITH TRUST DATED SEPTEMBER 12, 2011



**5405 Mae Anne Ave**  
**Reno, Nv 89523**  
**(775) 747-8550**  
**[www.summitnv.com](http://www.summitnv.com)**

ITEM 2  
DEVELOPMENT APPLICATION

PARCEL MAP FOR  
SMITH TRUST DATED SEPTEMBER 12, 2011



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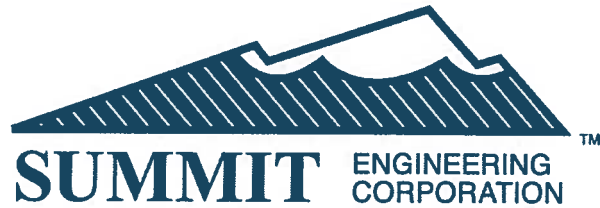
## Washoe County Development Application

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: Parcel Map for the Smith Trust dated September 12, 2011			
Project Description: Merger and re-subdivision of Parcels 1 & 2 of Document #4072641 that results in three 4.01 acre parcels plus a remainder 12.67 acre parcel which includes the existing single family home.			
Project Address: 7515 S Virginia Street, Washoe Valley, NV			
Project Area (acres or square feet): 24.71+/- acres			
Project Location (with point of reference to major cross streets AND area locator): South end of Washoe Valley along SR 429 west of the intersection of SR 429 & I-580.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-292-16	24.71		
Section(s)/Township/Range: NE1/4 of Sec. 26, T16N, R19E, MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> Smith Trust dated September 12, 2011		<b>Professional Consultant:</b> Summit Engineering Corp.	
Name: Julian C. Smith Jr., Trustee		Name: Ryan Cook	
Address: 8255 Eastlake Blvd., Washoe Valley, NV		Address: 5405 Mae Anne Avenue Reno, NV	
Zip: 89704		Zip: 89523 <input type="checkbox"/>	
Phone: 775-883-3200 <input type="checkbox"/> Fax:		Phone: 775-747-8550 Fax: 747-8559	
Email: julian@smithandharmer.com		Email: ryan@summitnv.com	
Cell: 775-882-2027 Other:		Cell: 775-223-7432 Other:	
Contact Person: Julian C. Smith Jr., Trustee		Contact Person: Ryan Cook	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Julian C. Smith Jr.		Name:	
Address: 8255 Eastlake Blvd., Washoe Valley, NV		Address:	
Zip: 89704		Zip:	
Phone: 775-883-3200 Fax:		Phone: Fax:	
Email: julian@smithandharmer.com		Email:	
Cell: 775-882-2027 Other:		Cell: Other:	
Contact Person: Julian C. Smith Jr.		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):	

ITEM 3  
OWNER AFFIDAVIT

PARCEL MAP FOR  
SMITH TRUST DATED SEPTEMBER 12, 2011



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# Property Owner Affidavit

**Applicant Name:** Parcel Map for the Smith Trust dated September 12, 2011

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, Julian C. Smith Jr  
(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): 055-292-16

Printed Name Julian C. Smith Jr

Signed Julian C. Smith Jr

Address 8855 East Lake Blvd  
Washoe Valley, NV. 89704

Subscribed and sworn to before me this  
17th day of January, 2017.

Sandra J Mendez  
Notary Public in and for said county and state

My commission expires: 10-19-19

(Notary Stamp)



**SANDRA R MENDEZ**  
**NOTARY PUBLIC**  
**STATE OF NEVADA**  
My Commission Expires: 10-19-19  
Certificate No: 98-12514-9

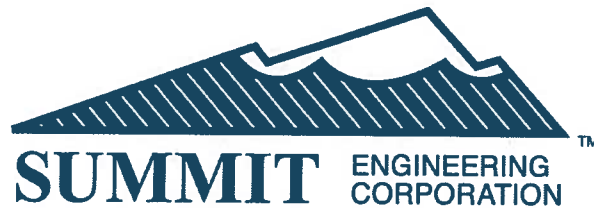
\*Owner refers to the following: (Please mark appropriate box.)

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



ITEM 4  
PROOF OF PROPERTY TAX PAYMENT

PARCEL MAP FOR  
SMITH TRUST DATED SEPTEMBER 12, 2011



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Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P O Box 30039, Reno, NV 89520-3039  
ph (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

## Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
05529216	Active	1/25/2017 2:09:57 AM
<b>Current Owner:</b> SMITH TRUST 8255 EASTLAKE BLVD WASHOE VALLEY, NV 89704		<b>SITUS:</b> 7515 S VIRGINIA ST WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
SubdivisionName _UNSPECIFIED Township 16 Section 26 Lot Block Range 19		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$120.64	(\$0.08)	\$120.56
<u>Truckee Meadows Fire Dist</u>	\$383.21	(\$0.26)	\$382.95
<u>Washoe County</u>	\$987.62	(\$0.67)	\$986.95
<u>Washoe County Sc</u>	\$807.93	(\$0.56)	\$807.37
<b>Total Tax</b>	<b>\$2,299.40</b>	<b>(\$1.57)</b>	<b>\$2,297.83</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016077300	B16.15031	\$2,297.83	7/28/2016

### Pay By Check

Please make checks payable to:  
**WASHOE COUNTY  
TREASURER**

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

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

### Change of Address

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

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

Address change requests may also be faxed to:  
(775) 328-2500

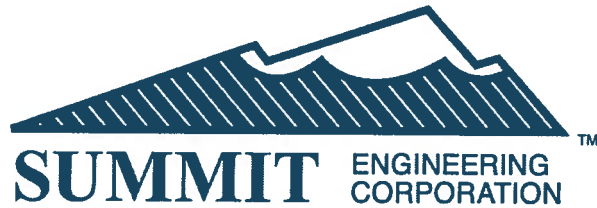
Address change requests may also be mailed to: Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

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

ITEM 5  
APPLICATION MATERIALS

PARCEL MAP FOR  
SMITH TRUST DATED SEPTEMBER 12, 2011



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## 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)?

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-292-16	200 Single Family Residence	24.71 Ac

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

One existing single family residence near west-center of property.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	4.01 acres	4.01 acres	4.01 acres	12.67 acres
Minimum Lot Width	TBD	263'	200'	723'

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

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

- a. Water System Type:

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

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input checked="" type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

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

8. 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 #	TBD	acre-feet per year	TBD
b. Certificate #	TBD	acre-feet per year	TBD
c. Surface Claim #	TBD	acre-feet per year	TBD
d. Other, #	TBD	acre-feet per year	TBD

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):

TBD
-----

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

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
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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?

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?

N/A
-----

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?

N/A

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?

N/A



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?

N/A

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?

N/A

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

N/A

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?

N/A

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

N/A

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

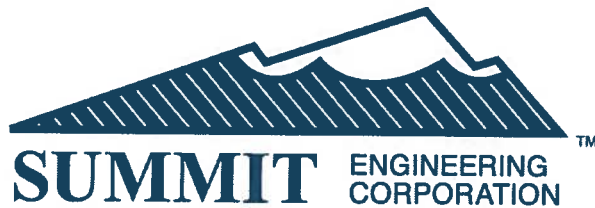
N/A

27. Surveyor:

Name	Ryan Cook, PLS
Address	5405 Mae Anne Avenue Reno, NV 89523
Phone	775-747-8550
Cell	775-223-7432
E-mail	ryan@summitnv.com
Fax	775-7478559
Nevada PLS #	15224

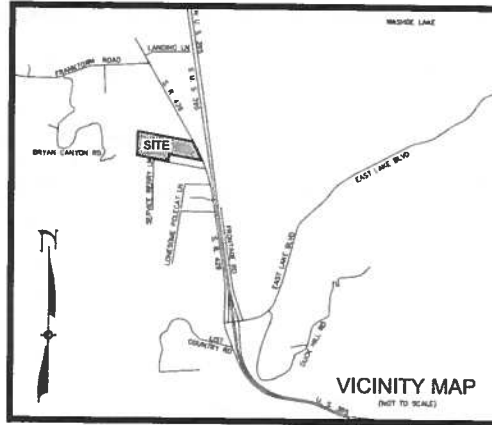
ITEM 7  
DEVELOPMENT PLAN SPECIFICATIONS

PARCEL MAP FOR  
SMITH TRUST DATED SEPTEMBER 12, 2011



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# TENTATIVE PARCEL MAP FOR THE SMITH TRUST DATED SEPTEMBER 12, 2011



### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JULIAN C. SMITH, JR. AND JOHANNA SMITH, TRUSTEES OF THE SMITH TRUST DATED SEPTEMBER 12, 2011, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE 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 PRIVATE NECESSARY ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS BROWN AND NOTES HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF EGRESS THEREON AND EGRESS THEREON THEREAFTER.

SMITH TRUST DATED SEPTEMBER 12, 2011

JULIAN C. SMITH, JR., TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

JOHANNA SMITH, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

### NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }  
COUNTY OF WASHOE } 373

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, JULIAN C. SMITH, JR. AND JOHANNA SMITH, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC: \_\_\_\_\_

### UTILITY COMPANIES CERTIFICATE

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

BY ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

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

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

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

CHARTER COMMUNICATION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

### 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 \_\_\_\_\_

### DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PH-\_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES. PROFESSIONAL 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. ANY DEFECTS OF DESIGNATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.071 THROUGH 248.472.

WILLIAM H. HENNEY, DIRECTOR  
PLANNING AND DEVELOPMENT DIVISION

### WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

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

### 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 COMPLETION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.760.

APH 053-292-11

WASHOE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

TITLE: \_\_\_\_\_

### COUNTY RECORDER'S CERTIFICATE

FILE NO. \_\_\_\_\_ FILE # \_\_\_\_\_

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERING CORPORATION ON THIS

DAY OF \_\_\_\_\_, 2011, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ U.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER \_\_\_\_\_ BY: DEPUTY \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

I, RYAN G. COOK, 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 JULIAN C. SMITH, JR. AND JOHANNA SMITH, TRUSTEES OF THE SMITH TRUST DATED SEPTEMBER 12, 2011.
- THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 26, T10N, R10E, M04, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_.
- THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE IMPROVEMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RYAN G. COOK \_\_\_\_\_ P.L.S. 15324



### TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JULIAN C. SMITH, JR. AND JOHANNA SMITH, TRUSTEES OF THE SMITH TRUST DATED SEPTEMBER 12, 2011, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE GRANTED, AND THAT THERE ARE NO LISTS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AND THAT A CHANGE HAS BEEN MADE WITH RECORD FOR THE SOCIETY OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN MADE WITH RECORD TO ALL OF THE ABOVE.

TODOR TITLE OF NEVADA, INC.

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

TITLE: \_\_\_\_\_

TENTATIVE PARCEL MAP  
FOR THE  
SMITH TRUST  
DATED SEPTEMBER 12, 2011

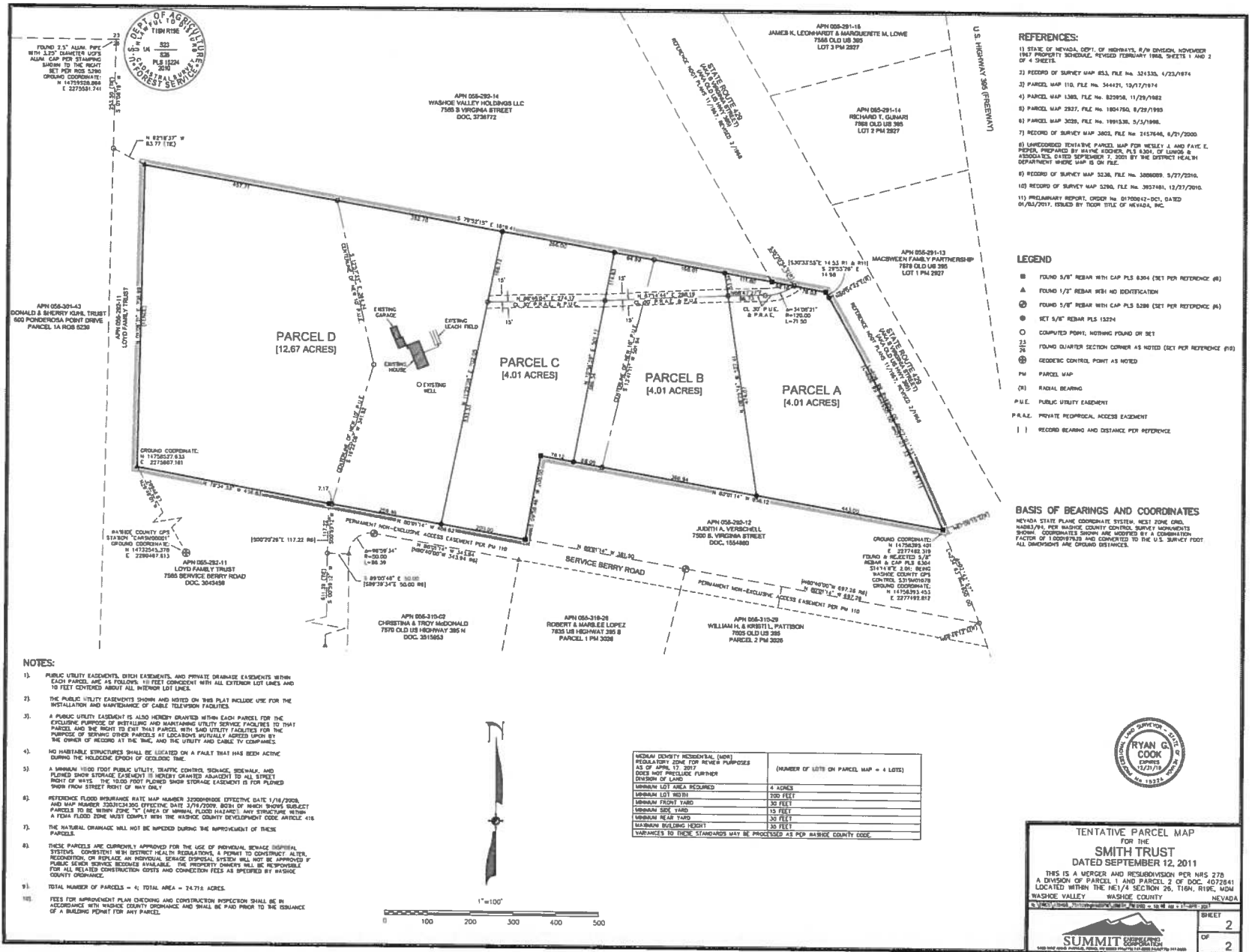
THIS IS A MERGER AND RESUBDIVISION PER NRS 278  
A DIVISION OF PARCELS 1 AND PARCELS 2 OF DOC. 4072841  
LOCATED WITHIN THE NE 1/4 SECTION 26, T10N, R10E, M04  
WASHOE VALLEY WASHOE COUNTY NEVADA

S. WASHINGTON, 2500 W. WASHINGTON, PHOENIX, AZ 85016 • 602.974.1111 • WWW.SUMMITENGINEERING.COM

**SUMMIT ENGINEERING**  
2500 WEST WASHINGTON AVENUE, PHOENIX, AZ 85016 • 602.974.1111 • WWW.SUMMITENGINEERING.COM

SHEET	1
OF	2

PRELIMINARY, FOR REVIEW ONLY



- REFERENCES:**
- STATE OF NEVADA, DEPT. OF HIGHWAYS, R/W DIVISION, NOVEMBER 1987 PROPERTY RECORD, WASHOE COUNTY, SHEETS 1 AND 2 OF 4 SHEETS.
  - RECORD OF SURVEY MAP 853, FILE NO. 324333, 4/23/1974
  - PARCEL MAP 110, FILE NO. 344475, 12/17/1974
  - PARCEL MAP 1363, FILE NO. 822958, 11/29/1982
  - PARCEL MAP 2827, FILE NO. 1804760, 8/29/1993
  - PARCEL MAP 3028, FILE NO. 1991538, 5/13/1998.
  - RECORD OF SURVEY MAP 2602, FILE NO. 2412648, 8/21/2000
  - UNRECORDED TENTATIVE PARCEL MAP FOR NEELY J. AND FAYE E. PEPPER, PREPARED BY WAYNE EGGERS, PLS 8304, OF LANDS & ASSOCIATES, DATED SEPTEMBER 7, 2001 BY THE DISTRICT HEALTH DEPARTMENT HEALTH MAP 01 OF FILE.
  - RECORD OF SURVEY MAP 5236, FILE NO. 3080809, 5/27/2010.
  - RECORD OF SURVEY MAP 5290, FILE NO. 3057481, 12/27/2010.
  - PRELIMINARY REPORT, ORDER NO. 01700042-DCI, DATED 01/03/2011, ISSUED BY TROP TITLE OF NEVADA, INC.

- LEGEND**
- FOUND 3/8" REBAR WITH CAP PLS 8304 (SET PER REFERENCE #8)
  - ▲ FOUND 1/2" REBAR WITH NO IDENTIFICATION
  - ⊙ FOUND 5/8" REBAR WITH CAP PLS 8298 (SET PER REFERENCE #4)
  - ⊙ SET 5/8" REBAR PLS 15224
  - COMPUTED POINT, NOTHING FOUND OR SET
  - ⊕ FOUND QUARTER SECTION CORNER AS NOTED (SET PER REFERENCE #10)
  - ⊕ GEODESIC CONTROL POINT AS NOTED
  - PM PARCEL MAP
  - (N) RADIAL BEARING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.A.A.E. PRIVATE RECREATIONAL ACCESS EASEMENT
  - | | RECORD BEARING AND DISTANCE PER REFERENCE

**BASIS OF BEARINGS AND COORDINATES**

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 ZONE 10, NAD83/PN, PER WASHOE COUNTY CONTROL SURVEY INSTRUMENTS SHOWING COORDINATES SHOWN AND ADJUSTED BY A COMBINATION FACTOR OF 1.00000018 AND CONVERTED TO THE U.S. SURVEY FOOT. ALL DIMENSIONS ARE GROUND DISTANCES.

- NOTES:**
- PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL LINE AS FOLLOWS: 10 FEET COINCIDENT WITH ALL EXTERIOR LOT LINES AND 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES.
  - THE PUBLIC UTILITY EASEMENTS SHOWN AND LISTED ON THIS PLAN INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
  - 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 LAY 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.
  - NO HABITABLE STRUCTURES SHALL BE LOCATED ON A PLOT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
  - A MINIMUM 11000 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK, AND PLANNED SHOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 1000 FOOT PLANNED SHOW STORAGE EASEMENT IS FOR PLANNED SHOW FROM STREET RIGHT OF WAY ONLY.
  - REFERENCE FLOOD INSURANCE RATE MAP NUMBER 320000000E EFFECTIVE DATE 1/16/2008 AND MAP NUMBER 20031C13300 EFFECTIVE DATE 3/18/2009. BOTH OF WHICH SHOW SUBJECT PARCELS TO BE WASHOE ZONE "X" (AREA OF MINIMAL FLOOD HAZARD). ANY STRUCTURE WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
  - THE NATURAL DRAINAGE WILL NOT BE IMPERED DURING THE IMPROVEMENT OF THESE PARCELS.
  - THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTER, RECONSTRUCT, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR ALL RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
  - TOTAL NUMBER OF PARCELS = 4; TOTAL AREA = 24.74 ACRES.
  - 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.

MEDIUM DENSITY RESIDENTIAL (MDR) REGULATORY ZONE (FOR REVIEW PURPOSES AS OF APRIL 17, 2017) DOES NOT PRECLUDE FURTHER DIVISION OF LAND	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	4 ACRES
MINIMUM LOT WIDTH	250 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	



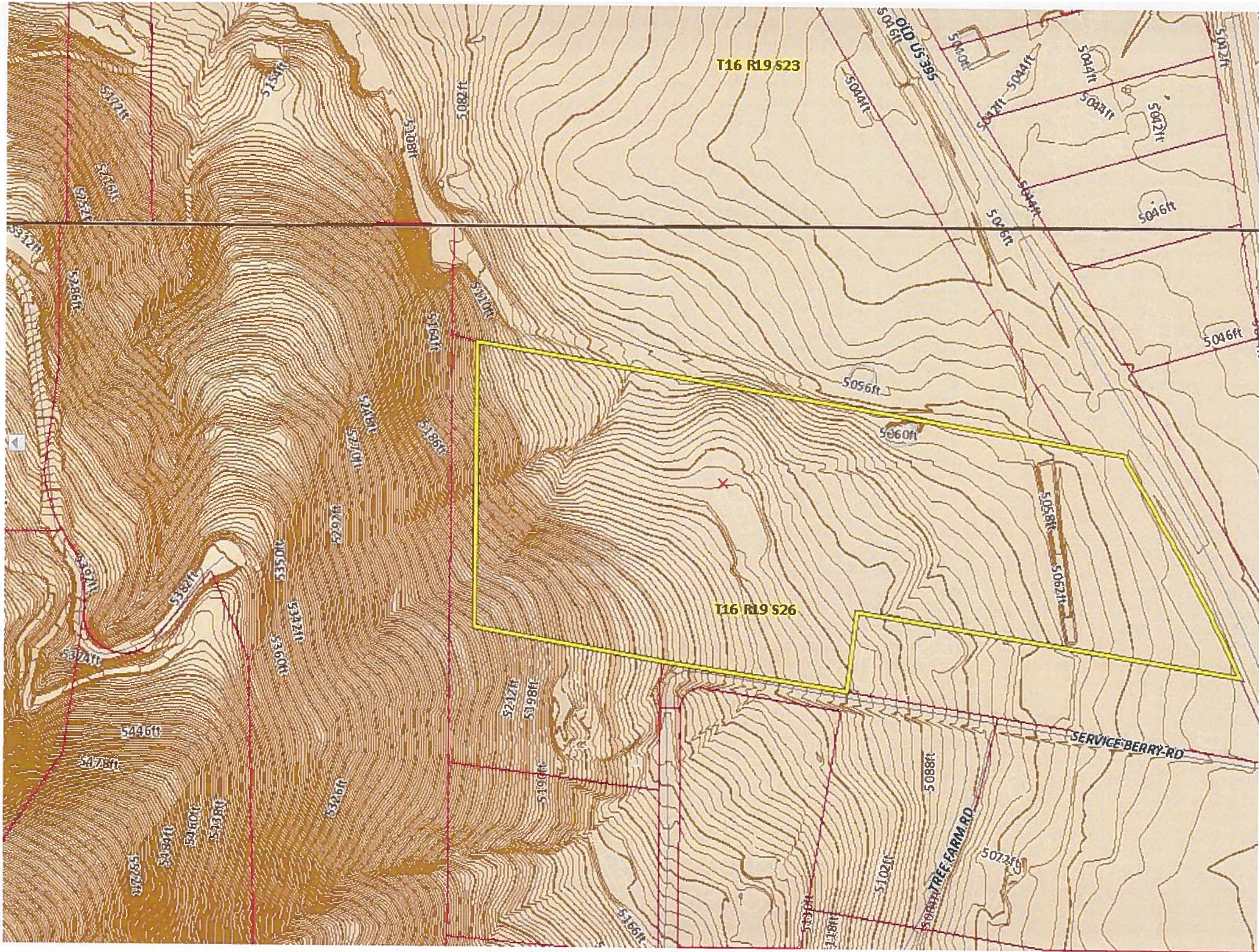
TENTATIVE PARCEL MAP FOR THE SMITH TRUST DATED SEPTEMBER 12, 2011

THIS IS A MERGER AND RECONVEYANCE PER MRS. ZENIA A. SMITH AND HER HUSBAND, MR. JAMES K. SMITH, OF PARCELS 1 AND 2 OF DOC. 4072841 LOCATED WITHIN THE 16E1/4 SECTION 26, T16N, R10E, M04N WASHOE VALLEY, WASHOE COUNTY, NEVADA

BY: RYAN G. COOK, LICENSED PROFESSIONAL SURVEYOR, LICENSE NO. 127171

BY: SUMMIT LAND SERVICES, INC., LICENSED PROFESSIONAL SURVEYOR, LICENSE NO. 110200

SHEET 2 OF 2





5405 Mae Anne Ave  
 Reno, Nv 89523  
 (775) 747-8550  
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**USGS  
 Quaternary Faults**

**Legend**

- Project Site
- Parcel Base

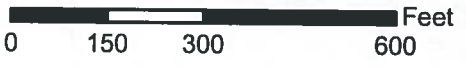
**USGS Fault Data**

**name, age**

- Mount Rose fault zone, <1,600,000
- Mount Rose fault zone, <15,000



1 inch = 300 feet



Data source: USGS Fault Data -  
<https://earthquake.usgs.gov/hazards/qfaults/>  
 Ortho Photos: Google Earth 7/13/2016  
 & NAIP 6/16/2015










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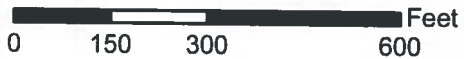
**U.S. Fish & Wildlife  
 National Wetlands Inventory**

**Legend**

-  Project Site
-  Parcel Base
-  Freshwater Emergent Wetland
-  Freshwater Pond
-  Riverine



1 inch = 300 feet



Data source: FWS Wetland Inventory -  
<https://www.fws.gov/wetlands/Data/State-Downloads.html>  
 Orhto Photos: Google Earth 7/13/2016  
 & NAIP 6/16/2015



No proposed/forseeable impact to dry pond bed.

SR 429

580

PARCELD

PARCELC

PARCELB

PARCELA