



Parcel Map Review Committee Staff Report

Meeting Date: December 13, 2018

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0013 (TMWA)

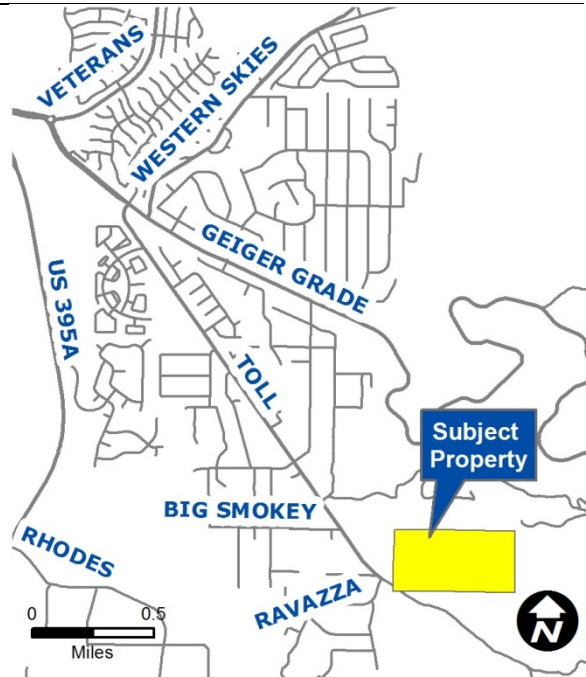
BRIEF SUMMARY OF REQUEST: Parcel map waiver request to divide an ±80.93-acre parcel into two parcels of ±1.35-acres and ±79.59-acres.

STAFF PLANNER: Kelly Mullin, AICP, Senior Planner
775.328.3608
kmullin@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve the waiver of the requirement for filing a parcel map in connection with the division of an ±80.93-acre parcel into two parcels of ±1.35-acres and ±79.59-acres in size. The applicant has indicated the smaller parcel is intended for a future water tank. As the smaller parcel's intended use is for a utility site, the parcel is not required to meet minimum lot size or width standards.

- Applicant: Truckee Meadows Water Authority
- Owner: Frank & Lanora Omboli
- Location: 15868 Toll Road, approximately 300 feet southeast of its intersection with Ravazza Road
- APN: 016-762-10
- Parcel Size: ±80.93-acres
- Master Plan: Rural & Rural Residential
- Regulatory Zone: General Rural & Medium Density Rural
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, *Parcel Maps*
- Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case WTPM18-0013 for the Truckee Meadows Water Authority, subject to the conditions of approval included as Exhibit A with the staff report, and make all of the findings required by Washoe County Code Section 110.606.75.

(Motion with Findings on Page 7)

Staff Report Contents

Parcel Map Process3

Parcel Map (excerpt)4

Tentative Parcel Map Evaluation5

Southeast Truckee Meadows Area Plan Modifiers5

Development Information5

Reviewing Agencies5

Staff Comment on Required Findings.....6

Recommendation7

Possible Motion7

Appeal Process8

Exhibits Contents

Conditions of ApprovalExhibit A

Agency CommentsExhibit B

Project Application..... Exhibit C

Parcel Map Process

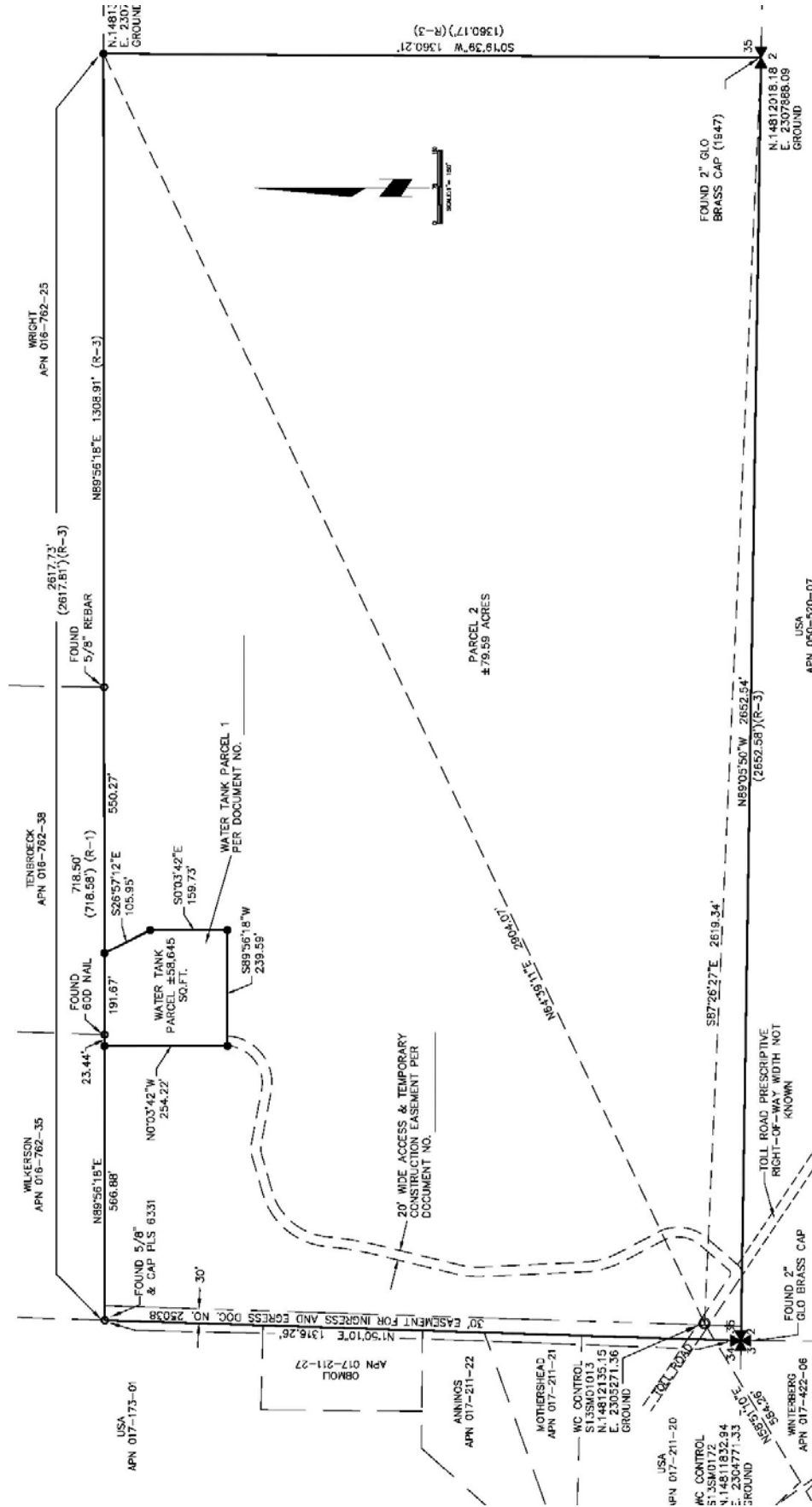
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The recommended conditions of approval for Tentative Parcel Map Case Number WTPM18-0013 are attached to this staff report and will be included with the Action Order, if approved by the Parcel Map Review Committee.

The subject property has regulatory zones of General Rural (allows 1 dwelling unit per 40 acres; minimum lot size of 40 acres) and Medium Density Rural (allows 1 dwelling unit per 5 acres; minimum lot size of 4 acres). The current request is to divide a ±80.93-acre parcel into two parcels of ±1.35-acres and ±79.59-acres in size. The smaller parcel's intended use is for a utility site; therefore, that parcel is not required to meet minimum lot size standards, per WCC Section 110.404.10.



Parcel Map (excerpt)

Tentative Parcel Map Waiver Evaluation

Regulatory Zones:	General Rural (\pm 60-ac.); Medium Density Rural (\pm 20-ac.)
Maximum Lot Potential:	5
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	General Rural (40-ac.); Medium Density Rural (4-ac.)
Minimum Lot Size on Parcel Map:	\pm 1.35-ac. (permissible per WCC Section 110.404.10)
Minimum Lot Width Required:	General Rural (660-ft.); Medium Density Rural (200-ft.)
Minimum Lot Width on Parcel Map:	\pm 215-ft. (permissible per WCC Section 110.404.10)

The proposed new water tank parcel is located within the portion of the property designated General Rural. As the new parcel is intended for a regulated utility, it is not required to meet minimum requirements for the regulatory zone per WCC Section 110.404.10. However, a special use permit will be required to allow for the construction of a water tank on the site.

Development Suitability Constraints: The Southeast Development Suitability Map, a part of the Southeast Truckee Meadows Area Plan, identifies the subject parcel as containing slopes greater than 15%, and a significant ridgeline to be protected. Future development on the property will be subject to the standards of Washoe County Development Code Article 424, *Hillside Development*.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

The subject parcel is outside the Truckee Meadows Service Area (TMSA).

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

Southeast Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Southeast Truckee Meadows Area Plan. There are no Development Code modifiers applicable to the property.

Development Information

The subject parcel is currently undeveloped with the exception of Toll Road extending across the southwest corner of the existing parcel, and dirt roads traversing the site.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Utilities
- Washoe County Health District

- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- NV Energy

Four of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- Washoe County Planning and Building Division provided conditions related to substantial compliance, timing and grading.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to access, easements, and technical map requirements.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Truckee Meadows Fire Protection District requires compliance with Wildland Urban Interface standards, and International Fire Code standards for access.
Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us
- Washoe County Health District provided requirements for test trenches.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

Washoe County Parks and Open Space reviewed the application and indicated they had no comments or conditions of approval.

Staff Comment on Required Findings

WCC Section 110.606.75 requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- a) Conformity with Laws. That the proposed minor subdivision conforms with Chapter 278 of NRS and this Development Code;

Staff Comment: The proposed division is expected to conform with all applicable standards of the Development Code and NRS. A recommended condition of approval has been included requiring the water tank parcel to be reverted to acreage in accordance with NRS upon cessation or cancellation of its use.

- b) Conformity with Regulations. That the proposed minor subdivision conforms to state and County requirements as to area, improvement and design, and flood water drainage control;

Staff Comment: Washoe County Code Section 110.404.10 exempts utility parcels from size standards associated with the applicable regulatory zone. Future improvements to the property will be required to adhere to all applicable standards, including those related to improvements, design, and flood water drainage control.

- c) Environmental Effects. That the proposed minor subdivision will not have an adverse effect on the environment;

Staff Comment: The proposed division is not anticipated to negatively affect the environment. Future development will be required to adhere to all applicable standards.

- d) Conformity with Master Plan. That the proposed minor subdivision conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;

Staff Comment: The proposed parcel map conforms to standards within the Southeast Truckee Meadows Area Plan.

- e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;

Staff Comment: The existing site is undeveloped, meets minimum regulatory zone standards, and is not considered non-conforming.

- f) Conformity with Other Ordinances. That the proposed minor subdivision conforms with all other County ordinances;

Staff Comment: With the recommended conditions of approval, the proposed minor subdivision is expected to conform with all other County ordinances.

- g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to insure proper legal description of property, location of property lines and monumenting of property lines; and

Staff Comment: This parcel map waiver request was submitted to several local and regional agencies for review. Staff received comments or conditions of approval in support of this parcel map waiver request from those agencies who responded. No comments opposing the request were received.

- h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

Staff Comment: Access to the new parcel will be provided via easements created with this map. As noted in the recommended conditions of approval, if the necessary access requires grading exceeding the thresholds identified in Washoe County Code Section 110.438.35, a special use permit for grading will be required.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0013 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Possible Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case WTPM18-0013 for the Truckee Meadows Water Authority, subject to the conditions of approval included as Exhibit A with the staff report, and make all of the findings required by Washoe County Code Section 110.606.75:

- a) Conformity with Laws. That the proposed minor subdivision conforms with Chapter 278 of NRS and this Development Code;
- b) Conformity with Regulations. That the proposed minor subdivision conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- c) Environmental Effects. That the proposed minor subdivision will not have an adverse effect on the environment;
- d) Conformity with Master Plan. That the proposed minor subdivision conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;

- e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;
- f) Conformity with Other Ordinances. That the proposed minor subdivision conforms with all other County ordinances;
- g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to insure proper legal description of property, location of property lines and monumenting of property lines; and
- h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the appeal shall be determined by that Board. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Truckee Meadows Water Authority
Attn: Heather Edmunson
P.O. Box 30013
Reno, NV 89502

Owner: Frank & Lanora Omboli
1255 Autumn Hills
Reno, NV 89511

Consultant: Bigby and Associates, Inc.
Attn: Greg Bigby
1280 Terminal Way, Suite 32
Reno, NV 89502



Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0013

The tentative parcel map approved under Parcel Map Case Number WTPM18-0013 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on December 13, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM18-0013 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- e. The approval for this tentative parcel map does not include improvements for driveways or access to building pads. If final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438, *Grading Standards*, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- f. Per Washoe County Code Section 110.404.10, upon cessation or cancellation of the proposed utility use, the parcel created for the public agency or utility regulated by the Public Utilities Commission shall be reverted to acreage or abandoned in accordance with the Nevada Revised Statutes.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a graphic border around the proposed division.
- c. The applicant shall submit a letter from a Professional Land Surveyor (PLS) certifying that the roadway improvements and utilities are within the documented access and/or utility easement to Parcel 1.
- d. Provide evidence of documented access that favors the applicant.
- e. Provide documentation of all water line and utility easements extending from the tank site to existing water line easement, utility easement, or Washoe County right-of-way.
- f. Add a Security Interest Holder's Certificate to the map if applicable.

Washoe County Truckee Meadows Fire Protection District

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us

- a. The site is located in a Wildland Urban Interface Code (WUIC) "High Fire Hazard" rated area, and any structures should be designed to be Ignition Resistant per the 2012 WUIC requirements.
- b. Access for emergency operations shall be in compliance with the International Fire Code and the adopted amendments and standards to the entire facility. All access to the site shall be an all-weather access.

Washoe County Health District (WCHD)

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

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. The following items must be completed and submitted with the mylar at the time of WCHD signature:
 - i. All proposed parcels require a test trench to ensure suitability of any future development.
 - ii. Test trench permits can be obtained at the WCHD counter. One fee can be accepted for all parcels, as long as all test trench inspections are conducted on the same day. If inspections are required on different days, additional permit fees will be required.

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



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: November 13, 2018
TO: Kelly Mullin, Senior Planner - Department of Community Services
FROM: Mike Gump, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map Waiver for: Truckee Meadows Water Authority*
Parcel Map Case No.: WTPM18-0013
APN: 016-762-10
Review Date: November 13, 2018

The Engineering and Capital Projects Division has reviewed the subject parcel map waiver and the following conditions must be successfully completed prior to final approval of this application by the Engineering and Capital Projects Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. The applicant shall submit a letter from a PLS certifying that the roadway improvements and utilities are within the documented access and/or utility easement to Parcel 1.
4. Provide evidence of documented access that favors the applicant.
5. Provide documentation of all water line and utility easements extending from the tank site to existing water line easement, utility easement, or Washoe County right-of-way.
6. Add a Security Interest Holder’s Certificate to the map if applicable.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

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

November 28, 2018

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

RE: TMWA; APN 016-762-10
Tentative Parcel Map; WTPM18-0013

Dear Ms. Mullin:

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

Contact Name – Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. WCHD has no objections to the approval of the tentative parcel map as proposed, the below items must be completed and submitted with the mylar at the time of WCHD signature.
 - i. All proposed parcels require a test trench to ensure suitability of any future development.
 - ii. Test trench permits can be obtained at the WCHD counter. One fee can be accepted for all parcels, as long as all test trench inspections are conducted on the same day. If inspections are required on different days, additional permit fees will be required.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REMS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Record of Survey in support of a Parcel Map Waiver for TMWA			
Project Description: Proposed Water Tank			
Project Address: 15868 Toll Road, Reno, NV			
Project Area (acres or square feet): +/-80.93 acres			
Project Location (with point of reference to major cross streets AND area locator): Toll Road at Ravazza Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Portion: 016-762-10	1.35 acre		
Section(s)/Township/Range: 35 T18N R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Frank & Lanora Omboli		Name: Bigby and Associates, Inc.	
Address: 1255 Autumn Hills		Address: 1280 Terminal Way, Suite 32 Reno, NV 89502	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: (775) 853-6894	Fax:	Phone: (775) 851-0432	Fax: 851-0434
Email: kathywilson@gmail.com		Email: bigbysurveys@sbcglobal.net	
Cell: (775) 848-2552	Other:	Cell: (775) 772-9944	Other:
Contact Person:		Contact Person: Greg Bigby	
Applicant/Developer:		Other Persons to be Contacted:	
Name: TMWA		Name: Carmen Larson	
Address: PO Box 30013		Address: (same)	
Reno, NV	Zip: 89502		Zip:
Phone: (775) 834-8071	Fax: 834-8280	Phone:	Fax:
Email: hedmunson@TMWA.com		Email:	
Cell: (775) 762-4162	Other:	Cell:	Other:
Contact Person: Heather Edmunson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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:

(TMWA) Truckee Meadows Water Authority

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

Yes

No

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

15868 Toll Road, Reno, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
016-762-10	MDR (25%) GR (75%)	80.93 +/-

3. Please describe:

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

Easement for ingress/egress 30' western line

Vacant Land

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

North	Vacant Land
South	Vacant Land
East	Vacant Land
West	Some Residential

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	58,645 SF			
Minimum Lot Width	239.59+/-			

5. Utilities:

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

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

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

- 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:

N/A

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

a. Sewage System Type: N/A Water Tank storage only

<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 checked="" 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:

N/A

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

Explanation:

N/A

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

Explanation:

9. Surveyor:

Name	Bigby and Associates, Inc.
Address	1280 Terminal Way, Suite 32 Reno, NV 89502
Phone	(775) 851-0432
Fax	(775) 851-0434
Nevada PLS #	9102

Property Owner Affidavit

Applicant Name: Frank Omboli

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, Frank Omboli
(please print name)

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

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

Assessor Parcel Number(s): 016-762-10

Printed Name Frank Omboli

* Signed Frank Omboli

Address 1855 Autumn Hills Dr
Reno, NV 89511

Subscribed and sworn to before me this 8th day of October, 2018

[Signature]

Notary Public in and for said county and state

My commission expires: 10-13-20

(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

Property Owner Affidavit

Applicant Name: Lanora Omboli

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, Lanora Omboli
(please print name)

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

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

Assessor Parcel Number(s): 016-762-10

Printed Name Lanora Omboli

Signed Lanora Omboli

Address 1255 Autumn Hills Dr
Reno, NV 89511

Subscribed and sworn to before me this 8th day of October, 2018

[Signature]

Notary Public in and for said county and state

My commission expires: 10-13-20

(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

Property Owner Affidavit

Applicant Name: Truckee Meadows Water Authority

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, MARK Force, General Manager
(please print name)

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

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

Assessor Parcel Number(s): 016-762-10

Printed Name MARK FORCE

Signed Mark Force

Address P.O. Box 30013
Reno, NV 89520

Subscribed and sworn to before me this 5th day of October, 2018.

Heather Edmunson

Notary Public in and for said county and state

My commission expires: 11-20-21



(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

EXHIBIT A

WATER TANK PARCEL 1
LEGAL DESCRIPTION

All that certain real parcel of land, situate within the South West (1/4) of Section 35, Township 18 North, Range 20 East, Mount Diablo Baseline and Meridian, County of Washoe, State of Nevada, over and across a portion of the South 1/2 of the Southwest 1/4 of said Section 35, being more particularly described as follows:

Commencing at a Southwest corner of said the aforementioned Section 35 thence along the Westerly line of said Section 35 North 01°50'10" East a distance of 1316.26 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of the aforementioned Section 35;

Thence along the Northerly line of the South 1/2 of the Southwest 1/4 of said Section 35 North 89°56'18" East a distance of 566.88 feet to the **True Point of Beginning**;

Thence continuing along the Northerly line of the South 1/2 of the Southwest 1/4 of said Section 35 North 89°56'18" East a distance of 191.67 feet;

Thence departing said Northerly line South 26°57'12" East a distance of 105.95 feet;

Thence South 00°03'42" East a distance of 159.73 feet;

Thence South 89°56'18" West a distance of 239.59 feet;

Thence North 00°03'42" West a distance of 254.22 feet more or less to the **True Point of Beginning**.

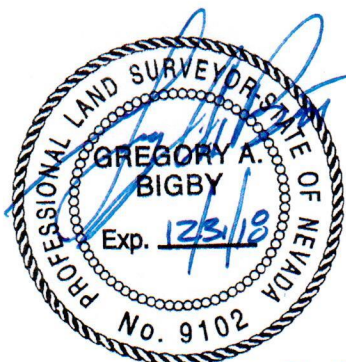
Containing 58,645 square feet of land more or less.

See Exhibit A-1 attached hereto and made a part of this description by reference.

The basis of bearings for this description is NAD83/94 Nevada State Plane Coordinate System (West) Zone

PREPARED BY:

By: Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



10-02-2018

EXHIBIT B

ACCESS EASEMENT
LEGAL DESCRIPTION

All that certain real parcel of land, situate within the South West (1/4) of Section 35, Township 18 North, Range 20 East, Mount Diablo Baseline and Meridian, County of Washoe, State of Nevada, over and across a portion of the South ½ of the Southwest ¼ of said Section 35, being a strip of land twenty (20) feet in width, lying ten (10) feet on each side of and measured at right angles to the following described centerline;

Commencing at a Southwest corner of said the aforementioned Section 35 thence along the Westerly line of said Section 35 North 01°50'10" East a distance of 98.14 feet to the **True Point of Beginning**;

Thence departing said Westerly line South 56°06'49" East a distance of 158.62 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 10.00 feet, a central angle of 83°20'10", an arc length of 14.49 feet to a point of tangency;

Thence North 40°51'01" East a distance of 86.25 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 82.00 feet, through a central angle of 61°17'43" an arc length of 87.72 feet to a point of tangency;

Thence North 27°26'39" East a distance of 100.89 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 180.00 feet, a central angle of 24°43'14" an arc length of 77.66 feet to a point of tangency;

Thence North 02°43'26" West a distance of 211.76 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 180.00 feet, a central angle of 16°13'56" an arc length of 51.00 feet to a point of tangency;

Thence North 13°30'30" East a distance of 171.27 feet to a point of curvature;

Thence along a tangent curve to the left, having a radius of 740.00 feet, a central angle of 08°17'10", an arc length of 107.02 feet to a point of reverse curvature;

Thence along a reversing curve to the right having a radius of 140.00 feet, a central angle of 68°40'44", and arc length of 167.81 feet to a point of tangency;

Thence North 73°53'53" East a distance of 79.00 feet to a point of curvature;

Thence along a tangent curve to the right having a radius of 60.00 feet, a central angle of 27°03'27" an arc length of 28.33 feet to a point of tangency;

Thence South 79°10'09" East a distance of 109.27 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 87.00 feet, a central angle of 97°33'50" an arc length of 148.14 feet more or less to a point on the Southerly line of the proposed water tank parcel, the **Point of Terminus** of this description.

The sidelines of this easement are to be lengthened or shortened so as to intersect at the Westerly line of said Section 35 and the Southerly line of the proposed water tank parcel.

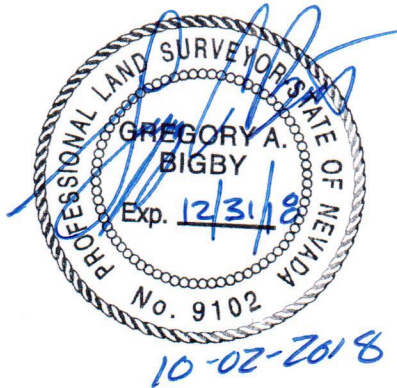
Containing 31,999 square feet of land more or less.

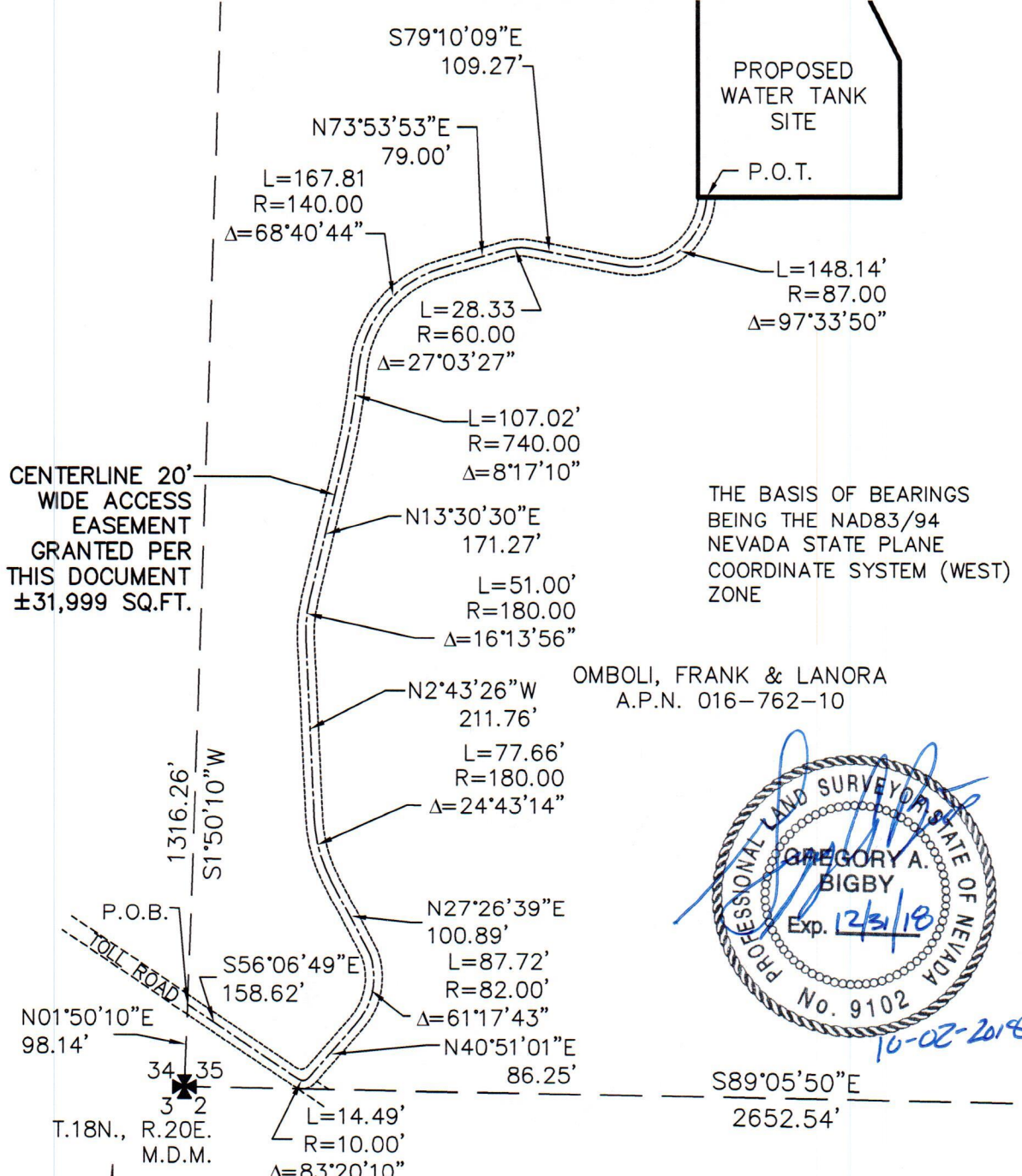
See Exhibit A-1 attached hereto and made a part of this description by reference.

The basis of bearings for this description is NAD83/94 Nevada State Plane Coordinate System (West) Zone

PREPARED BY:

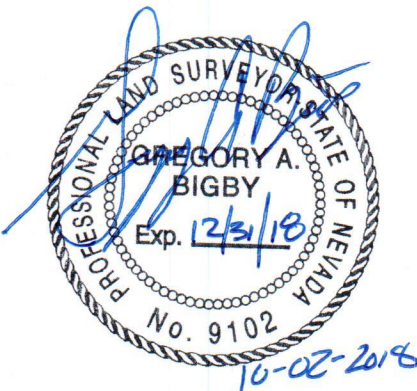
By: Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502





THE BASIS OF BEARINGS BEING THE NAD83/94 NEVADA STATE PLANE COORDINATE SYSTEM (WEST) ZONE

OMBOLI, FRANK & LANORA
A.P.N. 016-762-10



NOT TO SCALE

B BIGBY AND ASSOCIATES, INC
 1280 TERMINAL WAY, #32
 RENO, NEVADA 89502 (775) 851-0432
EXHIBIT MAP B-1
 A.P.N. 016-762-10
 TMWA-ACCESS EASEMENT
 JOB NO. 201857
 DATE: 10-02-2018

EXHIBIT C

TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

All that certain real parcel of land, situate within the South West (1/4) of Section 35, Township 18 North, Range 20 East, Mount Diablo Baseline and Meridian, County of Washoe, State of Nevada, over and across a portion of the South 1/2 of the Southwest 1/4 of said Section 35, being a strip of land fifty (50) feet in width, lying twenty five (25) feet on each side of and measured at right angles to the following described centerline;

Commencing at a Southwest corner of said the aforementioned Section 35 thence along the Westerly line of said Section 35 North 01°50'10" East a distance of 98.14 feet to the **True Point of Beginning**;

Thence departing said Westerly line South 56°06'49" East a distance of 158.62 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 10.00 feet, a central angle of 83°20'10", an arc length of 14.49 feet to a point of tangency;

Thence North 40°51'01" East a distance of 86.25 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 82.00 feet, through a central angle of 61°17'43" an arc length of 87.72 feet to a point of tangency;

Thence North 27°26'39" East a distance of 100.89 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 180.00 feet, a central angle of 24°43'14" an arc length of 77.66 feet to a point of tangency;

Thence North 02°43'26" West a distance of 211.76 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 180.00 feet, a central angle of 16°13'56" an arc length of 51.00 feet to a point of tangency;

Thence North 13°30'30" East a distance of 171.27 feet to a point of curvature;

Thence along a tangent curve to the left, having a radius of 740.00 feet, a central angle of 08°17'10", an arc length of 107.02 feet to a point of reverse curvature;

Thence along a reversing curve to the right having a radius of 140.00 feet, a central angle of 68°40'44", and arc length of 167.81 feet to a point of tangency;

Thence North 73°53'53" East a distance of 79.00 feet to a point of curvature;

Thence along a tangent curve to the right having a radius of 60.00 feet, a central angle of 27°03'27" an arc length of 28.33 feet to a point of tangency;

Thence South 79°10'09" East a distance of 109.27 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 87.00 feet, a central angle of 97°33'50" an arc length of 148.14 feet more or less to a point on the Southerly line of the proposed water tank parcel, the **Point of Terminus** of this description.

The sidelines of this easement are to be lengthened or shortened so as to intersect at the Westerly line of said Section 35 and the Southerly line of the proposed water tank parcel.

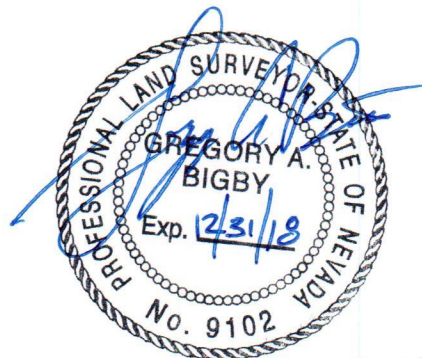
Containing 79,313 square feet of land more or less.

See Exhibit B-1 attached hereto and made a part of this description by reference.

The basis of bearings for this description is NAD83/94 Nevada State Plane Coordinate System (West) Zone

PREPARED BY:

By: Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



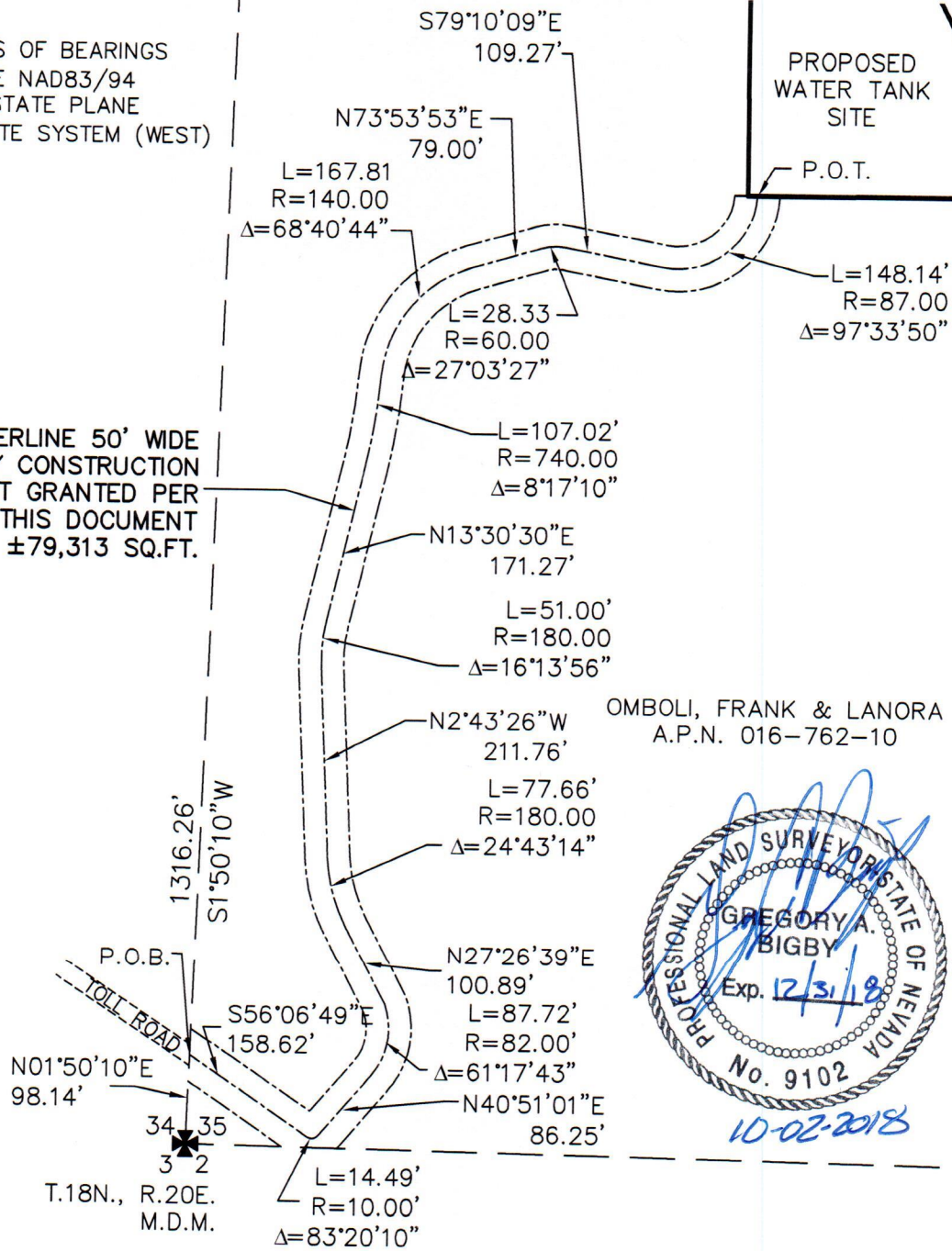
10-02-2018

THE BASIS OF BEARINGS
BEING THE NAD83/94
NEVADA STATE PLANE
COORDINATE SYSTEM (WEST)
ZONE

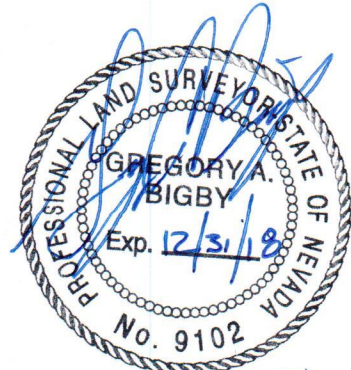
CENTERLINE 50' WIDE
TEMPORARY CONSTRUCTION
EASEMENT GRANTED PER
THIS DOCUMENT
±79,313 SQ.FT.

PROPOSED
WATER TANK
SITE

P.O.T.



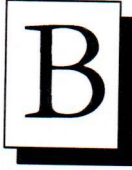
OMBOLI, FRANK & LANORA
A.P.N. 016-762-10



10-02-2018



NOT TO SCALE



BIGBY AND ASSOCIATES, INC

1280 TERMINAL WAY, #32
RENO, NEVADA 89502 (775) 851-0432

EXHIBIT MAP C-1

A.P.N. 016-762-10

TMWA-TEMPORARY CONSTRUCTION EASEMENT

JOB NO. 201857

DATE: 10-02-2018

OMBOLI PARCEL TENTATIVE PARCEL MAP
LEGAL DESCRIPTION

All that certain real parcel of land, being the South (1/2) of the South West (1/4) of Section 35, Township 18 North, Range 20 East, Mount Diablo Baseline and Meridian, County of Washoe, State of Nevada, more particularly described as follows:

Beginning at a Southwest corner of said the aforementioned Section 35 thence along the Westerly line of said Section 35 North $01^{\circ}50'10''$ East a distance of 1316.26 feet; thence departing said Westerly line North $89^{\circ}56'18''$ East a distance of 2617.73 feet; thence South $00^{\circ}19'39''$ West a distance of 1360.21 feet to the South $\frac{1}{4}$ Corner of said Section 35; thence along the Southerly line of said Section 35 North $89^{\circ}05'50''$ West a distance of 2652.54 feet more or less to the **True Point of Beginning**.

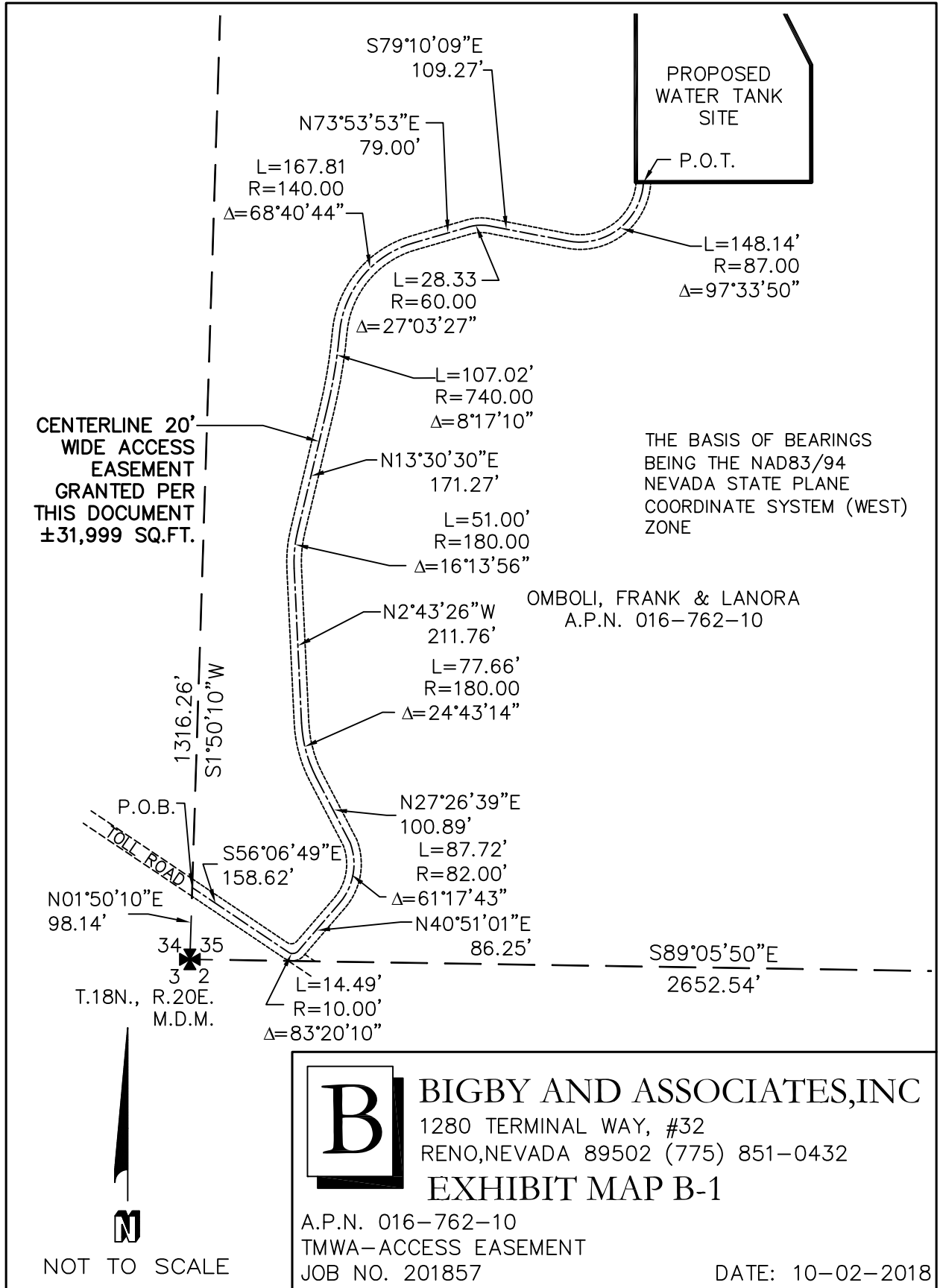
Containing 80.94 acres of land more or less.

The basis of bearings for this description is NAD83/94 Nevada State Plane Coordinate System (West) Zone

PREPARED BY:

By: Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



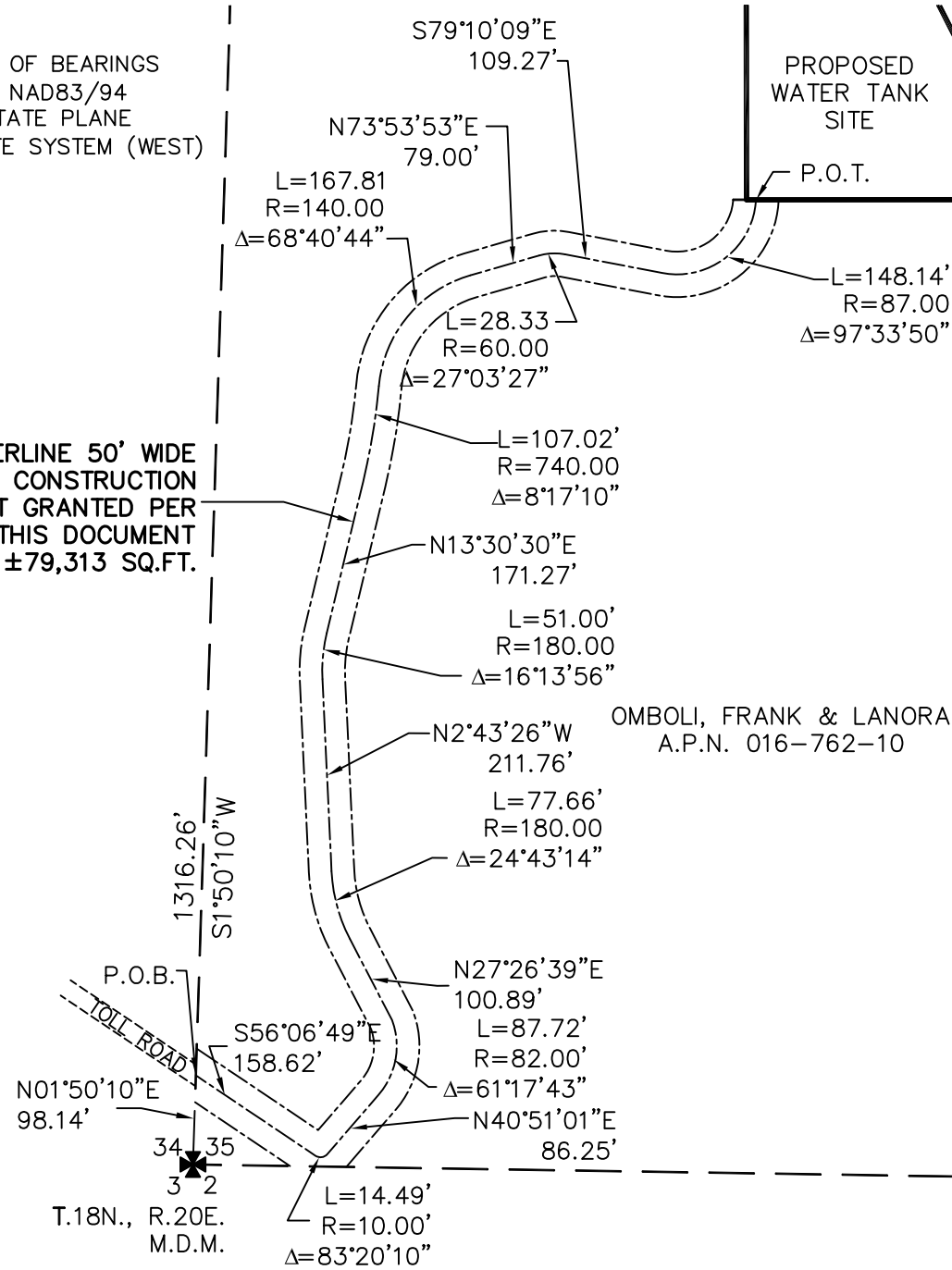


THE BASIS OF BEARINGS
BEING THE NAD83/94
NEVADA STATE PLANE
COORDINATE SYSTEM (WEST)
ZONE

CENTERLINE 50' WIDE
TEMPORARY CONSTRUCTION
EASEMENT GRANTED PER
THIS DOCUMENT
±79,313 SQ.FT.

PROPOSED
WATER TANK
SITE

P.O.T.



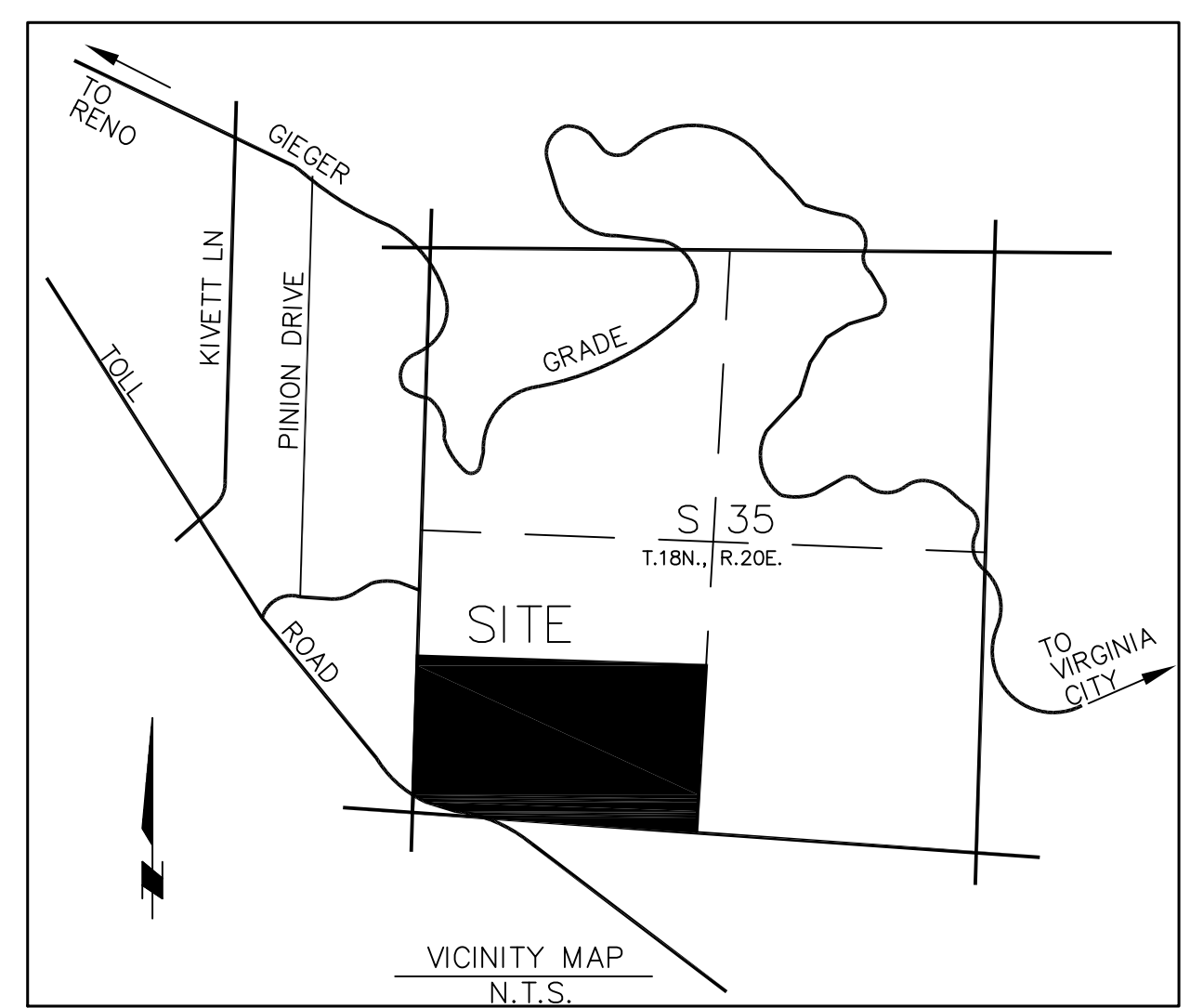
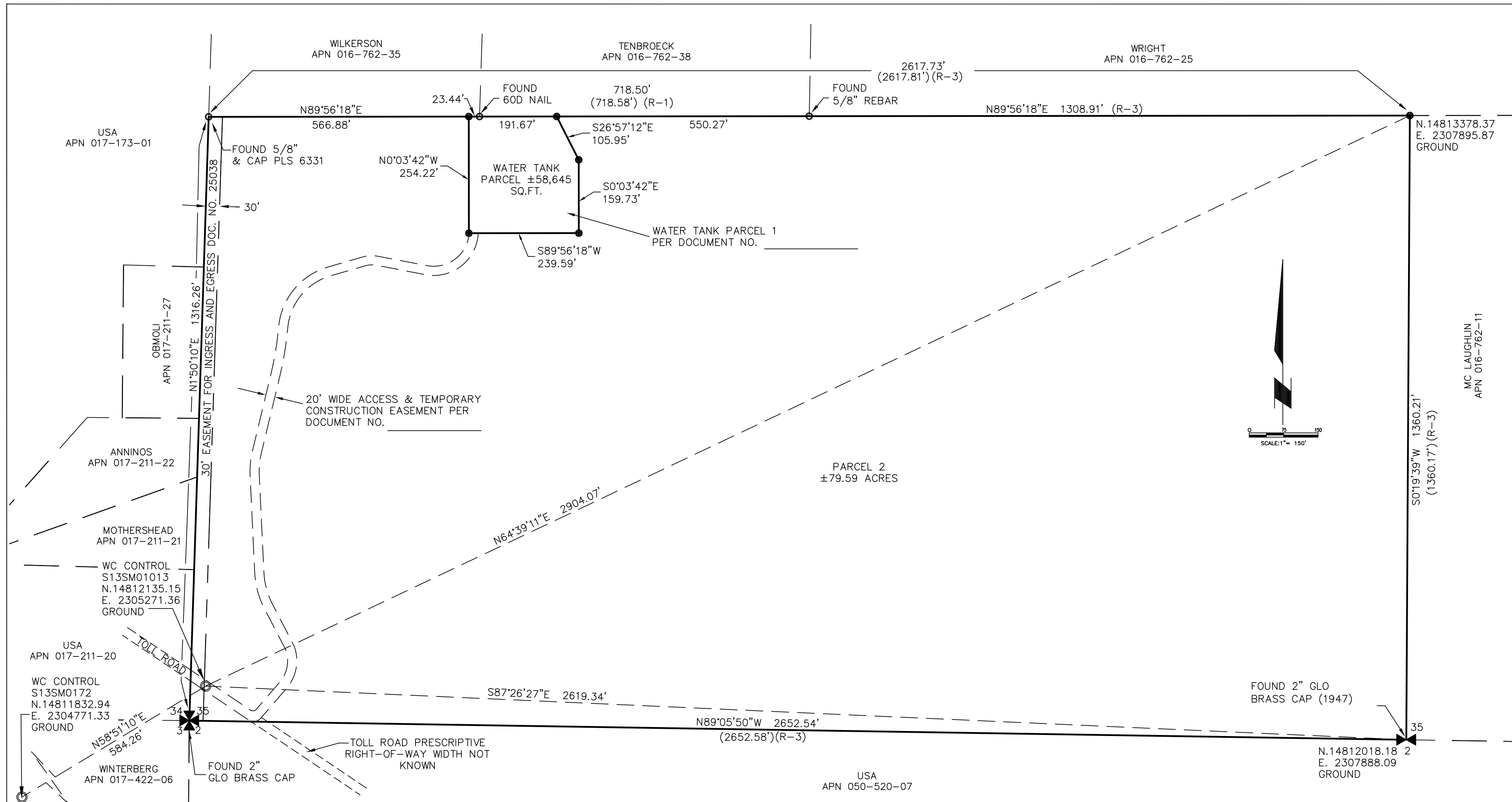
OMBOLI, FRANK & LANORA
A.P.N. 016-762-10

P.O.B. 1
TOLL ROAD
N01°50'10"E
98.14'
34
35
3
2
T.18N., R.20E.
M.D.M.



NOT TO SCALE

B BIGBY AND ASSOCIATES, INC
1280 TERMINAL WAY, #32
RENO, NEVADA 89502 (775) 851-0432
EXHIBIT MAP C-1
A.P.N. 016-762-10
TMWA-TEMPORARY CONSTRUCTION EASEMENT
JOB NO. 201857 DATE: 10-02-2018



BASIS OF BEARINGS
 BASIS OF BEARINGS FOR THIS SURVEY BEING THE WASHOE COUNTY NAD 83/94 MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM. ALL DISTANCES ARE GROUND VALUES TO OBTAIN GRID DIVIDE THOSE SHOWN BY THE COMBINED FACTOR OF 1.000197939

LEGEND
 ● SET REBAR & CAP PLS 9102
 ○ FOUND CORNER AS DESCRIBED

REFERENCES
 1. PARCEL MAP NO. 5010 OFFICIAL RECORDS.
 2. RECORD OF SURVEY MAP NO. 4185 OFFICIAL RECORDS.
 3. LAND MAP NO. 77 OFFICIAL RECORDS.
 4. RECORD OF SURVEY NO. 4828 OFFICIAL RECORDS.
 5. WESTERN TITLE REPORT ORDER NO. 096493-PAH DATED 4/06/2018
 6. GRANT OF EASEMENT, DOC. NO. _____ WCR.
 7. DEED DOC. NO. _____ WCR.

NOTES
 1. TOTAL NUMBER OF PARCELS (2).
 2. TOTAL AREA ±80.93 ACRES. THE AREAS SHOWN ON THIS MAP.
 3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

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 DEPARTMENT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP WAIVER CASE NO. _____ MEETS ALL THE APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2018 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MAJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____ DATE: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND OWNERS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNERS OF RECORD OF SAID LANDS; THAT THE OWNERS OF RECORD OF THE LANDS HAVE SIGNED THE FINAL MAP; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OF ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

WESTERN TITLE COMPANY
 BY: _____ DATE: _____
 NAME: _____
 TITLE: _____

GOVERNING AGENCY CERTIFICATE

THE PARCEL MAP REQUIREMENT IS HEREBY WAIVED IN ACCORDANCE WITH N.R.S. 287.464 AND WASHOE COUNTY DEVELOPMENT CODE SECTION 110.606.75

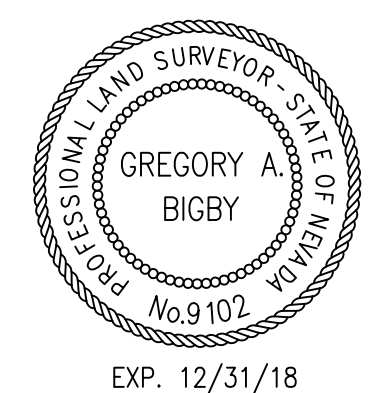
MICHAEL GUMP, WASHOE COUNTY SURVEYOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I, GREGORY A. BIGBY, 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: TRUCKEE MEADOWS WATER AUTHORITY.
- THE LANDS SURVEYED LIE WITHIN THE S 1/2 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, AND THE SURVEY WAS COMPLETED ON OCTOBER _____, 2018.
- 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.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITION AND ARE OF SUFFICIENT NUMBER AND DURABILITY FOR THE SURVEY TO BE RETRACED.

GREGORY A. BIGBY, P.L.S. 9102



OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS 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.

FRANK OMBOLI: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY: _____
 WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

LANORA OMBOLI: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY: _____
 WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

TAX CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN ON THIS MAP 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 N.R.S. 361A.265

BY: _____ DATE: _____
 TITLE: _____
 WASHOE COUNTY TREASURER
 APN. 016-762-10

RECORDER'S STATEMENT

FILE NO. _____ FEE _____
 FILED FOR RECORD AT THE REQUEST OF BIGBY AND ASSOCIATES, INC.
 ON THIS _____ DAY OF _____ 2018, AT _____ MINUTES PAST _____ O'CLOCK
 _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
 BY: _____ COUNTY RECORDER DEPUTY

RECORD OF SURVEY
 IN SUPPORT OF A PARCEL MAP WAIVER
 FOR
TRUCKEE MEADOWS WATER AUTHORITY
 SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND MERIDIAN

WASHOE COUNTY NEVADA

BIGBY AND ASSOCIATES, INC.
 1280 TERMINAL WAY #32
 RENO, NEVADA 89502 (775) 851-0432 JOB #201857

OCTOBER 2018 Sheet 1 of 1