



Parcel Map Review Committee Staff Report

Meeting Date: February 10, 2022

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0023 (Marlow & Singh)

BRIEF SUMMARY OF REQUEST: To merge and subsequently divide 3 parcels into 2 parcels.

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map which merges and subsequently divides 3 parcels into 2 parcels, one that is 43,969 sq. ft and another that is 54,144 sq. ft.

Applicant: Robison Engineering, Inc.
Property Owner: Shawn Marlow
Location: 2545 & 2565 Westview Rd.
APN: 030-191-01 & 030-181-16
Parcel Size: 1 & 1.3 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: NA
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 4 – Commissioner Hartung



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0023 for Shawn Marlow, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e)

(Motion with Findings on Page 8)

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Agency Review CommentsExhibit B

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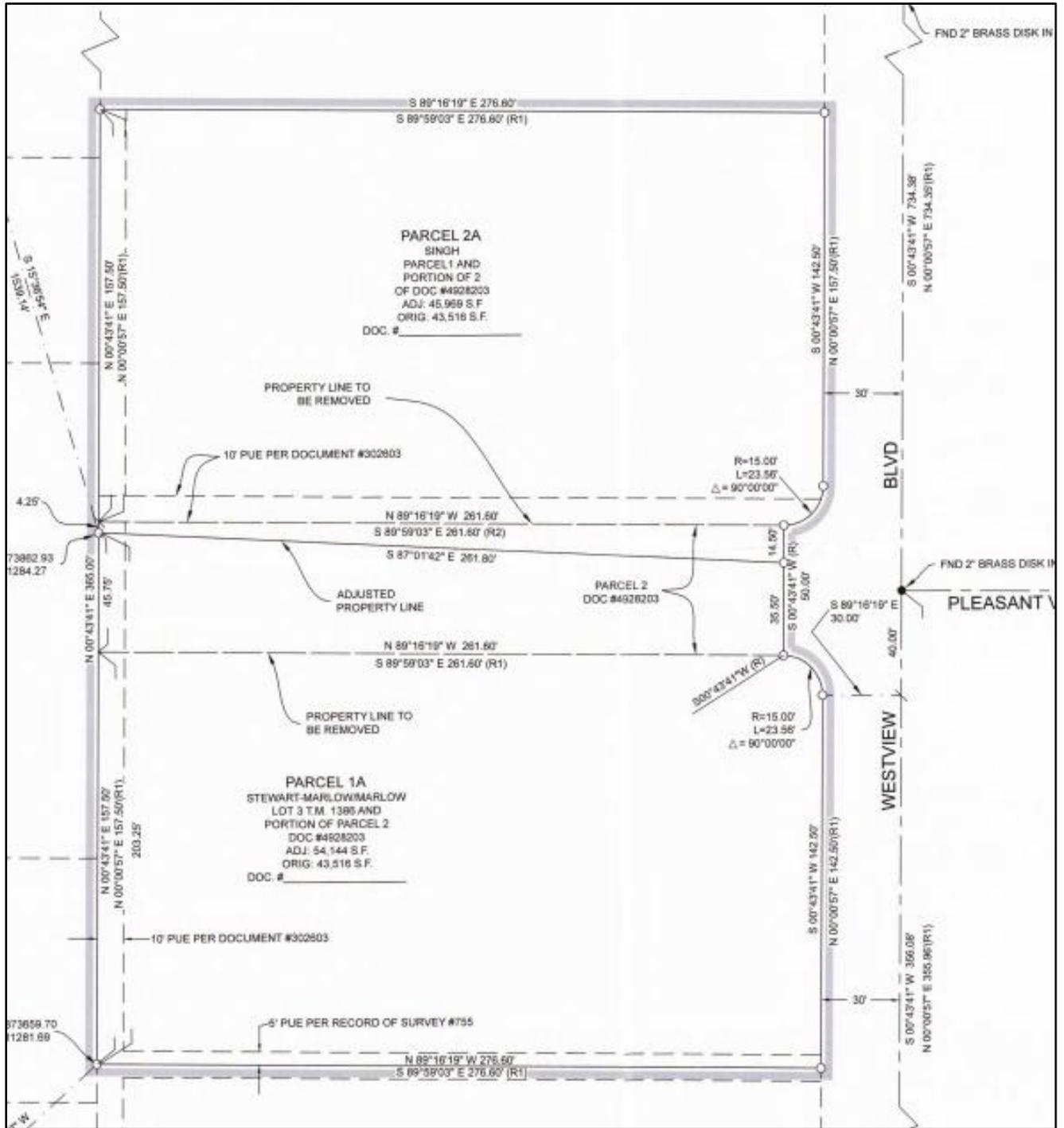
Parcel Map

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

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

Within 22 months from the date of approval of the tentative parcel map, the applicant must submit 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 22 months from the date of approval and to record the map within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM21-0023 (Marlow & Singh) are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

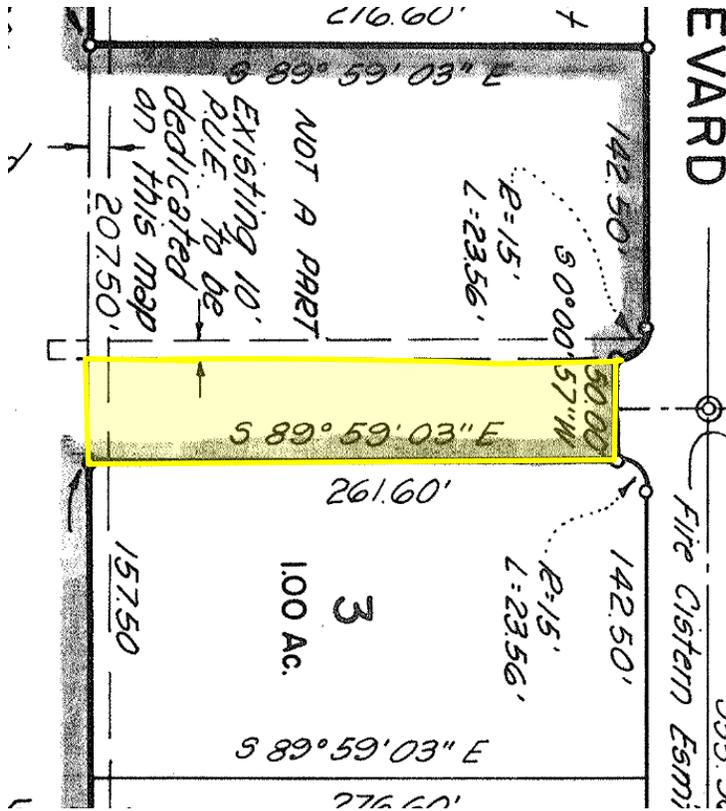
Requirement	Evaluation
Area Plan	Southwest Truckee Meadows
TMSA	Inside TMSA
Regulatory Zone	Low Density Suburban (LDS)
Maximum Lot Potential	2 lots
Number of Lots on Parcel Map	2 lots
Minimum Lot Size Required	35,000 SF
Minimum Lot Size on Parcel Map	45,969 SF
Minimum Lot Width Required	120 feet
Minimum Lot Width on Parcel Map	172 feet
Development Suitability Map	Most suitable for development
Hydrographic Basin	Truckee Meadows Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the Low Density Suburban (LDS) regulatory zone.

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

Development Information The two parcels are developed with single family houses and several detached accessory structures. The required setbacks for the Low Density Suburban (LDS) regulatory zone are 30 ft in the front and rear yards and 12 ft for the side yards. The single family dwellings and all structures will meet the above-mentioned setbacks.

Per the applicant, there is an existing deed that shows 3 parcels, two where the houses are located and the third is the area that the applicant is requesting to include into APN: 030-191-01 (as highlighted in yellow below). According to the Assessor's office, "the current deed which describes APN 030-181-16 is two parcels. One APN was assigned to the two legal parcels in 1994 so that the owner would receive one tax bill instead of two. (The Assessor's Office no longer uses this practice). The two legal parcels have not been reverted or combined by a Deed of Combination and they still exist."



Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly, dakelly@washoecounty.gov
Washoe County Water Resources	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Timber Weiss, tweiss@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brittany Lemon, blemon@TMFPD.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30(e) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:

- i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
- ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
Staff Comment: Water service will be provided by Truckee Meadows Water Authority (TMWA).
- iii. The availability and accessibility of utilities.
Staff Comment: The existing and proposed lots will be served by the existing infrastructure.
- iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.
- v. Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed division of land is in conformity with the existing low density suburban (LDS) regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.
- vi. General conformity with the governing body's master plan of streets and highways.
Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.
- vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the tentative parcel map was received.
- viii. Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.
- ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
Staff Comment: All recommended conditions of approval have been included with the staff report. These sections of Nevada Revised Statutes deal with technical review of the map,

- x. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: *The application was reviewed by the relevant agencies and no recommendation for denial was received.*

- xi. Community antenna television (CATV) conduit and pull wire.

Staff Comment: *The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.*

- xii. Recreation and trail easements.

Staff Comment: *The application was reviewed by the appropriate agencies and no recommendation for denial was received.*

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM21-0023 (Marlow & Singh) is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0023 for Shawn Marlow, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
 - iii. The availability and accessibility of utilities;
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - v. Conformity with the zoning ordinances and master plan;
 - vi. General conformity with the governing body's master plan of streets and highways;
 - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
 - viii. Physical characteristics of the land such as floodplain, slope and soil;
 - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - x. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;

- xi. Community antenna television (CATV) conduit and pull wire; and
- xii. Recreation and trail easements.

Appeal Process

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

Applicant: Dan Kelsoe
Dan@dksurveyinc.com

Property Owner: Shawn Marlow
smnewart@aol.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0023

The tentative parcel map approved under Parcel Map Case Number WTPM21-0023 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on February 10, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

Washoe County Planning and Building Division

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

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The 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.
- c. 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.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM21-0023 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

- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the 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; this approval may take up to three months to process. In addition, all related

standards within the Washoe County Development Code shall be met on the construction drawings.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

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

Contact Name – Matthew Philumalee, PLS, 775.328.2315, mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. Add a north arrow to the vicinity map.
- d. Add a Water Rights Dedication Certificate.
- e. All boundary corners must be set.
- f. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- g. Add a Security Interest Holder’s Certificate to the map if applicable.
- h. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

Washoe County Health District

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly, EHS Supervisor, 775.328.2434, dakelly@washoecounty.gov

- a. Prior to approval of the parcel map, the septic system, including tank and leach fields for 2565 Westview must be located by a third party to demonstrate that the new property line will not encroach on it. The new property line and the septic must be marked in the field for inspection by EHS. A plot plan showing the location must be submitted to EHS for property records.

Truckee Meadows Fire Protection District

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: January 6, 2022

TO: Julee Olander, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: MARLOW AND SINGH
Parcel Map Case No.: WTPM21-0023
APN:030-191-01 & 030-181-16
Review Date: 12/21/2021

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the names of the adjacent property owners.
3. Add a north arrow to the vicinity map.
4. Add a Water Rights Dedication Certificate.
5. All boundary corners must be set.
6. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
7. Add a Security Interest Holder's Certificate to the map if applicable.
8. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WTPM21-0023
EXHIBIT B

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WTPM21-0023 (Marlow and Singh) Conditions of Approval
Date: Monday, December 20, 2021 2:57:17 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



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

December 17, 2021

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

RE: 2545 Westview; 030-191-01
Tentative Parcel Map; WTPM21-0023

Dear Washoe County Staff:

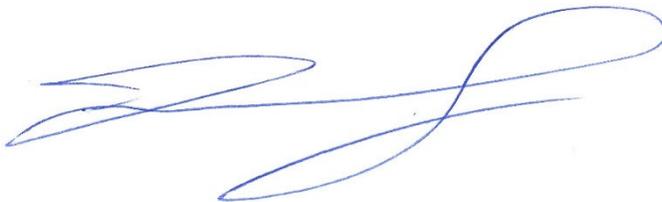
The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly

1. Prior to approval of the parcel map, the septic system, including tank and leach fields for 2565 Westview must be located by a third party to demonstrate that the new property line will not encroach on it. The new property line and the septic must be marked in the field for inspection by EHS. A plot plan showing the location must be submitted to EHS for property records.

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

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

December 21, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM21-0023 (Marlow and Singh)

Project description:

The applicant is proposing to merge 3 parcels into 2 parcels, one that is 1 acre and another 1.3 acres.

The properties are located at 2545 & 2665 Westview Blvd., Assessor's Parcel Numbers: 030-191-01 & 030-181-16.

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

Comment: The application indicates that water service is provided by domestic wells and sewer services are by septic on the properties.

Conditions: There are no conditions for this merger of parcels.

From: [Beck, Keirsten](#)
To: [Olander, Julee](#); [Handrock, Wayne](#)
Cc: [Philumalee, Matthew](#); [Daniel Kelsoe](#)
Subject: RE: APN 030-181-16
Date: Monday, January 3, 2022 8:48:33 AM
Attachments: [030-181-16_Doc4928203.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Julee,

Attached is the current deed which describes APN 030-181-16 as two parcels. One APN was assigned to the two legal parcels in 1994 so that the owner would receive one tax bill instead of two. (the Assessor's Office no longer uses this practice) The two legal parcels have not been reverted or combined by a Deed of Combination and they still exist.

Keirsten Beck, GISP

GIS Mapping Supervisor | Washoe County Assessor's Office
(775) 328-2224 | kbeck@washoecounty.gov

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Wednesday, December 29, 2021 11:49 AM
To: Beck, Keirsten <KBeck@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>
Cc: Philumalee, Matthew <MPhilumalee@washoecounty.gov>; Daniel Kelsoe <dan@dksurveyinc.com>
Subject: RE: APN 030-181-16

Keirsten,

The attachment is just the Request for Combination. Is there any other document, a deed or something that makes it clear that there are 3 parcels? Looks the request shows APN: 030-181-10 and 030-181-15 were combined into 030-181-16. Did this not get finalized and there are still t parcels?

Thanks you,



Please tell us how we did by taking a quick [survey](#)

Julee Olander

Planner, Planning & Building Division | Community Services Department

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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From: Beck, Keirsten <KBeck@washoecounty.gov>
Sent: Monday, December 13, 2021 2:19 PM
To: Handrock, Wayne <WHandrock@washoecounty.gov>
Cc: Olander, Julee <JOlander@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>; Daniel Kelsoe <dan@dksurveyinc.com>
Subject: RE: APN 030-181-16

Hi Wayne,

APN 030-181-16 is made up of two legal parcels. The parcels were combined into one APN for tax purposes in 1994 (see attached memo).

Let me know if you have any questions.



Keirsten Beck, GISP
GIS Mapping Supervisor | Washoe County Assessor's Office
kbeck@washoecounty.gov | Office: 775.328.2224
1001 E. Ninth St, Bldg. D, Reno, NV 89512



Please note: my email address domain has changed from .us to .gov

From: Handrock, Wayne <WHandrock@washoecounty.gov>
Sent: Thursday, December 09, 2021 3:41 PM
To: Beck, Keirsten <KBeck@washoecounty.gov>
Cc: Olander, Julee <JOlander@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>; Daniel Kelsoe <dan@dksurveyinc.com>
Subject: APN 030-181-16

Hi Kiersten,

There is a map submitted to us that includes APN 030-181-16 (2565 Westview Blvd.) The deed shows it as 2 parcels with one APN. It appears that the intent was to a 50' wide street on the south end of the parcel. I know at one point the road portion was owned by the parcel to the west. Can you let me know if this is one legal parcel or 2.

Thanks in advance.

Wayne



Wayne Handrock, PLS

County Surveyor | Community Services

whandrock@washoecounty.us | Office: 775.328.2318 | Fax: 775.328.3699

1001 E. 9th Street, Reno, NV 89512



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: Westview Parcel Map			
Project Description: Parcel map in support of a deed of combination			
Project Address: 2545 and 2565 Westview Blvd. Sparks, NV 89434			
Project Area (acres or square feet): 54,144 S.F.			
Project Location (with point of reference to major cross streets AND area locator): At the intersection of Westview Blvd. and Pleasant View Dr. and 2500' Northeast of the intersection of Vista Blvd. and E. Prater Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
030-191-01	1 acre		
030-181-16	1.3 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Shawn Marlow		Name: Daniel T. Kelsoe	
Address: 2545 Westview Blvd.		Address:	
Sparks, NV	Zip: 89434		Zip:
Phone: N/A	Fax: N/A	Phone:	Fax:
Email: smnewart@aol.com		Email: Dan@dksurveyinc.com	
Cell: 775-622-7083	Other: N/A	Cell: 775-750-0584	Other:
Contact Person: Shawn Marlow		Contact Person: Dan Kelsoe	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Chris Baxter, Robison Engineering, Inc.		Name:	
Address: 846 Victorian Ave		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-852-2251	Fax: 775-852-9736	Phone:	Fax:
Email: chris@robisoneng.com		Email:	
Cell: 775-737-8717	Other: N/A	Cell:	Other:
Contact Person: Chris Baxter		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**WTPM21-0023
EXHIBIT C**

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: Westview Parcel Map			
Project Description: Parcel map in support of a deed of combination			
Project Address: 2545 and 2565 Westview Blvd. Sparks, NV 89434			
Project Area (acres or square feet): 54,144 S.F.			
Project Location (with point of reference to major cross streets AND area locator): At the intersection of Westview Blvd. and Pleasant View Dr. and 2500' Northeast of the intersection of Vista Blvd. and E. Prater Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
030-191-01	1 acre		
030-181-16	1.3 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Jasvinder Singh		Name: Daniel T. Kelsoe	
Address: 2565 Westview Blvd.		Address:	
Sparks, NV	Zip: 89434		Zip:
Phone: N/A	Fax: N/A	Phone:	Fax:
Email:		Email: Dan@dksurveyinc.com	
Cell:	Other: N/A	Cell: 775-750-0584	Other:
Contact Person: Jasvinder Singh		Contact Person: Dan Kelsoe	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Chris Baxter, Robison Engineering, Inc.		Name:	
Address: 846 Victorian Ave		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-852-2251	Fax: 775-852-9775	Phone:	Fax:
Email: chris@robisoneng.com		Email:	
Cell: 775-737-8717	Other: N/A	Cell:	Other:
Contact Person: Chris Baxter		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**WTPM21-0023
EXHIBIT C**

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

At the intersection of Westview Blvd. and Pleasant View Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
030-191-01	200	1
030-181-16	200	1.3

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

Both parcels are primary residences.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	54,144 S.F.	45,969 S.F.		
Proposed Minimum Lot Width	193	172		

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	N/A	N/A		
Proposed Zoning Area	N/A	N/A		

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

Yes
 No

6. Utilities:

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

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

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

--

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

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

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

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

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

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

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

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

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A

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

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

Grading

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	DANIEL T. KELSOE
Address	2035 WOODHAVEN LN, SPARKS, NV 89434
Phone	775-750-0584
Cell	"
E-mail	DAN@DKSURVEYING.COM
Fax	N/A
Nevada PLS #	18974

Robison Engineering Co.
846 Victorian Ave, Suite 20
Sparks, NV 89431

"EXHIBIT A"

ORIGINAL PARCELS:

Lot 3:

All that certain real property situate in the City of Sparks, County of Washoe, State of NEVADA, described as follows:

Lot 3 of SUNSET VIEW RANCHO ESTATES, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 6, 1973, as Document No. 389084.

APN: 030-191-01

Parcel 1:

Commencing at the Northwest corner of Section 1, Township 19 North, Range 20 East, M.D.B.&M.; thence South $0^{\circ}0'57''$ West along the West line of said section 1, a distance of 1575.00 feet to the point of beginning; thence South $89^{\circ}59'03''$ East, 261.60 feet; thence on a curve to the left having a radius of 15 feet, central angle of 90° a distance of 23.56 feet; thence North $0^{\circ}0'57''$ East, 142.50 feet; thence North $89^{\circ}59'03''$ West, 276.60 feet; thence South $0^{\circ}0'57''$ West, 157.50 feet to the point of beginning.

Parcel 2:

A portion of the NW $\frac{1}{4}$ of section 1, T19N, R20E, M.D.M., Washoe County, Nevada, more particularly described as follows:

Beginning at the Northwest corner of Lot 3 of SUNSET VIEW RANCHO ESTATES, as shown on the plat thereof, recorded as Document Number 289084, Tract map Number 1386, Official Records of Washoe County, Nevada; thence along the Northerly line of said Lot 3, S. $89^{\circ}59'03''$ E., 261.80 feet; thence N. $00^{\circ}00'57''$ W., 50.00 feet; thence N. $89^{\circ}59'03''$ W., 261.80 feet; thence S. $00^{\circ}00'57''$ W., 50.00 feet, to the point of beginning.

The above legal descriptions were taken from prior Document No. 1824841

APN: 030-181-16

Robison Engineering Co.
846 Victorian Ave, Suite 20
Sparks, NV 89431

ADJUSTED PARCEL:

PARCEL 1A

Being all that certain parcel shown as Lot 3 on Tract Map No. 1386, File No. 289084, Official Records of Washoe County, Nevada, and also being a portion of Parcel 2 as described in Document No. 4928203, Official Records of Washoe County, Nevada, situate within the Southwest One-Quarter (1/4) of the Northwest One-Quarter (1/4) of Section One (1) of Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, Washoe County, State of Nevada, being more particularly described as follows:

Beginning at the Southwest corner of Lot 3, as shown on Tract Map No. 1386, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 6, 1973 as File No. 289084; thence on the Westerly line of parcel 2 as described in Document 4928203, Official Records of Washoe County, State of Nevada, North 00°43'41" East, a distance of 203.25 feet; thence leaving said Westerly Line, South 87°01'42" East, a distance of 261.80 feet to a point on the Easterly Line of said Parcel 2; thence on the Easterly Line of said Parcel 2, South 00°43'41" West, a distance of 35.50 feet, to the Northeast Corner of said Lot 3; thence to the beginning of a non-tangent curve from which the radius bears South 00°43'41" West, a distance of 15.00 feet; thence on said curve through a central angle of 90°00'00" an arc length of 23.56 feet; thence leaving said curve on the Easterly line of said Lot 3, South 00°43'41" West, a distance of 142.50 feet; thence on the Southerly Line of said Lot 3, North 89°16'19" West, a distance of 276.60 feet, to the point of beginning, containing 54,144 square feet, more or less.

End of Description.

The Basis of Bearings for the above description is NAD 83/94 Nevada State Plane Coordinate System, West Zone, all distances are ground.

Refer this description to your title company before incorporating into any document.



Prepared by: _____

Daniel T. Kelsoe
P.L.S. 18974
Exp. 6/30/2023

Robison Engineering Co.
846 Victorian Ave, Suite 20
Sparks, NV 89431
ADJUSTED PARCEL:

PARCEL 2A

Being all that certain parcel of land known as Parcel 1 and a portion of Parcel 2 as described in Document No. 4928203, Official Records of Washoe County, State of Nevada, situate within the Southwest One-Quarter (1/4) of the Northwest One-Quarter (1/4) of Section One (1) of Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, Washoe County, Nevada, said Parcel being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1, as described in said Document No. 4928203; thence on the Westerly Line of said Parcel 1, North 00°43'41" East, a distance of 157.50 feet; thence on the Northerly Line of said Parcel 1, South 89°16'19" East, a distance of 276.60 feet; thence on the Easterly Line of said Parcel 1, South 00°43'41", a distance of 142.50 feet; thence to the beginning of a tangent curve to the right having a radius of 15.00 feet, central angle of 90.00°, an overall distance of 23.56 feet; thence leaving said curve on the Easterly Line of said Parcel 2 as described in said Document No. 4928203, South 00°43'41" West, a distance of 14.50 feet; thence North 87°01'42" West, a distance of 261.80 feet; thence on the Westerly Line of said Parcel 2, North 00°43'41" East, a distance of 4.25 feet to the Point of beginning; containing 45969 square feet, more or less.

End of Description.

The Basis of Bearings for the above description is NAD 83/94 Nevada State Plane Coordinate System, West Zone, all distances are ground.

Refer this description to your title company before incorporating into any document.

Prepared by: _____

Daniel T. Kelsoe
P.L.S. 18974
Exp. 6/30/2023



PARCEL MERGER AND RESUBDIVISION FOR MARLOW AND SINGH

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SHAWN MARLOW, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278.

SHAWN MARLOW

BY: _____ DATE: _____

PRINT NAME AND TITLE

NOTARY PUBLIC ACKNOWLEDGEMENT:

STATE OF _____ } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 2021, _____
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JASVINDER SINGH, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278.

JASVINDER SINGH

BY: _____ DATE: _____

PRINT NAME AND TITLE

NOTARY PUBLIC ACKNOWLEDGEMENT:

STATE OF _____ } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 2021, _____
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SHAWN MARLOW AND JASVINDER SINGH, ARE THE OWNER OF SAID LANDS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED.

FISRT CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE: _____

PRINT NAME AND TITLE

DOCUMENT NO:

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE: _____

TAX CERTIFICATE:

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

APN's: 030-181-16 & 030-191-01

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

PRINT NAME

COUNTY SURVEYOR CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND ACCEPTED THIS MAP IN WASHOE COUNTY, NEVADA THIS _____ DAY OF _____, 2021.

_____ DATE: _____

WAYNE HANDROCK, P.L.S. 20464
EXPIRES 6/30/2023

SURVEYOR'S CERTIFICATE:

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SHAWN MARLOW.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON DEC 30, 2020.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DANIEL T. KELSEO, P.L.S.
NEVADA CERTIFICATE No. 18974
EXPIRES 6/30/2023



LOCATION MAP

N.T.S.

UTILITY COMPANIES CERTIFICATE:

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

_____ DATE: _____
SIERRA PACIFIC POWER COMPANY, dba NV ENERGY
BY: _____

_____ DATE: _____
NEVADA BELL TELEPHONE COMPANY, dba AT&T NEVADA
BY: _____

_____ DATE: _____
CHARTER COMMUNICATIONS
BY: _____

_____ DATE: _____
TRUCKEE MEADOWS WATER AUTHORITY
BY: _____

<p>FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF: _____ ON THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p> <p>COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____</p>	<p>PARCEL MERGER AND RESUBDIVISION FOR MARLOW AND SINGH BEING LOT 3 OF TRACT MAP 1386 AND A PORTION OF LOTS 1 AND 2 OF DOC #4928203 WASHOE COUNTY OFFICIAL RECORDS</p> <p>SITUATE WITHIN A PORTION OF THE NW 1/4 OF SECTION 1, T. 19 N., R. 20 E., M.D.M.</p> <p>WASHOE COUNTY NEVADA</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>Robison Engineering COMPANY, INC.</p> </div> <div style="font-size: 8px;"> <p>846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com 775-952-2251</p> </div> </div>	<p>DRAWN BY: CPB DATE: 2021-01-19 PROJ. CODE: MARLOW PROJ. #: 795-01.001 SHEET 1 OF 2</p>
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