

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

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

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

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

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

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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


Professional Land Surveyor

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: VICTOR LOPEZ PARCEL MAP | | | |
| Project Description: DIVIDING ONE 2.59 ACRE PARCEL INTO TWO EQUAL PARCELS | | | |
| Project Address: 545 QUARTZ LANE | | | |
| Project Area (acres or square feet): 2.59 ACRES | | | |
| Project Location (with point of reference to major cross streets AND area locator): North of the intersection of Quartz lane and Flynn Drive | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 088-220-42 | 2.59 | | |
| 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: Charles "Dan" Church | | Name: Charles " Dan " Church, PLS | |
| Address: 555 Holcomb Ave. | | Address: 555 Holcomb Ave. | |
| Reno, NV | Zip: 89502 | Reno, NV | Zip: 89502 |
| Phone: 775-420-9715 | Fax: | Phone: 775-828-5004 | Fax: 337-0313 |
| Email: sierrasurveying@sbcglobal.net | | Email: sierrasurveying@sbcglobal.net | |
| Cell: 775-420-9715 | Other: | Cell: | Other: |
| Contact Person: Rosa Lopez | | Contact Person: Dan Church | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Same as above | | Name: | |
| Address: | | Address: | |
| | Zip: | | Zip: |
| Phone: | Fax: | Phone: | Fax: |
| Email: | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Property Owner Affidavit

Applicant Name: VICTOR LOPEZ-SANCHEZ

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, Victor Lopez Sanchez
(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): 088-220-42

Printed Name Victor Lopez Sanchez

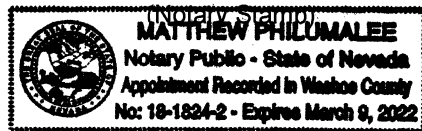
Signed Victor Lopez Sanchez

Address 351 Crampton st.

Reno, NV 89502

Subscribed and sworn to before me this
14 day of January, 2019.

Matthew Philumalee
Notary Public in and for said county and state



My commission expires: March 9, 2022

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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

545 QUARTZ LANE

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 088-220-42 | 230 | 2.59 |
| | | |

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

There are two mobile homes on the site, one will be relocated to the northerly proposed parcel

3. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area | 56362 SF | 56393 SF | | |
| Proposed Minimum Lot Width | 167.27' | 167.39' | | |

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 | LDS | LDS | | |
| Proposed Zoning Area | | | | |

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.)

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

6. Utilities:

| | |
|---------------------------------|--------------------------------------|
| a. Sewer Service | SEPTIC ON SOUTH PARCEL |
| b. Electrical Service/Generator | ACCESS TO POWER FOR THE SOUTH PARCEL |
| c. Water Service | WELL ON SOUTH PARCEL |

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

c. Washoe County Capital Improvements Program project?

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

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 # | TO BE ACQUIRED | acre-feet per year | |
| b. Certificate # | | acre-feet per year | |
| c. Surface Claim # | | acre-feet per year | |
| d. Other, # | | acre-feet per year | |

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):

| |
|-----|
| N/A |
|-----|

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 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?

| | | |
|-------------------------------|--|--|
| NO PRIVATE ROADS ARE PROPOSED | | |
|-------------------------------|--|--|

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?

| | | |
|----|--|--|
| NO | | |
|----|--|--|

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 | Charles "Dan" Church |
| Address | 555 Holcomb Ave. |
| Phone | 775-828-5004 |
| Cell | |
| E-mail | sierrasurveying@sbcglobal.net |
| Fax | 775-337-0313 |
| Nevada PLS # | 6886 |

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

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

N/A

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

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

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

545 QUARTZ LANE

a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 088-220-42 | 230 | 2.59 |
| | | |
| | | |
| | | |

3. Please describe:

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

Two mobile homes- one well, one septic

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 | Roadway |
| East | Residence |
| West | Residence |

4. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area | 56362 SF | 56393 SF | | |
| Proposed Minimum Lot Width | 167.27' | 167.39' | | |

5. Utilities:

| | |
|---------------------------------|--------------------------------------|
| a. Sewer Service | SEPTIC ON SOUTH PARCEL |
| b. Electrical Service/Generator | ACCESS TO POWER FOR THE SOUTH PARCEL |
| c. Water Service | WELL ON SOUTH PARCEL |

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 type="checkbox"/> Now | <input checked="" 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:

| |
|--|
| |
|--|

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

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

c. Washoe County Capital Improvements Program project?

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

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

| |
|-----|
| 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:

| |
|--|
| |
|--|

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.)

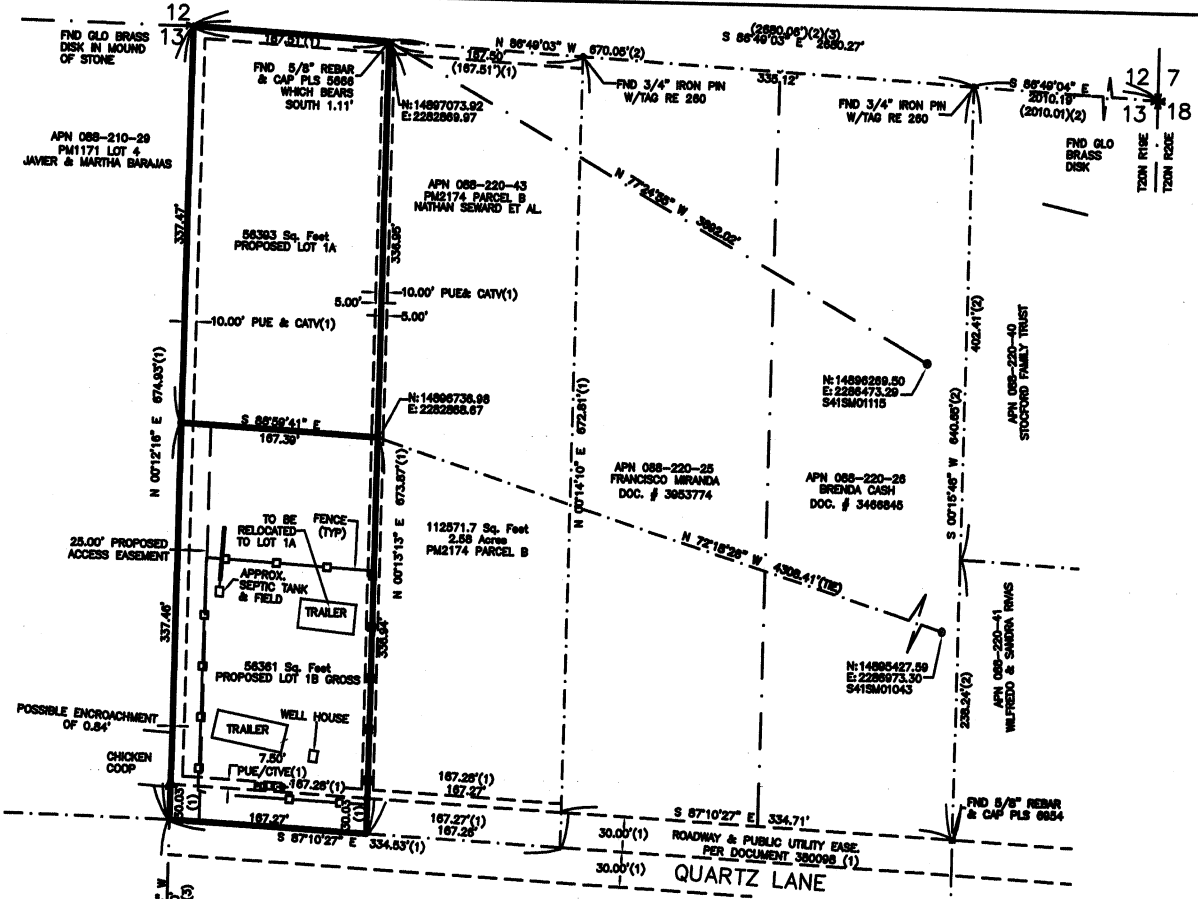
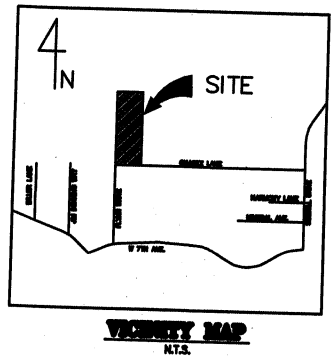
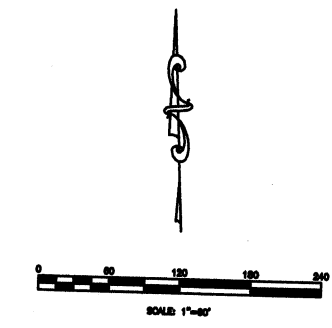
| | |
|---|--|
| <input type="checkbox"/> Yes, the Hillside Ordinance applies. | <input checked="" type="checkbox"/> No, it does not. |
|---|--|

Explanation:

| |
|--|
| |
|--|

9. Surveyor:

| | |
|--------------|----------------------|
| Name | Charles "Dan" Church |
| Address | 555 Holcomb Ave. |
| Phone | 775-828-5004 |
| Fax | 775-337-0313 |
| Nevada PLS # | 6886 |



UTILITY COMPANIES' CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY _____ DATE

NEVADA BELL D.B.A. AT&T NEVADA _____ DATE

CHARTER COMMUNICATIONS _____ DATE

SUN VALLEY GENERAL IMPROVEMENT DISTRICT _____ DATE

BASE OF BEARING

THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED FROM THE PUBLISHED COORDINATES FOR GPS POINT "341SM01118" AND GPS POINT "341SM01043" HAVING A BEARING OF S 30°42'22" E AND A DISTANCE OF 976.80 FEET, MODIFIED BY A FACTOR OF 0.999902100 DISTANCES ON THIS PLAT ARE GROUND DISTANCES. COORDINATES SHOWN ARE NEVADA STATE PLANE (NAD 83), NEVADA WEST ZONE GROUND COORDINATES.

CITY CERTIFICATE

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS _____ DAY OF _____ 20____

DIRECTOR - COMMUNITY DEVELOPMENT _____

DIRECTOR OF PLANNING AND BUILDING CERT.

THE FINAL PARCEL MAP CASE NO. WITHIN _____ 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 RECORDEATION OF THIS MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2019 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472.

MONA TRAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____ DATE

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊕ FOUND SECTION MONUMENT AS NOTED
 - SET 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED
 - PROPERTY LINE
 - - - ADJOINERS PROPERTY LINES
 - - - EASEMENT LINE
 - (DISTANCE)(R) MEASURED DISTANCE DIFFERS FROM RECORD (REF)
 - DISTANCE () MEASURED DISTANCE SAME AS RECORD (REF)

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 301A.285.

(A.P.N. 088-220-42)

WASHOE COUNTY TREASURER _____ DATE

TITLE _____

- REFERENCES**
- (1) PARCEL MAP NUMBER 2174, RECORDED AS DOCUMENT NUMBER 1128638 ON AUGUST 17, 1987 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - (2) PARCEL MAP NUMBER 2073, RECORDED AS DOCUMENT NUMBER 1128647 ON DECEMBER 24, 1986 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - (3) PARCEL MAP NUMBER 489, RECORDED AS DOCUMENT NUMBER 486063 ON SEPTEMBER 5, 1977 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

- I, CHARLES D. CHURCH, 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 VICTOR LOPEZ-SANCHEZ.
 - THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.S. & B. WASHINGTON COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 6, 2018
 - THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
 - THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
 - THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. CHAPTER 278.010 THRU 278.630, INCLUSIVE.

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDEATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278.010 TO 278.630, INCLUSIVE, AND THAT THEY ARE THE ONLY PARTIES HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PRIVATE ACCESS AS NOTED HEREON.

VICTOR LOPEZ-SANCHEZ _____ DATE

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

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DISTRICT BOARD OF HEALTH

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT VICTOR LOPEZ-SANCHEZ OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, AND THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LEIS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____ 20____.

FIRST AMERICAN TITLE COMPANY _____

BY: (TITLE OFFICER) _____ DATE

PARCEL MAP FOR VICTOR LOPEZ-SANCHEZ

PARCEL # OF PARCEL MAP NO. 8174

A PORTION OF THE NW 1/4 OF THE NE 1/4 SECTION 13, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.S. & B

| SUN VALLEY, | WASHOE COUNTY, | NEVADA |
|-----------------|----------------|--------|
| COUNTY RECORDER | | |
| BY: | | |
| DEPUTY | | |
| FEE: | | |

Lot Report

Tue Jan 15 10:28:31 2019

Lot: **PROPOSED LOT 1A**

| PNT# | Bearing | Distance | Northing | Easting | Station |
|------|---------------|----------|--------------|-------------|---------|
| 301 | | | 14897083.221 | 2282702.719 | 0.00 |
| | S 86°49'03" E | 167.51 | | | |
| 302 | | | 14897073.922 | 2282869.970 | 167.51 |
| | S 00°13'13" W | 336.95 | | | |
| 303 | | | 14896736.978 | 2282868.674 | 504.46 |
| | N 86°59'41" W | 167.39 | | | |
| 304 | | | 14896745.754 | 2282701.514 | 671.85 |
| | N 00°12'16" E | 337.47 | | | |
| 301 | | | 14897083.221 | 2282702.719 | 1009.32 |

Closure Error Distance> 0.0000

Total Distance> 1009.32

Area: 56393.9 Sq. Feet, 1.29 Acres

Lot: **PROPOSED LOT 1B**

| PNT# | Bearing | Distance | Northing | Easting | Station |
|------------------------------------|---------------|----------|--------------|-------------|---------|
| 304 | | | 14896745.754 | 2282701.514 | 0.00 |
| | S 86°59'41" E | 167.39 | | | |
| 303 | | | 14896736.978 | 2282868.674 | 167.39 |
| | S 00°13'13" W | 336.94 | | | |
| 305 | | | 14896400.045 | 2282867.378 | 504.33 |
| | N 87°10'27" W | 167.27 | | | |
| 306 | | | 14896408.291 | 2282700.309 | 671.60 |
| | N 00°12'16" E | 337.46 | | | |
| 304 | | | 14896745.754 | 2282701.514 | 1009.06 |
| Closure Error Distance> 0.0000 | | | | | |
| Total Distance> 1009.06 | | | | | |
| Area: 56361.3 Sq. Feet, 1.29 Acres | | | | | |