

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



**2nd PM for Woodland Village
Phase 22, LLC, A Nevada limited
liability company; Tentative Parcel
Map Application to Washoe County;**

Prepared by:

Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager
Summit Engineering Corp.
5405 Mae Anne Avenue
(775)787-4316
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www.summitnv.com

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

Telephone: 775.328.6100

May 10, 2021



ITEM 1

FEES

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

ITEM 2
DEVELOPMENT APPLICATION

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

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.



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: 2nd Parcel Map for Woodland Village Phase 22, LLC			
Project Description: DIVIDE REMAINDER PARCEL 3-10 OF THE 1ST PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC (SUBMITTED CONCURRENT) TO RESULT IN THREE RESIDENTIAL LOTS AND ONE REMAINDER PARCEL.			
Project Address: ALPINE WALK COURT			
Project Area (acres or square feet): 2.43 ACRES			
Project Location (with point of reference to major cross streets AND area locator): NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
PORTION OF 556-290-35	2.43 ACRE		
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: WOODLAND VILLAGE PHASE 22, LLC		Name: RYAN COOK, PLS	
Address: 4790 CAUGHLIN PARKWAY #439		Address: SUMMIT ENGINEERING CORP.	
RENO, NV	Zip: 89519	RENO, NV	Zip: 89523
Phone: 775-971-2000	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: lshreno@gmail.com		Email: ryan@summitnv.com	
Cell: 775-813-0046	Other:	Cell: 775-223-7432	Other: 747-8550
Contact Person: PETER LISSNER		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name:	
Address: 4790 CAUGHLIN PARKWAY #439		Address:	
RENO, NV	Zip: 89519		Zip:
Phone: 775-971-2000	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537	Other:	Cell:	Other:
Contact Person: BOB LISSNER		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
556-290-35	VACANT	18.52

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	66,459 SF	15,421	12,048 sf	12,048 sf
Proposed Minimum Lot Width	560	70	96	96

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			
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.)

Yes No

6. Utilities:

a. Sewer Service	WASHOE COUNTY
b. Electrical Service/Generator	NV ENERGY
c. Water Service	GREAT BASIN

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

- a. Water System Type:

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

b. Available:

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

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

a. Sewage System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 #	N/A	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.
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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.
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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.
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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.
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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		
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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.
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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		
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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.
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Grading

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

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

137 cy

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?

902 cy import from existing stockpiles & pit under existing SWPP pond dust control permit for Woodland Village Phase 23

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?

The site is already mass graded. The remaining grading is mostly backfill for house construction.

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?

Mostly flat pads for home construction. Max 3:1 slopes. Water truck, storm drain inlet protection, silt fence, street & surface clearing, solid waste management, & concrete disposal BMP.

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?

No

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

No

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?

Standard County mix. See Grading Plan (attached in Item 5).

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

No

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	WOODLAND VILLAGE PHASE 22, LLC
Address	4790 CAUGHLIN PARKWAY #439
Phone	775-787-4316
Cell	775-223-7432
E-mail	lshreno@gmail.com
Fax	775-747-8559
Nevada PLS #	15224

ITEM 3
OWNER AFFIDAVIT

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

Washoe County Treasurer
Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
55629035	Active	5/6/2021 1:40:05 AM
Current Owner: WOODLAND VILLAGE PHASE 22 LLC 4790 CAUGHLIN PKWY 439 RENO, NV 89519		SITUS: 0 NEW FOREST DR WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
WOODLAND VILLAGE PHASE 23 LOT A		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$0.30	\$0.00	\$0.30
Truckee Meadows Fire Dist	\$0.95	\$0.00	\$0.95
Washoe County	\$2.46	\$0.00	\$2.46
Washoe County Sc	\$1.99	\$0.00	\$1.99
COLD SPRINGS VALLEY WATER BASIN	\$0.63	\$0.00	\$0.63
Total Tax	\$6.33	\$0.00	\$6.33

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020586386	B20.100172	\$6.33	8/24/2020

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

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

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

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to: Washoe County Assessor 1001 E 9th Street Reno, NV 89512-2845

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

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

ITEM 5
APPLICATION MATERIALS

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

Per Mike Railey at Christy Corporation:

The case #'s for the Master Plan Amendment and Zone Change were

WMPA21-0001 and WRZA21-0001.

WOODLAND VILLAGE LAND USE AMENDMENTS



MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT REQUESTS

Prepared by:



JANUARY 8, 2021

WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AND REGULATORY ZONE AMENDMENTS

Prepared for:

Woodland Village North, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

January 8, 2021

ITEM 6
TITLE REPORT

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

ITEM 7
APPLICATION MAP
(REDUCED 8.5"X11")
(SEE BACK POCKET FOR FULL SIZE)

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

2nd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE SUBJECT PROPERTY AND HAS THE RIGHT TO CONVEY THE SAME TO THE GRANTEE OF THIS INSTRUMENT. THE GRANTEE HAS BEEN ADVISED OF THE EXISTENCE OF ALL LIENS, EASEMENTS, AND OTHER INTERESTS AFFECTING THE PROPERTY AND HAS ACCEPTED THE SAME WITH KNOWLEDGE OF THE CONTENTS OF THIS INSTRUMENT AND OF ALL RECORDS RELATING TO THE SAME.

BY: PETER LUDWIG, MANAGER DATE: _____

NOTARY PUBLIC CERTIFICATE:

I, _____, a Notary Public in and for the State of Nevada, do hereby certify that the foregoing instrument was duly executed by the person or persons named therein on the date and at the place therein stated, and that the person or persons named therein are the persons whose names are subscribed to the same.

SECURITY INTEREST HOLDERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LINDSEY PROPERTIES, INC., A NEVADA CORPORATION, CONSENTS TO THE PROVISIONS AND RECORDING OF THIS MAP.

BY: _____ DATE: _____

(NAME OF NOTARY OFFICER) DATE: _____

(NAME OF COMPANY) DATE: _____

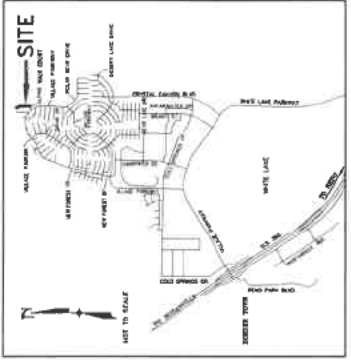
UTILITY COMPANIES CERTIFICATE:

THE UNDERSIGNED, _____, HAS BEEN ADVISED BY THE UNDERSIGNED THAT THE GRANTEE HAS BEEN ADVISED OF THE EXISTENCE OF ALL LIENS, EASEMENTS, AND OTHER INTERESTS AFFECTING THE PROPERTY AND HAS ACCEPTED THE SAME WITH KNOWLEDGE OF THE CONTENTS OF THIS INSTRUMENT AND OF ALL RECORDS RELATING TO THE SAME.

BY: _____ DATE: _____

(NAME OF UTILITY OFFICER) DATE: _____

(NAME OF COMPANY) DATE: _____



DIRECTOR OF PLANNING AND BUILDING CERTIFICATE: THE PLANNING AND BUILDING DEPARTMENT HAS REVIEWED THIS PARCEL MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE PLANNING AND BUILDING CODES OF THE COUNTY AND THE ZONING ORDINANCES OF THE COUNTY.

DATE: _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE:

THE PROJECT DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE NEVADA DIVISION OF WATER RESOURCES AND THE NEVADA DIVISION OF SEWERAGE AND SANITATION.

DATE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

THE DISTRICT BOARD OF HEALTH HAS REVIEWED THIS PARCEL MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE HEALTH AND SAFETY CODES OF THE COUNTY.

DATE: _____

TAX CERTIFICATE:

THE PROPERTY IS CURRENTLY TAXED AS _____ AND THE TAXES ARE CURRENTLY PAID.

DATE: _____

SURVEYOR'S CERTIFICATION:

- 1. I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS AND RECORDS RELATING TO THE SAME AND THAT I AM AWARE OF ALL LIENS, EASEMENTS, AND OTHER INTERESTS AFFECTING THE PROPERTY.



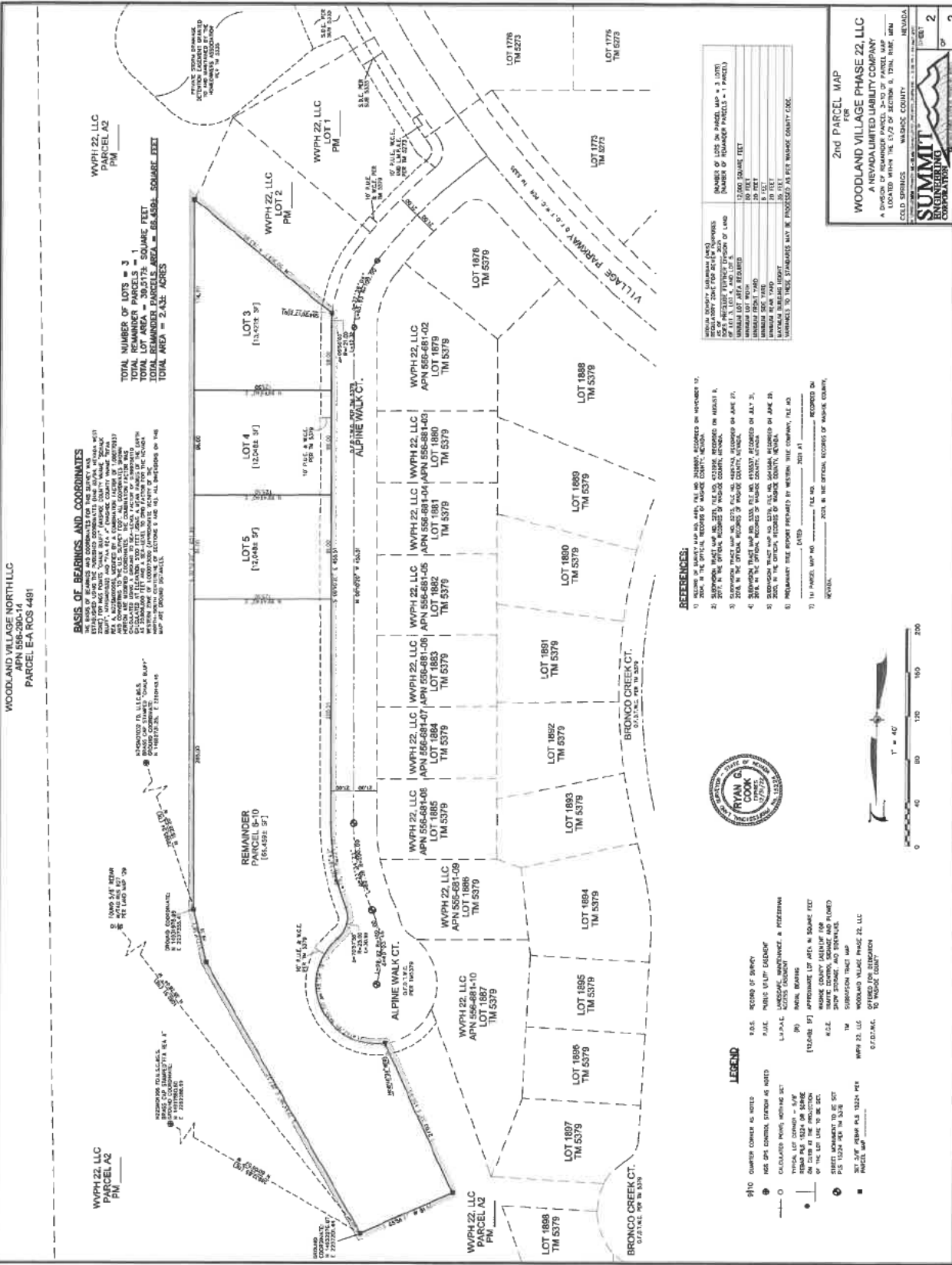
DATE: _____

Form for recording the parcel map, including fields for file number, parcel name, and recording information.

WOODLAND VILLAGE NORTH LLC
 APN 556-290-14
 PARCEL E-A RCS 4481

BASES OF BEARINGS AND COORDINATES
 THE BEARINGS AND COORDINATES FOR THE LOTS AND REMAINDER PARCELS WERE ESTABLISHED BY THE SURVEYOR BY MEANS OF THE NEVADA TRIPLE POINT SYSTEM (NTPS) USING THE 2011 NAD 83 DATUM. THE BEARINGS AND COORDINATES WERE OBTAINED FROM THE NEVADA TRIPLE POINT SYSTEM (NTPS) USING THE 2011 NAD 83 DATUM. THE BEARINGS AND COORDINATES WERE OBTAINED FROM THE NEVADA TRIPLE POINT SYSTEM (NTPS) USING THE 2011 NAD 83 DATUM.

TOTAL NUMBER OF LOTS = 3
 TOTAL REMAINDER PARCELS = 1
 TOTAL LOT AREA = 390,579 SQUARE FEET
 TOTAL REMAINDER PARCELS AREA = 68,459 SQUARE FEET
 TOTAL AREA = 2,442 ACRES



APN	ACRES	SQ. FT.
WVPH 22, LLC LOT 1	13.078	357,120
WVPH 22, LLC LOT 2	13.078	357,120
WVPH 22, LLC LOT 3	13.078	357,120
REMAINDER PARCEL A2	0.244	6,679
TOTAL	39.482	1,077,439

- REFERENCES:**
1. RECORDS IN COUNTY OF CLACK COUNTY, NEVADA, FILE NO. 2010-001, ACCORDING TO INSTRUMENT NO. 2010-001.
 2. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED IN INSTRUMENT NO. 2010-001.
 3. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED ON JUNE 27, 2010.
 4. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED ON JUNE 27, 2010.
 5. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED ON JUNE 27, 2010.
 6. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED ON JUNE 27, 2010.
 7. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED ON JUNE 27, 2010.
 8. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED ON JUNE 27, 2010.
 9. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED ON JUNE 27, 2010.
 10. SURVEYED TRACT MAP NO. 275, FILE NO. 2010-001, RECORDED ON JUNE 27, 2010.



- LEGEND**
- 910 CONCRETE CURB AS NOTED
 - 912 CONCRETE CURB WITH 18" SET
 - 913 CONCRETE CURB WITH 18" SET
 - 914 CONCRETE CURB WITH 18" SET
 - 915 CONCRETE CURB WITH 18" SET
 - 916 CONCRETE CURB WITH 18" SET
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2nd PARCEL MAP
 FOR
WOODLAND VILLAGE PHASE 22, LLC
 A NEVADA LIMITED LIABILITY COMPANY
 A DIVISION OF REMAINDER PARCEL 2-10 OF PARCEL MAP
 LOCATED WITHIN THE E 1/2 OF SECTION 9, T24N, R10E, W4N
 COLD SPRINGS
 WASHINGTON COUNTY, NEVADA

SUMMIT
 SURVEYING
 CONSULTANTS

RECORD NO. 2024-001
 SHEET NO. 2
 OF 2

PRELIMINARY, FOR REVIEW ONLY

2nd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES PERMANENT EASEMENTS SHOWN, AND/OR NOTED, ON THIS PLAT FOR UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS. THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY.

WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
PETER LISSNER, MANAGER

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
PETER LISSNER AS MANAGER OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

SECURITY INTEREST HOLDERS' CERTIFICATES:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HAMILTON PROPERTIES, INC., A NEVADA CORPORATION, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS PRESIDENT OF HAMILTON PROPERTIES, INC.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE NORTH, LLC, A NEVADA LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: MANAGER

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS MANAGER OF WOODLAND VILLAGE NORTH, LLC.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND GREAT BASIN WATER CO.

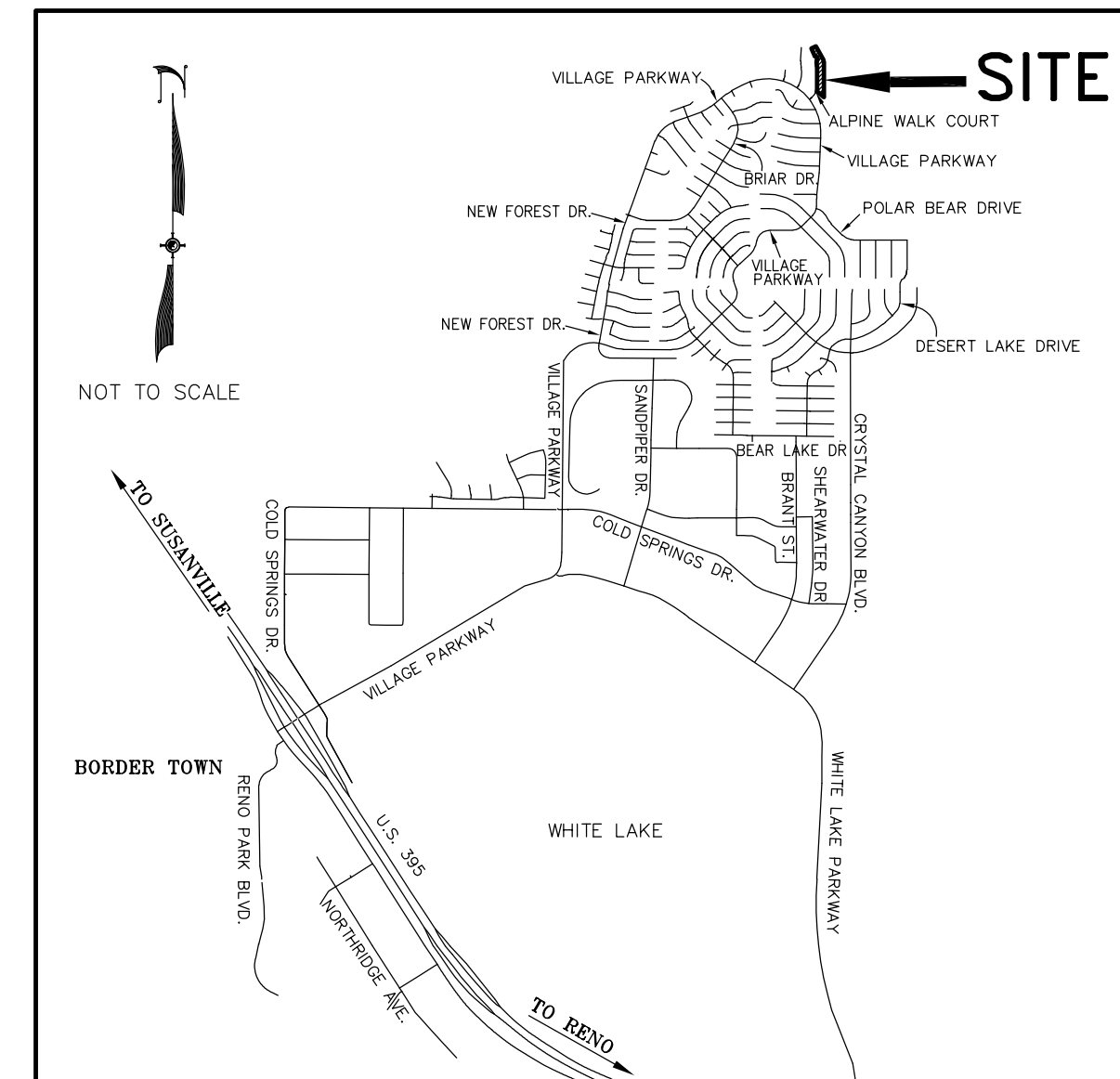
SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE _____
BY: _____
ITS: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____
ITS: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY: _____
ITS: _____

GREAT BASIN WATER CO. DATE _____
BY: _____
ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE _____
BY: _____
ITS: _____



VICINITY MAP

NOTES:

- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION AND THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY GREAT BASIN WATER COMPANY.
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
- DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION UNLESS THEY ARE IN A MINIMUM 15 FOOT EASEMENT AND ARE PIPED WITH CONCRETE OR PVC PIPE.
- NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL SIDE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONJUNCTION WITH THE RELEASE OF THE ASSESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 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.

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT HAMILTON PROPERTIES, INC. AND WOODLAND VILLAGE NORTH, L.L.C. HOLD OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDERS OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS, AND THAT A GUARANTEE DATED _____, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, 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

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

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 THIS LAND 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.

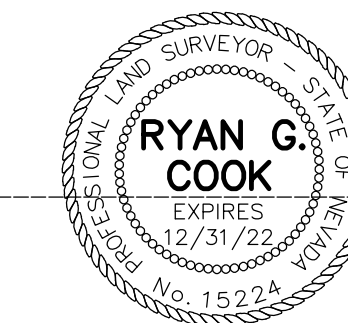
WASHOE COUNTY TREASURER

BY: _____ DEPUTY _____ DATE _____

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LAND SURVEYED LIES WITHIN THE EAST 1/2 SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2021.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK NEVADA P.L.S. 15224

FILE No. _____	<p>2nd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC A NEVADA LIMITED LIABILITY COMPANY</p> <p>A DIVISION OF REMAINDER PARCEL 3-10 OF PARCEL MAP _____ LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM</p> <p>COLD SPRINGS WASHOE COUNTY NEVADA</p> <p>NE:\DWG\22800\Phase24-NE-10\Lot\Survey\031151_P\WV24_2ndPM.DWG ~ 11:06 AM * 05-MAY-2021</p> <p>SHEET 1 OF 2</p> <p>SUMMIT ENGINEERING CORPORATION</p> <p>8405 MAE ANNE AVENUE, RENO, NV, 89523 PHONE: (775) 747-6550 FAX: (775) 747-6559</p>
FEE. \$ _____	
FILED FOR RECORD AT THE REQUEST _____	
OF BY _____	
ON THIS _____ DAY OF _____	
20____, AT _____ MINUTES PAST _____	
O'CLOCK _____ OFFICIAL RECORDS _____	
OF WASHOE COUNTY, NEVADA _____	
COUNTY RECORDER _____	
BY: _____ DEPUTY _____	

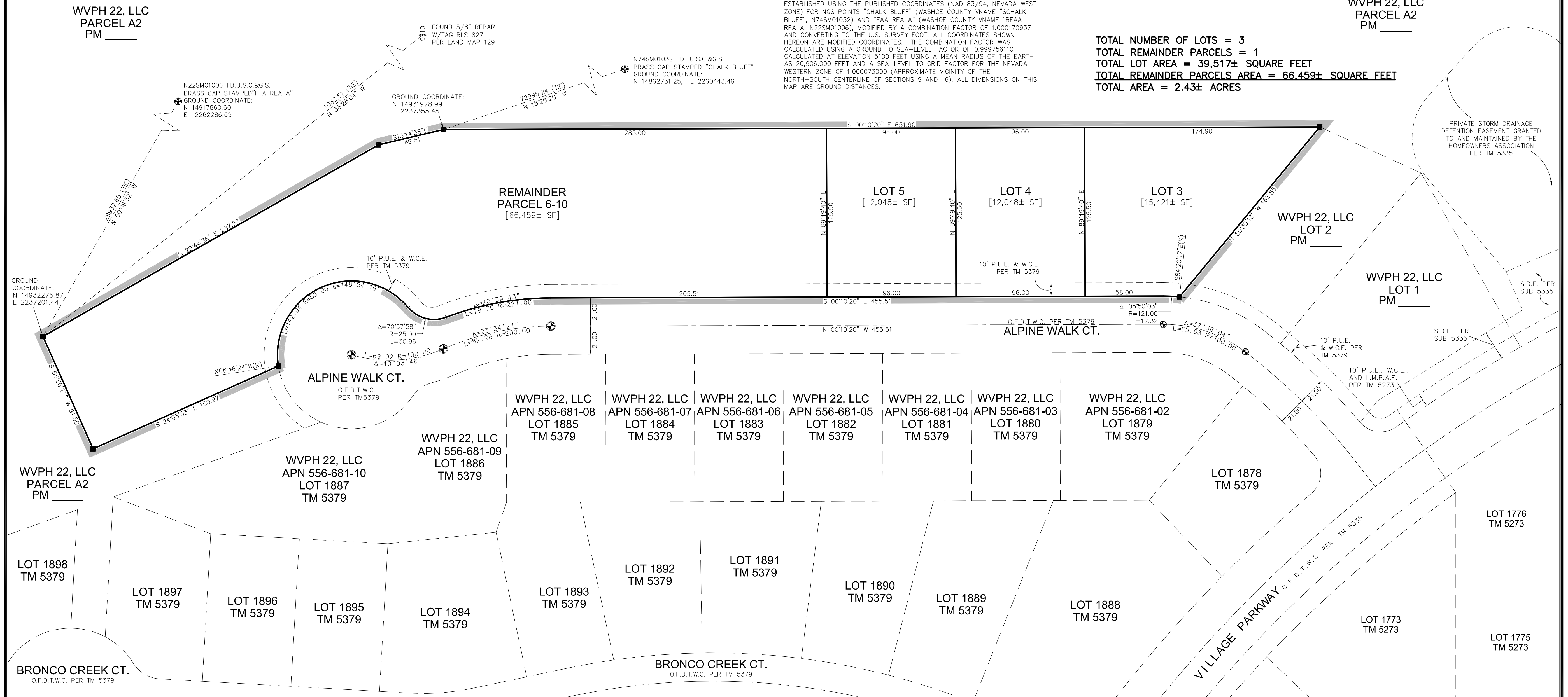
PRELIMINARY, FOR REVIEW ONLY

WOODLAND VILLAGE NORTH LLC
 APN 556-290-14
 PARCEL E-A ROS 4491

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WAS ESTABLISHED USING THE PUBLISHED COORDINATES (NAD 83/94, NEVADA WEST ZONE) FOR NGS POINTS "CHALK BLUFF" (WASHOE COUNTY VNAME "SCHALK BLUFF", N745M01032) AND "FAA REA A" (WASHOE COUNTY VNAME "RFAA REA A", N225M01006), MODIFIED BY A COMBINATION FACTOR OF 1.000170937 AND CONVERTING TO THE U.S. SURVEY FOOT. ALL COORDINATES SHOWN HEREON ARE MODIFIED COORDINATES. THE COMBINATION FACTOR WAS CALCULATED USING A GROUND TO SEA-LEVEL FACTOR OF 0.999756110 CALCULATED AT ELEVATION 5100 FEET USING A MEAN RADIUS OF THE EARTH AS 20,906,000 FEET AND A SEA-LEVEL TO GRID FACTOR FOR THE NEVADA WESTERN ZONE OF 1.000073000 (APPROXIMATE VICINITY OF THE NORTH-SOUTH CENTERLINE OF SECTIONS 9 AND 16). ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

TOTAL NUMBER OF LOTS = 3
 TOTAL REMAINDER PARCELS = 1
 TOTAL LOT AREA = 39,517± SQUARE FEET
 TOTAL REMAINDER PARCELS AREA = 66,459± SQUARE FEET
 TOTAL AREA = 2.43± ACRES



WVPH 22, LLC
 PARCEL A2
 PM _____

WVPH 22, LLC
 PARCEL A2
 PM _____

WVPH 22, LLC
 PARCEL A2
 PM _____

WVPH 22, LLC
 LOT 2
 PM _____

WVPH 22, LLC
 LOT 1
 PM _____

LEGEND

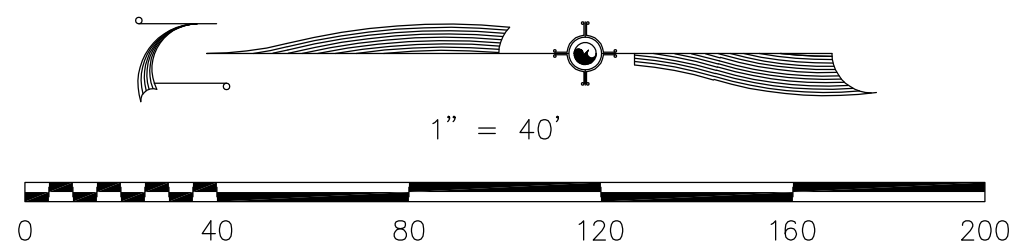
- 9+10 QUARTER CORNER AS NOTED
- NGS GPS CONTROL STATION AS NOTED
- CALCULATED POINT, NOTHING SET
- TYPICAL LOT CORNER - 5/8" REBAR PLS 15224 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET.
- STREET MONUMENT TO BE SET PLS 15224 PER TM 5379
- SET 5/8" REBAR PLS 15224 PER PARCEL MAP _____
- R.O.S. RECORD OF SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.P.A.E. LANDSCAPE, MAINTENANCE, & PEDESTRIAN ACCESS EASEMENT
- (R) RADIAL BEARING
- [12,048± SF] APPROXIMATE LOT AREA IN SQUARE FEET
- WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE, AND SIDEWALKS.
- TM SUBDIVISION TRACT MAP
- WVPH 22, LLC WOODLAND VILLAGE PHASE 22, LLC
- O.F.D.T.W.C. OFFERED FOR DEDICATION TO WASHOE COUNTY



REFERENCES:

- 1) RECORD OF SURVEY MAP NO. 4491, FILE NO. 3128857, RECORDED ON NOVEMBER 17, 2004, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) SUBDIVISION TRACT MAP NO. 5221, FILE NO. 4732916, RECORDED ON AUGUST 9, 2017, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) SUBDIVISION TRACT MAP NO. 5273, FILE NO. 4826743, RECORDED ON JUNE 27, 2018, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) SUBDIVISION TRACT MAP NO. 5335, FILE NO. 4935537, RECORDED ON JULY 31, 2019, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) SUBDIVISION TRACT MAP NO. 5379, FILE NO. 5045584, RECORDED ON JUNE 29, 2020, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 6) PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY, FILE NO. _____ DATED _____, 2021 AT _____
- 7) 1st PARCEL MAP NO. _____ FILE NO. _____ RECORDED ON _____, 2021, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

MEDIUM DENSITY SUBURBAN (MDS) REGULATORY ZONE FOR REVIEW PURPOSES AS OF _____, 2021 DOES PRECLUDE FURTHER DIVISION OF LAND OF LOT 3, LOT 4, AND LOT 5.	(NUMBER OF LOTS ON PARCEL MAP = 3 LOTS) (NUMBER OF REMAINDER PARCELS = 1 PARCEL)
MINIMUM LOT AREA REQUIRED	12,000 SQUARE FEET
MINIMUM LOT WIDTH	80 FEET
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	8 FEET
MINIMUM REAR YARD	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	



2nd PARCEL MAP
 FOR
WOODLAND VILLAGE PHASE 22, LLC
 A NEVADA LIMITED LIABILITY COMPANY
 A DIVISION OF REMAINDER PARCEL 3-10 OF PARCEL MAP _____
 LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM
 COLD SPRINGS WASHOE COUNTY NEVADA
 SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV 89523
 PHONE: (775) 747-8550 FAX: (775) 747-8559

ITEM 8
STREET NAMES

N/A

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**