

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: Parcel Map for Spareno, LLC.			
Project Description: Being a division of the certain real property as described in Deed Document No. 4715302			
Project Address: 15380 Tuxon Way, Reno NV 89521			
Project Area (acres or square feet): +/-2.10 acres			
Project Location (with point of reference to major cross streets AND area locator): <small>Located within the southeast planning area of Unincorporated Washoe County, Approx. 1,200 feet northwest of the intersection of Toll Road and Hot Springs Road.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-110-53	+/-2.10 acres		
Section(s)/Township/Range: NW 1/4 of Section 34, T18N., R20E., M.D.M.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spareno, LLC		Name: SAME AS APPLICANT/DEVELOPER	
Address:		Address:	
Tahoe Vista, CA	Zip: 86148		Zip:
Phone: 775-233-5521	Fax:	Phone:	Fax:
Email: tahoe1pr@aol.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Lorenz Robinson		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Odyssey Engineering, Inc.		Name: N/A	
Address: 895 Roberta Lane, Suite 104		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-236-0543	Fax: 359-3329	Phone:	Fax:
Email: justin@odysseyreno.com		Email:	
Cell: 775-240-2366	Other:	Cell:	Other:
Contact Person: Justin Moore, P.L.S.		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: Odyssey Engineering, Inc., - Justin Moore, P.L.S.

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, Lorenz Peter Robinson
(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): 017-110-53

Printed Name Lorenz Peter Robinson

Signed [Signature]

Address P.O. Box 435

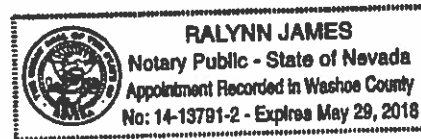
TAHOE VISTA, CA 96148

Subscribed and sworn to before me this 8th day of December, 2017.

(Notary Stamp)

Ralynn James
Notary Public in and for said county and state

My commission expires: 5-29-18



*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

SPARENO, LLC

Business Entity Information			
Status:	Active	File Date:	6/23/2016
Type:	Domestic Limited-Liability Company	Entity Number:	E0282482016-8
Qualifying State:	NV	List of Officers Due:	6/30/2018
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20161370568	Business License Exp:	6/30/2018

Additional Information	
Central Index Key:	
Series LLC (YES if applicable):	YES

Registered Agent Information			
Name:	REW R GOODENOW	Address 1:	50 W LIBERTY ST STE 750
Address 2:		City:	RENO
State:	NV	Zip Code:	89501
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

- Officers		<input type="checkbox"/> Include Inactive Officers	
Managing Member - LORENZ AND FRANCES ROBINSON 2015 FAMILY TRUST			
Address 1:	P.O. BOX 435	Address 2:	
City:	TAHOE VISTA	State:	CA
Zip Code:	96148	Country:	
Status:	Active	Email:	

- Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20160281202-34	# of Pages:	2
File Date:	6/23/2016	Effective Date:	

(No notes for this action)			
Action Type:	Initial List		
Document Number:	20160281203-45	# of Pages:	1
File Date:	6/23/2016	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20170223787-99	# of Pages:	1
File Date:	5/23/2017	Effective Date:	
(No notes for this action)			

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

15380 Tuxon Way, Reno NV 89521

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-53	120 - Vacant, Single Family	+/-2.10 acres

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

Vacant land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12,000 s.f.	12,000 s.f.	12,000 s.f.	12,000 s.f.
Minimum Lot Width	80'	80'	80'	80'

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Municipal - Existing sanitary sewer main within Sylvester Road
b. Electrical Service/Generator	NV Energy - Existing overhead power within Tuxon Way and Sylvester Road
c. Water Service	Municipal - Existing TMWA main within Tuxon Way and Sylvester Road

6. 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:	Truckee Meadows Water Authority

- 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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7. 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:	Washoe County

- 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. 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 #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other, #	Well being converted to TMWA water service	acre-feet per year	

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

No title to water rights. Owner to purchase rights through Truckee Meadows Water Authority.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

None proposed.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

None

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

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

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

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

There will be +/- 300 cubic yards of material moved per parcel, each parcel to balance cut/fill. Each parcel to permit separately.
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18. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

Site balances without import or exporting material.

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

Yes, the disturbance will be able to be seen from Tuxon Way to the west, Sylvester Road to the east, and residential lots to the north and south.
The disturbance seen will be typical single family home construction and final landscaping.

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

Cut and fill areas will have a typical 5:1 max slope.
Standard residential landscaping will provide erosion control in disturbed areas.

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

No planned berms.

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

No retaining walls required.

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

All existing trees to remain.

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

None, disturbed area is too small to warrant revegetation.

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

None, disturbed area is too small to warrant temporary irrigation.

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

N/A

27. Surveyor:

Name	Justin M. Moore, P.L.S.
Address	895 Roberta Lane, Suite 104 Sparks, NV 89431
Phone	775-236-0543
Cell	775-240-2366
E-mail	justin@edysseyreno.com
Fax	775-359-3329
Nevada PLS #	22362

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

Washoe County Treasurer
 Tammi Davis

Account Detail

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[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
01711053	Active	12/27/2017 2:09:08 AM
Current Owner: SPARENO LLC PO BOX 435 TAHOE VISTA, CA 96148		SITUS: 15380 TUXON WAY WASHOE COUNTY NV
Taxing District	Geo CD:	
Legal Description		
Township 18 Section 34 Lot Block Range 20 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$484.19	\$242.11	\$0.00	\$0.00	\$242.08
2016	\$472.33	\$472.33	\$0.00	\$0.00	\$0.00
2015	\$471.15	\$471.16	\$0.00	\$0.00	\$0.00
2014	\$456.50	\$456.50	\$0.00	\$0.00	\$0.00
2013	\$443.18	\$443.18	\$0.00	\$0.00	\$0.00
Total					\$242.08

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

This item has been paid.


\$0.00

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

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.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SPARENO 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 THAT THE EASEMENTS AS SHOWN FOR PRIVATE SEWER AND PUBLIC UTILITIES ARE HEREBY GRANTED.

SPARENO, LLC. DATE _____
BY: _____
TITLE: _____

STATE OF _____ } S.S.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
SPARENO LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO
ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY d/b/g NV ENERGY DATE _____
BY: _____
TITLE: _____

NEVADA BELL d/b/g AT&T NEVADA DATE _____
BY: _____
TITLE: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____
TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY DATE _____
BY: _____
TITLE: _____

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

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPARENO LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL THE ABOVE.

RELIANT TITLE

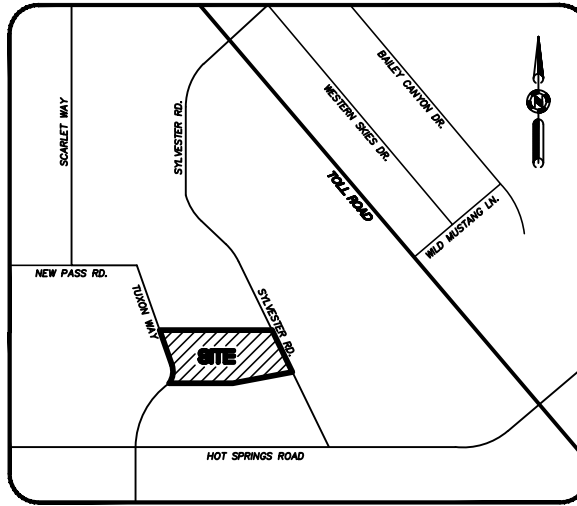
BY: _____ DATE _____
TITLE: _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ 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 _____, 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

BY: NICOLA HAUENSTEIN DATE _____
TITLE: DIRECTOR, PLANNING AND DEVELOPMENT



VICINITY MAP
NOT TO SCALE

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 N.R.S. 361A.265.

A.P.N. 017-110-03
WASHOE COUNTY TREASURER

BY: NAME: _____ DATE: _____
DEPUTY TREASURER

NOTES

- 1) PUBLIC UTILITY, CABLE TELEVISION, AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL RIGHT OF WAY AND ACCESS EASEMENTS, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- 2) A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL, AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 3) PUBLIC UTILITIES INCLUDE CABLE TELEVISION.
- 4) PARCELS ARE FOR RESIDENTIAL USE.
- 5) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 6) WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 7) FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 8) SUBJECT PARCEL LIES ENTIRELY WITHIN ZONE X, AS SHOWN ON FEMA FIRM MAP NO. 32031C3263G, MAP REVISED DATE: MARCH 16, 2009.
- 9) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 10) WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SURVEYOR'S CERTIFICATE

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT AN FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPARENO, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 34, T.18 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 2018.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JUSTIN M. MOORE, P.L.S.
NEVADA CERTIFICATE No. 22362



REFERENCES

- (R1) DEED DOCUMENT NO. 4715302, RECORDED JUNE 20, 2017, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R2) PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016, AS FILE NO. 4605190, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) PARCEL MAP NO. 2132, RECORDED MAY 13, 1987, AS FILE NO. 1162277, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R4) PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 1977, AS FILE NO. 488425, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R5) DEED DOCUMENT NO. 4273346, RECORDED AUGUST 27, 2013, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R6) DEED DOCUMENT NO. 3325316, RECORDED DECEMBER 19, 2005, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

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.

BY: _____ DATE _____
FOR THE DISTRICT BOARD OF HEALTH

WATER AND SEWER RESOURCE REQUIREMENTS

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

BY: _____ DATE _____
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

G:\3884 - Tuxon\Draw\3884 PM.dwg

FILED No. _____ FEE: _____ FILE FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC. ON THIS _____ DAY OF _____ 2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. LAWRENCE R. BURNESS COUNTY RECORDER BY: _____ DEPUTY	PARCEL MAP FOR SPARENO, LLC. BEING A DIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN DEED DOCUMENT #4715302 SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY STATE OF NEVADA 808 ROBERTA LANE, SUITE 104, SPARNO, NV 89431 (770) 366-3322 WWW.ODYSSEY-ENR-INCORPORATED.COM	SHEET 1 OF 2
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OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SPARENO 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 THAT THE EASEMENTS AS SHOWN FOR PRIVATE SEWER AND PUBLIC UTILITIES ARE HEREBY GRANTED.

SPARENO, LLC. _____ DATE _____
 BY: _____
 TITLE: _____

STATE OF _____ } s.s.
 COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
 SPARENO LLC., PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO
 ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY _____ DATE _____
 BY: _____
 TITLE: _____

NEVADA BELL d/b/a AT&T NEVADA _____ DATE _____
 BY: _____
 TITLE: _____

CHARTER COMMUNICATIONS _____ DATE _____
 BY: _____
 TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____
 BY: _____
 TITLE: _____

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

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPARENO LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL THE ABOVE.

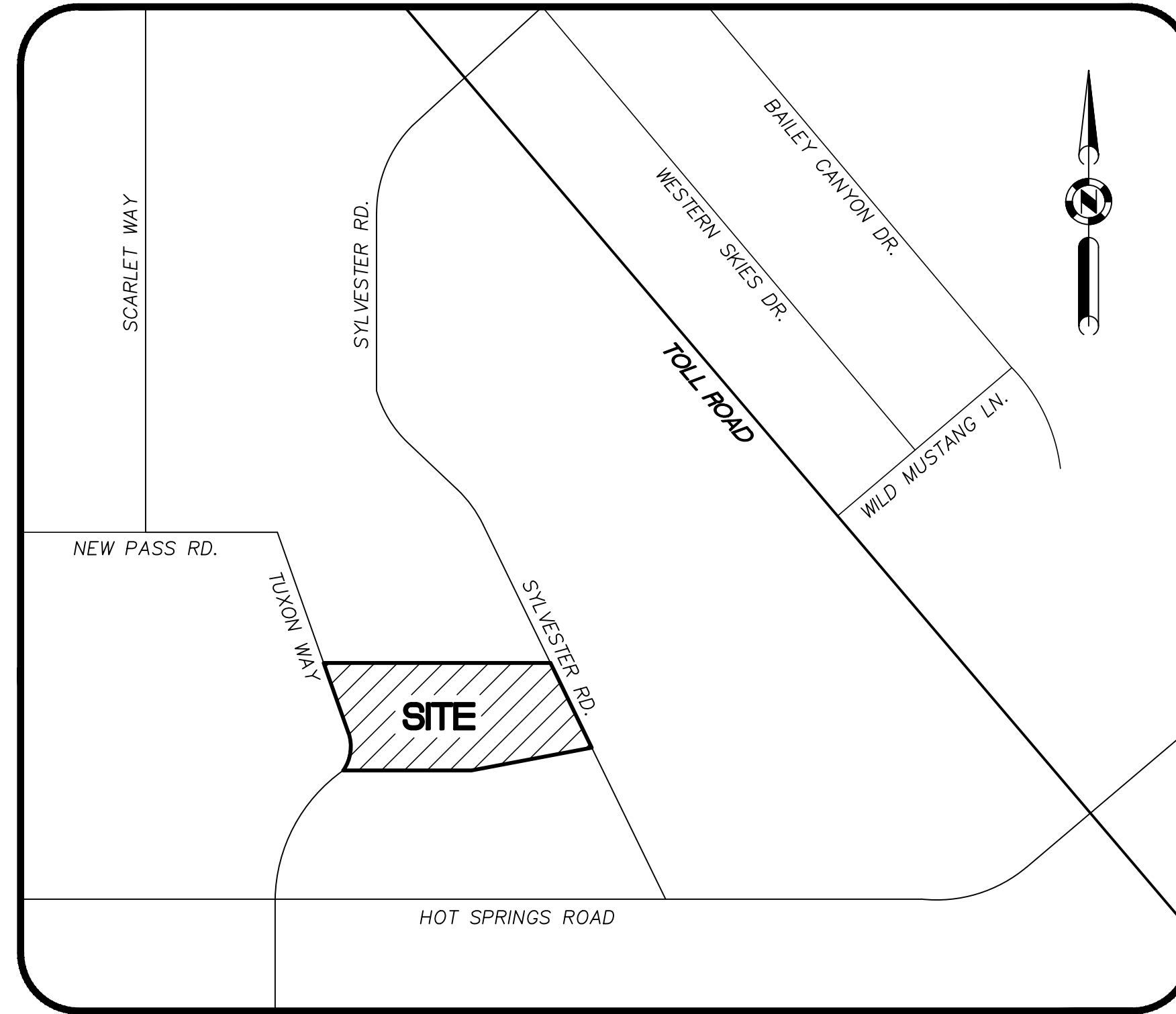
RELIAINT TITLE

BY: _____ DATE _____
 TITLE: _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ 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 _____ 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BY: MOJRA HAUSENSTEIN _____ DATE _____
 TITLE: DIRECTOR, PLANNING AND DEVELOPMENT



VICINITY MAP
 NOT TO SCALE

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 N.R.S. 361A.265.

A.P.N. 017-110-53
 WASHOE COUNTY TREASURER

BY: _____ NAME: _____ DATE: _____
 DEPUTY TREASURER

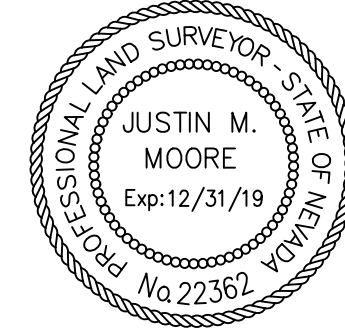
NOTES:

- PUBLIC UTILITY, CABLE TELEVISION, AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL RIGHT OF WAY AND ACCESS EASEMENTS, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- PUBLIC UTILITIES INCLUDE CABLE TELEVISION.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- SUBJECT PARCEL LIES ENTIRELY WITHIN ZONE X, AS SHOWN ON FEMA FIRM MAP NO. 32031C3263G, MAP REVISED DATE: MARCH 16, 2009.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SURVEYOR'S CERTIFICATE:

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT AN FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPARENO, LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 34, T.18 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON _____, 2018.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



JUSTIN M. MOORE, P.L.S.
 NEVADA CERTIFICATE No. 22362

REFERENCES:

- (R1) DEED DOCUMENT NO. 4715302, RECORDED JUNE 20, 2017, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R2) PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016, AS FILE NO. 4605190, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) PARCEL MAP NO. 2132, RECORDED MAY 13, 1987, AS FILE NO. 1162277, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R4) PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 1977, AS FILE NO. 488425, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R5) DEED DOCUMENT NO. 4273346, RECORDED AUGUST 27, 2013, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R6) DEED DOCUMENT NO. 3325316, RECORDED DECEMBER 19, 2005, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

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.

BY: _____ FOR THE DISTRICT BOARD OF HEALTH DATE _____

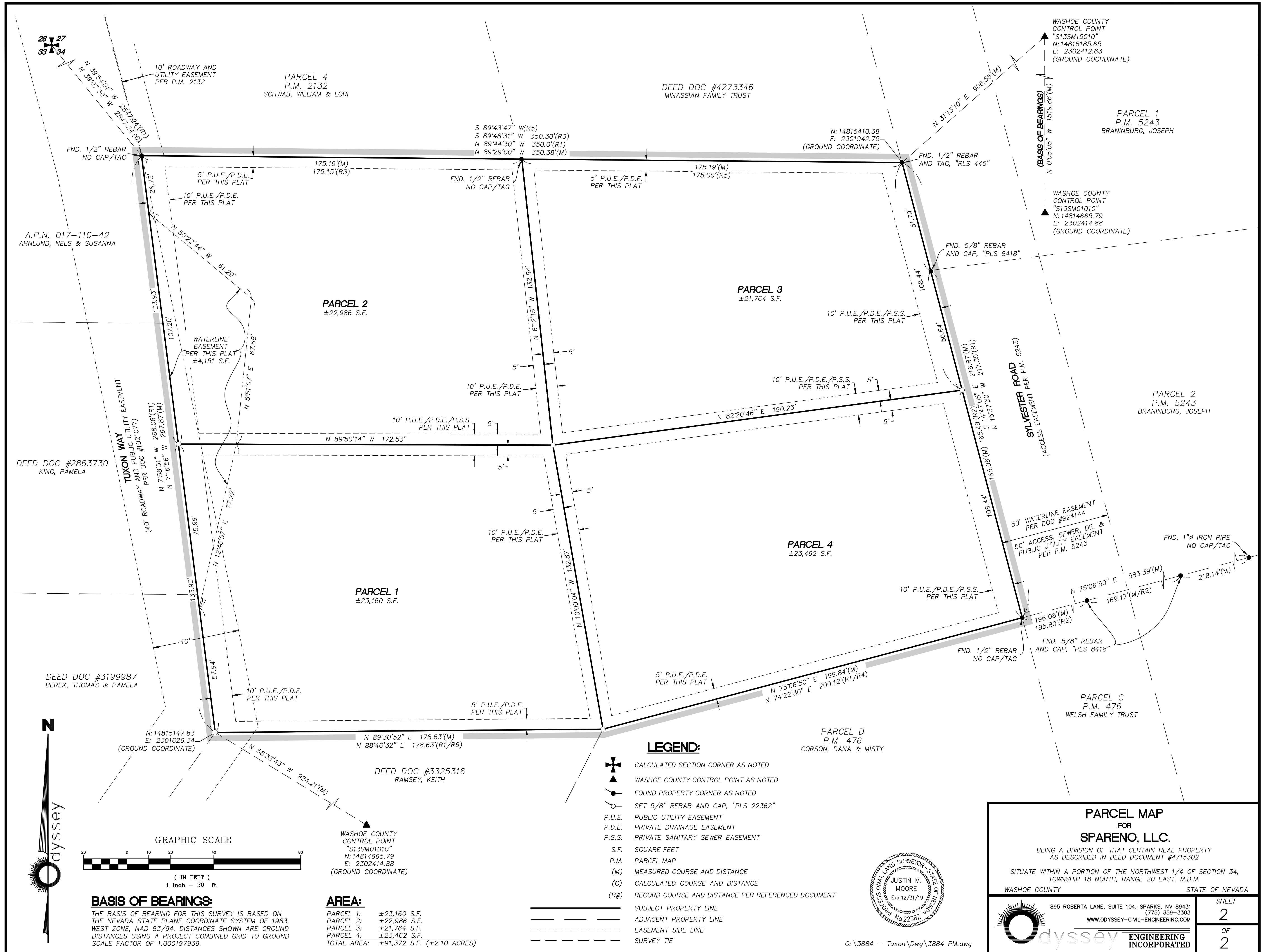
WATER AND SEWER RESOURCE REQUIREMENTS:

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

BY: _____ WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

G:\3884 - Tuxon\Dwg\3884 PM.dwg

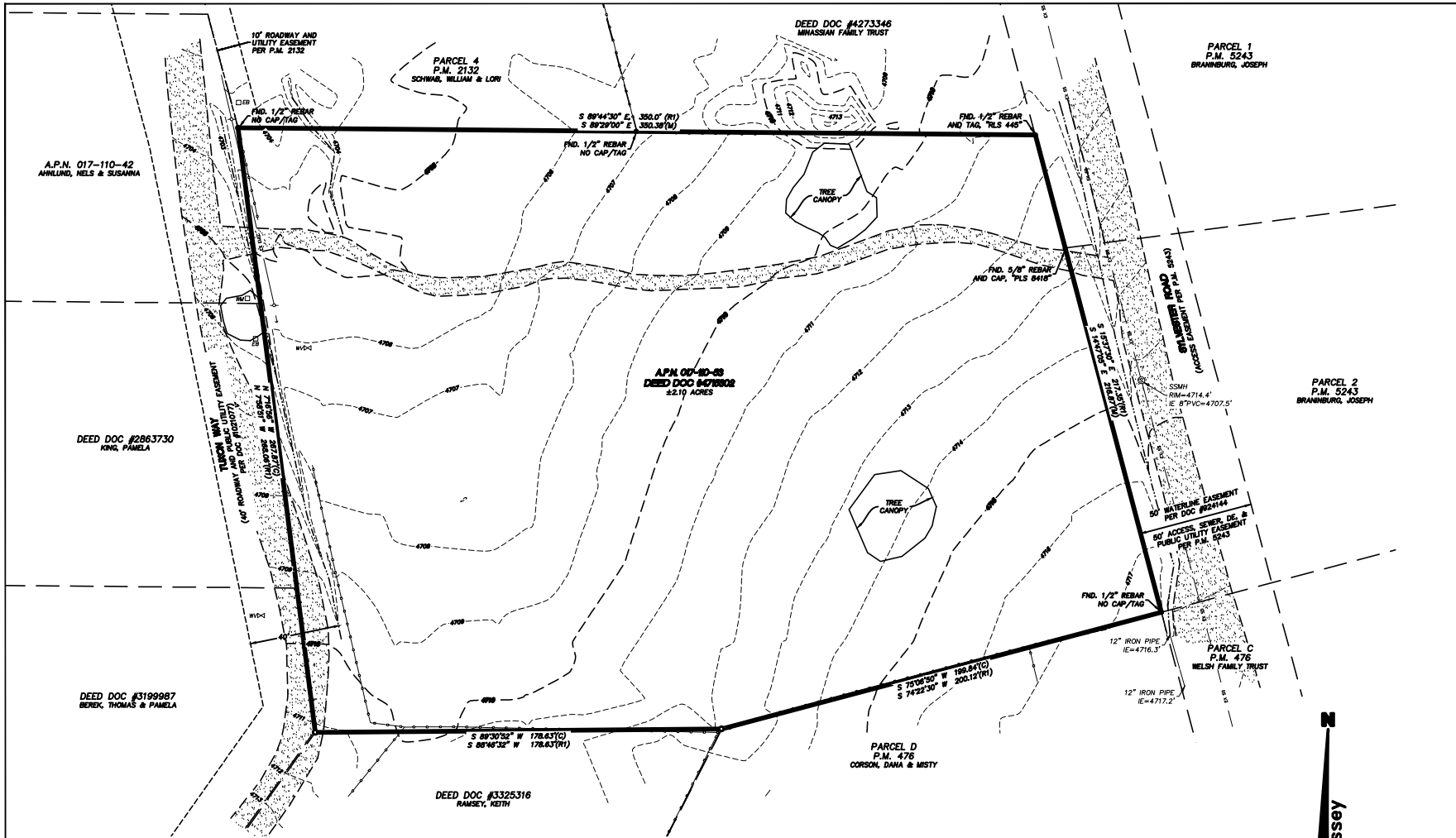
FILED No. _____ FEE: _____ FILE FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC. ON THIS _____ DAY OF _____ 2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. LAWRENCE R. BURNTSON COUNTY RECORDER BY: _____ DEPUTY	PARCEL MAP FOR SPARENO, LLC. BEING A DIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN DEED DOCUMENT #4715302 SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY STATE OF NEVADA	SHEET 1 OF 2
	895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM 	



**PARCEL MAP
FOR
SPARENO, LLC.**

BEING A DIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN DEED DOCUMENT #4715302
SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY STATE OF NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM	SHEET 2 OF 2
--	-------------------------------------



A.P.N. 017-110-42
AHLUND, HELS & SUSANNA

DEED DOC #2863730
RINO, PAMELA

DEED DOC #3199987
BEREK, THOMAS & PAMELA

DEED DOC #3325316
RAMSEY, KEITH

DEED DOC #4273346
MHASSIAN FAMILY TRUST

PARCEL 1
P.M. 5243
BRANNBURG, JOSEPH

PARCEL 2
P.M. 5243
BRANNBURG, JOSEPH

PARCEL C
P.M. 476
NELSH FAMILY TRUST

PARCEL D
P.M. 476
CORSON, DANA & MISTY

APN 017-110-48
DEED DOC #4799902
±2.10 ACRES

LEGEND:

- GRAVEL ROAD
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT SIDE LINE
- EX. ELEC. EXISTING OVERHEAD ELECTRIC LINE
- FENCE LINE
- EX. SS. EXISTING UNDERGROUND SEWER LINE

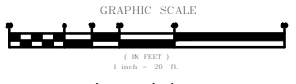
- WATER VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC METER
 - FOUND PROPERTY CORNER AS NOTED
 - DIMENSION POINT - NOTHING FOUND NOR SET
- P.U.E. PUBLIC UTILITY EASEMENT
 (M) MEASURED COURSE AND DISTANCE
 (R) PER REFERENCED DOCUMENT
 (C) CALCULATED COURSE AND DISTANCE

BASE OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/NA. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.0001879336.

BASE OF ELEVATION:

DATUM: NAID 88
 PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 3091 HAVING AN ELEVATION OF 4654.89'

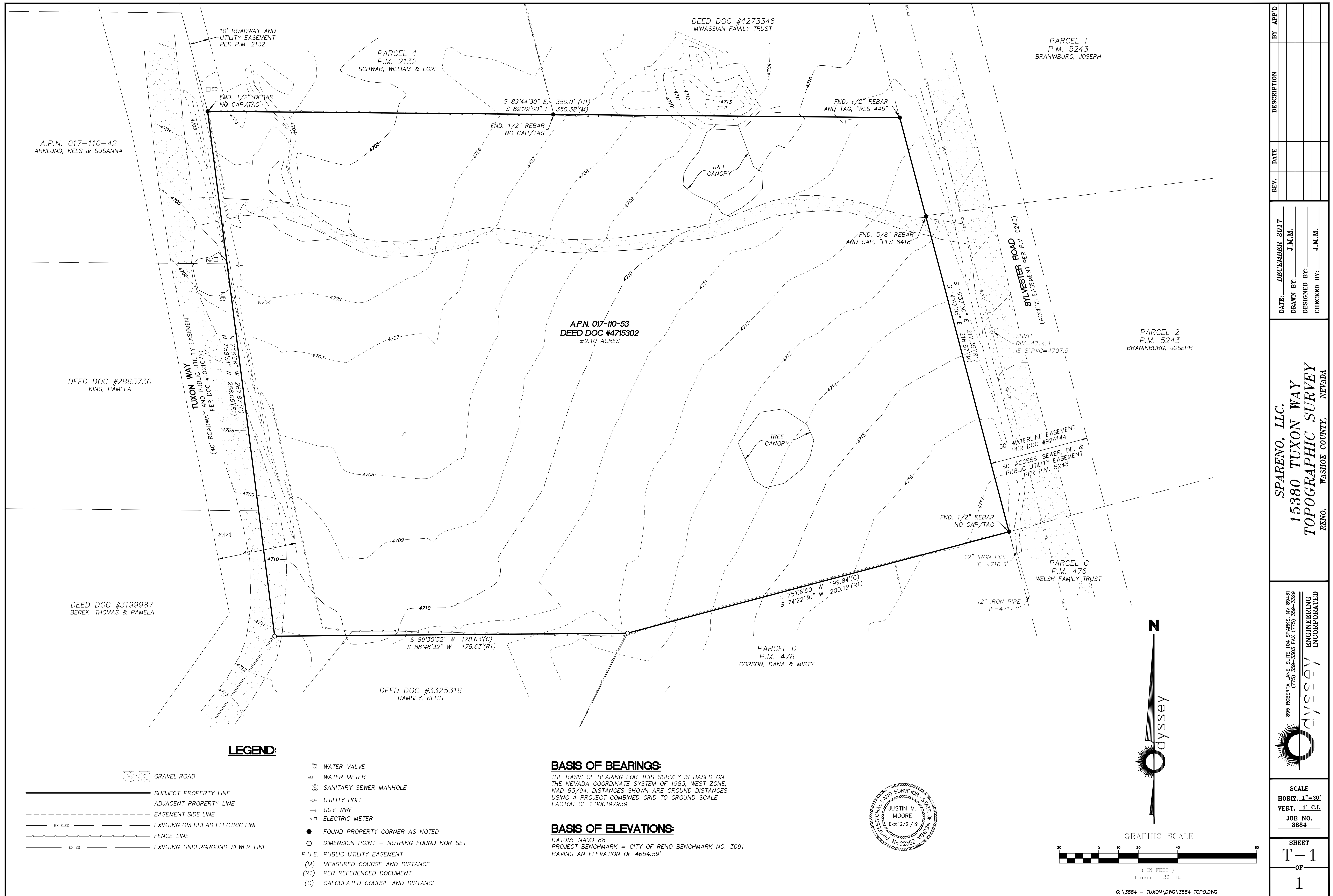


DATE	PROJECT NO.	BY
DATE	PROJECT NO.	BY

SPARENO, LLC.
15380 TUXON WAY
TOPOGRAPHIC SURVEY
 WASHINGTON COUNTY, NEVADA

Odyssey
 SURVEYING & MAPPING
 15380 TUXON WAY, SUITE 200, RENO, NV 89502
 (775) 785-1111
 www.odyssey-surveying.com

T-1
1



A.P.N. 017-110-42
AHLNUND, NELS & SUSANNA

PARCEL 4
P.M. 2132
SCHWAB, WILLIAM & LORI

DEED DOC #4273346
MINASSIAN FAMILY TRUST

PARCEL 1
P.M. 5243
BRANINBURG, JOSEPH

A.P.N. 017-110-53
DEED DOC #4715302
±2.10 ACRES

PARCEL 2
P.M. 5243
BRANINBURG, JOSEPH

DEED DOC #2863730
KING, PAMELA

DEED DOC #3199987
BEREK, THOMAS & PAMELA

DEED DOC #3325316
RAMSEY, KEITH

PARCEL D
P.M. 476
CORSON, DANA & MISTY

PARCEL C
P.M. 476
WELSH FAMILY TRUST

LEGEND:

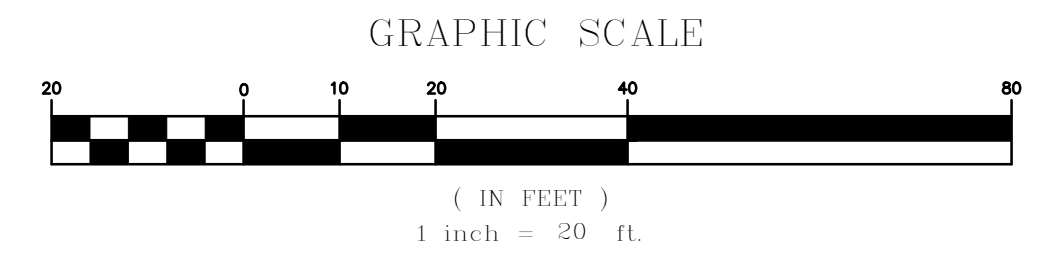
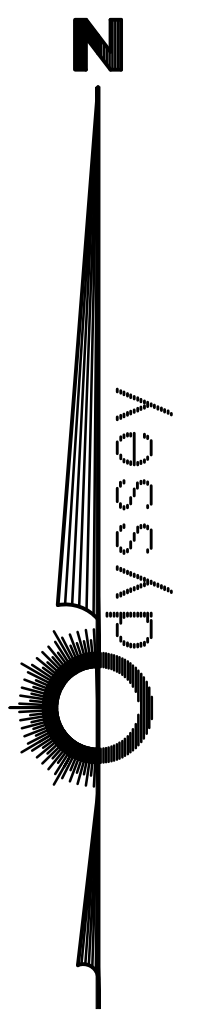
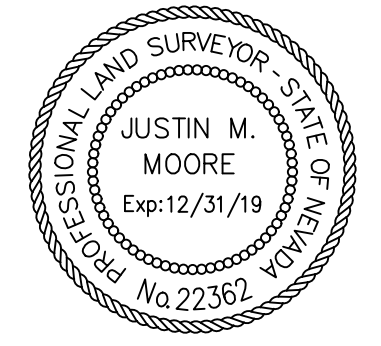
- GRAVEL ROAD
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT SIDE LINE
- EX ELEC EXISTING OVERHEAD ELECTRIC LINE
- FENCE LINE
- EX SS EXISTING UNDERGROUND SEWER LINE
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- FOUND PROPERTY CORNER AS NOTED
- DIMENSION POINT - NOTHING FOUND NOR SET
- P.U.E. PUBLIC UTILITY EASEMENT
- (M) MEASURED COURSE AND DISTANCE
- (R1) PER REFERENCED DOCUMENT
- (C) CALCULATED COURSE AND DISTANCE

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

BASIS OF ELEVATIONS:

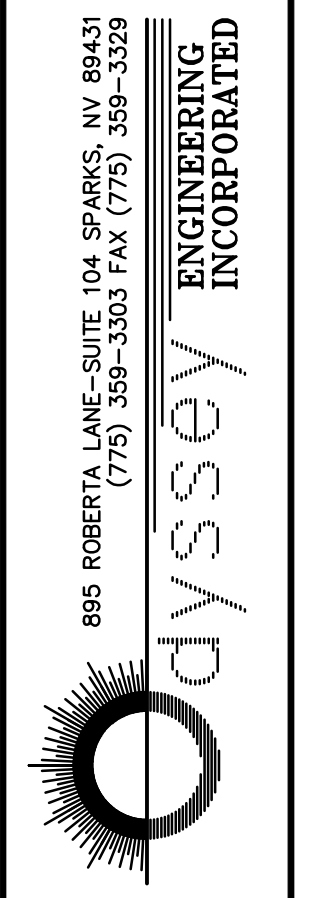
DATUM: NAVD 88
PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 3091
HAVING AN ELEVATION OF 4654.59'



REV.	DATE	DESCRIPTION	BY	APP'D

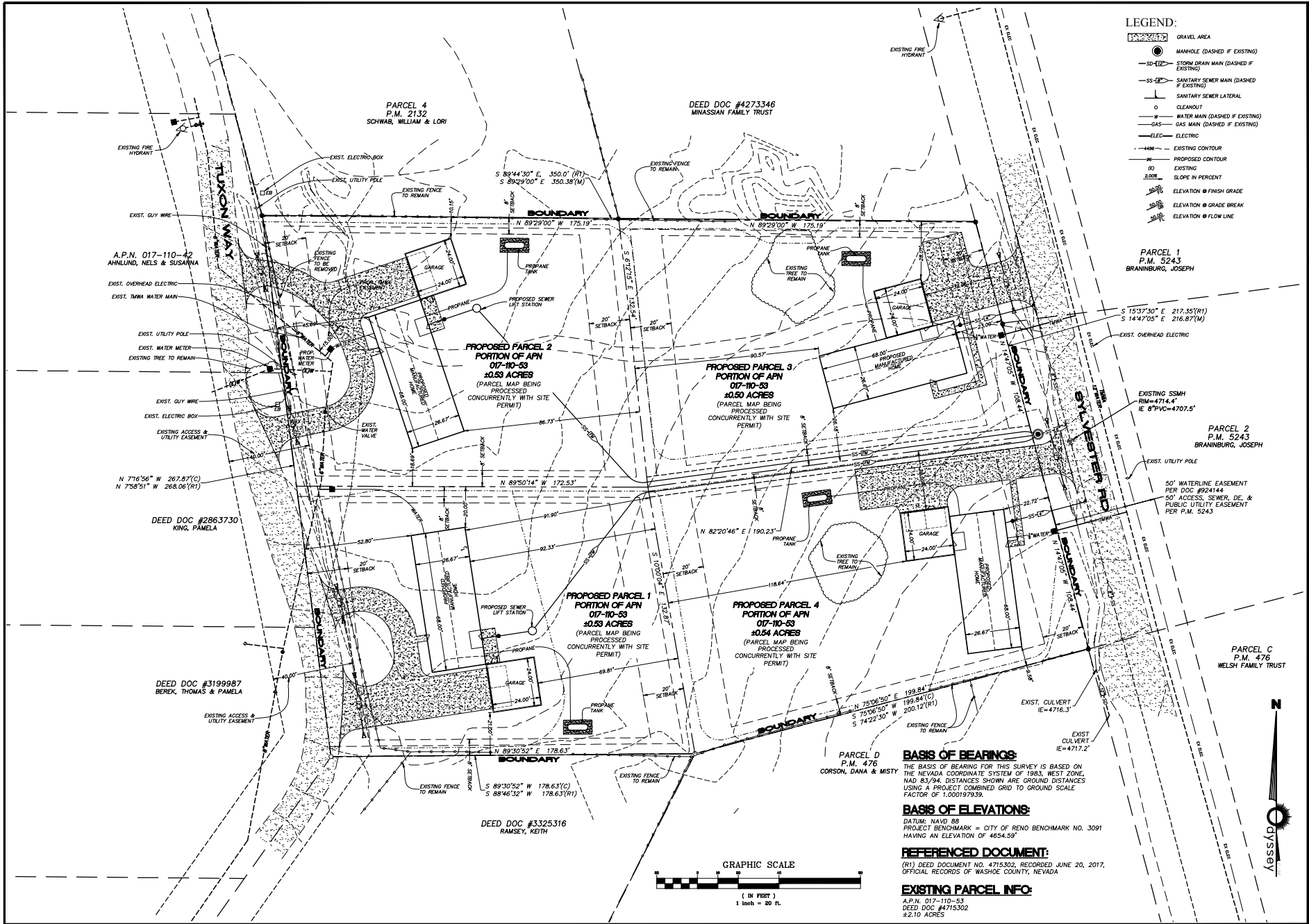
DATE: DECEMBER 2017
DRAWN BY: J.M.M.
DESIGNED BY: J.M.M.
CHECKED BY: J.M.M.

SPARENO, LLC.
15380 TUXON WAY
TOPOGRAPHIC SURVEY
RENO, WASHOE COUNTY, NEVADA



SCALE
HORIZ. 1"=20'
VERT. 1"=10'
JOB NO.
3884

SHEET
T-1
OF
1

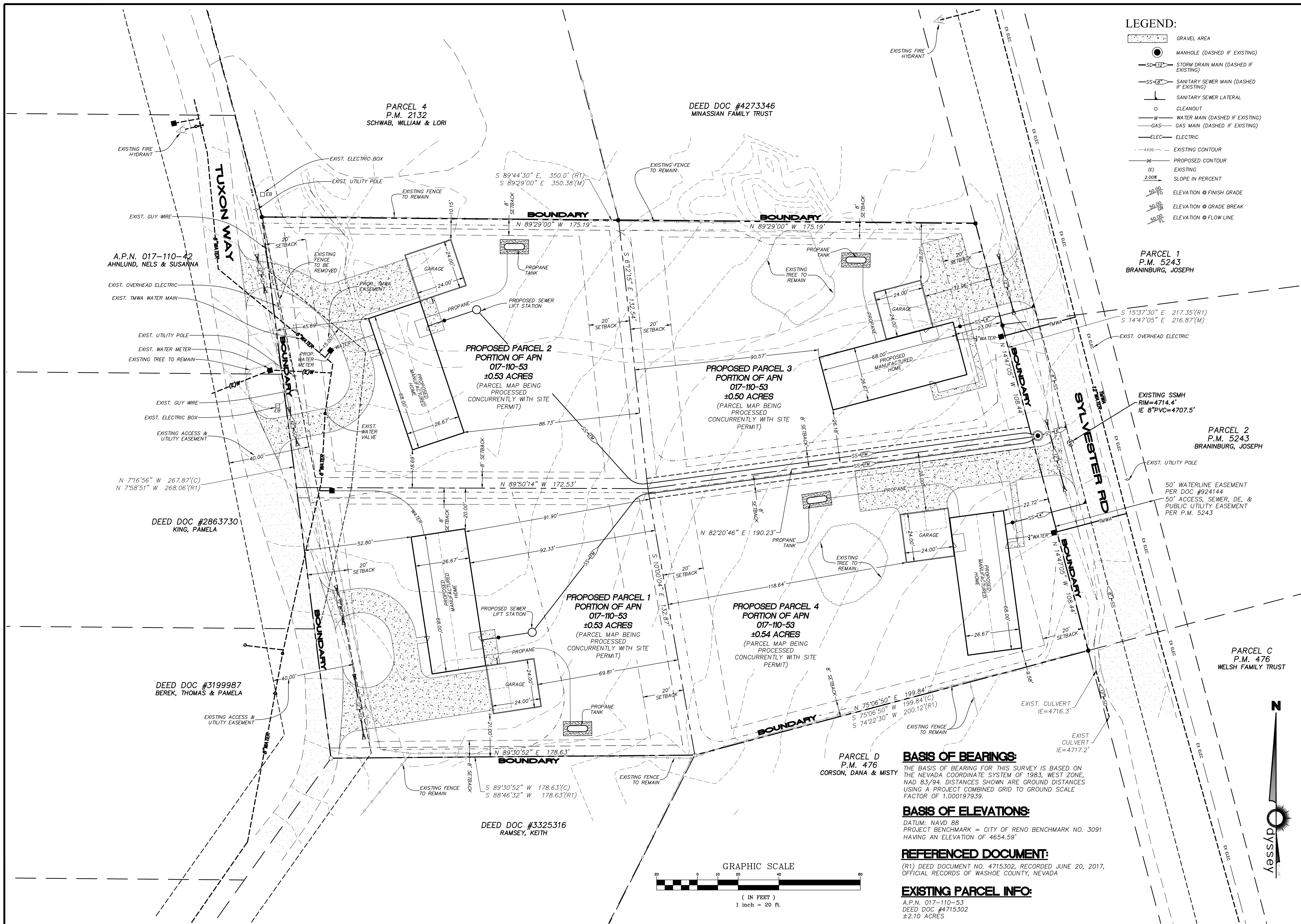


DATE:	BY:	DATE:	DESCRIPTION:	BY:	APP'D:
01-09-18	AGHREZZI				
	AGHREZZI				
	G.S.W.				
	G.S.W.				

TUXON WAY & SYLVESTER ROAD
OVERALL SITE DISPLAY
NEVADA
WASHOE COUNTY

886 ROBERTA AVE. SUITE 101, SPARKS, NV 89411
(775) 358-1515 FAX (775) 358-1500
WWW.DYSDYSEYENGINEERING.COM

dydyssey
ENGINEERING
INCORPORATED



LEGEND:

- GRAVEL AREA
- MANHOLE (DASHED IF EXISTING)
- SD-12" STORM DRAIN MAIN (DASHED IF EXISTING)
- SS-18" SANITARY SEWER MAIN (DASHED IF EXISTING)
- SANITARY SEWER LATERAL
- CLEANOUT
- W WATER MAIN (DASHED IF EXISTING)
- GAS GAS MAIN (DASHED IF EXISTING)
- ELEC ELECTRIC
- 44.96 EXISTING CONTOUR
- 96 PROPOSED CONTOUR
- (E) EXISTING
- 2.00% SLOPE IN PERCENT
- 50.00 ELEVATION @ FINISH GRADE
- 50.00 ELEVATION @ GRADE BREAK
- 50.00 ELEVATION @ FLOW LINE

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 01-05-18
 DRAWN BY: ACAD2017
 DESIGNED BY: G.S.W.
 CHECKED BY: G.S.W.

TUXON WAY & SYLVESTER ROAD
 OVERALL SITE DISPLAY

WASHOE COUNTY, NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3329
 ODYSSEY-RENO.COM

Odyssey
 ENGINEERING
 INCORPORATED

SCALE
HORIZ 1"=20'
VERT. ---
JOB NO.
SHEET
1 OF 1

BASIS OF BEARINGS:
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

BASIS OF ELEVATIONS:
 DATUM: NAVD 88
 PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 3091 HAVING AN ELEVATION OF 4654.59'

REFERENCED DOCUMENT:
 (R1) DEED DOCUMENT NO. 4715302, RECORDED JUNE 20, 2017, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

EXISTING PARCEL INFO:
 A.P.N. 017-110-53
 DEED DOC #4715302
 ±2.10 ACRES

