



# Parcel Map Review Committee Staff Report

Meeting Date: November 8, 2018

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0011 (Gabino)

BRIEF SUMMARY OF REQUEST: To approve a parcel map dividing one parcel into two parcels: one at ±12,009 square feet and one at ±27,279 square feet

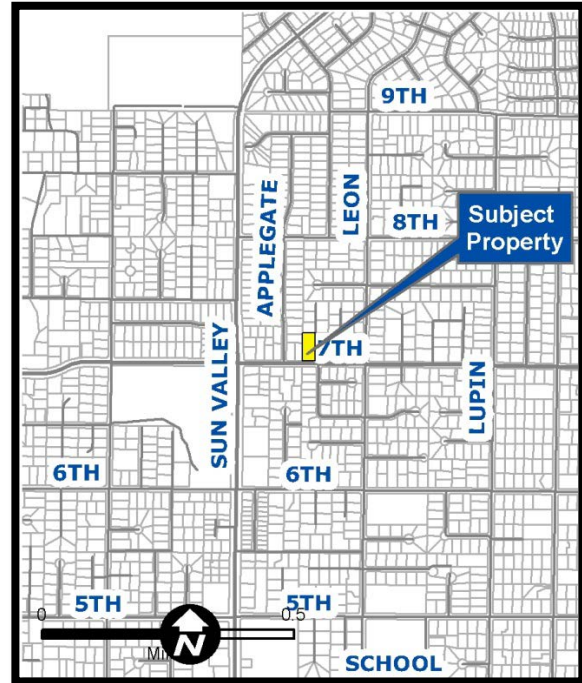
STAFF PLANNER:

Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing one ±39,289 sq. ft. parcel into two parcels; one at ±12,009 square feet and one at ±27,279 square feet in size. The parcel is located at 165 East 7<sup>th</sup> Avenue.

Applicant:	Maria McCurdy
Property Owner:	Ramon Gabino
Location:	165 E 7 <sup>th</sup> Avenue
APN:	085-471-42
Parcel Size:	±0.90 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban
Area Plan:	Sun Valley
Citizen Advisory Board:	Sun Valley
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	5- Commissioner Herman



### **STAFF RECOMMENDATION**

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0011 for Roman Gabino, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30.

*(Recommendation with Findings on Page 9)*

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## **Parcel Map**

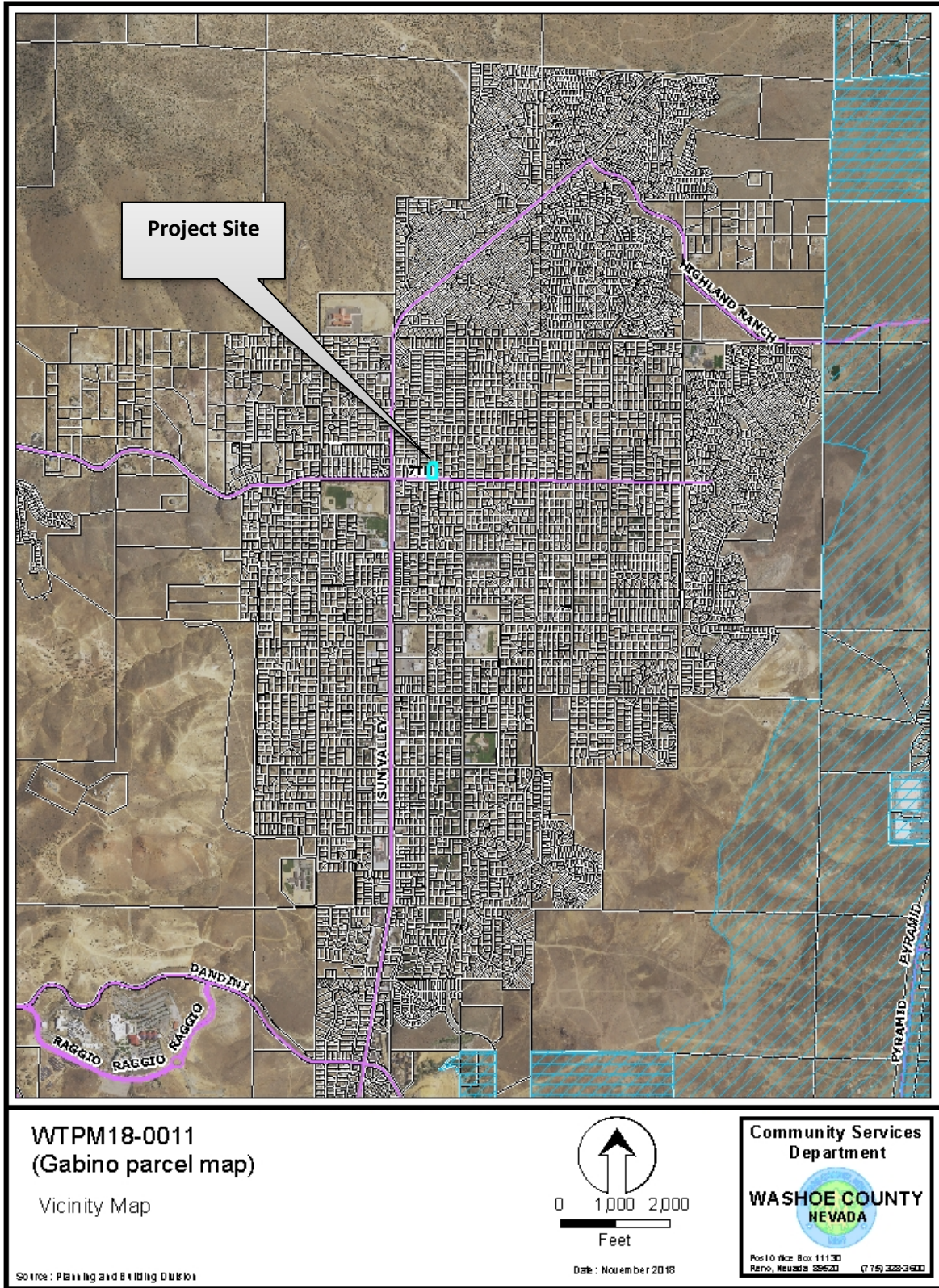
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to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

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

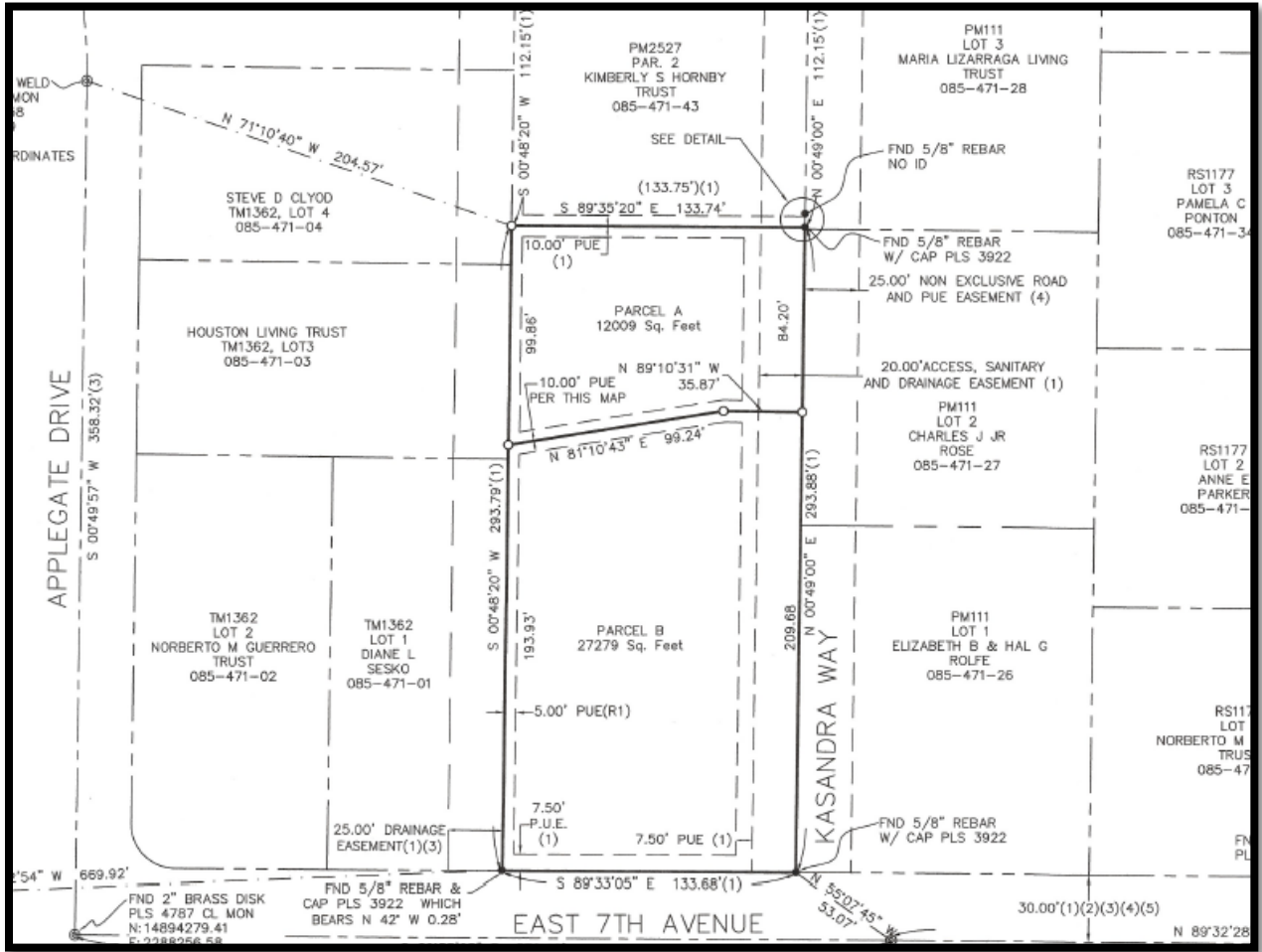
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee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

The Conditions of Approval for Tentative Parcel Map Case Number WTPM18-0011 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has regulatory zone of Medium Density Suburban (MDS). The proposed parcel map conforms to lot size and width requirements of the regulatory zone.



**Vicinity Map**



**Site Plan**

**Tentative Parcel Map Evaluation**

Regulatory Zone: Medium Density Suburban (MDS)

Maximum Lot Potential: 2 lots

Number of Lots on Parcel Map: 2 lots

Minimum Lot Size Required: 12,000 sq. ft.

Minimum Lot Size on Parcel Map: 12,009 sq. ft.

Minimum Lot Width Required: 80 feet

Minimum Lot Width on Parcel Map: 84.2 feet

The tentative parcel map meets all minimum requirements for the Medium Density Suburban regulatory zone.

Development Suitability Constraints: The Sun Valley Development Suitability Map, a part of the Sun Valley Area Plan, identifies the subject parcel as most suitable for development.

Hydrographic Basin: The subject parcel is within the Sun Valley Hydrographic Basin.

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

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

### **Sun Valley Area Plan Modifiers**

The subject parcel is located within the Sun Valley Area Plan. The following is the pertinent policy from the Area Plan:

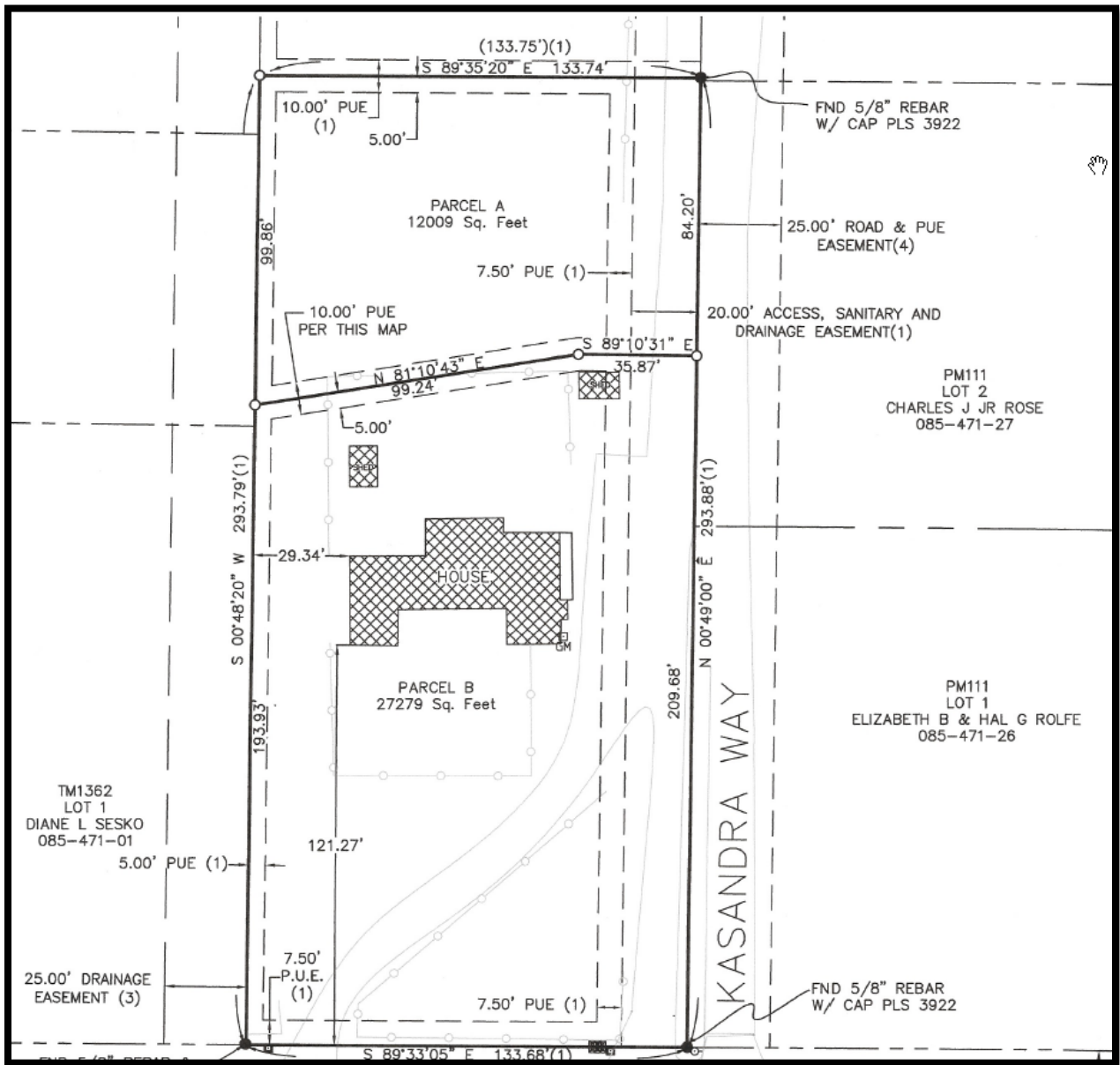
- Section 110.218.05, *Community Water and Sewer*, requires that residential development of one dwelling unit or more per acre be served by community water and sewer facilities. The proposed lots will be served by the Sun Valley General Improvement District, which provides community water and sewer.
- Section 110.218.25, *New Parcel Restrictions*, requires newly created parcels to be in areas within the service area of recognized water purveyors. The proposed parcels are within the service area of the Sun Valley General Improvement District.

**Development Information**The request is to divide a ±39,289 square foot parcel into two parcels. There is an existing 1,260 square foot residence on the south end of the parcel. The request is to create two parcels; one 27,279 square foot parcel with the existing house and the other vacant parcel will be 12,009 square feet. The parcel has a regulatory zone of Medium Density Suburban (MDS). There are residential properties surrounding the site with a regulatory zoning of Medium Density Suburban (MDS). The minimum lot size requirement for MDS is 12,000 square feet and the maximum density for MDS is 3 units per acre. The setback standards for MDS are 20 feet for the front yard, 20 feet for the rear yard, and 8 feet for the side yards. There is sufficient area within each proposed parcel to meet the required standards.

The access for the site is from Kasandra Way, which is an access easement on the project parcel and the adjacent parcels to the east. On the project parcel, along the eastside there is a 20 foot easement for access, sanitation and drainage, and an additional 7 ½ foot easement for public utilities. On the adjacent parcels to the east there is a 25 foot easement for access and public utilities. (See Proposed Parcel Plan on page 7)



Looking south on Kasandra Way



**Proposed Parcel Plan**

**Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Building Division
- Engineering and Capital Projects Division
- Washoe County Health District
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Sun Valley General Improvement District

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

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
**Contact: Julee Olander, 775.328-3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**
- Washoe County Engineering and Capital Projects Division provided comments related to drainage easements, condition of the property and technical map requirements.  
**Contact: Mike Gump, 775.328.2041, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**
- Washoe County Planning and Building Division, Building Program provided comments related to building on the parcels.  
**Contact: Dan Holly, 775.328.2017, [dholly@washoecounty.us](mailto:dholly@washoecounty.us)**
- Sun Valley General Improvement District (SVGID) provided comments related to water and sewer service  
**Contact: Chris Melton, 775.673.2253, [CMelton@svgid.com](mailto:CMelton@svgid.com)**

### **Staff Comment on Required Findings**

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

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.  
*Staff Comment:* Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
*Staff Comment:* The proposed lots are within the Sun Valley General Improvement District (SVGID) and SVGID has indicated that water service will be provided.
  - c) The availability and accessibility of utilities.  
*Staff Comment:* The existing and proposed lot will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.  
*Staff Comment:* The proposed parcel map would create two additional lots within a previously developed area that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.



- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land is in conformity with the existing Medium Density Suburban Regulatory Zone and the applicable provisions of the Washoe County Development Code and Master Plan.

- f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The proposed division of land is in conformity with the existing Medium Density Suburban Regulatory Zone and the applicable provisions of the Washoe County Development Code and Master Plan.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, no recommendation for denial was received, and no recommendation for new streets or highways to serve the subdivision was received.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division and no recommendation for denial was received.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

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

Staff Comment: The application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District and no recommendation for denial was received.

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

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

- l) Recreation and trail easements.

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

### **Recommendation**

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0011 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Review Criteria**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0011 for Roman Gabino, subject

to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - c) The availability and accessibility of utilities;
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - e) Conformity with the zoning ordinances and master plan;
  - f) General conformity with the governing body's master plan of streets and highways;
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
  - h) Physical characteristics of the land such as floodplain, slope and soil;
  - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
  - k) Community antenna television (CATV) conduit and pull wire; and
  - l) Recreation and trail easements.

### **Appeal Process**

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

Owner: Roman Gabino  
165 7<sup>th</sup> Ave.  
Sun Valley, NV 89433

Applicant: Maria McCurdy  
550 N. McCarran Blvd. #211  
Reno, NV 89431

Email: mariacarmen@gmail.com



# Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0011

The tentative parcel map approved under Parcel Map Case Number WTPM18-0011 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on November 8, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

**Washoe County Planning and Building Division - Planning Program**

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

**Contact: Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**

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

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM18-0011 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

**Washoe County Engineering and Capital Projects Division**

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

**Contact: Mike Gump, PLS, 775.328.2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. The applicant shall comply with the conditions of the Washoe County technical check for this map.
- b. The applicant shall remove dead trees, debris and trash from the proposed division.
- c. The applicant shall add a drainage easement for surface drainage.
- d. The applicant shall place a note on the map stating that the natural drainage will not be impeded.
- e. The applicant shall add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**Washoe County Planning and Building Division - Building Program**

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

**Contact: Dan Holly, 775.328.2017, [dholly@washoecounty.us](mailto:dholly@washoecounty.us)**

- a. If any structure is within 3 feet of an existing structure, a 1 hour rated wall is required to be constructed.

**Sun Valley General Improvement District (SVGID)**

4. The following conditions are requirements of then Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions.

**Contact: Chris Melton, 775.673.2253, [CMelton@svgid.com](mailto:CMelton@svgid.com)**

- a. Sun Valley GID will be the water and waste water provider.
- b. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
- c. The Sun Valley GID will be a signature on the Jurat.
- d. Compliance with applicable regulations and policies of the Sun Valley GID shall be required.
- e. If the parcel is subdivided, the property owner is subject to Sun Valley GID Water and Sewer Facility fees as well as construction cost to bring utilities to property line.

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

**From:** [Fagan, Donna](#)  
**To:** [Olander, Julee](#)  
**Subject:** FW: WTPM-18-0011  
**Date:** Thursday, September 20, 2018 4:47:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Julee,

Comments on the above case.



**Donna Fagan**  
**Planning and Building Division | Community Services Department**  
[dfagan@washoecounty.us](mailto:dfagan@washoecounty.us) | Office: 775.328.3616  
1001 E. 9<sup>th</sup> Street, Reno, NV 89521



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**From:** Chris Melton [mailto:cmelton@svgid.com]  
**Sent:** Thursday, September 20, 2018 4:44 PM  
**To:** Fagan, Donna  
**Subject:** WTPM-18-0011

Donna,

Good Afternoon, this email is in response to WTPM – 18-0011 39,289 square feet into two parcels; on 12,009 square feet and on 27,279 square feet.

Sun Valley GID comments on Parcel map case number WTPM -18-0011 (Gabino)

- 1.The parcel is located at 165 E 7<sup>th</sup> Ave. and in SVGID service area.
- 2.Sun Valley GID will be the water and waste water provider.
- 3.Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
- 4.Sun Valley GID to be signature on the Jurat.
- 5.Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
- 6.If lot is subdivided owner is subject SVGID Water and Sewer Facility fees and as well as construction cost to bring utilities to property line.

Thank you,

**Chris Melton**

**Public Works Director**

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: 775-673-2253

Fax: 775-673-7708

CMelton@svgid.com

Website: [www.svgid.com](http://www.svgid.com)

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**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

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

**INTEROFFICE MEMORANDUM**

**PARCEL MAP REVIEW**

**DATE:** October 12, 2018  
**TO:** Julie Olander, Planner - Department of Community Services  
**FROM:** Mike Gump, PLS, Engineering and Capital Projects Division  
**SUBJECT:** *Parcel Map for: Ramon J Gabino*  
*Parcel Map Case No.: WTPM18-0011*  
*APN: 085-471-42*  
*Review Date: October 10, 2018*

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Remove dead trees, debris and trash from the proposed division.
3. Add a drainage easement for surface drainage.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."



**INTEGRITY**



**EFFECTIVE  
COMMUNICATION**



**QUALITY  
PUBLIC SERVICE**



**From:** [Holly, Dan](#)  
**To:** [Olander, Julie](#)  
**Subject:** wtpm18-0011  
**Date:** Thursday, September 20, 2018 4:17:37 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Julie: This Tentative map looks good. The only concern that I have on behalf of Building is the accessory structure to the North and the proximity to the P.L. If it is within 3 feet there needs to be a 1 hour rated wall. (Permit required) Thank You,



**Dan Holly**  
**Plans Examiner Supervisor, Planning and Building Division | Community Services Department**

[dholly@washoecounty.us](mailto:dholly@washoecounty.us) | Office: (775) 328-2027

1001 E. Ninth St., Bldg. A, Reno, NV 89512



Community Services Department

Planning and Development

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.3600

**WTPM18-0011**  
**EXHIBIT C**

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>PARCEL MAP FOR RAMON GABINO</b>			
Project Description: Subdivision of a 39,289 Sq. Ft. parcel into two parcels for residential use.			
Project Address: 165 East 7th Avenue, Sun Valley, Nevada 89433			
Project Area (acres or square feet): 39,289 Sq. Ft.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>1/2 mile East of E. 7th Ave and Applegate Dr.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-471-42	39,289 SF		
Section(s)/Township/Range: SE1/4, SW1/4, NE1/4 OF Section 18, T.20 N., R. 20 E., MDB&M			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). none			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> RAMON J GABINO		<b>Professional Consultant:</b>	
Name: attn: RAMON GABINO		Name: Sierra Surveying, Inc.	
Address: 165 East 7th Ave. Sun Valley, NV		Address: 555 Holcomb Ave. Reno, NV	
Zip: 89433		Zip: 89502	
Phone:	Fax:	Phone: (775) 828-5004	Fax:
Email:		Email: sierrasurveying@sbcglobal.net	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Charles "Dan" Church P.L.S.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Maria McCurdy		Name:	
Address: 550 N. McCarran Blvd #211 Reno, NV		Address:	
Zip: 89431		Zip:	
Phone: 775-813-6482	Fax:	Phone:	Fax:
Email: mariacarmen@mail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Maria McCurdy		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** ~~Ramon J Gabino~~ Ramón Juan- Gabino

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, Ramón Juan- Gabino  
(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 Development.

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

Assessor Parcel Number(s): 085-471-42

Printed Name Ramón Juan- Gabino

Signed Ramón Juan Gabino

Address 165 E-7th Ave.

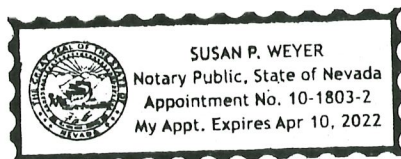
Sun Valley NV. 89433

Subscribed and sworn to before me this 17th day of July, 2018.

Susan P. Weyer  
Notary Public in and for said county and state

My commission expires: April 10, 2022

(Notary Stamp)



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

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

## 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)?

165 East 7th Ave. Sun Valley, NV 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-471-42	Residential	0.902

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

Single family residence and sheds.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12009 SF	27279 SF		
Minimum Lot Width	84.20	209.68		

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 Community Development staff for additional materials that are required to be submitted.)

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

5. Utilities:

a. Sewer Service	Municipal
b. Electrical Service/Generator	Nevada Energy
c. Water Service	Municipal

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:	T.M.W.A Sun Valley G.I.D.

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

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:	✓ Sun Valley G.I.D.

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

8. 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	

- 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):

NA
----

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.
------------------------------	----------------------------------------	---------------------------------------------------------

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.
------------------------------	----------------------------------------	---------------------------------------------------------

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.
------------------------------	----------------------------------------	---------------------------------------------------------

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.
------------------------------	----------------------------------------	---------------------------------------------------------

13. 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
-------------------------------

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.
------------------------------	----------------------------------------	---------------------------------------------------------

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?

No
----

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.
------------------------------	----------------------------------------	---------------------------------------------------------

### 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 is no grading associated with this project
--------------------------------------------------



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?

NA

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?

NA

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?

NA

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?

NA

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?

NA

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

NA

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?

NA

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

NA

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

NA

27. Surveyor:

Name	Charles "Dan" Church
Address	555 Holcomb Ave. Reno, NV 89502
Phone	(775) 828-5004
Cell	same
E-mail	sierrasurveying@sbcglobal.net
Fax	(775) 337-0313
Nevada PLS #	6886

**EXHIBIT "A"**  
**Legal Description**

**APN: 504-051-11**

Parcel 1 of Parcel Map No. 2527 for Geneva J. Randall, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 19, 1991, File No. 1487940.

**End of Report**

Lot Closure Par 1.txt

Lot Report  
08:30:23 2018

Fri Sep 07

Lot File: J:\2001959\DWG\2001959.lot  
CRD File: J:\2001959\SS 2015\2001959.ZAK

Lot: PARCEL A , Block: , Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
108			14894600.614	2288589.457	0.00
	N 89°35'20" W	133.74			
107			14894601.573	2288455.723	133.74
	S 00°48'20" W	99.86			
113			14894501.721	2288454.319	233.60
	N 81°10'43" E	99.24			
111			14894516.940	2288552.388	332.84
	S 89°10'31" E	35.87			
106			14894516.424	2288588.257	368.72
	N 00°49'00" E	84.20			
108			14894600.614	2288589.457	452.91

Closure Error Distance> 0.0000

Total Distance> 452.91

Area: 12008.5 Sq. Feet

Block Total Area: 12008.5 Sq. Feet

Lot Closure Par 2.txt

Lot Report  
08:38:15 2018

Fri Sep 07

Lot File: J:\2001959\DWG\2001959.lot  
CRD File: J:\2001959\SS 2015\2001959.ZAK

Lot: PARCEL B , Block: , Type: LOT

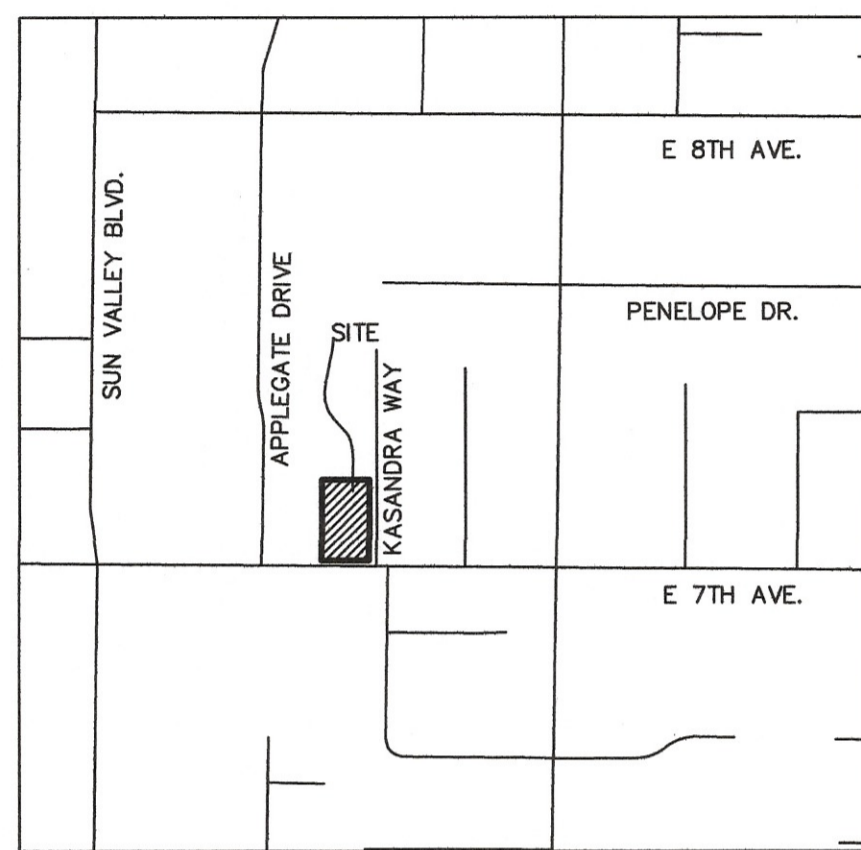
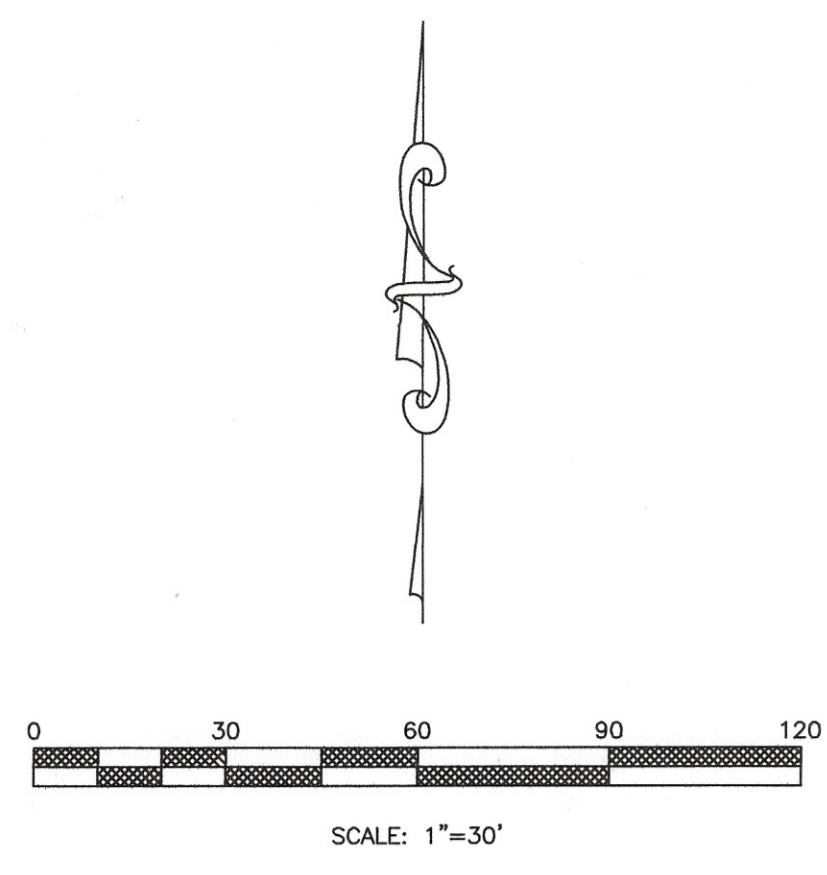
PNT#	Bearing	Distance	Northing	Easting	Station
106			14894516.424	2288588.257	0.00
	N 89°10'31" W	35.87			
111			14894516.940	2288552.388	35.87
	S 81°10'43" W	99.24			
113			14894501.721	2288454.319	135.12
	S 00°48'20" W	95.93			
104			14894405.804	2288452.971	231.04
	S 00°48'20" W	98.00			
101			14894307.812	2288451.593	329.04
	S 89°33'05" E	133.68			
102			14894306.765	2288585.269	462.72
	N 00°49'00" E	98.00			
103			14894404.758	2288586.666	560.73
	N 00°49'00" E	111.68			
106			14894516.424	2288588.257	672.40

Closure Error Distance> 0.0000

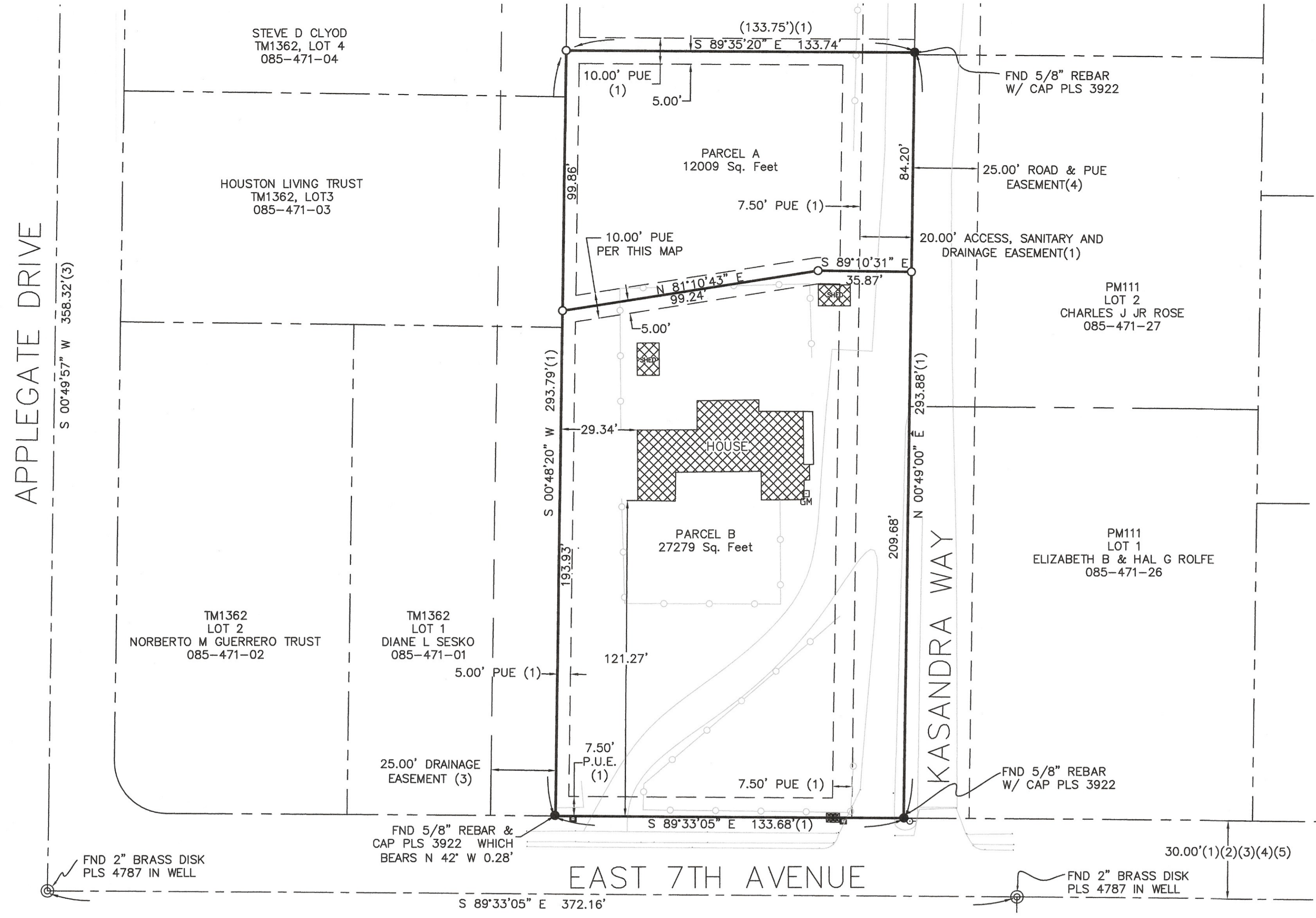
Total Distance> 672.40

Area: 27278.8 Sq. Feet

Block Total Area: 27278.8 Sq. Feet



VICINITY MAP  
N.T.S.



**SURVEYOR'S CERTIFICATE**

I, CHARLES D. CHURCH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RAMON J. GABINO.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 04, 2018
3. 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.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
5. 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

09-07-18

**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 RECORDATION 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 HE IS THE ONLY PARTY HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DOES HEREBY GRANT, PUBLIC UTILITY EASEMENTS AND CONSENT TO THE USE OF RESIDENTIAL WATER METERS AS NOTED HEREON.

RAMON J GABINO \_\_\_\_\_ DATE \_\_\_\_\_

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, RAMON J GABINO, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERELY UNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SECURITY INTEREST HOLDER'S CERT.**

THIS IS TO CERTIFY THAT THE SECURITY INTEREST HOLDERS HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT. \_\_\_\_\_ OFFICIAL RECORDS OF WASHOE COUNTY NEVADA (REFERENCE DEED OF TRUST \_\_\_\_\_)

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT RAMON J GABINO 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 LIENS 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\_\_\_\_.

EXCEPT FOR \_\_\_\_\_

CAPITAL TITLE COMPANY OF NEVADA

By: \_\_\_\_\_ DATE \_\_\_\_\_  
(TITLE OFFICER)

**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 361A.265.

(A.P.N. 085-471-42)

WASHOE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MICHAEL GUMP, COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**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 ENVIRONMENTAL HEALTH SERVICES DIVISION OF WASHOE COUNTY PUBLIC HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**DIRECTOR OF PLANNING AND BUILDING CERT.**

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 \_\_\_\_\_, 2018 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 \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_

**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND CENTERLINE MONUMENT AS NOTED
- SET 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED
- UTILITY POLE
- GM GAS METER
- WM WATER METER
- PROPERTY LINE
- - - ADJOINERS PROPERTY LINES
- - - EASEMENT LINE
- FENCE
- (DISTANCE)(R) MEASURED DISTANCE DIFFERS FROM RECORD (REF)
- DISTANCE ( ) MEASURED DISTANCE SAME AS RECORD (REF)

FILE NO. \_\_\_\_\_

FILED FOR RECORD AT THE REQUEST OF SIERRA SURVEYING, INC. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ MIN. PAST \_\_\_\_ O'CLOCK, \_\_\_\_M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

COUNTY RECORDER

By: \_\_\_\_\_

DEPUTY

Fee: \_\_\_\_\_

**PARCEL MAP**  
FOR  
**RAMON J GABINO**  
A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 2527, FOR GENEVA J. RANDALL, A PORTION OF THE NE 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M SUN VALLEY, WASHOE COUNTY, NEVADA

JOB NO.: 2001959

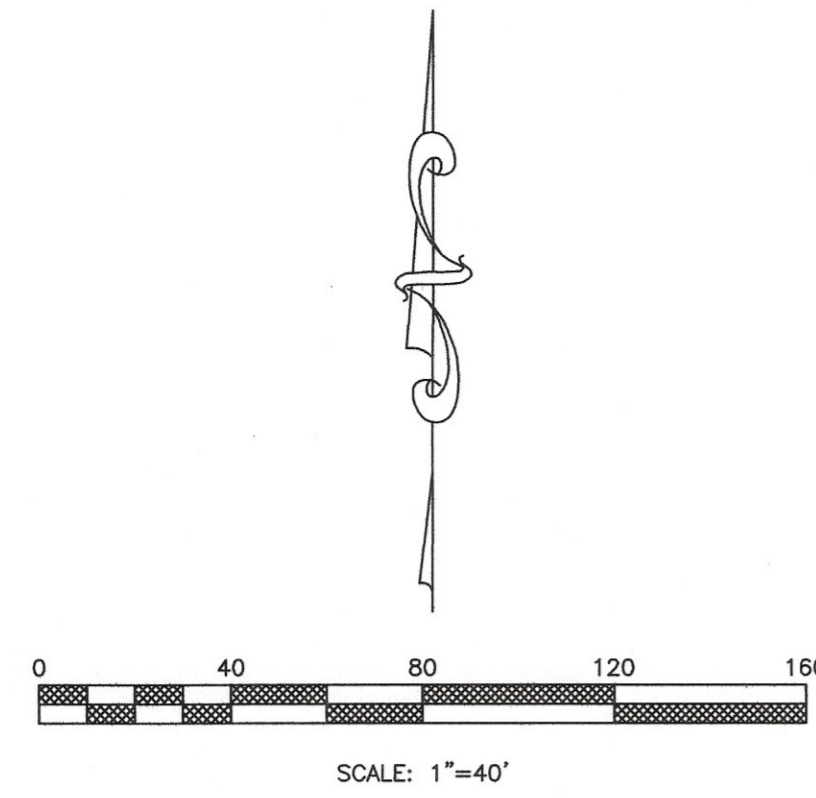
DESIGNED BY: \_\_\_\_\_

DRAWN BY: MEP

CHECKED BY: CDC

DATE: 09/07/2018

TELEPHONE: (775) 828-5004 FAX: (775) 337-0313 SHEET 1 OF 2



**GENERAL NOTES**

1. THE PUBLIC UTILITY EASEMENTS CREATED ON THIS MAP ARE 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
2. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES & SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) FACILITIES.
3. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
4. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
5. REFERENCE FLOOD INSURANCE RATE MAP NUMBER 32031C3032G, PANEL 3032 OF 3475, MAP REVISED MARCH 16, 2009, WHICH SHOWS SUBJECT PARCEL TO BE WITHIN X(SHADED), X, AND AE. ANY STRUCTURE WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
7. TOTAL NUMBER OF PARCELS = 3; TOTAL AREA = 39,288 SQUARE FEET.
8. 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 A BUILDING PERMIT FOR ANY PARCEL.
9. 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

**TOTAL AREA BREAKDOWN**

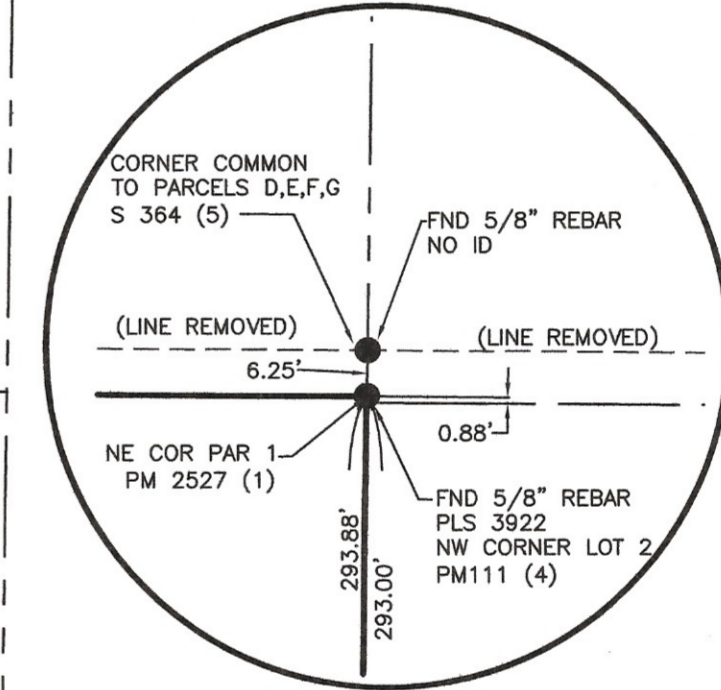
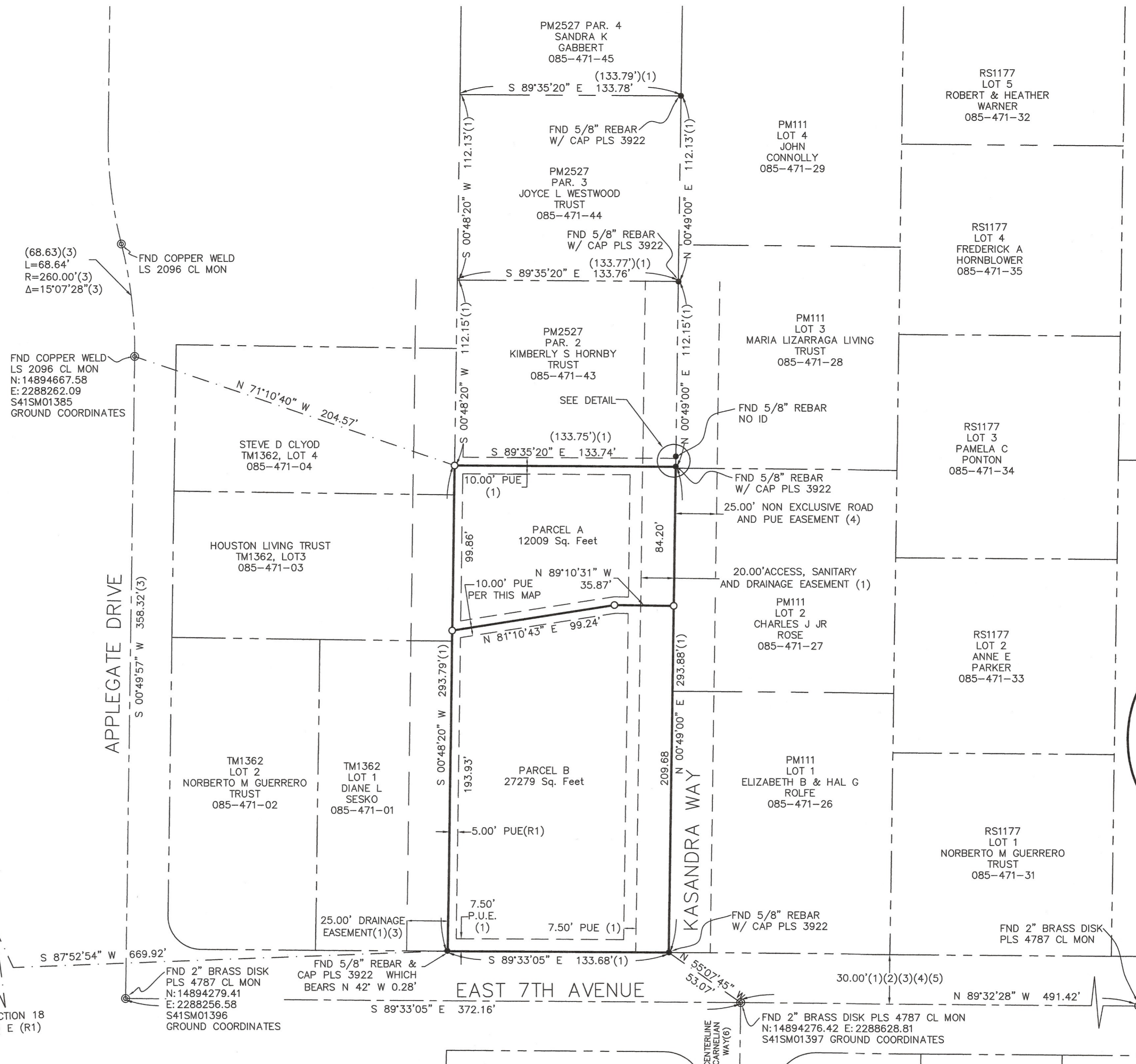
PARCEL A:	12,009 SF
PARCEL B:	27,279 SF
<b>TOTAL AREA:</b>	<b>39,288 SF</b>

**BASIS OF BEARING**

THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED FROM THE PUBLISHED COORDINATES FOR GPS POINT "S41SM01396" TO POINT "S41SM01397" MODIFIED BY A FACTOR OF 0.999802100. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. COORDINATES SHOWN ARE NEVADA STATE PLANE (NAD 83), NEVADA WEST ZONE GROUND COORDINATES. SEE REFERENCE NOTE FOR MAP ROTATION INFORMATION.

**LEGEND**

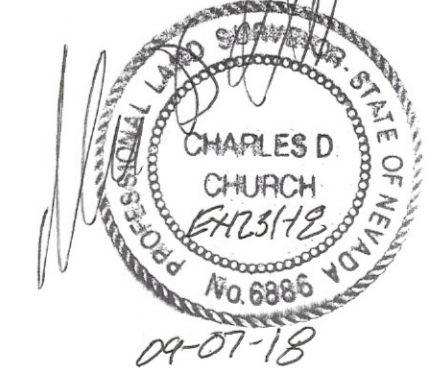
●	FOUND MONUMENT AS NOTED	—	PROPERTY LINE
⊙	FOUND CENTERLINE MONUMENT AS NOTED	- - - -	ADJOINERS PROPERTY LINES
○	SET 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED	- · - · -	EASEMENT LINE
○	UTILITY POLE	○	FENCE
□GM	GAS METER	(DISTANCE)(R)	MEASURED DISTANCE DIFFERS FROM RECORD (REF)
□WM	WATER METER	DISTANCE ( )	MEASURED DISTANCE SAME AS RECORD



**REFERENCES**

NOTE: EACH OF THE LISTED REFERENCE MAPS NEEDS TO BE ROTATED THE NOTED AMOUNT TO MATCH NEVADA STATE PLANE COORDINATES, WEST ZONE AND THIS MAP.

1. PARCEL MAP NUMBER 2527, FOR GENEVA J. RANDALL, RECORDED AS FILING NUMBER 1487940 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON JUNE 19, 1991. ROTATE 0°49'00" CLOCKWISE.
2. RECORD OF SURVEY NUMBER 1177, FOR ROGER WHITE, RECORDED AS FILING NUMBER 532313 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON MAY 16, 1978. ROTATE 0°45'51" CLOCKWISE.
3. TRACT MAP NUMBER 1362, FOR PARKWAY MOBILE HOME ESTATES, RECORDED AS FILING NUMBER 274646 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON FEBRUARY 6, 1973. ROTATE 0°45'29" CLOCKWISE.
4. PARCEL MAP NUMBER 111, FOR R.W. LANE, RECORDED AS FILING NUMBER 345371 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON OCTOBER 29, 1994. ROTATE 0°46'03" CLOCKWISE.
5. RECORD OF SURVEY NUMBER 364, FOR HAROLD D. EKSTROM, RECORDED AS FILING NUMBER 328058 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON DECEMBER 23, 1960. ROTATE 0°45'28" CLOCKWISE.
6. SUBDIVISION TRACT MAP NUMBER 3578, FOR GEMSTONE SUBDIVISION, RECORDED AS FILING NUMBER 2233866 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON JULY 22, 1998. ROTATE 0°00'21" CLOCKWISE.
7. RECORD OF SURVEY NUMBER 419, W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SECTION 18 T20N, R20E, MDB&M, RECORDED AS FILING NUMBER 349985 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON DECEMBER 19, 1961. USED AS REFERENCE ONLY.
8. PRELIMINARY TITLE REPORT ORDER NUMBER 10019760-006-YC, DATED MAY 14, 2018 BY CAPITOL TITLE COMPANY OF NEVADA.



**PARCEL MAP FOR RAMON J GABINO**  
 A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 2527, FOR GENEVA J. RANDALL, A PORTION OF THE NE 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M SUN VALLEY, WASHOE COUNTY, NEVADA

**SIERRA SURVEYING, INC.**  
 555 HOLCOMB AVENUE  
 RENO, NEVADA 89511  
 TELEPHONE: (775) 828-5004 FAX: (775) 337-0313

JOB NO.:	2001959
DESIGNED BY:	
DRAWN BY:	MEP
CHECKED BY:	CDC
DATE:	
SHEET	2 OF 2