



# Parcel Map Review Committee Staff Report

Meeting Date: October 10, 2019

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0013 (Hicks)

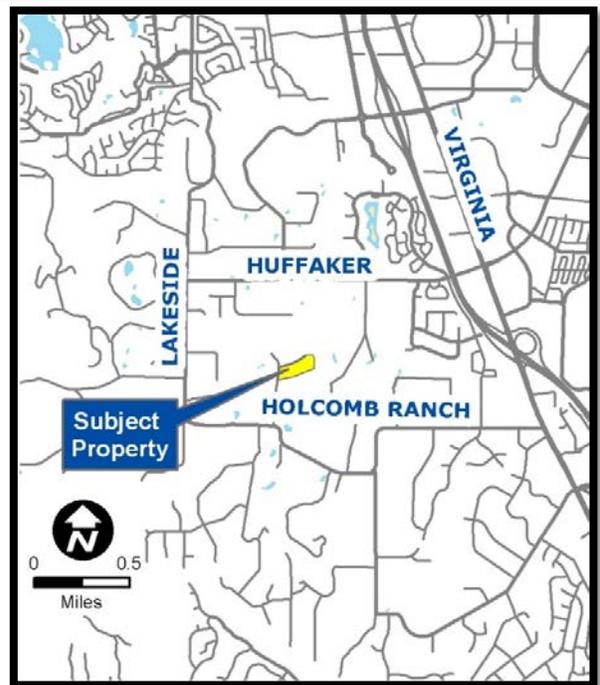
BRIEF SUMMARY OF REQUEST: Divide a ±8.63-acre parcel into a ±5.6-acre parcel and a ±3.03-acre parcel.

STAFF PLANNER: Planner's Name: Sophia Kirschenman  
Phone Number: 775.328.3623  
E-mail: [Skirschenman@washoecounty.us](mailto:Skirschenman@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±8.63-acre parcel into two (2) parcels of ±5.6 acres and ±3.03 acres in size.

Applicant: Christopher J. Hicks  
Property Owner: Hicks Family Trust  
Location: 9200 Timothy Dr., Reno, NV 89511  
APN: 040-640-05  
Parcel Size: ±8.63 Acres  
Master Plan: Rural Residential (RR)  
Regulatory Zone: High Density Rural (HDR)  
Area Plan: Southwest Truckee Meadow  
Citizen Advisory Board: South Truckee Meadows/Washoe Valley  
Development Code: Authorized in Article 606, *Parcel Maps*  
Commission District: 2 – Commissioner Lucey



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0013 for Christopher J. Hicks, 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:

*(Motion with Findings on Page 8)*

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## **Parcel Map**

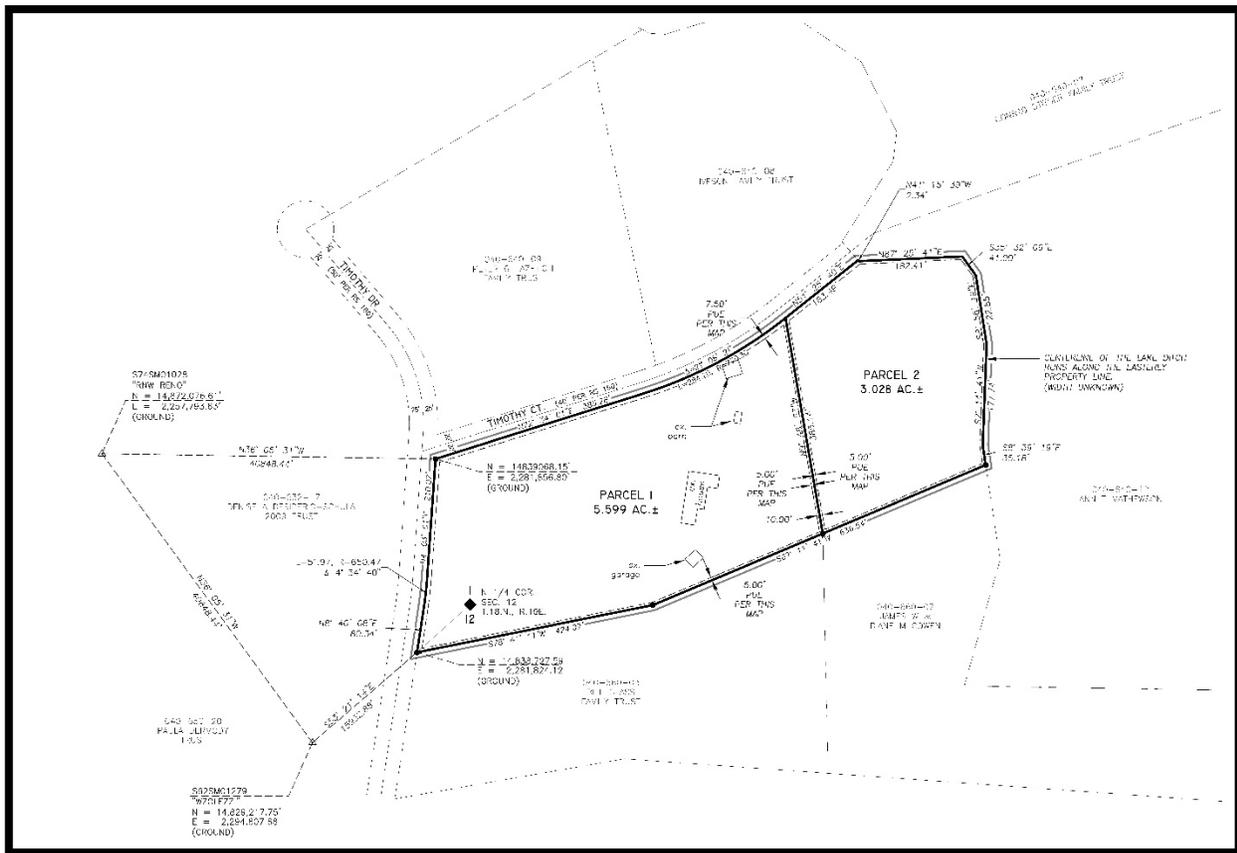
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 ensure 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 WTPM19-0013 are attached to this staff report (Exhibit A) and will be included with the action order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of High Density Rural (HDR). The request is to divide one ±8.63-acre parcel into two parcels. The sizes of the newly created parcels will consist of one±5.6-acre parcel and one ±3.03-acre parcel. The proposed parcel map conforms to lot size and width requirements.



**Site Plan**

**Tentative Parcel Map Evaluation**

Regulatory Zone: High Density Rural (HDR)

Maximum Lot Potential: 3 Lots

Number of Lots on Parcel Map: 2

Minimum Lot Size Required: 2.5 Acres

Minimum Lot Size on Parcel Map: 3.028 Acres

Minimum Lot Width Required: 150 Feet

Minimum Lot Width on Parcel Map: 385 Feet

The tentative parcel map meets all minimum requirements for the High Density Rural regulatory zone.

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as unconstrained and most suitable for development.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA), but is currently outside the Truckee Meadows Water Authority (TMWA) service area. Thus, if the proposed parcel map is approved, the newly created lot would be served by well and septic systems.

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

### **Southwest Truckee Meadows Area Plan Modifiers**

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following is the pertinent policy from the Area Plan:

**SW.12.1** Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

*Staff Comment:* This application was sent to the Nevada Department of Wildlife (NDOW) and no comments were received.

**SW.15.3** Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

*Staff Comment:* The Washoe County Water Management Planner Coordinator has reviewed the tentative parcel map application and provided conditions of approval related to water dedication.

### **Development Information**

The applicant is requesting the division of a ±8.63-acre parcel into two (2) parcels of ±5.6 acres and ±3.03 acres in size. The existing parcel (APN 040-640-05) is developed with a single family dwelling and several detached accessory structures, including two barns and a garage. The required setbacks for the High Density Rural regulatory zone are 30 feet for front and rear yard setbacks and 15 feet for side yard setbacks. The single family dwelling and most of the accessory structures meet the above-mentioned setbacks; however, there is an existing barn within the front yard setback. The proposed tentative parcel map will not change or exacerbate the degree of non-conformance with setback standards as all current structures will remain on the ±5.6-acre parcel and the remainder ±3.03-acre parcel will be vacant. It is understood that the remainder ±3.03-acre parcel will be developed in the future and will meet current standards at the time of development.

The newly created lot will be accessed via the same road, Timothy Ct., as the existing parcel. The subject site is not located near any municipal, quasi-municipal or private water delivery infrastructure; therefore, the resulting parcel will rely on an individual domestic well as the source of domestic water supply. Per condition of approval 3(b), the applicant must secure an approved and recorded Affidavit of Relinquishment for Domestic Wells by the Nevada State Engineer's Office prior to recordation of a final map.

### **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
  - Water Rights Coordinator
- Washoe County Health District
  - Environmental Health Services Division

- Emergency Medical Services Division
- Truckee Meadows Fire Protection District
- Nevada Department of Water Resources
- Nevada Department of Wildlife
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Three out of the ten 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. 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 requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
**Contact: Sophia Kirschenman, 775.328.3623, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**
- Washoe County Engineering and Capital Projects Division provided comments related to map details, notes, technical map and easement requirements.  
**Contact: Wayne Handrock, 775.328.2318, [whandrock@washoecounty.us](mailto:whandrock@washoecounty.us)**
- Washoe County Planning and Building Division also provided conditions related to water rights dedication.  
**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

### **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:* Recommended conditions of approval are provided for water rights dedication requirements.
  - c) The availability and accessibility of utilities.  
*Staff Comment:* The existing and proposed lots will be served by individual well and septic systems. Power will be provided through NV Energy.
  - 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 one additional lot, which is anticipated to have minimal impacts on local services. This application was reviewed by fire and transportation agencies and no comments or conditions were received.

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

Staff Comment: The proposed division of land is in conformity with the existing High Density Rural (HDR) 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 application was reviewed by the Planning and Development Division, Engineering and Capital Projects Division and Regional Transportation Commission, and no recommendation for denial was received. The proposal is in conformance with the Area Plan and Master Plan for 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.

Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have minimal impacts on existing public streets. This application was sent to the appropriate agencies for review and no recommendation for new streets or highways to serve the proposed parcels was received.

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

Staff Comment: The application was sent to the appropriate agencies, including the Washoe County Engineering and Capital Projects Division, and appropriate conditions of approval have been provided to address drainage, stormwater, flooding and seismic considerations. Additionally, the Southwest Truckee Meadows Development Suitability Map, part of the Southwest Truckee Meadows Area Plan, identifies the subject site as unconstrained.

- 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 sent to the appropriate agencies, including the Truckee Meadows Fire Protection District, for review and no comments or conditions were received in regard to the availability or accessibility of fire protection.

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

Staff Comment: The application was sent to the appropriate agencies and entities, including AT&T, for review and no comments or conditions were received regarding community antenna television conduit and pull wire.

- l) Recreation and trail easements.

Staff Comment: The subject site is not located along any proposed trail or recreation areas identified in the Recreational Opportunities Plan Map in the Southwest Truckee Meadows Area Plan. The proposal does not affect any existing recreation or trail easements in the area.

## **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 WTPM19-0013 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 WTPM19-0013 for Christopher J. Hicks, 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.

Applicant: Christopher J. Hicks  
1400 W. Huffaker Ln  
Reno, NV 89511

Owner: Hicks Family Trust  
Attn: Larry R. Hicks  
9200 Timothy Ct.  
Reno, NV 89511

Consultant: John Randolph Meyer  
P.O. Box 19193  
Reno, NV 89511



# Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0013

The tentative parcel map approved under Parcel Map Case Number WTPM19-0013 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on October 10, 2019. 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**

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

**Contact: Sophia Kirschenman, 775.328.3623, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**

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

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM19-0013 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

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

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. 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. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. 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, which shall be responsible for determining compliance with these conditions.

**Contact: Wayne Handrock, 775.328.2318, [whandrock@washoecounty.us](mailto:whandrock@washoecounty.us)**

- a. The applicant shall comply with the conditions of the Washoe County technical check for this map.
- b. The applicant shall complete the Surveyor's Certificate.
- c. The following note shall be added to the map: "The owner(s), buyer(s), assign(s), or any interest holder(s) of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights."
- d. The following note shall be added to the map: "A surface drainage easement is hereby granted across all parcels created by this map."
- e. The final map shall show parcel areas to the hundredth of an acre.
- f. The following note shall be added to the map: "No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time."
- g. A Security Interest Holder's Certificate shall be added to the map, if applicable.
- h. Easements shall be granted for snow storage and signage. These easements shall be depicted on the final map.
- i. The following note shall be added 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."
- j. The following note shall be added to the map: "Development upon all parcels created by this map are required to mitigate the increased stormwater volume and peak flow discharged to Lake Ditch. Stormwater mitigation shall be provided for the 100-year, 24 hour storm event with the submittal for a residential building permit."

### **Washoe County Planning and Building Division**

3. The following conditions are requirements of the Water Resources Coordinator Manager, who shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on individual domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and

record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.

- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. The Hicks parcel map will create 1 newly created parcel (the ±3.03-acre remainder parcel), which will require the relinquishment of 2.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

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



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

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

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

**DATE:** September 9, 2019  
**TO:** Sophia Kirschenman, Planner - Department of Community Services  
**FROM:** Wayne Handrock, PLS, Engineering and Capital Projects Division  
**SUBJECT:** *Parcel Map for: Hicks Family Trust*  
*Parcel Map Case No.: WTPM19-0013*  
*APN: 040-640-05*  
*Review Date: September 6, 2019*

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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. Complete the Surveyor's Certificate.
3. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
4. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
5. Show parcel areas to the hundredth of an acre.
6. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
7. Add a Security Interest Holder's Certificate to the map, if applicable.
8. Grant easements for snow storage and signage.



**INTEGRITY**



**EFFECTIVE  
COMMUNICATION**



**QUALITY  
PUBLIC SERVICE**

Memo to: Sophia Kirschenman, Planner  
Subject: Parcel Map Case No.: WTPM19-0013  
Date: September 9, 2019  
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9. 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."
10. Add the following note to the map: "Development upon all parcels created by this map are required to mitigate the increased stormwater volume and peak flow discharged to Lake Ditch. Stormwater mitigation shall be provided for the 100-year, 24 hour storm event with the submittal for a residential building permit."



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

August 22, 2019

TO: Sophia Kirschenman, Park Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM19-0013 (Hicks)

**Project description:**

The applicant is proposing to a tentative parcel map dividing a  $\pm$  8.63-acre lot into two (2) parcels of  $\pm$  5.6 acres and  $\pm$  3.03 acres in size.

Location: 9200 Timothy Dr., Reno, NV 89511, Assessor's Parcel Number: 040-640-05.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

and one existing or remains thereof. The Hicks parcel map will create 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.

6) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
DIVISION OF WATER RESOURCES**

**901 South Stewart Street, Suite 2002  
Carson City, Nevada 89701-5250  
(775) 684-2800 • Fax (775) 684-2811  
<http://water.nv.gov>**

August 30, 2019

**RE:** Comments on WTPM19-0013

**To:** Sophia Kirschenman  
Washoe County Community Services Department  
1001 East Ninth Street, Building A  
Reno, NV 89512

**Name:** *Hicks Parcels*

**County:** Washoe County – Southeast Reno, Longley Lane and Panorama Drive

**Location:** A portion of Section 1 & 12, Township 18 North, Range 19, East, MDB&M.

**Plat:** Tentative: Two lots totaling approximately 5.6 acres and being Washoe County Assessor's Parcel Number 040-640-05.

**Water Service  
Commitment**

**Allocation:** No water is committed at this time.

**Owner-  
Developer:** Cristopher J. Hicks  
1400 West huffaker Lane  
Reno, NV 89511

**Engineer:** John Randolph Meyer  
P. O. Box 19193  
Reno, NV 89511

**Water  
Supply:** Truckee Meadows Water Authority

**General:** There is one active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

The subject parcel is appurtenant to the underground waters of Permit 22232 for the irrigation of eight acres and is owned by the Hicks Family Trust, Dated march 18, 2008.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

**Action:** Conditional approval of Hicks Parcels based on acceptance of Water Will Serve by the Division of Water Resources from Truckee Meadows Water Authority.

Best regards,

*Steve Shell*

Steve Shell  
Water Resource Specialist II

**From:** [Steve Shell](#)  
**To:** [Kirschenman, Sophia](#)  
**Cc:** [Behmaram, Vahid](#)  
**Subject:** RE: August Agency Review Memo II  
**Date:** Tuesday, September 03, 2019 11:31:37 AM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Yes, indeed.

I usually check that.

Might of missed it this time.

Sorry.

Steve Shell  
Water Resources Specialist II  
Division of Water Resources  
775-684-2836

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**From:** Kirschenman, Sophia <SKirschenman@washoecounty.us>  
**Sent:** Tuesday, September 03, 2019 10:21 AM  
**To:** Steve Shell <sshell@water.nv.gov>  
**Cc:** Behmaram, Vahid <VBehmaram@washoecounty.us>  
**Subject:** Re: August Agency Review Memo II

Hi Steve,

I've reviewed the memo that you sent and spoken with our Water Management Planner Coordinator, Vahid Behmaram, regarding the tentative parcel map that would divide a 8.63-acre lot on Timothy Dr. into two lots. Your memo grants conditional approval based on acceptance of a Water Will Serve by the DWR from TMWA. However, it is my understanding that the subject parcel is outside of the TMWA service area.

Per the application, they are planning to service the new parcel with a well. Vahid has included a condition of approval (see attached) that will require the applicant to bring forth an approved and recorded Affidavit of Relinquishment for Domestic Wells by the Nevada State Engineer's office. Please let me know if this condition will satisfy your requirements as well.

All the best,



**Sophia Kirschenman**  
Park Planner | Community Services Department  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



**WTPM19-0013**  
**EXHIBIT E**

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**From:** Steve Shell <[sshell@water.nv.gov](mailto:sshell@water.nv.gov)>  
**Sent:** Friday, August 30, 2019 10:15 AM  
**To:** Kirschenman, Sophia <[SKirschenman@washoecounty.us](mailto:SKirschenman@washoecounty.us)>  
**Subject:** FW: August Agency Review Memo II

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please see attached.

Steve Shell  
Water Resources Specialist II  
Division of Water Resources  
775-684-2836

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**From:** Stark, Katherine <[KRStark@washoecounty.us](mailto:KRStark@washoecounty.us)>  
**Sent:** Wednesday, August 21, 2019 2:08 PM  
**To:** Steve Shell <[sshell@water.nv.gov](mailto:sshell@water.nv.gov)>  
**Cc:** Stark, Katherine <[KRStark@washoecounty.us](mailto:KRStark@washoecounty.us)>; Emerson, Kathy <[KEmerson@washoecounty.us](mailto:KEmerson@washoecounty.us)>  
**Subject:** August Agency Review Memo II

Good afternoon,

Please find the attached Agency Review Memo with cases received in August by Washoe County Community Services Department, Planning and Building.

You've been asked to review the applications for **Items 2 and 3**. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

A hard copy of the application for **Item 3** and a check will be mailed to you.

Thank you!



**Katy Stark**  
Office Support Specialist, Planning and Building Division | Community Services Department  
[krstark@washoecounty.us](mailto:krstark@washoecounty.us) | Office: 775.328.3618 | Fax: 775.328.6133  
1001 East Ninth Street, Bldg. A, Reno, NV 89512



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for Hicks Family Trust</b>			
Project Description: A Division of the Parcel described in Doc. No. 3654907			
Project Address: 9200 Timothy Dr.			
Project Area (acres or square feet): 8.627 ac.			
Project Location (with point of reference to major cross streets AND area locator): <b>1,600 ft. northerly of the intersection of Timothy Dr. x Holcomb Ranch Ln.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-640-05	8.627 ac.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: John R. Meyer		Name: John Randolph Meyer	
Address: PO Box 19193 Reno, NV 89511		Address: PO Box 19193	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775-830-3690	Fax:
Email: rmeyer@meyersurvey.com		Email: rmeyer@meyersurvey.com	
Cell: 775-686-5700	Other:	Cell: 775-830-3690	Other:
Contact Person: Larry R. Hicks		Contact Person: John "Randy" Meyer	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Christopher J. Hicks		Name:	
Address: 1400 W. Huffaker		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-338-0267	Fax:	Phone:	Fax:
Email: Cjhicksnv@yahoo.com		Email:	
Cell: 775-338-0267	Other:	Cell:	Other:
Contact Person: Chris Hicks		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: LARRY R. HICKS

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, LARRY R. HICKS

(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): \_\_\_\_\_

Printed Name LARRY R. HICKS

Signed [Signature]

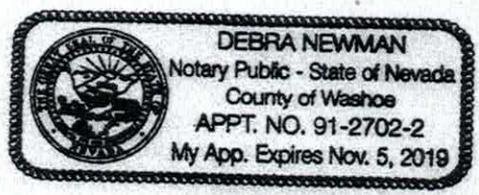
Address 9200 TIMOTHY CT.  
RENO, NV 89511

Subscribed and sworn to before me this 8<sup>th</sup> day of August, 2019.

(Notary Stamp)

Debra Newman  
Notary Public in and for said county and state

My commission expires: Nov. 5, 2019



\*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

Property Owner Affidavit

Applicant Name: MARIANNE A. HICKS

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, MARIANNE A. HICKS

(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): \_\_\_\_\_

Printed Name MARIANNE A. HICKS

Signed Marianne A. Hicks

Address 9200 TIMOTHY LT.

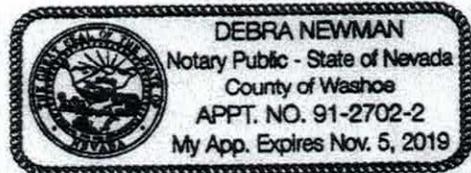
RENO, NV. 89511

(Notary Stamp)

Subscribed and sworn to before me this 8<sup>th</sup> day of August, 2019.

Debra Newman  
Notary Public in and for said county and state

My commission expires: Nov. 5, 2019



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

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

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

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

9200 Timothy Dr. Reno, NV 89511

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
040-640-05	200 (SFR)	8.627 ac.

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

Existing House, pasture

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5.599 ac.	3.028		
Proposed Minimum Lot Width	665' +/-	300' +/-		

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

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

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

Yes  No

6. Utilities:

a. Sewer Service	ex. septic
b. Electrical Service/Generator	NV Energy
c. Water Service	ex. well

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

a. Water System Type:

Individual wells

<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

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

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

a. Sewage System Type:

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

b. Available:

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

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

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

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

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

N/A
-----

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

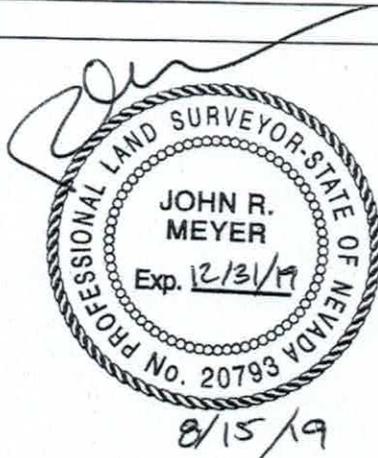
N/A

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

N/A

28. Surveyor:

Name	John R. Meyer
Address	PO Box 19193 Reno, NV 89511
Phone	775-830-3690
Cell	775-830-3690
E-mail	rmeyer@meyersurvey.com
Fax	N/A
Nevada PLS #	20793







**OWNERS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278, THE PUBLIC UTILITY & DRAINAGE EASEMENTS, SNOW STORAGE & SIGNAGE EASEMENTS, AND RE-LOCATABLE IRRIGATION EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

LARRY R. HICKS \_\_\_\_\_ DATE  
(TRUSTEE)

MARIANNE A. HICKS \_\_\_\_\_ DATE  
(TRUSTEE)

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT HICKS FAMILY TRUST OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE CO. \_\_\_\_\_ DATE:  
BY: \_\_\_\_\_ DATE:

**UTILITY COMPANIES' CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES, THE EXISTING PUBLIC UTILITY EASEMENTS THAT ARE SHOWN AS ABANDONED PER THIS MAP ARE HEREBY RELINQUISHED AND RELOCATED AS SHOWN HEREON.

SIERRA PACIFIC POWER COMPANY \_\_\_\_\_ DATE  
D.B.A. NV ENERGY

NV BELL TELEPHONE CO. \_\_\_\_\_ DATE  
D.B.A. AT&T NEVADA

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND HAVE BEEN PAID FOR 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

APN 040-640-05 \_\_\_\_\_ DATE

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

TITLE: \_\_\_\_\_ DATE

**NOTARY PUBLIC CERTIFICATE:**

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, LARRY R. HICKS DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, MARIANNE A. HICKS DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

**DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. WTPM-XXXXXXX 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.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY, DIRECTOR, PLANNING & DEVELOPMENT DIVISION \_\_\_\_\_ DATE

**WATER & 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)

WASHOE COUNTY DEPT. \_\_\_\_\_ DATE  
OF WATER RESOURCES

**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT CERTIFICATE:**

THIS MAP IS APPROVED BY THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.

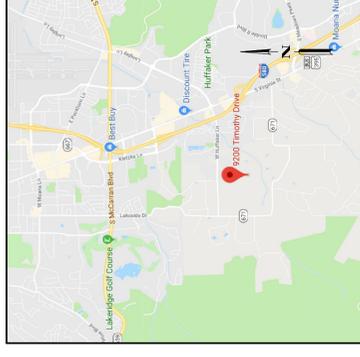
FOR THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT \_\_\_\_\_ DATE  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

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

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

**VICINITY**  
N.T.S.



**SURVEYOR'S CERTIFICATE:**

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF:  
LARRY R. HICKS & MARIANNE A. HICKS
- THE LANDS SURVEYED LIES WITHIN A PORTION OF THE S 1/2 OF SECTION 1 AND THE N1/2 OF SECTION 12 T.18N., R.19E. M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON XXXXX, 2019.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER \_\_\_\_\_

PLS 20793

**FOR REVIEW**

**PARCEL MAP**

**FOR**  
**HICKS FAMILY TRUST**

A DIVISION OF DEED DOC. NO. 3654907  
APN: 040-640-05

SITUATE IN A PORTION OF THE S1/2 OF SEC. 1 & THE N1/2 SEC. 12, T.18N., R.19E., M.D.M., WASHOE COUNTY, NEVADA

SHEET 1 OF 2



**MEYER SURVEYING**  
SURVEYING | MAPPING | GIS

1248 Bon Rea Way Reno, NV  
(775) 786-1166  
meyersurvey.com

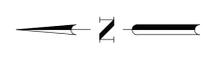
**TOTAL AREA = 8.627 AC.±**

**NOTES:**

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 5' IN WIDTH ALONG ALL SIDE AND REAR PROPERTY LINES AND 7.5' IN WIDTH ALONG THE TIMOTHY DR. OF TIMOTHY CT.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.
4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. 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.
7. 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.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.

**REFERENCES:**

1. DEED DOC. No. 3654907, 05/29/2008.
2. PM 153, FILE No. 362431, 04/28/1975.
3. RS 160, FILE No. 190619, 12/04/1950.
4. RS 5626, FILE No. 4453309, 04/01/2015.



**BASIS OF BEARINGS:**

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703). BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.  
THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.

**LEGEND:**

- SET 5/8" REBAR W/ PLASTIC CAP  
"PLS 20793" OR AS NOTED
- FOUND 5/8" REBAR  
OR AS NOTED
- ✱ FOUND 5/8" REBAR W/  
TAG "RE 886"
- FOUND 1/4" PIPE
- ◆ FOUND U.S.G.L.O. BRASS CAP  
SECTION CORNER

FOR REVIEW

**PARCEL MAP  
FOR  
HICKS FAMILY TRUST**

A DIVISION OF DEED DOC. NO. 3654907  
APN: 040-640-05  
SITUATE IN A PORTION OF THE S1/2 OF SEC. 1 &  
THE N1/2 SEC. 12, T.18N., R.19E., M.D.M.,  
WASHOE COUNTY, NEVADA



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SHEET 2 OF 2

