



Parcel Map Review Committee Staff Report

Meeting Date: November 10, 2021

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0013 (Cliff Bros Ranch)

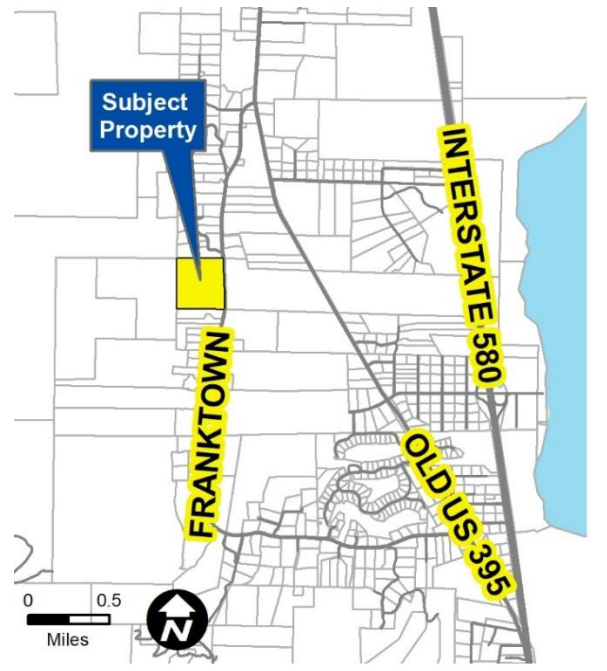
BRIEF SUMMARY OF REQUEST: Division of a parcel of land into two parcels of land

STAFF PLANNER: Planner's Name: Katy Stark
 Phone Number: 775.328.3618
 E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to approve a tentative parcel map dividing a 57.73-acre parcel into two parcels of 41.05 acres and 16.68 acres.

Applicant/Property: Cliff Bros Ranch, LLC
 Owner:
 Location: 5545 Franktown Rd, Washoe Valley, NV 89704
 APN: 055-441-01
 Parcel Size: 57.73 acres
 Master Plan: Rural Residential & Rural
 Regulatory Zones: 59% Medium Density Rural (MDR) & 41% General Rural (GR)
 Area Plan: South Valleys
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 2 – Commissioner Lucey



Vicinity Map

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 WTPM21-0013 for Cliff Bros Ranch LLC, 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 10)

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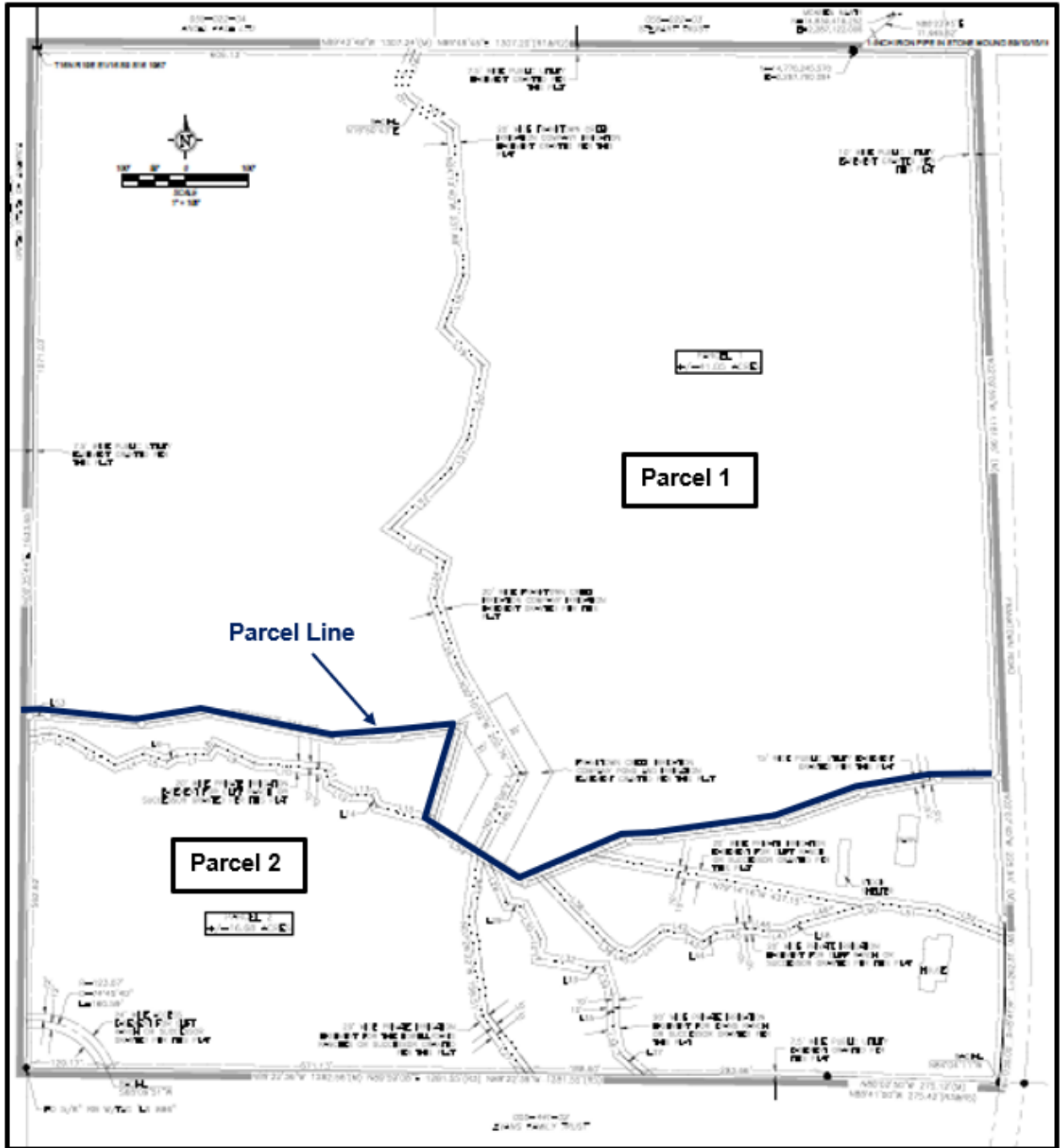
Parcel Map

The purpose of a parcel map is to allow for the division of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer units 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any parcel map 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 submit a final parcel map along with any required supporting materials to 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 22-month 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 WTPM21-0013 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.

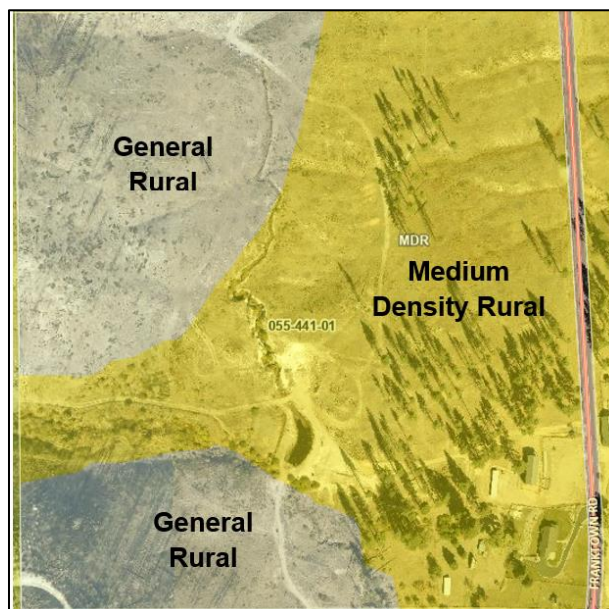


Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	South Valleys
TMSA	Outside
Regulatory Zone	59% Medium Density Rural (MDR) and 41% General Rural (GR)
Maximum Lot Potential	7
Number of Lots on Parcel Map	2
Minimum Lot Size Required	4 acres for MDR and 40 acres for GR
Minimum Lot Size on Parcel Map	16.68 acres
Minimum Lot Width Required	200 feet for MDR and 660 feet for GR
Minimum Lot Width on Parcel Map	304.84 feet
Development Suitability Map	Most suitable for development, 100-year flood hazard and Slopes greater than 15%
Hydrographic Basin	Washoe Valley Hydrographic Basin

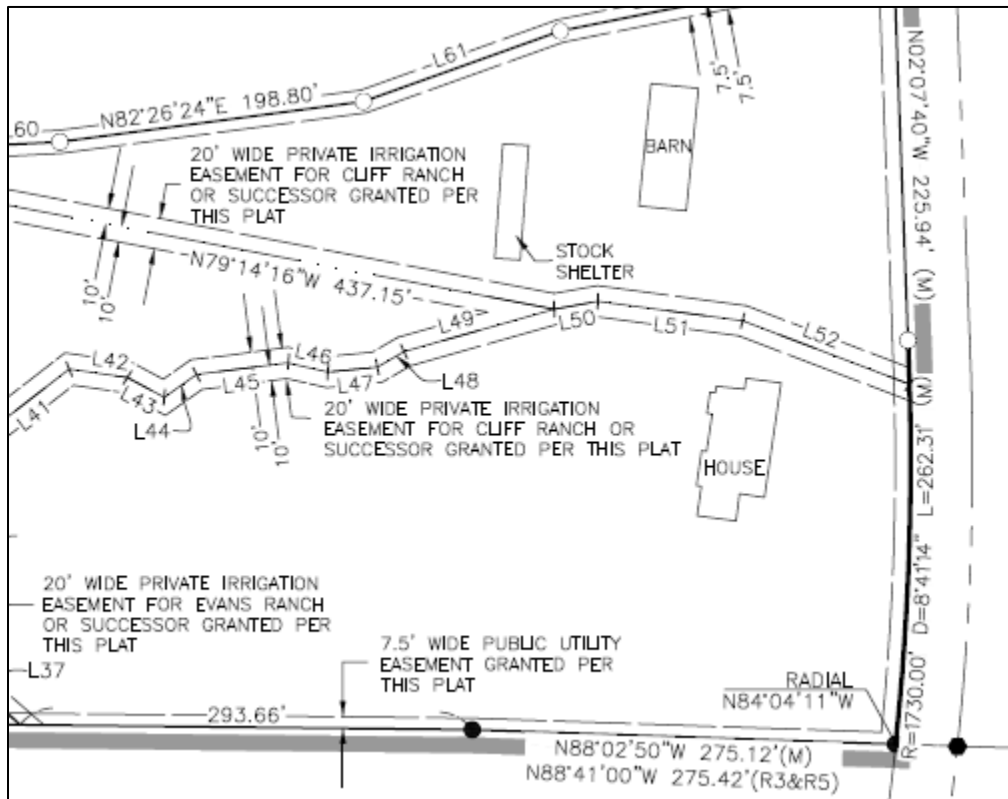
The tentative parcel map meets all minimum requirements for the Medium Density Rural (MDR) regulatory zone. The percentage (41%) of the original parcel zoned General Rural (GR) is split into two portions: one portion in the northwest corner of the parcel and one portion in the southwest corner of the parcel. The GR portions of the original parcel do not meet minimum requirements for the GR regulatory zone; they are legal nonconforming. If approved, the parcel division requested by the applicant would not further split either the northwest portion of GR land or the southwest portion of GR land. Parcel 1 would include the northwest portion of GR land (15.06 acres) and 25.99 acres of land zoned MDR. Proposed Parcel 2 would include the southwest portion of GR land (11.26 acres) and 5.42 acres of land zoned MDR.



The portion of the parcel designated as “100-year flood hazard” on the South Valleys Development Suitability Map is the portion of the parcel already developed with a single-family dwelling and several accessory structures (proposed Parcel 2). This “100-year flood hazard” zone on the South Valleys Development Suitability Map does not extend into the portion of proposed Parcel 1 where development could occur.

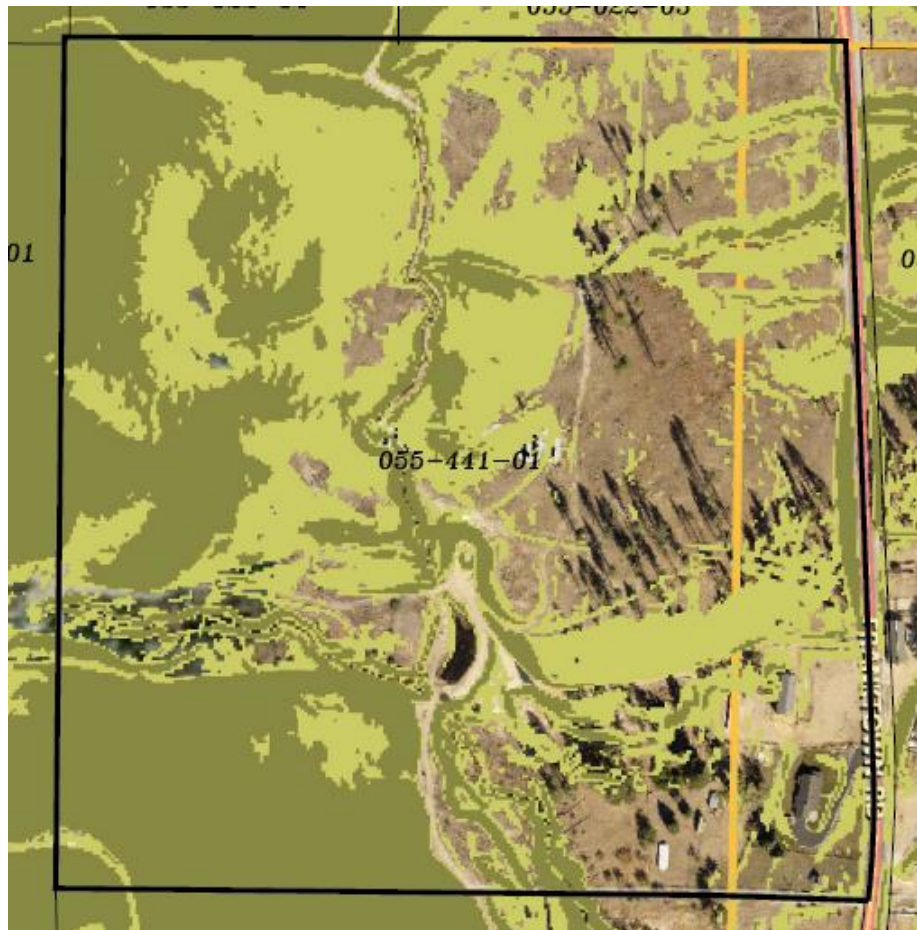
The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

Development Information The subject parcel is developed with a single-family house and several detached accessory structures. The required setbacks for the Medium Density Rural (MDR) regulatory zone are 30 feet for front and rear yard setbacks and 15 feet for the side yard setbacks. The required setbacks for the General Rural (GR) regulatory zone are 30 feet for front and rear yard setbacks and 50 feet for the side yard setbacks. The single-family dwelling and all structures are located in the southeast corner of the parcel, on the portion of the property in the MDR regulatory zone. The image below shows the location of preexisting structures on proposed Parcel 2. The single-family dwelling and structures meet the setbacks for MDR in Parcel 2.

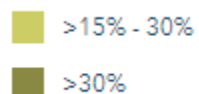


Southeast corner of parcel – Showing preexisting house and structures

Proposed Parcel 1 is not developed with homes or structures. A large portion of the parcel contains slopes 15% and greater. An image of the slopes is provided below. However, there is adequate space without slopes 15% or greater on Parcel 1 to allow for development.



Slopes



South Valleys Area Plan Modifiers

There is one South Valleys Area Plan Modifier within Article 210 of the Washoe County Development Code (WCC), Chapter 110, which applies to the proposed parcel map. Section 110.210.05, *Water Rights Dedication Requirements*, requires “dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or “will serve” letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.”

The applicant has indicated their intent to use individual wells for their water supply. Conditions regarding water rights and the relinquishment of 2.00 acre-feet of ground water rights for a newly created parcel have been included in the Conditions of Approval (Exhibit A).

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV 24.4	Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development unless a new source of water from outside the basin is approved by the appropriate regulatory authorities.	Yes	Washoe County's Water Rights & Water Resources Consultant has addressed all requirements related to water rights. The conditions are included in the Conditions of Approval.
SV 24.7	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.	Yes	Washoe County's Water Rights & Water Resources Consultant has addressed all requirements related to water rights. The conditions are included in the Conditions of Approval.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact (Name/email)
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman / skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram / vbehmaram@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Matthew Philumalee, PLS / mphilumalee@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	James English / jenglish@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Regional Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30(e) 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 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. 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 parcels of land being created.
Staff Comment: Conditions of approval to require dedication of appropriate water rights have been included with the recommendation.
 - 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. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the South Valleys Planning Area.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.
 - g) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for new streets or highways was received.
 - h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The majority of the project site is identified as “most suitable for development” by the South Valleys Area Plan Development Suitability Map. A few areas are shown with slopes greater than 15%, but these areas are not large enough to interfere with the development of the proposed parcels. A portion of the project site is identified as “100 year flood hazard”; this portion falls within proposed Parcel 2, which is already developed.

- 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 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 proposal does not affect any existing recreational or trail easements in the area.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM21-0013 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 WTPM21-0013 for Cliff Bros Ranch, LLC, 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(e):

- 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 parcels of land being created;
 - 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 division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
- 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/Owner: Cliff Bros Ranch LLC
Attn: Eugene & Michelle Huber
5545 Franktown Rd
Washoe Valley, NV 89704
Meg1000p@yahoo.com

Consultant: Farr West Engineering
Attn: Phil Reimer
5510 Longley Lane
Reno, NV 89511
preimer@farrwestengineering.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0013

The tentative parcel map approved under Parcel Map Case Number WTPM21-0013 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on November 10, 2021. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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: Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and 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. WTPM21-0013 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; this approval may take up to three months to process. 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

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

Contact: Matthew Philumalee, PLS, 775.328.2315, mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. 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.
- d. Add the FEMA floodplains to the map.
- e. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- f. All boundary corners must be set.
- g. Place a note on the map stating that the natural drainage will not be impeded.
- h. 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.
- i. Add a Security Interest Holder's Certificate to the map if applicable.
- j. 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 Water Rights

3. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.gov

- 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, 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.

- c. The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- d. 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.*
- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- f. 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 and one existing or remains thereof. This parcel map will create 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- g. 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.

Washoe County Health District

4. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact: James English, 775.328.2610, jenglish@washoecounty.gov

- a. Applicant must locate existing onsite sewage disposal system and ensure active field and repair area meet all of the applicable setbacks of the Washoe County District Board of Health Governing Sewage, Wastewater and Sanitation for the proposed new Parcels.
- b. Applicant must pull test trench application with the WCHD and conduct a test trench on proposed parcel #2.

Truckee Meadows Fire Protection District

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, 775.326.6079, blemon@tmfpd.gov

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: September 24, 2021

TO: Katy Stark, Planner Trainee - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

SUBJECT: *Parcel Map for: Cliff Bros Ranch*
Parcel Map Case No.: WTPM21-0013
APN: 055-441-01
Review Date: 9/24/2021

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. Add the names of the adjacent property owners.
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 the FEMA floodplains to the map.
5. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
6. All boundary corners must be set.
7. Place a note on the map stating that the natural drainage will not be impeded.
8. 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.
9. Add a Security Interest Holder's Certificate to the map if applicable.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WTPM21-0013
EXHIBIT B

Memo to: Katy Stark, Planner Trainee
Subject: Parcel Map Case No.: WTPM21-0013
Date: September 24, 2021
Page: 2

10. 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
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 16, 2021

TO: Katy Star, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM21-0013 (Cliff Bros Ranch) Amended

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 57.73-acre parcel into two parcels of 41.05 acres and 16.68 acres.

The property is located at 5545 Franktown Rd, Washoe Valley, NV 89704, Assessor's Parcel Number: 055-441-01.

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) The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- 4) 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.*
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 6) 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



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

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

- 7) 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.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

October 18, 2021

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Cliff Bros Ranch; 055-441-01
Tentative Parcel Map; WTPM21-0013

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: Applicant must locate existing onsite sewage disposal system and ensure active field and repair area meet all of the applicable setbacks of the Washoe County District Board of Health Governing Sewage, Wastewater and Sanitation for the proposed new Parcels.
- b) Condition #2: Applicant must pull test trench application with the WCHD and conduct a test trench on proposed parcel #2.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services Division
Washoe County Health District



From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WTPM21-0013 (Cliff Bros Ranch) Conditions of Approval
Date: Monday, September 27, 2021 3:32:18 PM
Attachments: [image001.png](#)

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”


From: [Kirschenman, Sophia](#)
To: [Stark, Katherine](#)
Subject: Parks Comments Re: Updated WTPM21-0013
Date: Friday, September 24, 2021 2:47:23 PM
Attachments: [Outlook-kjxmufa.png](#)
[Outlook-o42fehk4.png](#)
[Outlook-xdy5jojo.png](#)
[Outlook-0omr52sj.png](#)
[Outlook-d3dcajiw.png](#)

Hi Katy,

I've reviewed the updated application for WTPM21-0013 (Clif Bros Ranch) on behalf of Washoe County Regional Parks and Open Space and have no comment or conditions.

All the best,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

September 23, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0013 Cliff Bros Ranch

Dear Katy,

In reviewing to approve a tentative map in dividing a 57.73 parcel into three parcels, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Cliff Bros. - Franktown Rd Parcel Map			
Project Description: A division of APN 055-441-01 into two (2) parcels			
Project Address: 5545 Franktown Rd, Washoe Valley, NV 89704			
Project Area (acres or square feet): 57.73 acres			
Project Location (with point of reference to major cross streets AND area locator): The northeast corner of subject property is located approximately 205 feet south of the intersection of JS Bar Ranch Rd and Franktown Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-441-01	57.73		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Cliff Bros Ranch LLC		Name: Farr West Engineering	
Address: 5545 Franktown Rd		Address: 5510 Longley Lane	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: (775) 284-7177	Fax:
Email: Meg1000p@yahoo.com		Email: preimer@farrwestengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person: Eugene & Michelle Huber		Contact Person: Phil Reimer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: N/A	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Cliff Bros Ranch, LLC - Christina A. Carlson, Owner

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.

CALIFORNIA
STATE OF ~~NEVADA~~)
ORANGE)
COUNTY OF ~~WASHOE~~)

I, CHRISTINA A. CARLSON
(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): 055-441-01

Printed Name CHRISTINA A. CARLSON

Signed Christina Carlson

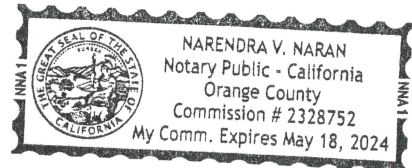
Address 7045 E Spotted Pony Lane Appleton CA 92808

29th day of JUNE, 2021
Neavay Neavay

Notary Public in and for said county and state

My commission expires: 05/18/2024

(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)

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

5545 Franktown Rd., Washoe Valley, NV 89704

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-441-01	General Rural and Medium Density Rural	57.73

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

Residence, out buildings, vacant land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	41.05 ac	16.68		
Proposed Minimum Lot Width	1496 ft	304.84 ft		

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	25.99 ac - MDR	5.42 - MDR		
Proposed Zoning Area	15.06 ac - GR	11.26 ac - GR		

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

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

6. Utilities:

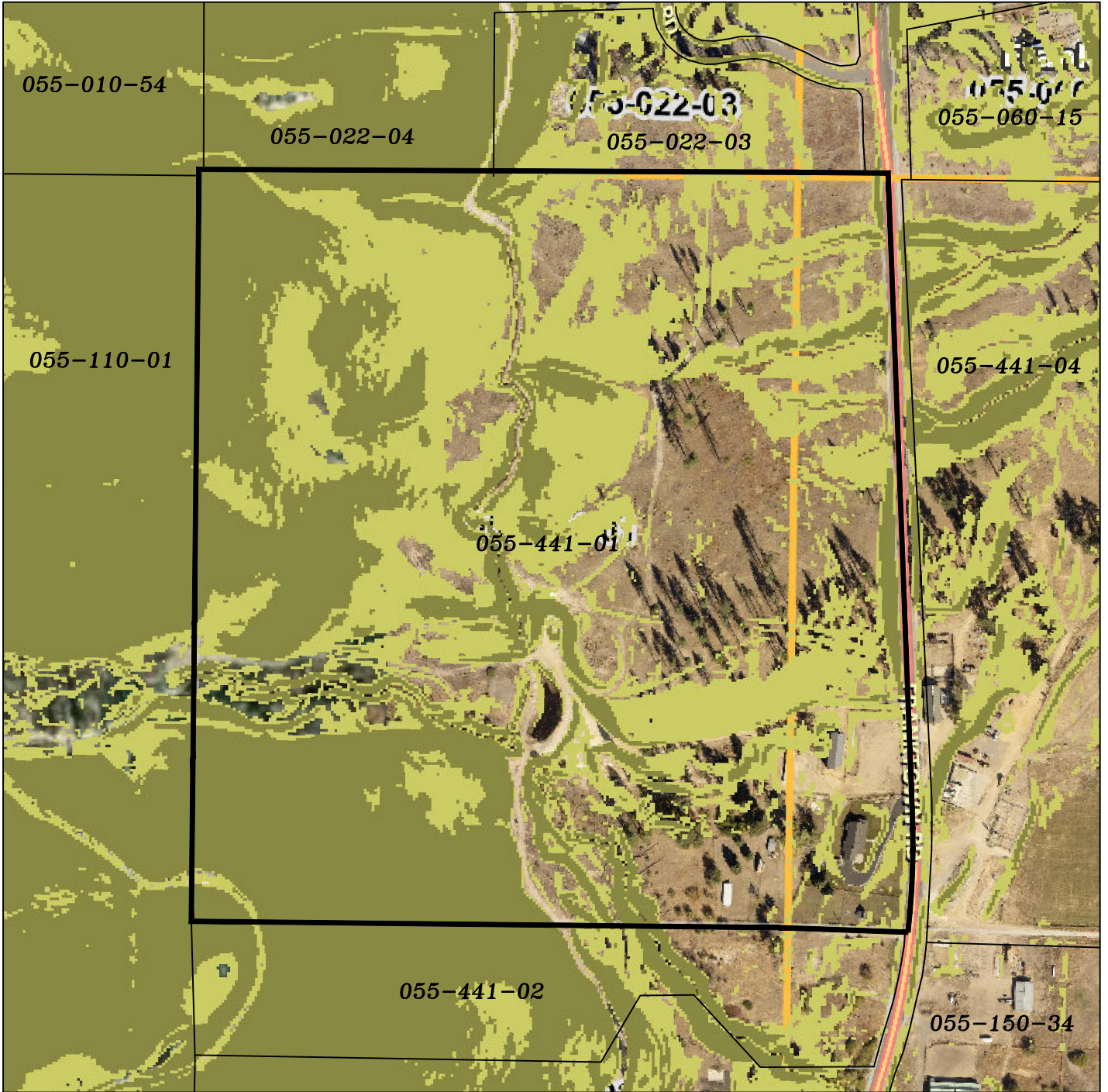
a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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

- a. Water System Type:

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

CLIFF BROS RANCH LLC
 BEING A PORTION OF SECTIONS 15 & 16
 TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M
 WASHOE COUNTY, NEVADA



- >15% - 30%
- >30%



FARR WEST
ENGINEERING

5510 LONGLEY LANE
 RENO, NEVADA 89511
 PHONE: (775) 851-4788
 FAX: (775) 851-0766

SLOPE MAP
 SLOPE PERCENTAGE 2019
 WASHOE REGIONAL MAPPING SYSTEM

WASHOE COUNTY

NEVADA

JOB NO. 2046

SHEET 1 OF 1
WTPM21-0013
EXHIBIT C

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CLIFF BROS RANCH, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE PUBLIC UTILITY EASEMENTS, PRIVATE ACCESS, AND PRIVATE IRRIGATION EASEMENTS TO NOTED ENTITY, AS SHOWN HEREON, ARE HEREBY GRANTED.

CHRISTINA A. CARLSON / OWNER DATE
CLIFF BROS RANCH, LLC

EUGENE F. HUBER III / OWNER, MANAGER DATE
CLIFF BROS RANCH, LLC

NOTARY PUBLIC CERTIFICATE:

STATE OF _____)
COUNTY OF _____)SS:

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, _____ OF CLIFF BROS RANCH, LLC PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

NOTARY PUBLIC CERTIFICATE:

STATE OF _____)
COUNTY OF _____)SS:

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, _____ OF CLIFF BROS RANCH, LLC PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20___.

(ORDER NO. 1171947)

TITLE COMPANY: STEWART TITLE COMPANY

BY: _____ DATE: _____

NAME _____
NAME / TITLE _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE:

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 COMMUNITY DEVELOPMENT DEPARTMENT DATE

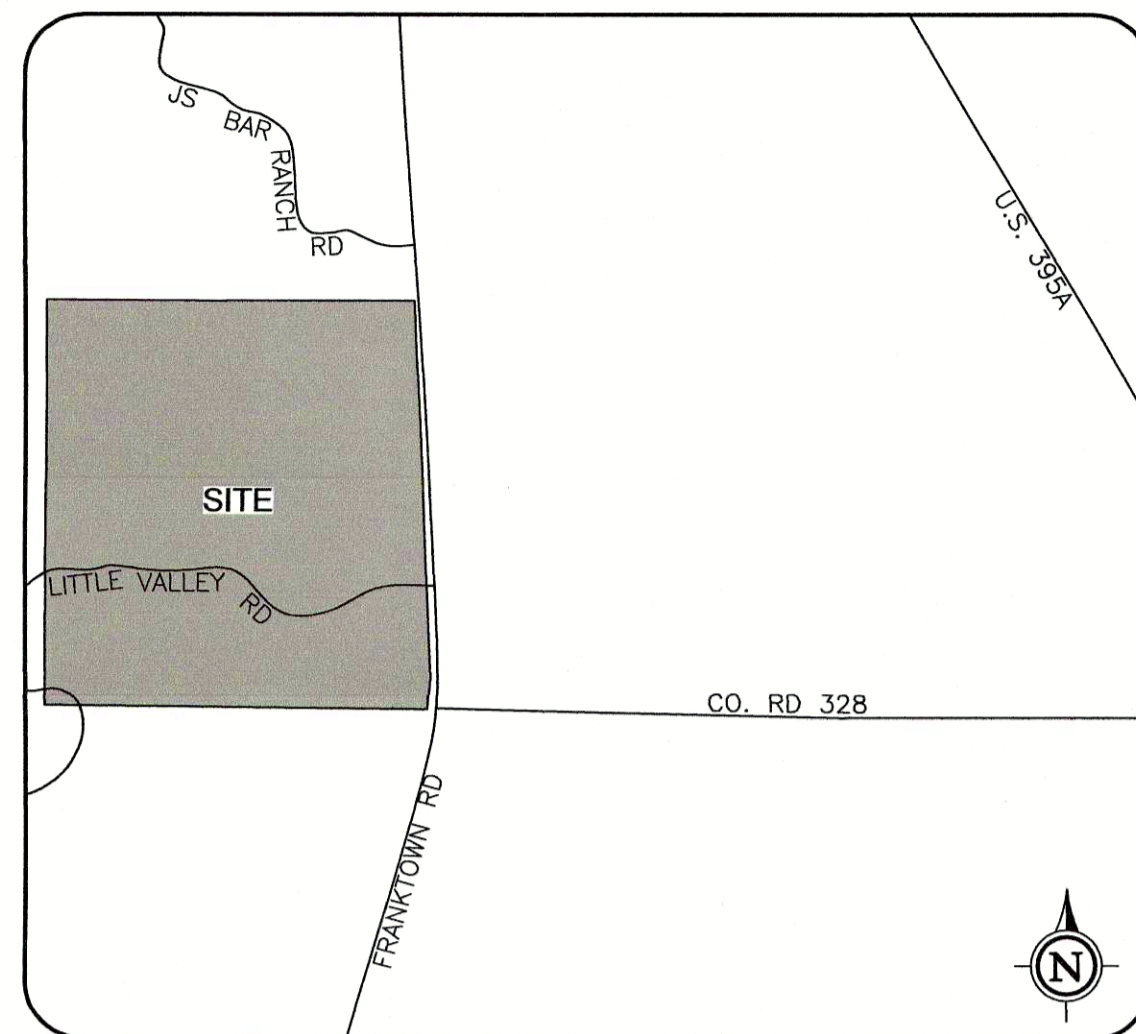
NAME / TITLE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

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

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 N.R.S. 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN DATE
DIRECTOR OF PLANNING AND BUILDING DIVISION



VICINITY MAP
N.T.S.

UTILITY COMPANIES' CERTIFICATE:

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

SIERRA PACIFIC POWER COMPANY d/b/a/ NV ENERGY NAME/TITLE (PRINT) DATE

NEVADA BELL COMPANY d/b/a/ ATT&T NEVADA NAME/TITLE (PRINT) DATE

CHARTER COMMUNICATIONS NAME/TITLE (PRINT) DATE

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PURSUANT TO NRS 361A.265.

(APN 055-441-01)

WASHOE COUNTY TREASURER 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

NAME / TITLE _____

SURVEYOR'S CERTIFICATE:

- PHIL REIMER, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
- THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CLIFF BROS RANCH, LLC
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, IN WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED DURING MARCH 2021.
- THIS MAP COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- ALL CORNERS AND ANGLE POINTS DEPICTED HEREON HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PHIL REIMER, PLS
NEVADA PROFESSIONAL LAND SURVEYOR
PLS 13869



COUNTY RECORDERS CERTIFICATE:

FILE NUMBER _____
FILED FOR RECORD AT THE REQUEST OF
CHRISTINA A CARLSON
ON THIS ___ DAY OF _____,
20___ AT ___ MIN PAST ___ O'CLOCK ___ M.
OFFICIAL RECORDS OF WASHOE COUNTY,
NEVADA.
COUNTY RECORDER _____
BY: _____
DEPUTY
FEE: _____

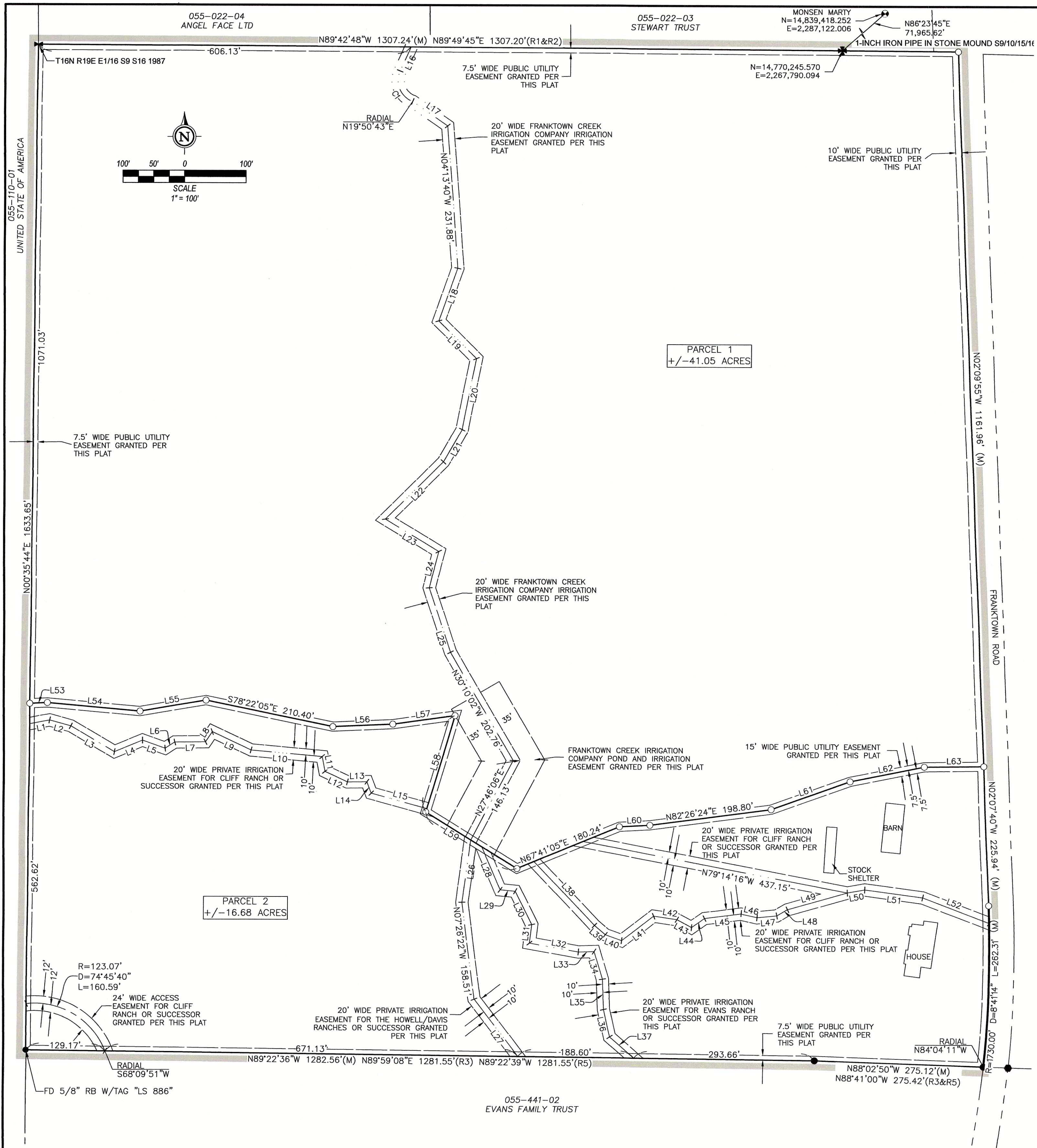
PARCEL MAP FOR CLIFF BROS RANCH LLC

A DIVISION OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED 4185467, LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

WASHOE COUNTY NEVADA

FARR WEST ENGINEERING 5510 LONGLEY LANE
RENO NV, 89511
(775) 851-4788

JOB NO: 2046	DRAWN BY: KK	DWG NO: 0001
DATE: 2021.03.24	CHK'D BY: JO	SHEET: 1 OF 2



CURVE	RADIUS	DELTA	LENGTH
C1	36.47	94°32'47"	60.18'

LINE	DISTANCE	BEARING
L1	33.15'	N87°26'50"E
L2	35.61'	S74°27'06"E
L3	82.24'	S59°27'07"E
L4	49.43'	N67°34'31"E
L5	39.04'	S70°14'23"E
L6	18.69'	N57°26'38"E
L7	49.73'	N89°05'47"E
L8	19.86'	N34°01'58"E
L9	69.78'	S64°47'26"E
L10	116.06'	S84°54'20"E
L11	24.50'	S11°05'09"E
L12	40.34'	S65°12'16"E
L13	31.69'	N89°14'37"E
L14	19.70'	S21°01'24"E
L15	94.15'	S74°35'03"E
L16	42.89'	S24°23'30"W
L17	69.32'	S55°17'14"E
L18	90.99'	S19°54'17"W
L19	86.67'	S45°11'25"E
L20	117.88'	S11°18'53"W
L21	60.83'	S30°10'42"W
L22	132.26'	S45°12'52"W
L23	101.59'	S58°51'55"E
L24	60.86'	S14°52'31"W
L25	110.60'	S18°26'34"E
L26	102.20'	S08°11'56"W
L27	116.87'	S37°21'51"E
L28	75.66'	S22°57'13"E
L29	24.60'	S84°41'17"E
L30	60.43'	S26°39'50"E
L31	30.24'	S06°20'35"W
L32	80.83'	S79°59'35"E
L33	25.66'	N88°34'23"E
L34	46.74'	S16°59'21"E
L35	49.39'	S01°44'47"E
L36	45.57'	S12°23'47"E
L37	52.17'	S49°08'56"E
L38	142.80'	S43°40'08"E
L39	23.24'	S49°53'41"E
L40	28.08'	S70°02'50"E
L41	65.62'	N52°13'49"E
L42	38.16'	S81°45'49"E
L43	27.17'	S61°50'16"E
L44	25.65'	N54°46'41"E
L45	59.43'	N82°42'53"E
L46	27.00'	S77°14'49"E
L47	32.29'	N84°21'05"E
L48	20.01'	N59°45'36"E
L49	101.34'	N74°13'11"E
L50	28.81'	N79°51'58"E
L51	94.81'	S82°21'27"E
L52	115.93'	S69°11'55"E
L53	28.59'	N87°19'21"E
L54	151.15'	S84°49'40"E
L55	108.94'	N80°27'35"E
L56	97.65'	N87°27'34"E
L57	102.20'	N82°02'41"E
L58	163.46'	S16°46'31"W
L59	174.29'	S58°15'03"E
L60	49.73'	N86°53'38"E
L61	135.86'	N70°20'00"E
L62	122.85'	N78°39'54"E
L63	96.76'	N89°22'14"E

LEGEND:

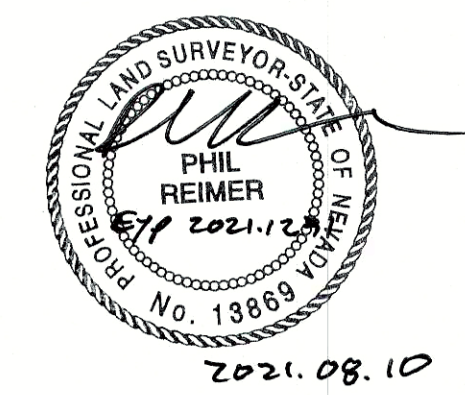
- GRAPHIC BORDER
 - PARCEL LINES
 - ADJACENT PROPERTY
 - RIGHT OF WAY
 - EASEMENTS AS NOTED
 - EASEMENT CENTERLINE
 - BOUNDARY TIES
- FOUND AND ACCEPTED SECTION CORNER - BUREAU OF LAND MANAGEMENT BRASS CAP
 - FOUND AND ACCEPTED 1/4 SECTION - BUREAU OF LAND MANAGEMENT BRASS CAP
 - FOUND 5/8" REBAR WITH TAG STAMPED "LS 886"
 - FOUND 5/8" REBAR CAP STAMPED "PLS3922"
 - SET 5/8" REBAR & CAP STAMPED "REIMER PLS 13869"
 - DIMENSION POINT - NOTHING FOUND OR SET
 - WASHOE COUNTY GPS MONUMENT AS NOTED

GENERAL NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL STREETS, 7.5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 15 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- PUBLIC UTILITY & CABLE EASEMENTS ARE 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 EXCLUSIVE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION, AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION.
- ANY FURTHER DIVISION OF PARCELS 1 AND 2 MAY BE SUBJECT TO THE IMPOSITION OF SUBDIVISION IMPROVEMENT STANDARDS AS MAY BE LEGALLY IMPOSED AT THE TIME.
- THE PROPERTY SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE "A" AND "X", AS SHOWN ON FIRM MAP 32031C3350G DATED MARCH 16, 2009.
- ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN HEREON WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED, AT NO COST TO THE COUNTY, TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE COUNTY COMMISSION AND IN EFFECT AT SUCH TIME AS THE ROADS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

REFERENCES:

- (R1) RECORD DATA ACCORDING TO THE OFFICIAL PLAT 1351, FILED AS DOCUMENT NO. 269734 ON DECEMBER 21, 1972 FOR WASHOE COUNTY
- (R2) RECORD DATA ACCORDING TO THE PARCEL MAP 321, FILED AS DOCUMENT NO. 426163 ON SEPTEMBER 16, 1976 FOR WASHOE COUNTY
- (R3) RECORD DATA ACCORDING TO THE PARCEL MAP 1129, FILED AS DOCUMENT NO. 684061 ON JULY 23, 1980 FOR WASHOE COUNTY
- (R4) RECORD DATA ACCORDING TO THE PARCEL MAP 2260, FILED AS DOCUMENT NO. 1240461 ON APRIL 20, 1988 FOR WASHOE COUNTY
- (R5) RECORD DATA ACCORDING TO THE RECORD OF SURVEY 5542, FILED AS DOCUMENT NO. 4318971 ON JANUARY 21, 2014 FOR WASHOE COUNTY



AREA SUMMARY:
 PARCEL 1 = 41.05 ACRES±
 PARCEL 2 = 16.68 ACRES±
 TOTAL AREA = 57.73 ACRES±

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NINCRN GPS) THE BEARING BETWEEN GPS REFERENCE STATION "RW RENO" - N74SM01028 AND "RSTEAD" - N22SM01037 IS TAKEN AS NORTH 01°54'46" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR=1.000197939.

PARCEL MAP FOR CLIFF BROS RANCH LLC

A DIVISION OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED 4185467, LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

WASHOE COUNTY NEVADA

FARR WEST ENGINEERING

5510 LONGLEY LANE
RENO NV, 89511
(775) 851-4788

JOB NO: 2046 DRAWN BY: KK DWG NO: 0001

DATE: 2021.09.08 CHK'D BY: JO SHEET: 2 OF 2

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CLIFF BROS RANCH, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE PUBLIC UTILITY EASEMENTS, PRIVATE ACCESS, AND PRIVATE IRRIGATION EASEMENTS TO NOTED ENTITY, AS SHOWN HEREON, ARE HEREBY GRANTED.

CHRISTINA A. CARLSON / OWNER DATE
CLIFF BROS RANCH, LLC

EUGENE F. HUBER III / OWNER, MANAGER DATE
CLIFF BROS RANCH, LLC

NOTARY PUBLIC CERTIFICATE:

STATE OF _____)
COUNTY OF _____)SS:

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, _____ OF CLIFF BROS RANCH, LLC PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

NOTARY PUBLIC CERTIFICATE:

STATE OF _____)
COUNTY OF _____)SS:

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, _____ OF CLIFF BROS RANCH, LLC PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20___.

(ORDER NO. 1171947)

TITLE COMPANY: STEWART TITLE COMPANY

BY: _____ DATE: _____

NAME _____
NAME / TITLE

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE:

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 COMMUNITY DEVELOPMENT DEPARTMENT DATE

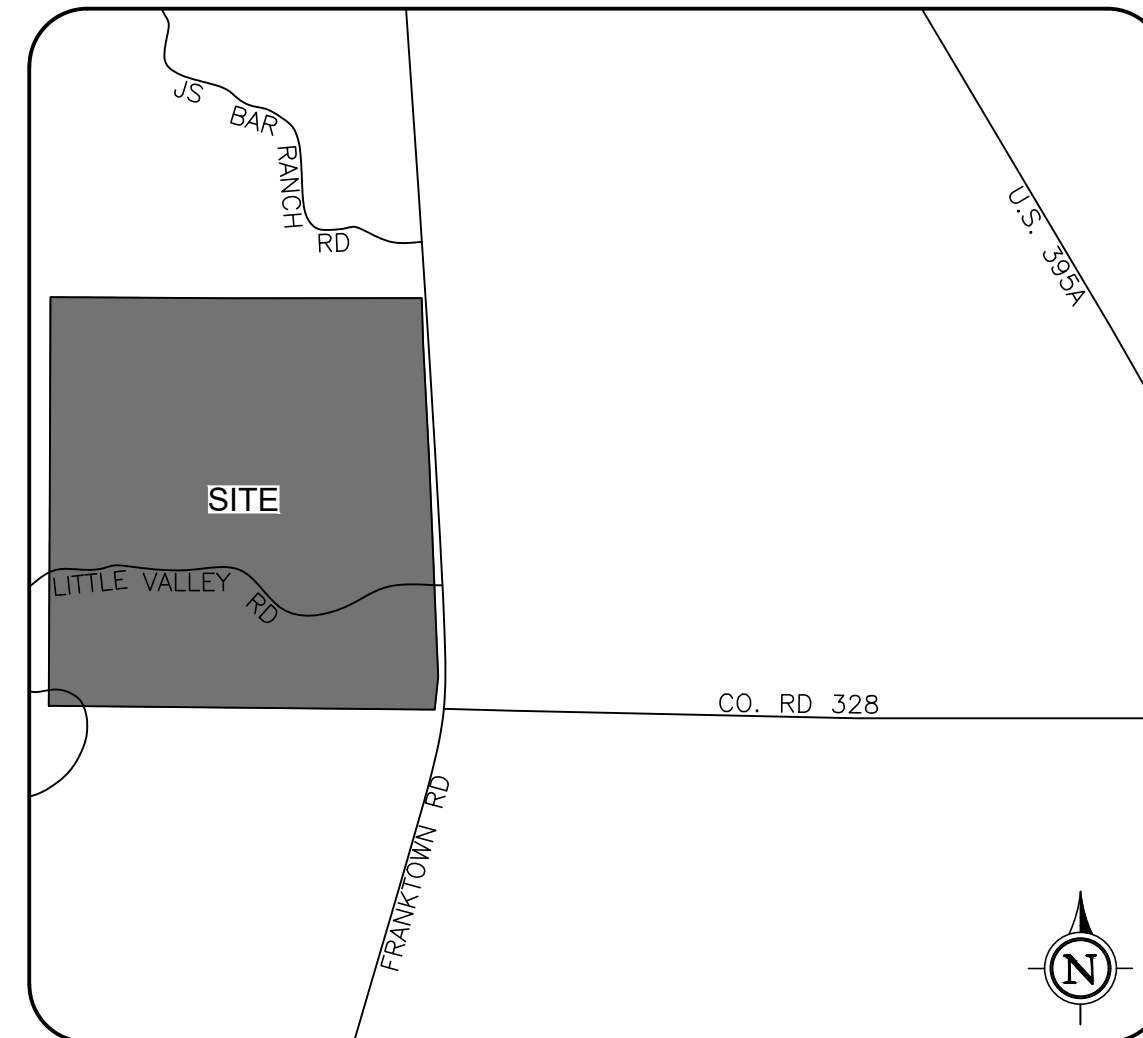
NAME / TITLE

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

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

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 N.R.S. 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN DATE
DIRECTOR OF PLANNING AND BUILDING DIVISION



VICINITY MAP
N.T.S.

UTILITY COMPANIES' CERTIFICATE:

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

SIERRA PACIFIC POWER COMPANY d/b/a/ NV ENERGY NAME/TITLE (PRINT) DATE

NEVADA BELL COMPANY d/b/a/ ATT&T NEVADA NAME/TITLE (PRINT) DATE

CHARTER COMMUNICATIONS NAME/TITLE (PRINT) DATE

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PURSUANT TO NRS 361A.265.

(APN 055-441-01)

WASHOE COUNTY TREASURER 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

NAME / TITLE

SURVEYOR'S CERTIFICATE:

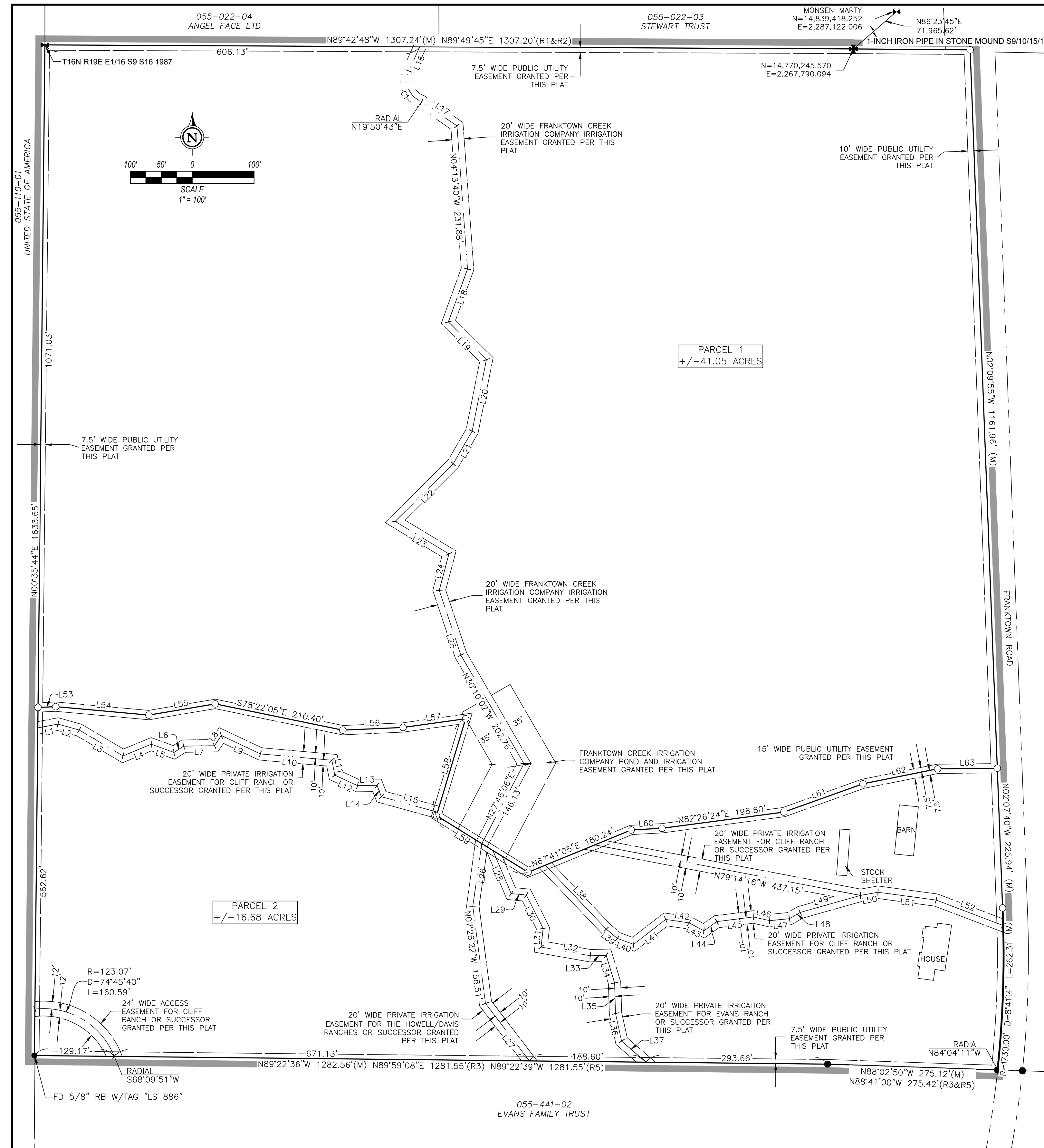
I, PHIL REIMER, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1. THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CLIFF BROS RANCH, LLC
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, IN WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED DURING MARCH 2021.
- 3. THIS MAP COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. ALL CORNERS AND ANGLE POINTS DEPICTED HEREON HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340
- 5. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PHIL REIMER, PLS
NEVADA PROFESSIONAL LAND SURVEYOR
PLS 13869

COUNTY RECORDERS CERTIFICATE: FILE NUMBER _____ FILED FOR RECORD AT THE REQUEST OF CHRISTINA A. CARLSON 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 CLIFF BROS RANCH LLC A DIVISION OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED 4185467, LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN. WASHOE COUNTY NEVADA FARR WEST ENGINEERING 5510 LONGLEY LANE RENO NV, 89511 (775) 851-4788 JOB NO: 2046 DRAWN BY: KK DWG NO: 0001 DATE: 2021.03.24 CHK'D BY: JO SHEET: 1 OF 2
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FILE SPEC: P:\Client Projects\Cliff Bros Ranch, LLC 656\Franktown Road Parcel Map - Water Rights 2046\6.0 Survey\6.1 Mapping\6.1.2 Dwg\2046_PARCEL_MAP_9-7-21.dwg
 PLOT DATE: Sep 10, 2021 - 10:04am



CURVE	RADIUS	DELTA	LENGTH
C1	36.47	94°32'47"	60.18'

LINE	DISTANCE	BEARING
L1	33.15'	N87°26'50"E
L2	35.61'	S74°27'06"E
L3	82.24'	S59°27'07"E
L4	49.43'	N67°34'31"E
L5	39.04'	S70°14'23"E
L6	18.69'	N57°26'38"E
L7	49.73'	N89°05'47"E
L8	19.86'	N34°01'58"E
L9	69.78'	S64°47'26"E
L10	116.06'	S84°54'20"E
L11	24.50'	S11°05'09"E
L12	40.34'	S65°12'16"E
L13	31.69'	N89°14'37"E
L14	19.70'	S21°01'24"E
L15	94.15'	S74°35'03"E
L16	42.89'	S24°23'30"W
L17	69.32'	S55°17'14"E
L18	90.99'	S19°54'17"W
L19	86.67'	S45°11'25"E
L20	117.88'	S11°18'53"W
L21	60.83'	S30°10'42"W
L22	132.26'	S45°12'52"W
L23	101.59'	S58°51'55"E
L24	60.86'	S14°52'31"W
L25	110.60'	S18°26'34"E
L26	102.20'	S08°11'56"W
L27	116.87'	S37°21'51"E
L28	75.66'	S22°57'13"E
L29	24.60'	S84°41'17"E
L30	60.43'	S26°39'50"E
L31	30.24'	S06°20'35"W
L32	80.83'	S79°59'35"E
L33	25.66'	N88°34'23"E
L34	46.74'	S16°59'21"E
L35	49.39'	S01°44'47"E
L36	45.57'	S12°23'47"E
L37	52.17'	S49°08'56"E
L38	142.80'	S43°40'08"E
L39	23.24'	S49°53'41"E
L40	28.08'	S70°02'50"E
L41	65.62'	N52°13'49"E
L42	38.16'	S81°45'49"E
L43	27.17'	S61°50'16"E
L44	25.65'	N54°46'41"E
L45	59.43'	N82°42'53"E
L46	27.00'	S77°14'49"E
L47	32.29'	N84°21'05"E
L48	20.01'	N59°45'36"E
L49	101.34'	N74°13'11"E
L50	28.81'	N79°51'58"E
L51	94.81'	S82°21'27"E
L52	115.93'	S69°11'55"E
L53	28.59'	N87°19'21"E
L54	151.15'	S84°49'40"E
L55	108.94'	N80°27'35"E
L56	97.65'	N87°27'34"E
L57	102.20'	N82°02'41"E
L58	163.46'	S16°46'31"W
L59	174.29'	S58°15'03"E
L60	49.73'	N86°53'38"E
L61	135.86'	N70°20'00"E
L62	122.85'	N78°39'54"E
L63	96.76'	N89°22'14"E

LEGEND:

- GRAPHIC BORDER
- PARCEL LINES
- ADJACENT PROPERTY
- RIGHT OF WAY
- EASEMENTS AS NOTED
- EASEMENT CENTERLINE
- BOUNDARY TIES

- FOUND AND ACCEPTED SECTION CORNER - BUREAU OF LAND MANAGEMENT BRASS CAP
- FOUND AND ACCEPTED 1/4 SECTION - BUREAU OF LAND MANAGEMENT BRASS CAP
- FOUND 5/8" REBAR WITH TAG STAMPED "LS 886"
- FOUND 5/8" REBAR CAP STAMPED "PLS3922"
- SET 5/8" REBAR & CAP STAMPED "REIMER PLS 13869"
- DIMENSION POINT - NOTHING FOUND OR SET
- WASHOE COUNTY GPS MONUMENT AS NOTED

GENERAL NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL STREETS, 7.5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 15 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- PUBLIC UTILITY & CABLE EASEMENTS ARE 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 EXCLUSIVE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION, AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION.
- ANY FURTHER DIVISION OF PARCELS 1 AND 2 MAY BE SUBJECT TO THE IMPOSITION OF SUBDIVISION IMPROVEMENT STANDARDS AS MAY BE LEGALLY IMPOSED AT THE TIME.
- THE PROPERTY SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE "A" AND "X", AS SHOWN ON FIRM MAP 32031C3350G DATED MARCH 16, 2009.
- ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN HEREON WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED, AT NO COST TO THE COUNTY, TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE COUNTY COMMISSION AND IN EFFECT AT SUCH TIME AS THE ROADS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

REFERENCES:

- (R1) RECORD DATA ACCORDING TO THE OFFICIAL PLAT 1351, FILED AS DOCUMENT NO. 269734 ON DECEMBER 21, 1972 FOR WASHOE COUNTY
- (R2) RECORD DATA ACCORDING TO THE PARCEL MAP 321, FILED AS DOCUMENT NO. 426163 ON SEPTEMBER 16, 1976 FOR WASHOE COUNTY
- (R3) RECORD DATA ACCORDING TO THE PARCEL MAP 1129, FILED AS DOCUMENT NO. 684061 ON JULY 23, 1980 FOR WASHOE COUNTY
- (R4) RECORD DATA ACCORDING TO THE PARCEL MAP 2260, FILED AS DOCUMENT NO. 1240461 ON APRIL 20, 1988 FOR WASHOE COUNTY
- (R5) RECORD DATA ACCORDING TO THE RECORD OF SURVEY 5542, FILED AS DOCUMENT NO. 4318971 ON JANUARY 21, 2014 FOR WASHOE COUNTY

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS) THE BEARING BETWEEN GPS REFERENCE STATION "RNW RENO" - N745M01028 AND "RSTEAD" - N225M01037 IS TAKEN AS NORTH 01°54'46" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR=1.000197939.

AREA SUMMARY:
 PARCEL 1 = 41.05 ACRES±
 PARCEL 2 = 16.68 ACRES±
 TOTAL AREA = 57.73 ACRES±

PARCEL MAP FOR CLIFF BROS RANCH LLC

A DIVISION OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED 4185467, LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

WASHOE COUNTY NEVADA

FARR WEST ENGINEERING

5510 LONGLEY LANE
 RENO NV, 89511
 (775) 851-4788

JOB NO: 2046	DRAWN BY: KK	DWG NO: 0001
DATE: 2021.09.08	CHK'D BY: JO	SHEET: 2 OF 2

Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
05544101	Active	6/9/2021 1:38:27 AM

Current Owner:
CLIFF BROS RANCH LLC

5545 FRANKTOWN RD
WASHOE VALLEY, NV 89704

SITUS:
5545 FRANKTOWN RD
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$1,689.71	\$1,689.71	\$0.00	\$0.00	\$0.00
2019	\$1,668.19	\$1,668.19	\$0.00	\$0.00	\$0.00
2018	\$475.41	\$475.41	\$0.00	\$0.00	\$0.00
2018	\$738.29	\$738.29	\$0.00	\$0.00	\$0.00
2017	\$1,308.84	\$1,308.84	\$0.00	\$0.00	\$0.00
2016	\$1,575.91	\$1,575.91	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



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

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