



Parcel Map Review Committee Staff Report

Meeting Date: July 14, 2022

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM22-0008 (Rasmussen Parcel Map)

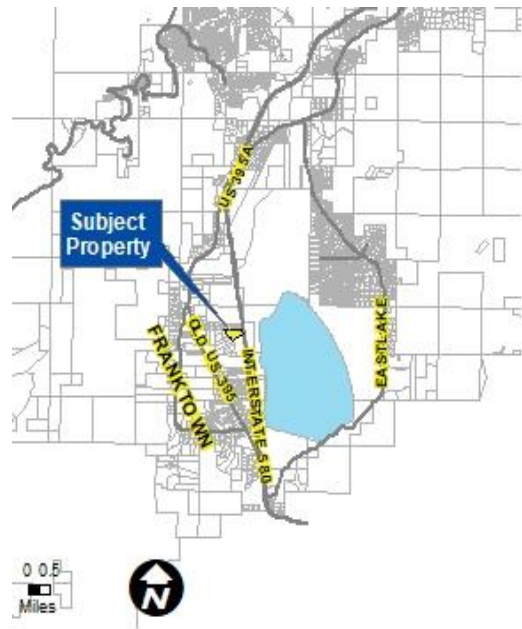
BRIEF SUMMARY OF REQUEST: Division of a parcel of land into four parcels of land

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 37.92-acre parcel into four parcels of 22.56 acres, 5.92 acres, 5.97 acres and 5.0 acres.

Applicant/Property Owner:	Elaine Rasmussen
Location:	At end of William Brent Road
APN:	055-083-16
Parcel Size:	37.92 acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	88% High Density Rural (HDR) & 12% 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 WTPM22-0008 for Elaine Rasmussen, 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).

(Motion with Findings on Page 9)

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Project Application Exhibit C

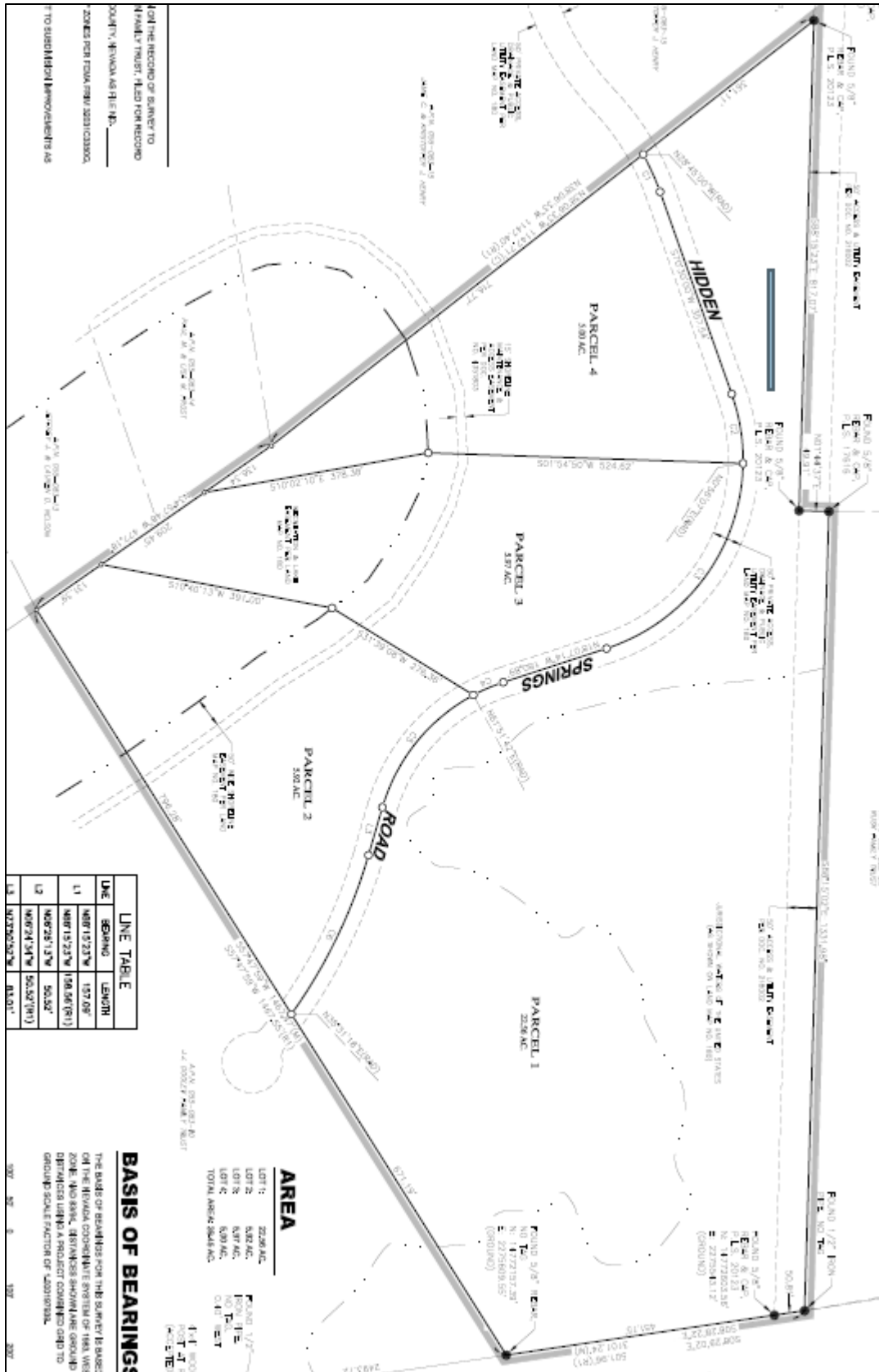
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 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 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 22 months from the date of approval and record the map 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 WTPM22-0008 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan



Vicinity Map

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	South Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	88% High Density Rural (HDR) & 12% General Rural (GR)
Maximum Lot Potential	13 parcels
Number of Lots on Parcel Map	4 parcels
Minimum Lot Size Required	2 acres (minimum lot size for HDR)
Minimum Lot Size on Parcel Map	5 acres
Minimum Lot Width Required	150 feet
Minimum Lot Width on Parcel Map	361 feet
Development Suitability Map	Most suitable for development for HDR portion and potential flood hazard & potential wetlands for GR portion

Hydrographic Basin	Washoe Valley Hydrographic Basin
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The tentative parcel map meets all minimum requirements for the portion with High Density Rural (HDR) regulatory zoning. The 4 acre portion with General Rural (GR) regulatory zoning does not meet the minimum lot size of 40 acres.

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

Development Information

The 37 acre parcel is not developed and is approximately 33 acres of High Density Rural (HDR) and 4 acres of General Rural (GR) regulatory zoning. The setbacks for HDR are 30 ft from the front and rear yard property lines and 15 ft from the side yard property lines. The 4 acre GR zoned area is located in the far northeast corner of the parcel and will be included in the proposed 22.56 acre parcel.

The parcel was originally 40.5 acres. However, a Boundary Line Adjustment (BLA) permit (WBLA22-0007) was submitted and 2.65 acres are proposed to be removed. At this time the BLA permit has not been approved, however the conditions of approval required that the BLA be completed before the parcel map application can be completed. The removed acreage will be located in the northern portion of the parcel where William Brent Road is located and will be included in the parcel to the north (APN: 005-083-17), to create an 11.12 acre parcel (see the vicinity map on page 5).

South Valleys Area Plan Modifiers

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

Section 110.210.05 Water Rights Dedication Requirements.

- (a) Washoe Valley Hydrographic Basin. 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.

Staff Comment: Washoe County Engineering has reviewed the permit and provided conditions approval to address this requirement.

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 24.1	Protection and Enhancement of Groundwater Recharge; Water Resources & Land Use; Water Resource Commitments; Groundwater Resource Development & Management of Water Quality	Yes	Yes

SV 24.7	Water rights shall be dedicated to Washoe County	Yes	Yes
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Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDF - Endangered	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV Department of Agriculture	X			
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washocounty.gov
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Resource Planning	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			

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:
 - (i) 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.*

- (ii) 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: Water service will be provided by individual wells on each parcel. Washoe County Engineering has reviewed the permit and provide conditions to address availability of water.*
- (iii) The availability and accessibility of utilities.
- Staff Comment: The existing and proposed lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcels. NV Energy will provide electric service and septic systems will be required for each lot.*
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. Additional, when future development occurs the availability and accessibility of public services will be reviewed and will be addressed.*
- (v) 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. The 4 acre portion of the parcel that is GR zoned does not meet minimum lots size of 40 acres required for GR. However, the 4 acers will be required to meet setbacks per Washoe County Development Code.*
- (vi) 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.*
- (vii) 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 denial was received, no recommendation for new streets or highways to serve the parcel map was received.*
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- Staff Comment: The 4 acre GR zoned portion of the parcel is designated in the flood zone and wetlands area. The application is proposing to include this area in the larger proposed 22.5 acre parcel. Additionally, the application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.*
- (ix) 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 recommended conditions of approval from the reviewing agencies have been included with the staff report.*
- (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

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

- (xi) 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.

- (xii) Recreation and trail easements.

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

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM22-0008 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

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 WTPM22-0008 for Elaine Rasmussen, 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:
 - (i) 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.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
 - (iii) The availability and accessibility of utilities.
 - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 - (v) Conformity with the zoning ordinances and master plan.
 - (vi) General conformity with the governing body's master plan of streets and highways.
 - (vii) 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.
 - (viii) Physical characteristics of the land such as floodplain, slope and soil.
 - (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
 - (x) 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.
 - (xi) Community antenna television (CATV) conduit and pull wire.
 - (xii) 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/ Property Owner: Elaine Rasmussen
605 William Brent Rd.,
Washoe Valley, NV 89704

Consultant: Lumos & Associates
jgomez@lumosinc.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0008

The tentative parcel map approved under Parcel Map Case Number WTPM22-0008 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on July 14, 2022. 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 Name – Julee Olander, Planner, 775.328.3627, jolander@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. WTPM22-0008 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.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; 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.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. Complete WBLA22-0007 permit process before parcel map WTPM21-0008 is recorded.

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 Name – 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 a section corner tie.
- c. Add a bar scale.
- d. Dash all lines that are not a part of the division.
- e. Complete the Surveyor's Certificate.
- f. Add a Water Rights Dedication Certificate.
- g. Add the FEMA floodplains to the map.
- h. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- i. All boundary corners must be set.
- j. Place a note on the map stating that the natural drainage will not be impeded.
- k. 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.
- l. Add a Security Interest Holder's Certificate to the map if applicable.
- m. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
- n. 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 Health District

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

Contact Name – James English, 775.328.2610, jenglish@washoecounty.gov

- a. WCHD notes the proposed parcels will be served by individual domestic wells and individuals onsite sewage disposal systems.
- b. Based on the necessary requirements and setbacks for onsite well and sewage disposal systems, proposed parcels 2, 3 and 4 will have limited building envelopes for future development.

- c. Prior to the approval and signing of the parcel map, the applicant must apply for test trench permits with the WCHD and complete the trenches.

Washoe County Water Management Planner Coordinator

4. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Timber Weiss, 775.328.3699, tweiss@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 3 newly created parcels which will require the relinquishment of 6.00 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.
- h. Please email a copy of the approved Affidavit of Relinquishment for Domestic Wells to tweiss@washoecounty.gov prior to the signing of the parcel map.

*** 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: June 6, 2022
TO: Julee Olander, Planner - Department of Community Services
FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division
SUBJECT: Parcel Map for: RASMUSSEN FAMILY TRUST
Parcel Map Case No.: WTPM22-0008
APN: 055-083-16
Review Date: 5/16/2022

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 a section corner tie.
3. Add a bar scale.
4. Dash all lines that are not a part of the division.
5. Complete the Surveyor’s Certificate.
6. Add a Water Rights Dedication Certificate.
7. Add the FEMA floodplains to the map.
8. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
9. All boundary corners must be set.
10. Place a note on the map stating that the natural drainage will not be impeded.
11. 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.
12. Add a Security Interest Holder’s Certificate to the map if applicable.



Memo to: Julee Olander, Planner
Subject: Parcel Map Case No.: WTPM22-0008
Date: June 6, 2022
Page: 2

13. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
14. 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."

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WTPM22-0008 (Rasmussen Parcel Map) Conditions of Approval
Date: Monday, May 23, 2022 8:50:29 AM
Attachments: [image001.png](#)

Good Morning Julee,

We have no specific comments on this request beyond adopted codes and amendments.

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpr.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: [Olander, Julee](#)
Subject: Parks Comments Re: WTPM22-0008
Date: Friday, May 27, 2022 9:45:58 AM
Attachments: [Outlook-d2o1o3vy.png](#)
[Outlook-4b5dtdqg.png](#)
[Outlook-vycuq3ar.png](#)
[Outlook-ljmgz42x.png](#)
[Outlook-3bjwuijv.png](#)

Hi Julee,

I've reviewed WTPM22-0008 (Rasmussen Parcel Map) on behalf of Washoe County Regional Parks and Open Space and have no comment or conditions.

Have a great weekend,



[Sophia Kirschenman](#)

Park Planner | Community Services Department

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th Street
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

May 26, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM22-0008 (Rasmussen Parcel Map)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 37.92-acre parcel into four parcels: one 22.56 acres, parcel two 5.92 acres, parcel three 5.97 acres and parcel four 5.0 acres.

The property is located at the end of William Brent Road, Washoe Valley
Assessor's Parcel Number: 055-083-16.

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.*



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

1001 E. 9th Street
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

- 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 created parcels and one existing or remains thereof. This parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 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.
- 8) Please email a copy of the approved Affidavit of Relinquishment for Domestic Wells to tweiss@washoecounty.gov prior to the signing of the parcel map.

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

June 7, 2022

Washoe County Community Services
Planning and Development Division

RE: Rasmussen Parcel Map; 055-083-16
Tentative Parcel Map; WTPM22-0008

Dear Washoe County Staff:

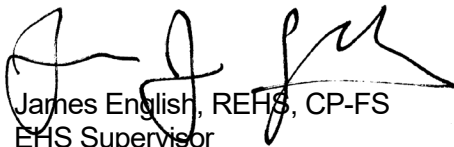
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD notes the proposed parcels will be served by individual domestic wells and individuals onsite sewage disposal systems.
- b) Condition #2: Based on the necessary requirements and setbacks for onsite well and sewage disposal systems, proposed parcels 2, 3 and 4 will have limited building envelopes for future development.
- c) Condition #3: Prior to the approval and signing of the parcel map, the applicant must apply for test trench permits with the WCHD and complete the trenches.

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
Washoe County Health District

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by
the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.



Professional Land Surveyor

Property Owner Affidavit

Applicant Name: Etaine C. Rasmussen, Trustee of Rasmussen Family Trust

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, ELAINE RASMUSSEN
(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): A.P.N. 055-083-16

Printed Name ELAINE RASMUSSEN

Signed Elaine Rasmussen

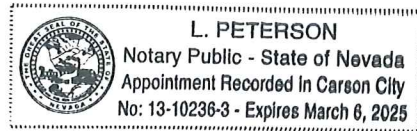
Address 605 William Brent Rd
Washoe Valley, NV

Subscribed and sworn to before me this 10th day of February, 2022.

L. Peterson
Notary Public in and for said county and state

My commission expires: 3/6/25

(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

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: Rasmussen Parcel Map			
Project Description: Create four(4) parcels from the original 37.92 acre parcel recording concurrently herewith (Rasmussen BLA)			
Project Address: 0 William Brent Road			
Project Area (acres or square feet): 37.92			
Project Location (with point of reference to major cross streets AND area locator): William Brent Road, Hidden Springs Road & Interstate 580 South			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-083-16	37.92		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). BLA Submitted the same day as this, case number unknown.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Elaine Rasmussen		Name: Lumos & Associates	
Address: 605 William Brent Road		Address: 9222 Prototype Drive	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775.827.6111	Fax:
Email:		Email: jgomez@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: John Gomez	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Dina Schnurbusch	
Address:		Address: 9222 Prototype Drive	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775.827.6111	Fax:
Email:		Email: dschnurbusch@lumosinc.com	
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):	

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)?

Located at William Brent Road & Nikki Lane

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-083-16	600 (Agricultural qualified)	37.92

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

There are no structures on this site, there is a small lake or pond

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	21.02	5.92	5.97	5.00
Proposed Minimum Lot Width				

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				
Proposed Zoning Area				

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

Yes
 No

6. Utilities:

a. Sewer Service	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	Individual wells for each parcel	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input 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
------------------------------	--

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

--

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

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

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

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?

There are no private roads proposed, these parcels will be served by Hidden Springs Road		
--	--	--

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No		
----	--	--

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

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?

--

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RASMUSSEN FAMILY TRUST ARE THE OWNERS OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORRATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278, THE PUBLIC UTILITY EASEMENTS, AND ACCESS EASEMENTS SHOWN AND DESCRIBED BY NOTE ARE HEREBY GRANTED TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER.

RASMUSSEN FAMILY TRUST

BY: ELAINE C. RASMUSSEN _____ DATE _____
ITS: TRUSTEE

STATE OF _____ }
COUNTY OF _____ } SS:

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ELAINE C. RASMUSSEN, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO HAS BEEN DULY SWORN AND HAS REQUESTED THAT I AFFIX MY SEAL AND SIGNATURE TO THE INSTRUMENT BY HER SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

DIRECTOR OF PLANNING & 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 HEREON BY THIS REFERENCE AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORRATION OF THIS MAP.

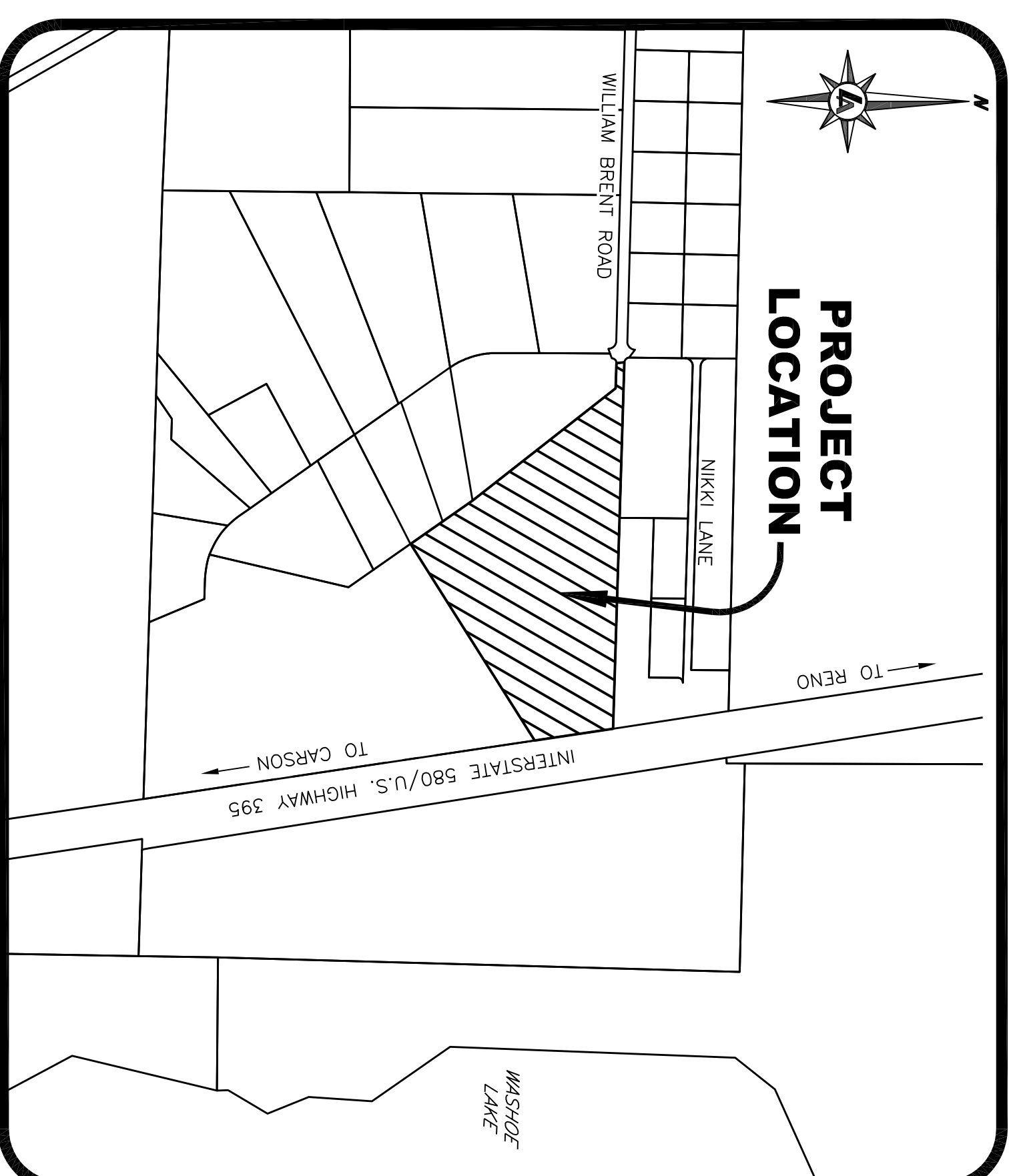
THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4726.

BY: MOJIRA HAUENSTEIN _____ DATE _____
ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ELAINE C. RASMUSSEN, TRUSTEE OF THE SECOND AMENDMENT AND RESTATED RASMUSSEN FAMILY TRUST AGREEMENT, DATED NOVEMBER 23, 1992, OWNER OF RECORD AND INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED _____, 20____, FOR THE BENEFIT FOR THE CITY, COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

STEWART TITLE COMPANY _____ DATE _____
BY: _____
ITS: _____



VICINITY MAP
NOT TO SCALE

UTILITY COMPANY CERTIFICATES

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

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY _____ DATE _____

BY: _____

ITS: _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____

BY: _____

ITS: _____

CHARTER COMMUNICATIONS _____ DATE _____

BY: _____

ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA _____ DATE _____

BY: _____

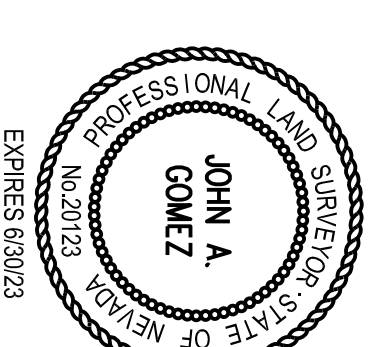
ITS: _____

SURVEYOR'S CERTIFICATE

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE RASMUSSEN FAMILY TRUST.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 11, T. 18N, R. 18E, M.D.M., AND THE SURVEY WAS COMPLETED ON _____.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN A. GOMEZ, P.L.S. 20123 _____



DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON 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 PAID PURSUANT TO NRS 361A.265.

A.P.N. NO. 065-083-16

TAMMI DAVIS _____ DATE _____
WASHOE COUNTY TREASURER

PARCEL MAP

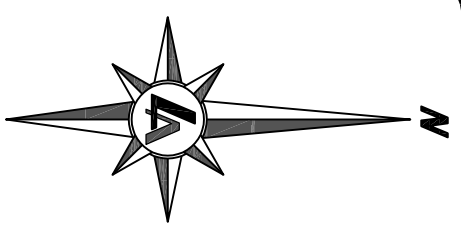
RASMUSSEN FAMILY TRUST

FOR
BEING A SUBDIVISION OF ADJUSTED PARCEL NO. 101
OF RECORD IN THE PUBLIC RECORDS OF THE
SITUATE WITHIN A PORTION OF
SECTION 11, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.A.M.,
WASHOE COUNTY, NEVADA.

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111
LUMOSINC.COM

Drawn By: DMS
Sheet: 1 of 2
Job No.: 10594.000
Drawing No.: 10594000PH

NEVADA



WILLIAM BRENT ROAD

NIKKI LANE

FOUND 1/2" REBAR
NO TAG IN MONUMENT
WSOWM 560
N: 1477232.61
E: 2272168.54

FOUND 5/8" REBAR & CAP,
P.L.S. 2170

FOUND 5/8" REBAR & CAP,
P.L.S. 20123

FOUND 5/8" REBAR & CAP,
P.L.S. 17616

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E: 2272168.54

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P.L.S. 20123

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P.L.S. 20123

LAKE VISTA ROAD

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P.L.S. 20123

FOUND 5/8" REBAR & CAP,
P.L.S. 20123

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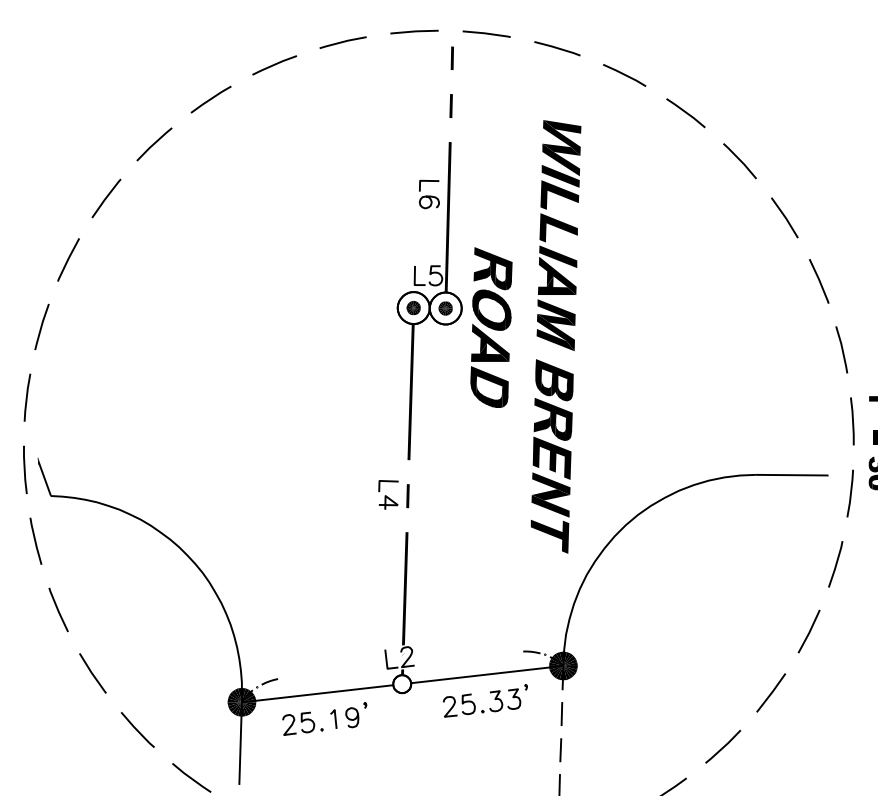
FOUND 5/8" REBAR & CAP,
P.L.S. 20123

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P.L.S. 20123

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P.L.S. 20123

FOUND 5/8" REBAR & CAP,
P.L.S. 20123

DETAIL
1" = 30'



NOTES

- 1) THIS MAP IS A DIVISION OF ADJUSTED PARCEL, 101 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR THE RASMUSSEN FAMILY TRUST, FILED FOR RECORD IN THE OFFICE OF RECORDER, WASHOE COUNTY, NEVADA AS FILE NO. _____
- 2) THE PARCELS SHOWN LIE WITHIN THE UNSHADED "X" AND "Y" ZONES PER FEMA FIRM 32031C3396G, DATED MARCH 16, 2009.
- 3) ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

REFERENCES

- (R1) RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR R.W. ASSOCIATES AND THE RASMUSSEN FAMILY TRUST FILED FOR RECORD MARCH 19, 2002 AS FILE NO. 2865198 & RECORD OF SURVEY MAP NO. 4051.
- (R2) RECORD OF SURVEY FOR BERNARD B. & ELAINE C. RASMUSSEN FILED FOR RECORD DECEMBER 18, 2009 AS FILE NO. 3831698 & RECORD OF SURVEY MAP NO. 5206.
- (R3) FINAL MAP OF DIVISION OF LAND INTO LARGE PARCELS FOR R.W. GEORGE ASSOCIATES FILED FOR RECORD MARCH 8, 1999 AS FILE NO. 2314839 & LAND MAP NO. 180.

LEGEND

- FOUND CENTERLINE MONUMENT PER (R2)
- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 20123
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- PROJECT BOUNDARY
- - - EASEMENTS
- ADJOINING PROPERTY LINES

AREA

LINE	BEARING	LENGTH
L1	N88°15'23"W	157.09'
L2	N06°26'13"W	50.52'
L3	N23°50'52"W	83.01'
L4	N88°14'53"W	58.76'(R2)
L5	N00°49'05"E	5.00'(R2)
L6	N88°29'51"W	999.27'(R2)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	91°5'00"	425.00'	68.61'
C2	20°26'07"	330.12'	117.74'
C3	70°56'39"	330.12'	408.76'
C4	100°1'04"	309.76'	54.16'
C5	45°42'34"	309.76'	247.12'
C6	19°22'10"	875.00'	295.80'

PARCEL MAP

FOR

RASMUSSEN FAMILY TRUST

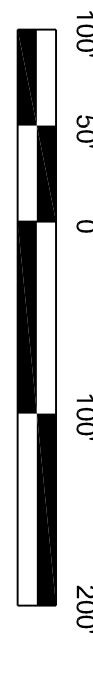
BEING A SUBDIVISION OF ADJUSTED PARCEL NO. 101
OF REBUILT WITHIN A PORTION OF
SECTION 11, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.M.M.
WASHOE COUNTY
NEVADA

LUMOS & ASSOCIATES

9222 PROTOTYPE DRIVE
RENO, NEVADA 89821
TEL: (775) 827-6111
JOB NO.: 10594.000
DRAWING NO.: 10594000PH

BASIS OF BEARINGS

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



SCALE: 1"=100'