



# Parcel Map Review Committee Staff Report

Meeting Date: December 8, 2022

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM22-0019 (Silver Sky Ranch, LLC)

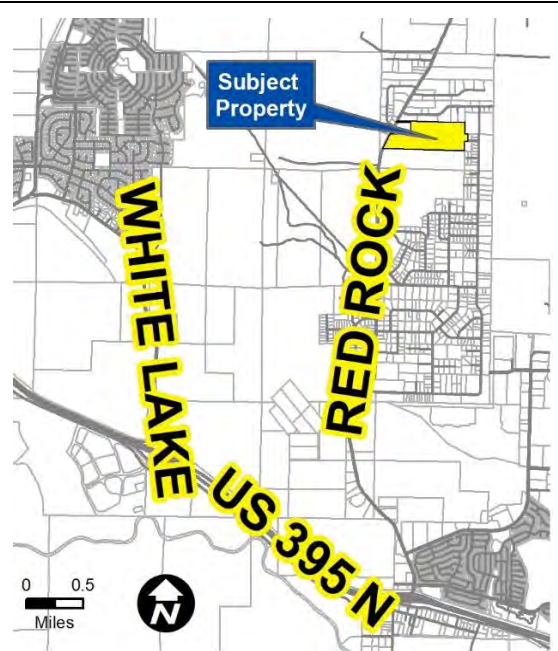
BRIEF SUMMARY OF REQUEST: Division of a parcel of land into two parcels of land

STAFF PLANNER: Katy Stark, Planner  
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 91.11-acre parcel into two parcels of 89.91 acres and 1.19 acres.

Applicant/Owner: Silver Sky Ranch, LLC  
Location: 10235 White Owl Dr.  
APN: 086-250-80  
Parcel Size: 91.11 acres  
Master Plan: Suburban Residential  
Regulatory Zone: Low Density Suburban (LDS)  
Area Plan: North Valleys (NV)  
Development Code: Authorized in Article 606, Parcel Maps  
Commission District: 5 – Commissioner Herman



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 WTPM22-0019 for Silver Sky 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).

*(Motion with Findings on Pages 8)*

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**Exhibits Contents**

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Agency Comments..... Exhibit B  
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Proposed Parcel D2 – Setbacks ..... Exhibit D

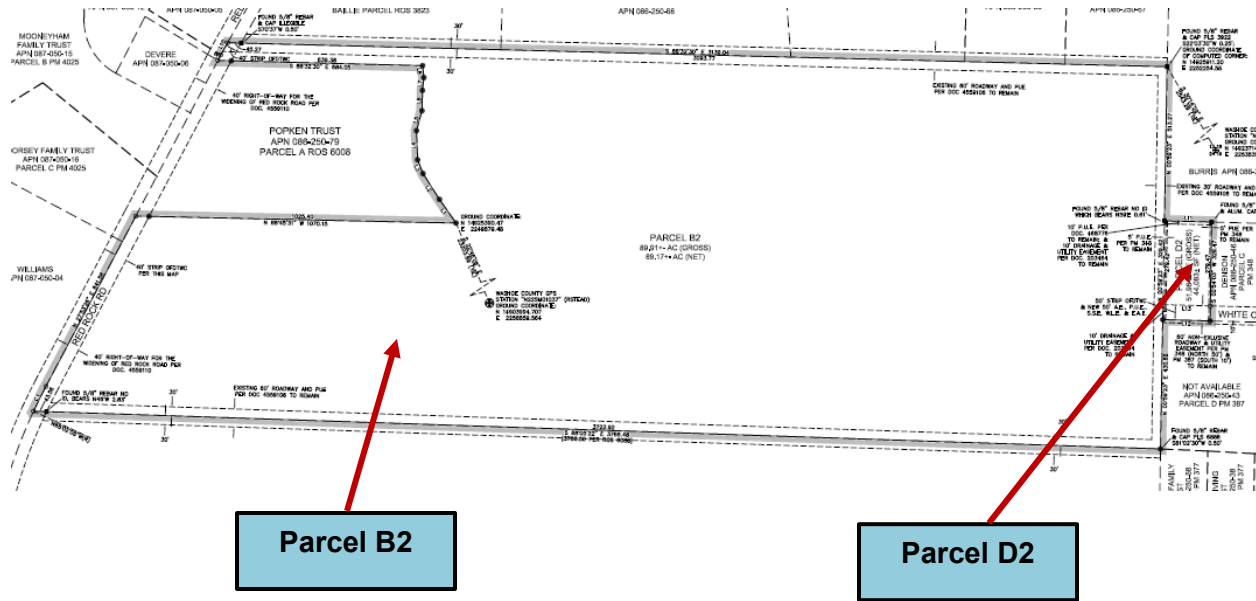
## **Parcel Map**

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 WTPM22-0019 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	North Valleys
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Low Density Suburban (LDS)
Maximum Lot Potential	91
Number of Lots on Parcel Map	2
Minimum Lot Size Required	35,000 sq. ft.
Minimum Lot Size on Parcel Map	51,984 sq. ft.
Minimum Lot Width Required	120 ft.
Minimum Lot Width on Parcel Map	157 ft.
Development Suitability Map	Most Suitable for Development & small portions of Slopes Greater Than 15%
Hydrographic Basin	Lemmon Valley Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the Low Density Suburban (LDS) regulatory zone.

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 subject parcel is developed with a single-family house on the portion of the property that is designated as parcel D2. The required setbacks for the Low Density Suburban (LDS) regulatory zone are 30 ft. from the front and rear yard property lines

and 12 ft. from the side yard property lines. Proposed parcel D2 has a 50-foot access easement running along the southern portion of the parcel. See image below. WCC Section 110.406.05(1) states that when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure. The front-yard building setback for proposed parcel D2 is calculated from the edge of the 50-foot access easement. The single-family dwelling on this parcel will meet the above-mentioned LDS setbacks.



**Access easement along the southern portion of proposed parcel D2**

Proposed parcel B2 is 89.91 acres and has more than adequate land available for any future home to meet the LDS building setbacks. The majority of the parcel is designated as “Most Suitable” for development on the North Valleys Development Suitability map within the North Valleys Area Plan. Small portions of the parcel show “Slopes Greater than 15%” on the development suitability map. There is plenty of “Most Suitable” land available for development.

### **North Valleys Area Plan Modifiers**

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

**Section 110.208.35(a)** – Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

This project application has been reviewed by Washoe County Water Rights, and condition 4.b. in Exhibit A requires appropriate water rights and will serve letters.

**Section 110.208.40(a)** – All parcel maps and subdivision maps in the Low Density Suburban (LDS: max. 1 du/ac) and greater density land use designations (i.e. regulatory zones), and common open space development subdivisions creating net densities greater than one dwelling per acre, shall require either the installation of dry-line sanitary sewer laterals from the edge of

the subdivision boundary to each new residence, or installation of Advanced Environmental Denitrification Treatment (AEDT), onsite sewage disposal systems as approved by Nevada Division of Environmental Protection, Washoe County District Health Department and Washoe County Utility Services Division. Use of AEDT systems require provisions for long-term maintenance as part of the subdivision approval.

This project application has been reviewed by the Washoe County Health District, Environmental Health Services (EHS). The conditions provided by EHS are included in condition 3.a. of Exhibit A. These conditions will ensure appropriate septic system review by EHS.

### **North Valleys Area Plan Evaluation**

The subject parcel is located within the North Valleys Area Plan in the Silver Knolls Suburban Character Management Area (SCMA). Staff did not find any policies pertinent to this proposed parcel map in the North Valleys Area Plan.

### **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
NDOW (Wildlife)	X			
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Marc Bello, mbello@washoecounty.gov
WCHD EMS	X			
WCHD Environmental Health	X	X	X	Wesley Rubio, wrubio@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Truckee Meadows Regional Planning	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@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:
  - (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 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. Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A.*
  - (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 will be supplied by a well for proposed parcel D2 and by Truckee Meadows Water Authority (TMWA) for proposed parcel B2. Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions to ensure appropriate domestic well (and water line) review and appropriate documentation and a will serve letter for TMWA.*
  - (iii) The availability and accessibility of utilities.  
*Staff Comment: Proposed lot D2 will be served by an individual well and septic. Proposed lot B2 will be served by TMWA and public sewer. Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A. Power will be provided through NV Energy.*
  - (iv) 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 North Valleys Planning Area.*
  - (v) 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.*
  - (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 no recommendation for new streets or highways was received.*
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- Staff Comment: The subject parcel is designated as "Most Suitable" for development, having smaller portions with "Slopes Greater than 15%" in the North Valleys Development Suitability map. One of the proposed parcels is already developed, and the other proposed parcel has plenty of buildable space.*
- (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 Truckee Meadows Fire Protection District, 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 Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.*

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM22-0019 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 WTPM22-0019 for Silver Sky 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:



- (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/Owner: Silver Sky Ranch, LLC, Attn: Bob Lissner  
rlissner@gmail.com

Consultant: Summit Engineering Corp., Attn: Ryan Cook  
ryan@summitnv.com



# Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0019

The tentative parcel map approved under Parcel Map Case Number WTPM22-0019 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 8, 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 – 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. WTPM22-0019 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 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 Name – Matthew Philumalee, PLS, 775.328.2315,  
[mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the following note to the final map; “For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.”
- c. All boundary corners must be set.
- d. Place a note on the map stating that the natural drainage will not be impeded.
- e. Add a Security Interest Holder’s Certificate to the map if applicable.
- f. 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, Environmental Health Services**

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

**Contact Name – Wesley Rubio, MPH, REHS, EHS Supervisor, 775.900.7240,  
[wrubio@washoecounty.gov](mailto:wrubio@washoecounty.gov)**

- a. The WCHD-EHS has the following requirements prior to any approval and/or final signature for the Parcel Map:
  - i. Provide a document (either electronic or paper) that is an engineer scale with the exact location of the existing septic system (tank, current leach line, repair leach line), all easements, domestic well (and water line) for review.
    - 1. All items above must meet all required setbacks to complete the review and approve the Parcel Map for signature.
    - 2. Please see the District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation and Regulations Governing Well Construction for all setbacks and specific requirements.
  - ii. Since the remaining parcel is proposed to be 89+ acres, a test trench will not be required.

**Washoe County Water Rights**

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

**Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. The applicant shall provide a record of good-faith application for TMWA annexation of the proposed parcel prior to signoff of the parcel map under WTPM22-0019.
- b. The Parcel Map shall contain TMWA's note: "With the development of each parcel and prior to the issuance of any building permit for said parcel, the owner shall dedicate water rights to the servicing utility sufficient to serve the development and shall provide the appropriate local government with a will serve letter."

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- 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  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

October 31, 2022

Washoe County Community Services  
Planning and Development Division

RE: Silver Sky Ranch LLC; APN 086-250-80  
Tentative Parcel Map; WTPM22-0019

Dear Washoe County Staff:

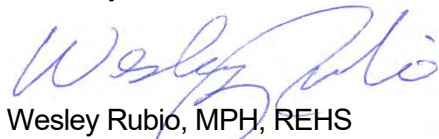
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Wesley Rubio - wrubio@washoecounty.us**

- a) The WCHD-EHS has the following requirements prior to any approval and/or final signature for the Parcel Map:
  - a. Provide a document (either electronic or paper) that is an engineer scale with the exact location of the existing septic system (tank, current leach line, repair leach line), all easements, domestic well (and water line) for review.
    - i. All items above must meet all required setbacks to complete the review and approve the Parcel Map for signature.
    - ii. Please see the District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation and Regulations Governing Well Construction for all setbacks and specific requirements.
  - b. Since the remaining parcel is proposed to be 89+ acres, a test trench will not be required.

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

Sincerely,



Wesley Rubio, MPH, REHS  
EHS Supervisor  
Environmental Health  
Washoe County Health District



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 27, 2022

TO: Katy Stark, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: Silver Sky Ranch  
Parcel Map Case No.: WTPM22-0019  
APN: 086-250-80  
Review Date: 10/17/2022

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 the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit."
3. All boundary corners must be set.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. Add a Security Interest Holder's Certificate to the map if applicable.
6. 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."



QUALITY  
PUBLIC SERVICE



INTEGRITY



EFFECTIVE  
COMMUNICATION

**From:** [Lemon, Brittany](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM22-0019 (Silver Sky Ranch LLC) Conditions of Approval  
**Date:** Monday, October 31, 2022 1:00:56 PM  
**Attachments:** [image001.png](#)

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Hi Katherine,

“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](mailto: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:** [Lowden, Joanne](#)  
**To:** [Stark, Katherine](#)  
**Subject:** WTPM22-0019 (Silver Sky Ranch LLC)  
**Date:** Tuesday, October 25, 2022 1:37:54 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Katy,

I reviewed #3 WTPM22-0019 (Silver Sky Ranch LLC) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



**Joanne Lowden**  
**Natural Resource Planner**  
**Community Services Department | Regional Parks and Open Space**  
[jlowden@washoecounty.us](mailto:jlowden@washoecounty.us) | Office: [775-328-2039](tel:775-328-2039)  
1001 E. Ninth St., Reno, NV 89512





## Washoe-Storey Conservation District

Bret Tyler Chairman  
Jim Shaffer Treasurer  
Cathy Carfield Storey app.  
Jean Herman Washoe app.

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

October 26, 2022

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM22-0019 Silver Sky Ranch LLC

Dear Katy,

In reviewing the parcel map dividing a 91 acre parcel into two 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 any questions call us at (775) 750 8272.

Sincerely,

Jim Shaffer



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

1001 E. 9<sup>th</sup> St.  
Reno, Nevada 89512  
Phone: (775) 328-3600  
Fax: (775) 328-3699

October 26, 2022

TO: Katy Stark, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM22-0019 (Silver Sky Ranch LLC)

**Project description:**

The applicant is proposing to approve a tentative parcel map dividing a 91.11-acre parcel into two parcels of 89.91 acres and 1.19 acres.

Project located at 10235 White Owl Dr., APN: 086-250-80.

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

Comments:

Recommend approval with the following conditions:

The applicant shall provide a record of good-faith application for TMWA annexation of the proposed parcel prior to signoff of the parcel map under WTPM22-0019.

The Parcel Map shall contain TMWA's note: "With the development of each parcel and prior to the issuance of any building permit for said parcel, the owner shall dedicate water rights to the servicing utility sufficient to serve the development and shall provide the appropriate local government with a will serve letter."

# Community Services Department

## Planning and Building

### TENTATIVE PARCEL MAP

(see page 6)

### PARCEL MAP WAIVER

(see page 11)

## APPLICATION



**Parcel Map for Silver Sky Ranch, LLC,  
a Nevada limited liability company;  
Tentative Parcel Map Application  
to Washoe County;**

**Prepared by:**

Ryan Cook, PLS, WRS, CFedS  
VP & Surveying Department Manager  
Summit Engineering Corp.  
5405 Mae Anne Avenue  
(775)787-4316  
Fax 747-8559  
www.summitnv.com

Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100



**October 10, 2022**

## 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.
  - N/A  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.
  - N/A  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.
  - N/A  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

10-10-2022

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR SILVER SKY RANCH, LLC, a Nevada limited liability company			
Project Description: DIVIDE PARCEL B OF BLA ROS 6008 RESULTING IN TWO LEGAL PARCELS ; NEW LINE BEING THE SAME AS THE ORIGINAL BOUNDARY PRIOR TO ROS 6008.			
Project Address: 10235 WHITE OWL DRIVE			
Project Area (acres or square feet): 91.11 ACRES			
Project Location (with point of reference to major cross streets AND area locator): SITE IS LOCATED BOTH AT THE WESTERLY TERMINUS OF WHITE OWL DR & ALONG RED ROCK RD AT PATHFINDER DR (S).			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
086-250-80	91.11 ACRES		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLA18-0012			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: SILVER SKY RANCH, LLC		Name: SUMMIT ENGINEERING CORP.	
Address: 4790 CAUGHLIN PRKWY, PMB 519		Address: 5405 MAE ANNE AVENUE	
RENO, NV	Zip: 89519	RENO, NV	Zip: 89523
Phone: 775-750-5537	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: rlissner@gmail.com		Email: ryan@summitnv.com	
Cell: 775-750-5537	Other:	Cell: 775-223-7432	Other:
Contact Person: BOB LISSNER		Contact Person: RYAN COOK, PLS	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: SILVER SKY RANCH, LLC		Name:	
Address: 4790 CAUGHLIN PRKWY, PMB 519		Address:	
RENO, NV	Zip: 89519		Zip:
Phone: 775-750-5537	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537	Other:	Cell:	Other:
Contact Person: BOB LISSNER		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# 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)?

SITE IS LOCATED BOTH AT THE WESTERLY TERMINUS OF WHITE OWL DR & ALONG RED ROCK RD AT PATHFINDER DR (S).

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
086-250-80	EXISTING SINGLE FAMILY RESIDENCE (PARCEL D2) AND VACANT LAND (PARCEL B2)	91.11

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

ONE EXISTING 1,583SF SINGLE FAMILY RESIDENCE (PARCEL D2) AND VACANT LAND (PARCEL B2)

3. What are the proposed lot standards?

	<i>GROSS</i>	<i>NET</i>	<i>GROSS</i>	<i>NET</i>
	Parcel <i>B2</i>	Parcel <i>B2</i>	Parcel <i>D2</i>	Parcel <i>D2</i>
Proposed Minimum Lot Area	89.91 ACRES	89.17 ACRES	51,984 SF	44,083 SF
Proposed Minimum Lot Width	661'	661'	157'	157'

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

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

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	EXISTING SEPTIC WITHIN PARCEL D2 & PROPOSED PUBLIC SEWER WITHIN PARCEL B2
b. Electrical Service/Generator	NV ENERGY
c. Water Service	EXISTING PRIVATE WELL WITHIN PARCEL D2 & PROPOSED TMWA WITHIN PARCEL B2

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	EXISTING PRIVATE WELL WITHIN PARCEL D2	
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	PROPOSED PUBLIC WATER (TMWA) WITHIN PARCEL B2



b. Available:

<input type="checkbox"/> Now	<input checked="" 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	EXISTING SEPTIC WITHIN PARCEL D2		
<input checked="" type="checkbox"/> Public system	Provider:	PROPOSED PUBLIC SEWER (RENO) WITHIN PARCEL B2	

b. Available:

<input type="checkbox"/> Now	<input checked="" 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 #	N/A	acre-feet per year	N/A
b. Certificate #	N/A	acre-feet per year	N/A
c. Surface Claim #	N/A	acre-feet per year	N/A
d. Other, #	N/A	acre-feet per year	N/A

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

N/A; REFER TO ATTACHED (ITEM 9 SUPPORTING INFO) 7/25/2022 EMAIL FROM VAHID BEHMARAM; ALSO REFER TO NOTES 2 & 10 ON THE MAP JURAT.
---

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 type="checkbox"/> Yes	<input checked="" 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.
------------------------------	--	---

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A
-----

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?

N/A
-----

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?

NO GRADING PROPOSED
---------------------

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A
-----

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

N/A
-----

28. Surveyor:

Name	SUMMIT ENGINEERING CORPORATION
Address	5405 MAE ANNE AVENUE, RENO NV 89523
Phone	775-787-4316
Cell	775-223-7432
E-mail	ryan@summitnv.com
Fax	775-747-8559
Nevada PLS #	15224



10235 WHITE OWL DR

APN: 086-250-80

Documents Tax Information

Permit/Accela Information Found (4)

Owner: SILVER SKY RANCH LLC

Corporate Area: WASHOE

Zip Code: 89508 Zip City: RENO

Tax District: 4000

Land use: 200

200: Single Family Residence

Land Zoning: LDS

Utility: Water: Well, Sewer: Septic

Square Ft.: 1583

Acreage: 91.110

Total Assessment: 97448

Bedrooms: 3

Baths: 2

Year Built: 1977

Subdivision: Not Available

Neighborhood: GDAF

[Check Parcel to Fire Station Distance \(5 miles\)](#)

[Related Parcel Information](#)

[Education District Information](#)

[FEMA Information](#)

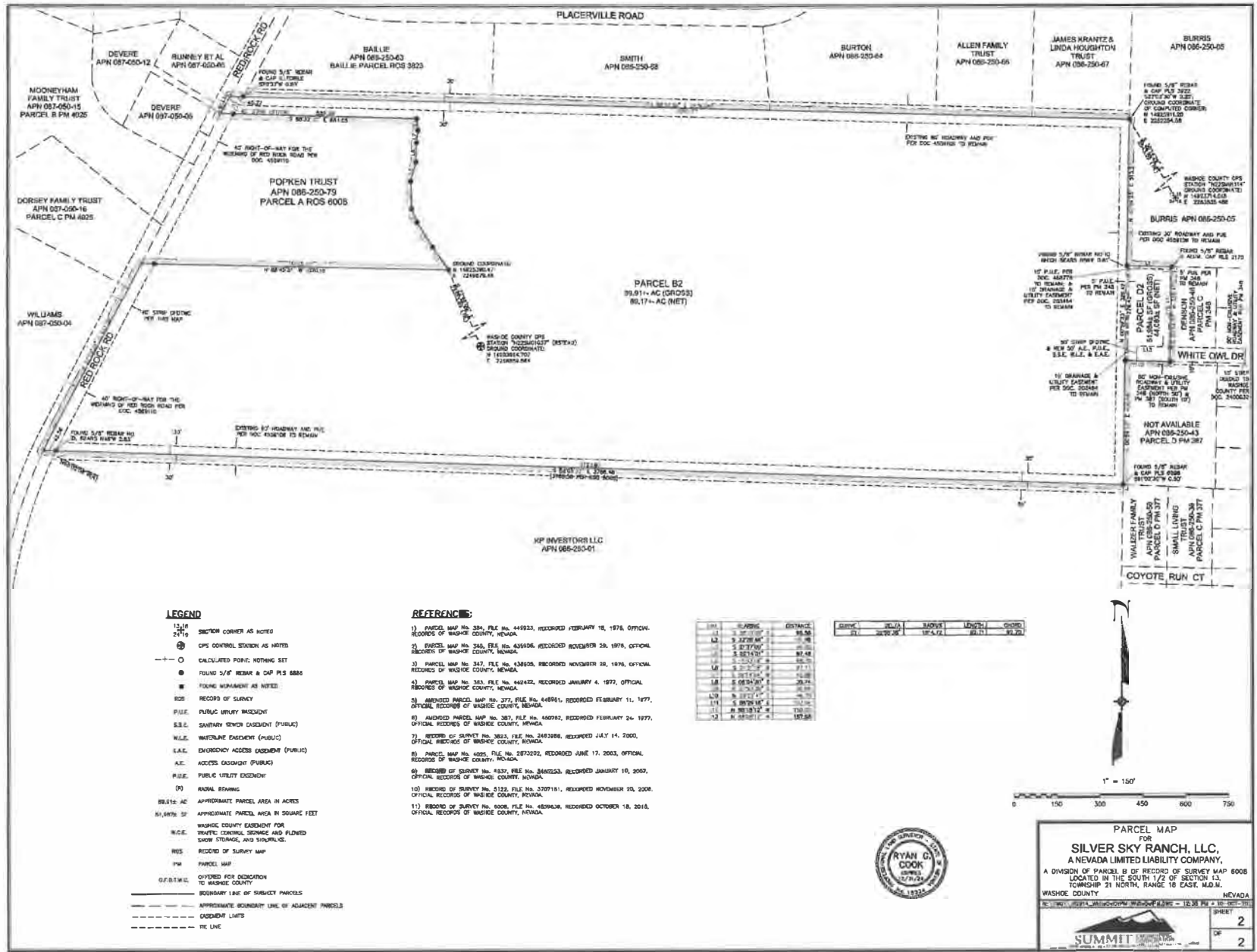
[Fire Related Information](#)

[Google Street View](#)

[Related Documents](#)

WHITE OWL DR



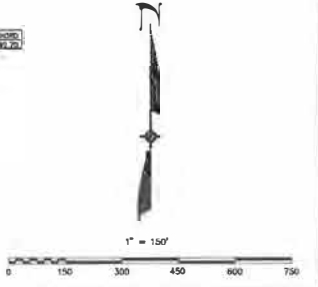


- LEGEND**
- 13/16 SECTION CORNER AS NOTED
  - 2 1/16 CFS CONTROL STATION AS NOTED
  - CALCULATED POINT; NOTHING SET
  - FOUND 5/8" REBAR & CAP PLS 8888
  - FOUND WIREMESH AS NOTED
  - ROS RECORDS OF SURVEY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.E.E. SEWER EJECTOR CASING (PUBLIC)
  - W.L.E. WATERLINE EASEMENT (PUBLIC)
  - L.A.E. EMERGENCY ACCESS EASEMENT (PUBLIC)
  - A.E. ACCESS EASEMENT (PUBLIC)
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (P) PAVEMENT
  - 82.17+ AC APPROXIMATE PARCEL AREA IN ACRES
  - 51,876.21 APPROXIMATE PARCEL AREA IN SQUARE FEET
  - W.C.E. WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL, STORAGE AND PLUNGED SHOP STORAGE, AND SIGNAGE
  - R.S. RECORD OF SURVEY MAP
  - P.M. PARCEL MAP
  - O.F.B.T.W. COYOTE RUN EASEMENT TO WASHOE COUNTY
  - BOUNDARY LINE OF SUBJECT PARCELS
  - - - - - APPROXIMATE BOUNDARY LINE OF ADJACENT PARCELS
  - - - - - EASEMENT LIMITS
  - - - - - TIE LINE

- REFERENCES:**
- 1) PARCEL MAP No. 334, FILE No. 44923, RECORDED FEBRUARY 18, 1976, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 2) PARCEL MAP No. 340, FILE No. 45506, RECORDED NOVEMBER 29, 1978, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 3) PARCEL MAP No. 347, FILE No. 43826, RECORDED NOVEMBER 28, 1978, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 4) PARCEL MAP No. 353, FILE No. 44412, RECORDED JANUARY 4, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 5) AMENDED PARCEL MAP No. 277, FILE No. 44891, RECORDED FEBRUARY 11, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 6) AMENDED PARCEL MAP No. 387, FILE No. 44092, RECORDED FEBRUARY 24, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 7) RECORD OF SURVEY No. 3023, FILE No. 249386, RECORDED JULY 14, 2000, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 8) PARCEL MAP No. 425, FILE No. 287022, RECORDED JUNE 17, 2003, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 9) RECORD OF SURVEY No. 4337, FILE No. 346223, RECORDED JANUARY 10, 2005, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 10) RECORD OF SURVEY No. 5122, FILE No. 3707181, RECORDED NOVEMBER 20, 2008, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - 11) RECORD OF SURVEY No. 8006, FILE No. 463816, RECORDED OCTOBER 18, 2018, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LINE	BEARING	DISTANCE
1.1	S 89° 22' 00" W	88.88
1.2	S 27° 20' 00" W	78.48
1.3	S 27° 20' 00" W	78.48
1.4	S 89° 22' 00" W	88.88
1.5	S 89° 22' 00" W	88.88
1.6	S 89° 22' 00" W	88.88
1.7	S 89° 22' 00" W	88.88
1.8	S 89° 22' 00" W	88.88
1.9	S 89° 22' 00" W	88.88
1.10	S 89° 22' 00" W	88.88
1.11	S 89° 22' 00" W	88.88
1.12	S 89° 22' 00" W	88.88
1.13	S 89° 22' 00" W	88.88
1.14	S 89° 22' 00" W	88.88
1.15	S 89° 22' 00" W	88.88
1.16	S 89° 22' 00" W	88.88
1.17	S 89° 22' 00" W	88.88
1.18	S 89° 22' 00" W	88.88
1.19	S 89° 22' 00" W	88.88
1.20	S 89° 22' 00" W	88.88
1.21	S 89° 22' 00" W	88.88
1.22	S 89° 22' 00" W	88.88
1.23	S 89° 22' 00" W	88.88
1.24	S 89° 22' 00" W	88.88
1.25	S 89° 22' 00" W	88.88
1.26	S 89° 22' 00" W	88.88
1.27	S 89° 22' 00" W	88.88
1.28	S 89° 22' 00" W	88.88
1.29	S 89° 22' 00" W	88.88
1.30	S 89° 22' 00" W	88.88
1.31	S 89° 22' 00" W	88.88
1.32	S 89° 22' 00" W	88.88
1.33	S 89° 22' 00" W	88.88
1.34	S 89° 22' 00" W	88.88
1.35	S 89° 22' 00" W	88.88
1.36	S 89° 22' 00" W	88.88
1.37	S 89° 22' 00" W	88.88
1.38	S 89° 22' 00" W	88.88
1.39	S 89° 22' 00" W	88.88
1.40	S 89° 22' 00" W	88.88
1.41	S 89° 22' 00" W	88.88
1.42	S 89° 22' 00" W	88.88
1.43	S 89° 22' 00" W	88.88
1.44	S 89° 22' 00" W	88.88
1.45	S 89° 22' 00" W	88.88
1.46	S 89° 22' 00" W	88.88
1.47	S 89° 22' 00" W	88.88
1.48	S 89° 22' 00" W	88.88
1.49	S 89° 22' 00" W	88.88
1.50	S 89° 22' 00" W	88.88

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1.1	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.2	S 27° 20' 00" W	78.48	S 27° 20' 00" W	78.48
1.3	S 27° 20' 00" W	78.48	S 27° 20' 00" W	78.48
1.4	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.5	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.6	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.7	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.8	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.9	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
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1.30	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
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1.40	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
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1.44	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.45	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.46	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.47	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.48	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.49	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88
1.50	S 89° 22' 00" W	88.88	S 89° 22' 00" W	88.88



**PARCEL MAP**  
FOR  
**SILVER SKY RANCH, LLC,**  
A NEVADA LIMITED LIABILITY COMPANY,  
A DIVISION OF PARCELS 8 OF RECORD OF SURVEY MAP 8006  
LOCATED IN THE SOUTH 1/2 OF SECTION 13,  
TOWNSHIP 21 NORTH, RANGE 18 EAST, N.O.M. 1,  
WASHOE COUNTY, NEVADA

SHEET  
2  
OF  
2

**From:** "Behmaram, Vahid" <VBehmaram@washoecounty.gov>  
**To:** Thomas Gallagher <tomg@nevadawatersolutions.com>, Bob Lissner <rlissner@gmail.com>, scott <scott@sbcivilengineering.com>, Summit Engineering <RYAN@summitnv.com>, Robert <robert@summitnv.com>  
**Cc:** Ishreno <Ishreno@gmail.com>, "Weiss, Timber A." <TWeiss@washoecounty.gov>  
**Sent:** 7/25/2022 9:46 AM  
**Subject:** RE: Parcel map

Hello Folks: this to confirm the process described below for the PM approval. When this area was in the Washoe County DWR service area (years ago) we would have a different approach. However, the process below is best suited for the current circumstances.

As an additional condition (not discussed with Tom G.), I would like to add the Standard TMWA note below to the Mylar PM as well. Please replace "City of Reno" with "appropriate Local Government" in the paragraph below.

Vahid Behmaram  
Water Rights & Water Resources Consultant (Temporary Contractor)  
vbehmaram@washoecounty.gov Office: (775)954-4647; Fax (775) 328-6133  
Washoe County Community Services Dept.  
1001 E. 9th, St., Reno, NV 89512

**From:** Thomas Gallagher <tomg@nevadawatersolutions.com>  
**Sent:** Friday, July 22, 2022 2:47 PM  
**To:** Bob Lissner <rlissner@gmail.com>; scott <scott@sbcivilengineering.com>; Summit Engineering <RYAN@summitnv.com>; Robert <robert@summitnv.com>  
**Cc:** Ishreno <Ishreno@gmail.com>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Behmaram, Vahid <VBehmaram@washoecounty.gov>  
**Subject:** RE: Parcel map

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

Hello, to all,

This is to confirm my meeting on Tuesday with Washoe County staff Timber Weiss and Vahid Behmaram where we discussed what, if any, water rights need to be dedicated for the proposed parcel split. No water rights dedication will be needed for the parcel map approval. Instead, they said they will just need a record of a good-faith application for annexation of the larger parcel to the receive future water service from Truckee Meadows Water Authority, and a line-item condition of approval on the mylar parcel map that the owner agrees not to construct a domestic well on the larger parcel.



Best regards,

Thomas K. Gallagher, P.E.  
Manager

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**From:** Bob Lissner <[rlissner@gmail.com](mailto:rlissner@gmail.com)>  
**Sent:** Thursday, July 21, 2022 9:43 PM  
**To:** Scott Benedict <[scott@sbcivilengineering.com](mailto:scott@sbcivilengineering.com)>; Ryan Cook <[RYAN@summitnv.com](mailto:RYAN@summitnv.com)>; Robert Gelu <[Robert@summitnv.com](mailto:Robert@summitnv.com)>  
**Cc:** Lifestyle Homes <[lshreno@gmail.com](mailto:lshreno@gmail.com)>; Thomas Gallagher <[tomg@nevadawatersolutions.com](mailto:tomg@nevadawatersolutions.com)>  
**Subject:** Parcel map

086 250 80

This is a 90 acre parcel with a one acre home site on the east end. We would like to parcel off that home site. It used to be a separate parcel, but got combined as part of a BLA. Your customer for all this is Silver Sky Ranch, attn. me.

I've written down how I think it might be handled. Please tell me where it could be better. In any case, please get back to me.

Ryan- Robert- Will you do the parcel map? I don't understand parcel maps well enough to understand if this can be submitted by Summit, or we should bring on board Mike Railey. I'm pretty sure there is no master plan or zoning issue.

Scott- We want to annex this to tmwa. It will use up some of the Silver Hills 2,000 GPM. Please confirm with TMWA that it will not slow down the Silver Hills pipeline. We'll need a discovery for 3 units per acre on the big parcel. The one acre at the east will not annex unless you say it should. The BLA won't be done immediately, so maybe the one acre has to come in.

Tom Gallagher is copied in case anyone wants more details from his conversation with Vahid and Timber at County. The three of them worked out a solution that protected our water rights in that basin, which was a problem.

Robert Lissner  
4790 Caughlin Parkway PMB 519, Reno NV 89519  
775-750-5537 call or text

PRELIMINARY, FOR REVIEW ONLY

# PARCEL MAP FOR SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY

### OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116, AND THAT THE STREETS, AVENUES, HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY GRANTED, DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES PERMANENT EASEMENTS SHOWN, AND/OR NOTED, ON THIS PLAT FOR UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ASSIGNEES OF PARCEL B2 AGREE TO THE USE OF RESIDENTIAL WATER METERS.

SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: ROBERT J. LISSNER DATE  
ITS: MANAGER

### NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY ROBERT J. LISSNER AS MANAGER OF SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY.

(SIGNATURE OF NOTARIAL OFFICER)  
(MY COMMISSION EXPIRES \_\_\_\_\_ )

### TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265. APN 086-250-80

WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DEPUTY DATE

### 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 AND GREAT BASIN WATER CO.

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE

BY: ITS:

CHARTER COMMUNICATIONS DATE

BY: ITS:

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

BY: ITS:

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE

BY: ITS:

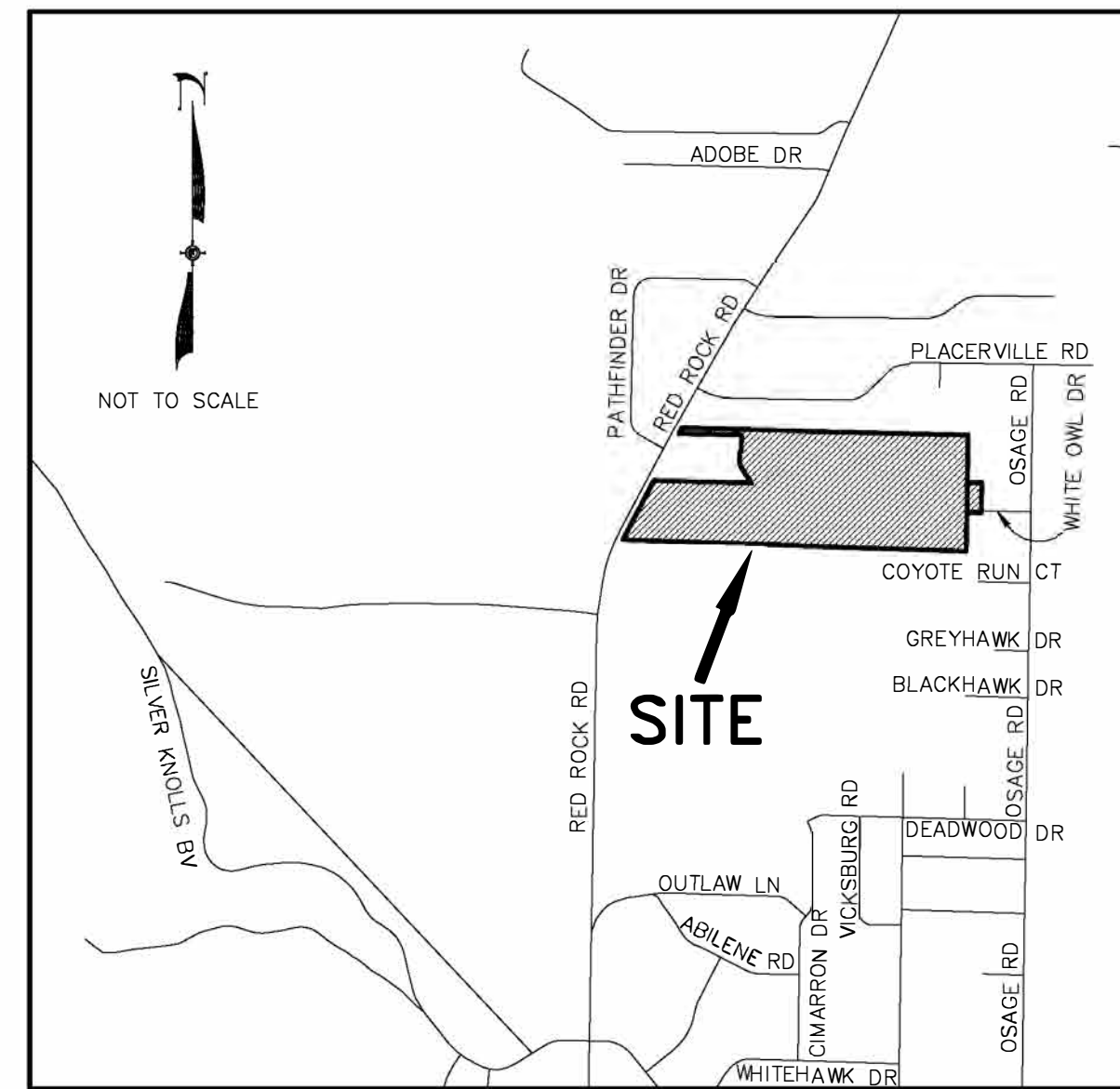
### TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS, AS OF \_\_\_\_\_, 2022.

STEWART TITLE COMPANY

BY: \_\_\_\_\_ DATE



VICINITY MAP

### NOTES:

- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- FOR PARCEL B2, NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION (OR THE CITY OF RENO) AND THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY WASHOE COUNTY UTILITY DIVISION (OR TRUCKEE MEADOWS WATER AUTHORITY).
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
- DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER, OR THEIR SUCCESSORS AND ASSIGNS.
- NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL SIDE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF TRUCKEE MEADOWS WATER AUTHORITY AND CABLE TELEVISION FACILITIES.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONJUNCTION WITH THE RELEASE OF THE ASSESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 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.
- WITH THE DEVELOPMENT OF PARCEL B2 AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE APPROPRIATE LOCAL GOVERNMENT WITH A WILL SERVE LETTER.
- NET AREA OF PARCEL B2 IS COMPUTED BY THE DIFFERENCE OF THE GROSS AREA OF PARCEL B2 AND THOSE PORTIONS OF RED ROCK ROAD OFFERED FOR DEDICATION TO WASHOE COUNTY PER THIS MAP. THE NET AREA OF PARCEL D2 IS COMPUTED BY THE DIFFERENCE OF THE GROSS AREA OF PARCEL D2 AND THAT PORTION OF WHITE OWL DRIVE OFFERED FOR DEDICATION TO WASHOE COUNTY PER THIS MAP.
- A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE, SIDEWALK, PLOWED SNOW STORAGE, AND USPS MAIL DELIVERY FACILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS (RED ROCK ROAD & WHITE OWL DRIVE). THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
- PARCEL B2 SHOWN HEREON IS SUBJECT TO THE GRANT OF EASEMENT FOR UTILITY FACILITIES, DOCUMENT NUMBER 3359105, RECORDED MARCH 9, 2006, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL D2 SHOWN HEREON IS SUBJECT TO THE ROAD MAINTENANCE AGREEMENTS, DOCUMENT NUMBERS 1396610, RECORDED APRIL 30, 1990, AND DOCUMENT NUMBER 153337, RECORDED DECEMBER 26, 1991, BOTH IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- ACCORDING TO THE PRELIMINARY REPORT PREPARED BY STEWART TITLE COMPANY, ORDER NO. 17783269, PARCEL D2 SHOWN HEREON IS SUBJECT TO THE CC&Rs RECORDED ON DECEMBER 20, 1967, BOOK 298, PAGE 751 AS DOCUMENT NO. 104378 AND AMENDED CC&Rs RECORDED JULY 25, 1969, IN BOOK 492, PAGE 309 AS DOCUMENT NO. 149509, BOTH IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

### 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 \_\_\_\_\_, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725. THE OFFER OF DEDICATION OF STREETS IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

### WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

### 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

### SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

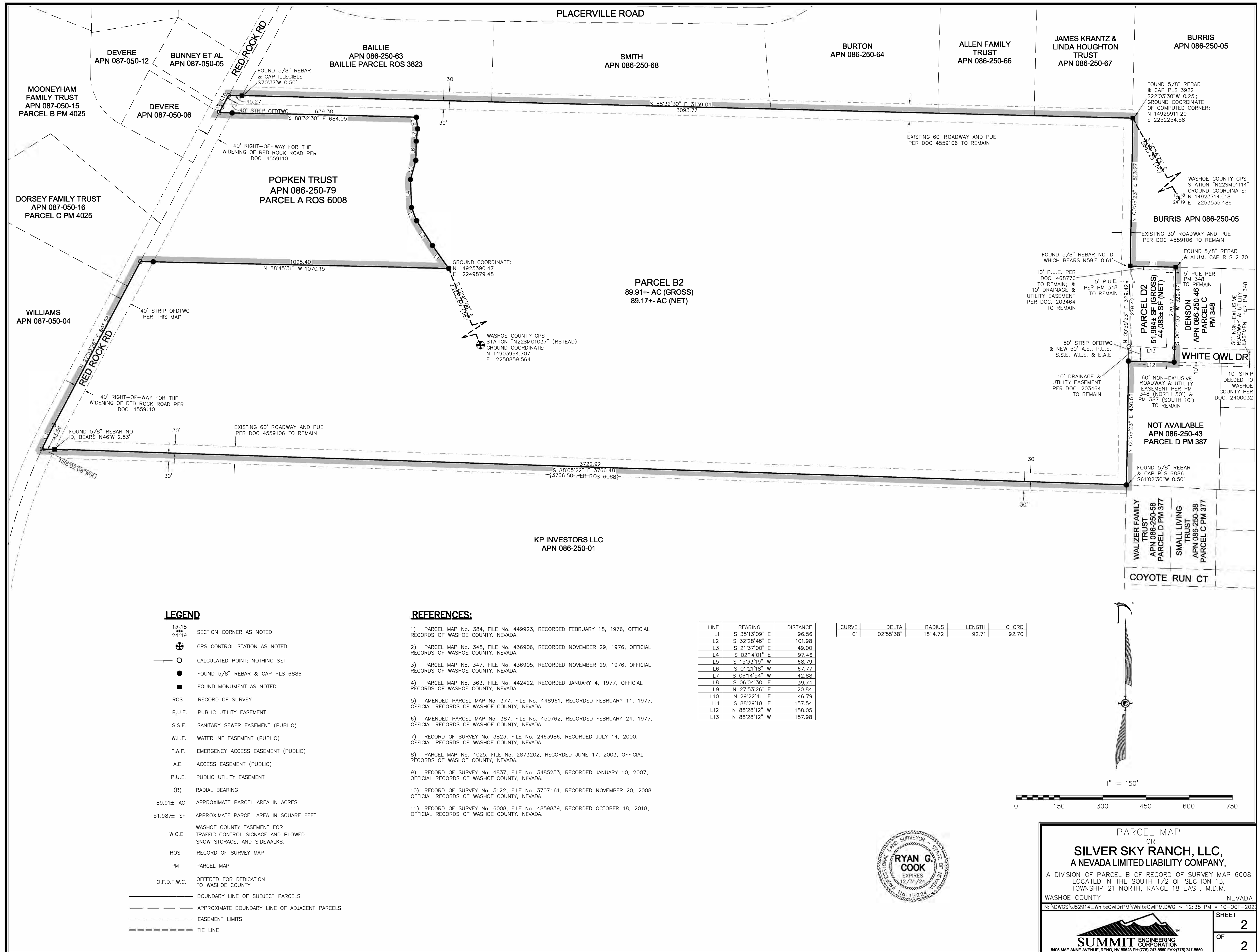
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LAND SURVEYED LIES WITHIN THE SOUTH 1/2 SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2022.
- THIS PLAT COMPLIES WITH APPLICABLE STATE 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.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RYAN G. COOK NEVADA P.L.S. 15224



PARCEL MAP FOR SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY. A DIVISION OF PARCEL B OF RECORD OF SURVEY MAP 6008 LOCATED IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M. WASHOE COUNTY NEVADA. N:\DWGS\JB2914\_WhiteOwl\PM\WhiteOwl\PM.DWG ~ 12:35 PM • 10-OCT-2022 SHEET 1 OF 2. SUMMIT ENGINEERING CORPORATION 5405 MAE AVENUE, RENO, NV 89523 PH:(775) 747-8550 FAX:(775) 747-8559

PRELIMINARY, FOR REVIEW ONLY



**LEGEND**

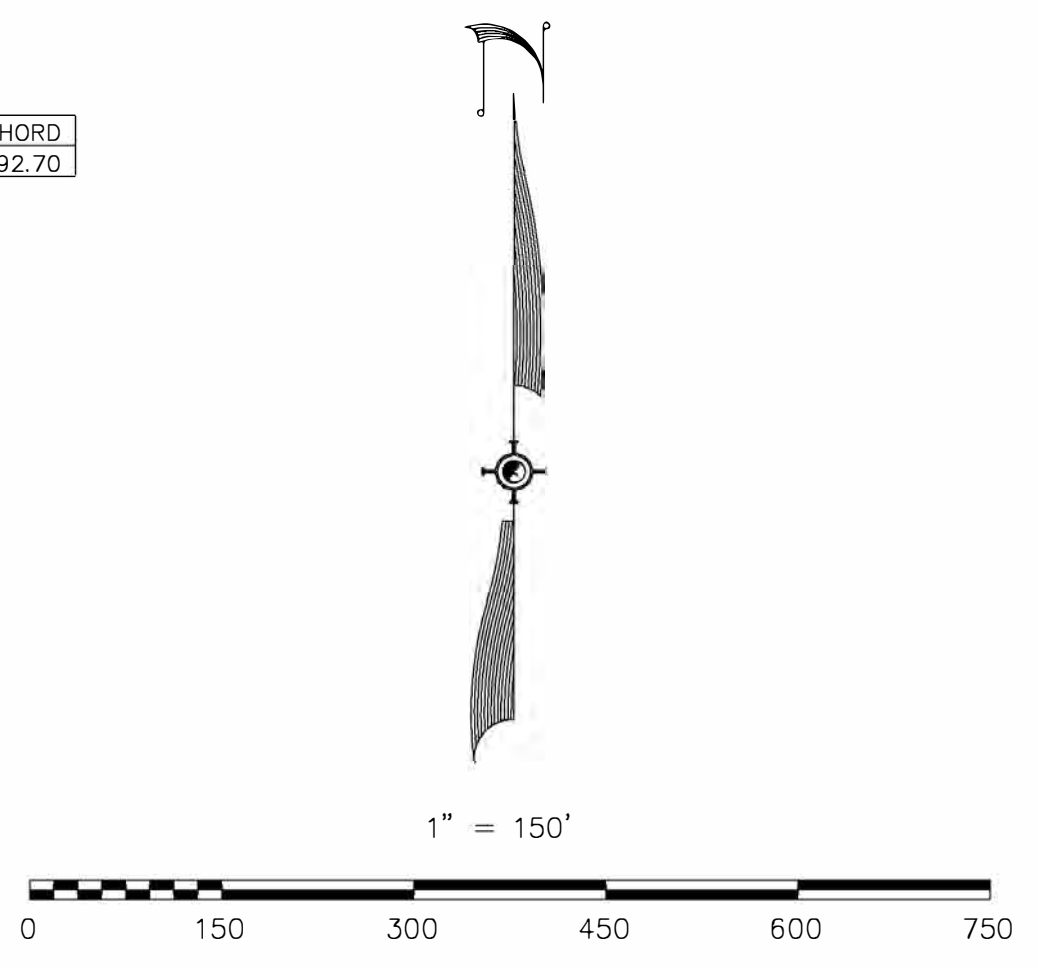
- SECTION CORNER AS NOTED
- GPS CONTROL STATION AS NOTED
- CALCULATED POINT; NOTHING SET
- FOUND 5/8" REBAR & CAP PLS 6886
- FOUND MONUMENT AS NOTED
- ROS RECORD OF SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT (PUBLIC)
- W.L.E. WATERLINE EASEMENT (PUBLIC)
- E.A.E. EMERGENCY ACCESS EASEMENT (PUBLIC)
- A.E. ACCESS EASEMENT (PUBLIC)
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- 89.91± AC APPROXIMATE PARCEL AREA IN ACRES
- 51,987± SF APPROXIMATE PARCEL AREA IN SQUARE FEET
- W.C.E. WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE, AND SIDEWALKS.
- ROS RECORD OF SURVEY MAP
- PM PARCEL MAP
- O.F.D.T.W.C. OFFERED FOR DEDICATION TO WASHOE COUNTY
- BOUNDARY LINE OF SUBJECT PARCELS
- APPROXIMATE BOUNDARY LINE OF ADJACENT PARCELS
- EASEMENT LIMITS
- TIE LINE

**REFERENCES:**

- 1) PARCEL MAP No. 384, FILE No. 449923, RECORDED FEBRUARY 18, 1976, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) PARCEL MAP No. 348, FILE No. 436906, RECORDED NOVEMBER 29, 1976, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) PARCEL MAP No. 347, FILE No. 436905, RECORDED NOVEMBER 29, 1976, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) PARCEL MAP No. 363, FILE No. 442422, RECORDED JANUARY 4, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) AMENDED PARCEL MAP No. 377, FILE No. 448961, RECORDED FEBRUARY 11, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 6) AMENDED PARCEL MAP No. 387, FILE No. 450762, RECORDED FEBRUARY 24, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 7) RECORD OF SURVEY No. 3823, FILE No. 2463986, RECORDED JULY 14, 2000, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 8) PARCEL MAP No. 4025, FILE No. 2873202, RECORDED JUNE 17, 2003, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 9) RECORD OF SURVEY No. 4837, FILE No. 3485253, RECORDED JANUARY 10, 2007, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 10) RECORD OF SURVEY No. 5122, FILE No. 3707161, RECORDED NOVEMBER 20, 2008, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 11) RECORD OF SURVEY No. 6008, FILE No. 4859839, RECORDED OCTOBER 18, 2018, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LINE	BEARING	DISTANCE
L1	S 35°13'09" E	96.56
L2	S 32°28'46" E	101.98
L3	S 21°37'00" E	49.00
L4	S 02°14'01" E	97.46
L5	S 15°33'19" W	68.79
L6	S 01°21'18" W	67.77
L7	S 06°14'54" W	42.88
L8	S 06°04'30" E	39.74
L9	N 27°53'26" E	20.84
L10	N 29°22'41" E	46.79
L11	S 88°29'18" E	157.54
L12	N 88°28'12" W	158.05
L13	N 88°28'12" W	157.98

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	02°55'38"	1814.72	92.71	92.70

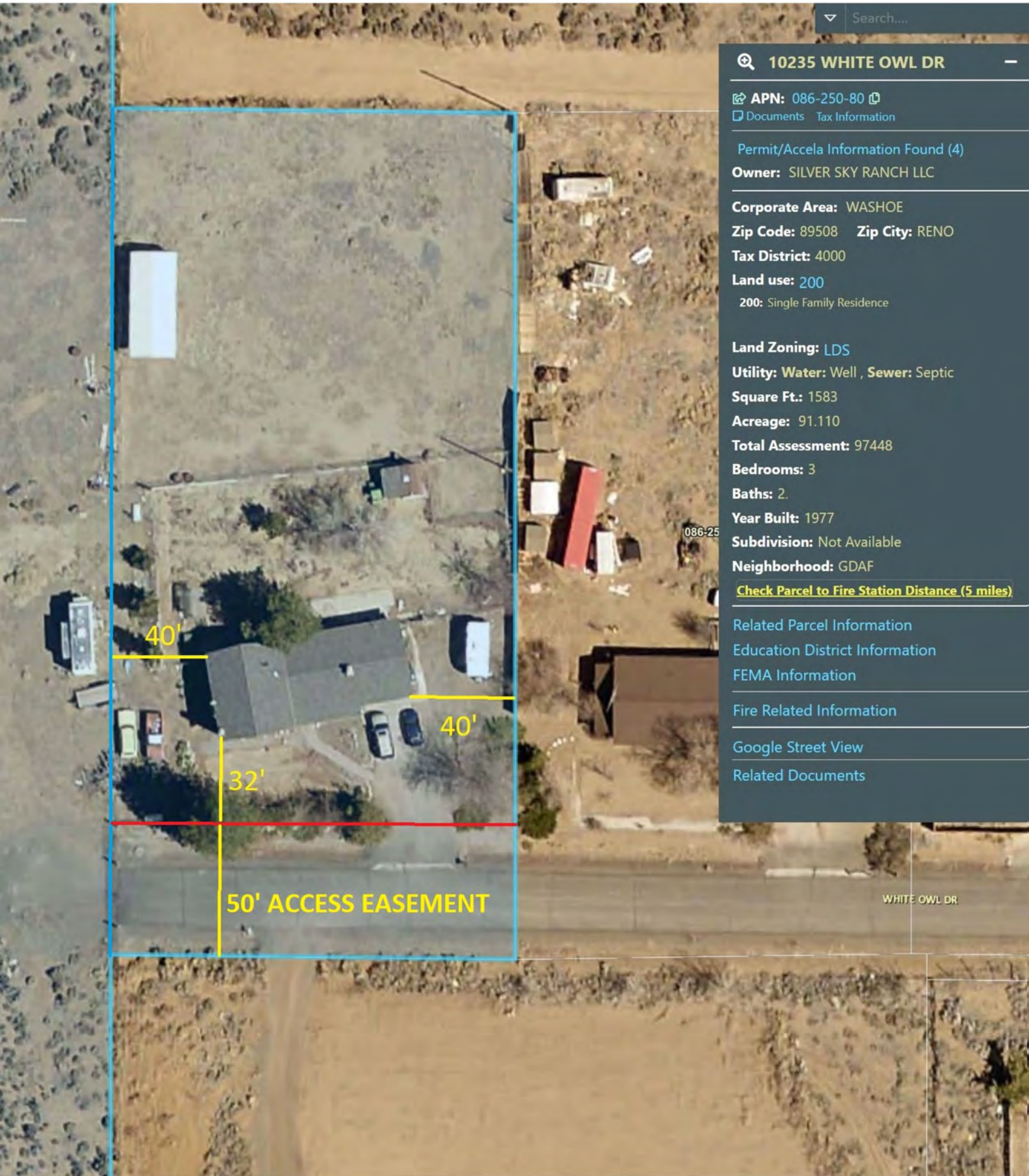


PARCEL MAP  
FOR  
**SILVER SKY RANCH, LLC,**  
A NEVADA LIMITED LIABILITY COMPANY,  
A DIVISION OF PARCEL B OF RECORD OF SURVEY MAP 6008  
LOCATED IN THE SOUTH 1/2 OF SECTION 13,  
TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M.

WASHOE COUNTY NEVADA  
N:\DWGS\J82914\_WhiteOwlDr\WhiteOwlDr.DWG ~ 12:35 PM • 10-OCT-202

SHEET  
2  
OF  
2

**SUMMIT** ENGINEERING CORPORATION  
5405 MAE AVENUE, RENO, NV 89523 PH: (775) 747-8500 FAX: (775) 747-8559



Search...

**10235 WHITE OWL DR**

**APN:** 086-250-80

[Documents](#) [Tax Information](#)

[Permit/Accela Information Found \(4\)](#)

**Owner:** SILVER SKY RANCH LLC

**Corporate Area:** WASHOE

**Zip Code:** 89508 **Zip City:** RENO

**Tax District:** 4000

**Land use:** 200

200: Single Family Residence

**Land Zoning:** LDS

**Utility:** Water: Well , Sewer: Septic

**Square Ft.:** 1583

**Acreage:** 91.110

**Total Assessment:** 97448

**Bedrooms:** 3

**Baths:** 2.

**Year Built:** 1977

**Subdivision:** Not Available

**Neighborhood:** GDAF

[Check Parcel to Fire Station Distance \(5 miles\)](#)

[Related Parcel Information](#)

[Education District Information](#)

[FEMA Information](#)

[Fire Related Information](#)

[Google Street View](#)

[Related Documents](#)

40'

40'

32'

**50' ACCESS EASEMENT**

086-25

WHITE OWL DR.