



Parcel Map Review Committee Staff Report

Meeting Date: February 9, 2023

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0019 (Webb Family Trust)

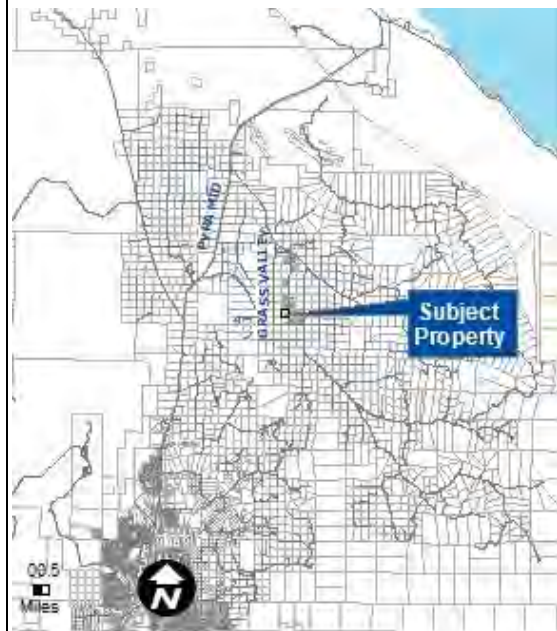
BRIEF SUMMARY OF REQUEST: To approve a division of one parcel into four parcels

STAFF PLANNER: Planner's Name: Julee Olander
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 40-acre parcel into three ±5-acre parcels and one ±24.99 acre parcel within the Warm Springs Specific Plan.

Applicant/Owner: Webb Family Trust
Location: 3325 Broken Spur Rd.
APN: 077-130-17
Parcel Size: 40 acres
Master Plan: Suburban Residential (SR) 53% (21.2 acres) & Rural (R) 47% (18.8 acres)
Regulatory Zone: Low Density Suburban (LDS) 53% (21.2 acres) & General Rural (GR) 47% (18.8 acres)
Area Plan: Warm Springs
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 WTPM21-0019 for Webb Family Trust, 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 10)

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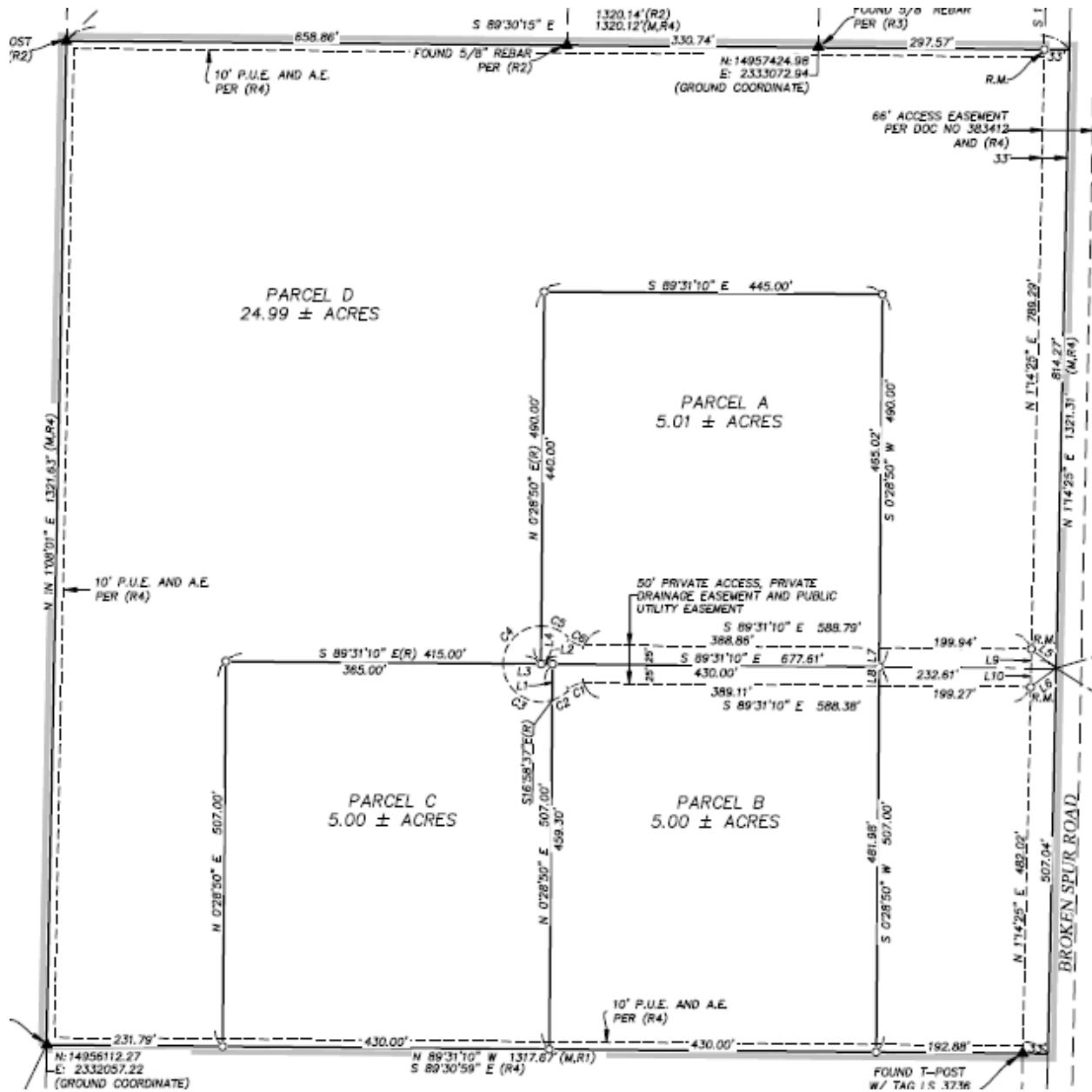
Parcel Map

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 WTPM21-0019 (Webb Family Trust) 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

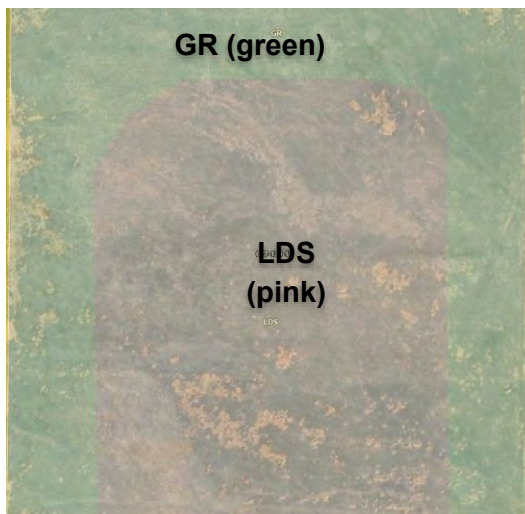
Requirement	Evaluation
Area Plan	Warm Springs
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	Low Density Suburban (LDS) 53% (21.2 acres) & General Rural (GR) 47% (18.8 acres)
Maximum Lot Potential	8 lots for LDS portion (per WSSP Table 3) & 1 lot for GR portion
Number of Lots on Parcel Map	4 lots
Minimum Lot Size Required	35,000 SF for LDS portion & 40 acres for GR portion
Minimum Lot Size on Parcel Map	5 acres for LDS & 18.8 acres for GR
Minimum Lot Width Required	120 (LDS) & 660 (GR) feet
Minimum Lot Width on Parcel Map	430 (LDS) & 192.88 (GR) feet
Development Suitability Map	1% FEMA Flood Hazard
Hydrographic Basin	Warm Springs Hydrographic Basin.

Development Information

The parcel is 40 acres, including ±21.2 acres with a regulatory zoning of Low Density Suburban (LDS) and ±18.8 acres with a regulatory zoning of General Rural (GR) (see the map below). The 21.2 acre LDS regulatory zoning portion meets the minimum lot size requirement of 35,000 SF. However, the 18.8 acre GR regulatory zoned portion is non-conforming and does not meet the minimum lot size requirement of 40 acres or lot width of 660 feet.

The applicant is proposing to create three ±5-acre LDS parcels and one ±24.99 acre parcel for the GR portion. The proposed ±24.99 acre parcel will include the entire 18.8 acres of GR regulatory zoning as well as 6.2 acres of LDS regulatory zoning. The GR portion will remain as non-conforming, is does not meet the minimum lot size or width.

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



Regulatory Zoning Map

Warm Springs Area Plan Modifiers

The subject parcel is located within the Warm Springs Area Plan. The following is the pertinent policy from the Area Plan:

Section 110.226.10 Water Resources. The applicant shall demonstrate, at the time of application for amendment to the Master Plan, projects of regional significance, tentative subdivision maps, parcel maps, and division of land maps, that the following water resources criteria can be met:

- (a) Existing certificated and permitted agricultural and stockwater groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed residential development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, two-and-one half (2-1/2) acre feet of groundwater rights per dwelling unit will be dedicated to Washoe County. A maximum of three thousand ninety-seven (3,097) residential dwelling units on individual wells may be developed in the Warm Springs Valley Hydrographic Basin based on the planning perennial yield of groundwater. Additional water rights will be dedicated to Washoe County for such purposes as common landscaped areas, community swimming pools, and pastures within residential developments.
- (d) Water rights for all development in the Warm Springs planning area will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs Valley Hydrographic Basin.
- (e) The creation of parcels and lots in the Warm Springs Valley Hydrographic Basin shall require dedication of water rights to Washoe County in quantities that are consistent with Article 422, Water and Sewer Resource Requirements of this Development Code and the policies adopted in the Warm Springs Area Plan.
- (f) Residential, commercial and industrial development shall be based upon perennial yield groundwater resources without reliance upon groundwater mining or recharge from agricultural uses. The Washoe County Board of County

Commissioners shall not approve these types of development if the demands upon the proposed permanent source of water supply exceed the perennial yield of the hydrographic basin or exceed artificial recharge as authorized by the State Engineer under a recharge/recovery permit.

Staff Comment: Washoe County Engineering has reviewed the application and provided conditions of approval to address these requirements (See Exhibit A). The applicant will be required to adhere to the standards outlined in WCC Section 110.226.10 (a), (d), (e) and (f).

Area Plan Evaluation

The subject parcel is located within the Warm Springs Area Plan and in the Warm Springs Specific Plan (WSSP). The WSSP has specific policies that must be met for a parcel map application. The staff, along with the applicant have reviewed the policies. One of these policies requires the applicant to record a development agreement in order to develop any property in the WSSP more densely than General Rural (GR- 1 dwelling unit/40 acres), regardless of the regulatory zone applied to the parcel. The development agreement must include CC&Rs that implement the standards identified in the WSSP's Development Standards Handbook Framework and/or specific development standards which implement the WSSP's Development Standards Handbook Framework. The development agreement must also provide for the participation of future property owners in any assessment district that provides services, facilities and/or maintenance for the mutual benefit of WSSP residents and property owners. The applicant is conditioned to submitted a development agreement, which is required to go before the Board of County Commissioners for approval and adoption via ordinance. The specific policies are listed below in the relevant Specific Plan Policies table. A condition of approval has been provided with Exhibit A that the final parcel map cannot be recorded unless a development agreement that comports with WSSP 8.1.2 is adopted by the Board and recorded.

Relevant Specific Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
Water Resources WSSP (page 7)	Demonstrate that elevated building pads will be constructed on all parcels within the floodplain	Yes	Yes
WSSP.1.4	Consult with the State Archaeological and Historical Society	Yes	Yes
WSSP.2.1	Ensure that landscaping and revegetation are an integral part of the project design and conform to the water budget	Yes	Yes
WSSP.3.5	Ensure that applications meet the water resource criteria and provide water use calculations that conform to the WSSP water budget	Yes	Yes
WSSP.5.2	Ensure that new development designs, building material, colors, finishes and total site development blend with the surrounding rural character of the WSSP	Yes	Yes
WSSP.5.10	Prohibit off premise signs	Yes	Yes
WSSP.8.1.	Shall obtain approval of a Development Agreement meeting criteria in WSSP 8.1.2(b) and (c)	Yes	Yes

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
NV Water Resources	X	X		Dan Randles, drandles@water.nv.gov
Washoe County Library	X			
Washoe County Traffic	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Land Development (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Environmental Health	X	X	X	Wesley Rubio, wrubio@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, schafferjam51@gmail.com
Palomino Valley GID	X	X	X	Greg Dennis, palvalgid@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 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 comments of concern were 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 application and provided conditions to address availability of water.
 - (iii) The availability and accessibility of utilities.

Staff Comment: The applicant indicates that NV Energy will provide electric service. Wells 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 comments of concern were received. Additionally, 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 of the existing Low Density Suburban (LDS) regulatory zoning is in conformity with the minimum lot size. However, the 18.8 acre portion of the parcel that is GR zoned does not meet minimum lots size of 40 acres required for GR. The 18.8 acre is existing and non-conforming and the applicant is not proposing to change the 18.8 acre size. The proposed parcel will include the 18.8 acres of GR and 6.2 acres of LDS for a total acreage of 24.99. The GR and LDS parcel will be required to meet all setbacks and all other applicable provisions per Washoe County Development Code. The applicant will also be required to conform with all applicable provisions of the Washoe County Master Plan. The applicant is required to submit a development agreement per the Warm Spring Specific Plan, a part of the Warm Springs Area Plan, that will be heard by the Washoe County Board of County Commissioners (BCC). The development agreement is required per the conditions of approval and must be adopted by the BCC and recorded before the final parcel map can be recorded.

- (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 comments of concern were 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, no comments of concern were 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 site is relatively flat with no slope. 1% of the site is within the FEMA floodplain. The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no comments of concern were 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 Truckee Meadows Fire Protection District and no comments of concern were received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no comments of concern were 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 comments of concern were received, including from Washoe County Parks and Open Space.*

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM21-0019 (Webb Family Trust) 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 WTPM21-0019 for Webb Family Trust, 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: Amy Fu, amyf@rfeinc.com; Webb Family Trust
alan_fu@outlook.com

Representatives: Reno Tahoe Geo Associates, Inc.,
ccarnes@rtgeo.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0019

The tentative parcel map approved under Parcel Map Case Number WTPM21-0019 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on February 9, 2023. 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. WTPM21-0019 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 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. A development agreement shall be prepared by the applicant and approved by the Board of County Commissioners via adoption of an ordinance before approval of a final plat. The development agreement shall comply in all respects with the requirements stated in the Warm Springs Specific Plan (particularly WSSP 8.1.1 and 8.1.2(b) and (c)) and the WSSP Development Standards Handbook Framework and shall be submitted to the Planning & Building Division within the Department of Community Services within 18 months of the approval of the tentative map by Washoe County. The Department of Community Services shall determine compliance with this condition.
- h. In accordance with the Warm Springs Specific Plan (WSSP), prior to recordation of any final map, the applicant shall comply with, and shall submit appropriate documentation to the Planning and Building Division demonstrating compliance with the WSSP.
- i. The applicant will be responsible to meet standards in Washoe County Code Section 110.226.10 (a), (d), (e) and (f).

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, 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. Complete the Surveyor's Certificate.
 - d. Add the FEMA floodplains to the map.
 - e. 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."
6. All boundary corners must be set.

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 – Wes Rubio, PLS, 775.328.2610, wrubio@washoecounty.gov

- a. Each parcel requires a test trench to be performed under permit with the Health District to demonstrate suitability for underground sewage disposal.
- b. At the time of final signature, applicant must provide a paper or electronic copy of the parcel map with the test trench locations identified and include all test trench documentation.

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 Wiess, 775.954.4626, twiess@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. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.50 acre-feet of ground water rights per newly created parcel according to the Warm Springs Area Plan and the Water Budget adopted in 1990. 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 7.50 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Palomino Valley General Improvement District (PVGID)

5. The following conditions are requirements of Palomino Valley General Improvement District (PVGID), who shall be responsible for determining compliance with these conditions.

Contact: Greg Dennis, 775.848.6788, palvalqid@gmail.com

- a. Any roadway and/or driveway connection with Broken Spur Road, or any other PVGID roadway easement, shall be designed and constructed in accordance with the procedures outlined in the attached Resolution No. F19-R1, Amendment of Resolution No. F13-R2 - Procedure for Access to District Rights-of-Way. In the case of conflict with State or County regulations, the stricter regulation shall apply.
- b. 2. The only access to the four parcels created by this land division will be via the private access easement, as depicted on the application map. No other direct driveway or roadway connection with Broken Spur Road will be allowed.
- c. 3. The parcel map shall contain a waiver of protest for a roadway special assessment district or additional roadway maintenance fees assessed by the Palomino Valley General Improvement District or Washoe County.

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



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: December 12, 2022
TO: Julee Olander- Planner - Department of Community Services
FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division
SUBJECT: Parcel Map for: THE WEBB FAMILY TRUST
Parcel Map Case No.: WTPM21-0019
APN:077-130-17
Review Date: November 16, 2021

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a section corner tie.
3. Complete the Surveyor's Certificate.
4. Add the FEMA floodplains to the map.
5. 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."
6. All boundary corners must be set.



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WTPM21-0019 (Webb Family Trust) Conditions of Approval
Date: Tuesday, November 23, 2021 8:02:52 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@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: [Palomino Valley GID](#)
To: [Olander, Julee](#)
Subject: Re: WTPM21-0019 Webb
Date: Friday, December 9, 2022 12:33:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[**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 Julee,

The PVGID's conditions remain the same as those dated 11/15/2022.

Thank you,
~ Cathy

Cathy Glatthar
Assistant to the Board

On Fri, Dec 9, 2022 at 1:28 PM Olander, Julee <JOlander@washoecounty.gov> wrote:

This application has been delayed however the application is now ready to move forward. The layout of the parcels has changed. Have attached the application and the new layout. Please let me know if your comments/conditions are the same or changed. This is due by **1/2/23**.

Thank you,



Julee Olander

Planner|Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

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



Palomino **V**alley General Improvement District

9732 Pyramid Hwy #407, Sparks, NV 89441

November 15, 2022

Julee Olander, Planner
Planning and Building Division
Via Email: jolander@washoecounty.gov

Re: REVISED CONDITIONS OF APPROVAL FOR
Tentative Parcel Map Case Number WTPM21-0019 (Webb Family Trust)

Dear Ms. Olander,

The Palomino Valley General Improvement District (PVGID) imposes the following condition of approval on the above referenced tentative parcel map case:

1. Any roadway and/or driveway connection with Broken Spur Road, or any other PVGID roadway easement, shall be designed and constructed in accordance with the procedures outlined in the attached Resolution No. F19-R1, Amendment of Resolution No. F13-R2 - Procedure for Access to District Rights-of-Way. In the case of conflict with State or County regulations, the stricter regulation shall apply.
2. The only access to the four parcels created by this land division will be via the private access easement, as depicted on the application map. No other direct driveway or roadway connection with Broken Spur Road will be allowed.
3. The parcel map shall contain a waiver of protest for a roadway special assessment district or additional roadway maintenance fees assessed by the Palomino Valley General Improvement District or Washoe County.

If you should have any questions, please contact me by email at palvalgid@gmail.com.

Sincerely,



Greg Dennis
President

GD/cag

Attachment

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

November 15, 2022

Washoe County Community Services
Planning and Development Division

RE: Broken Spur PM; APN 077-130-17
Temporary Parcel Map; WTPM21-0019

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) WCHD-EHS has reviewed the above parcel map, proposing to create 4 parcels. Each parcel requires a test trench to be performed under permit with the Health District to demonstrate suitability for underground sewage disposal.
- b) At the time of final signature, applicant must provide a paper or electronic copy of the parcel map with the test trench locations identified and include all test trench documentation.

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



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

November 16, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM21-0019 (Webb Family Trust)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 40.01 acre parcel into four 10.0 acre parcels.

The property is located at 3325 Broken Spur Rd., Assessor's Parcel Number: 077-130-17. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is *2.50 acre-feet of ground water rights per newly created parcel according to the Warm Springs Area Plan and the Water Budget adopted in 1990.* 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



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parcels and one existing or remains thereof. This parcel map will create 3 newly created parcels which will require the relinquishment of 7.50 acre-feet of ground water rights.

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



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

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

December 3, 2021

To: Julie Olander
Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512

Re: Tentative Subdivision Review No. 21190-T, Permit None

Name: Webb Family Trust

County: Washoe County – Palomino Valley, Grass Valley Road and Sharrock Road

Location: The NW¹/₄ SE¹/₄ of Section 16, Township 22 North, Range 21, East, MDB&M.

Plat: Final: Four lots totaling approximately 40.01 acres and being Washoe County Assessor's Parcel Number 077-130-17.

Water Service Commitment

Allocation: No water has been dedicated to this project. Applicant proposes to drill domestic wells.

Owner-Developer: Webb Family Trust
910 Fox Glove Court
Walnut Creek, CA 91789

Engineer: Odyssey Engineering, Inc.
895 Roberta Lane, Suite 104
Sparks, NV 89431

Water Supply: None

General: A subdivision map was presented and approved by this office on December 3, 2021, as described on the *Webb Family Trust* map.

A portion of Permit 15326, Certificate 5055, held in the name of Palomino Farms, LLC is appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

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

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

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

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

Action: Recommend disapproval concerning water quantity as required by statute for *Webb Family Trust* subdivision.

Best regards,



Dan Randles
Supervisor III, Water Rights

DIRkm
cc: Division of Real Estate
Public Utilities Commission of Nevada
Webb Family Trust
Odyssey Engineering, Inc.

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.



KELLY R COMBEST
PLS 16444

Professional Land Surveyor

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: Re-Parcel of APN: 077-130-17			
Project Description: The existing 40.01 acre parcel will be divided equally into four (4) new parcels with common use access to the center of the existing parcel from Broken Spur Road. Each new parcel will be for residential use with individual domestic wells and on-site sewage disposal.			
Project Address: 3325 Broken Spur Road, Washoe County, NV 89510			
Project Area (acres or square feet): 40.01 acre			
Project Location (with point of reference to major cross streets AND area locator): 2 miles south of Whiskey Springs Road, 0.4 miles north of Sharrock Road, 0.25 miles east of Grass Valley Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-130-17	40.01		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NONE			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Webb Family Trust		Name: Reno Tahoe Geo Associates, Inc.	
Address: 910 Fox Glove Court		Address: P.O. Box 18449	
Walnut Creek, CA	Zip: 91789	Reno, NV	Zip: 89511
Phone: (949) 397-0932	Fax: n/a	Phone: (775) 853-9100	Fax:
Email: alan_fu@outlook.com		Email: CCarnes@rtgeo.com	
Cell: n/a	Other: n/a	Cell: (775) 741-2300	Other: n/a
Contact Person: Alan Franco		Contact Person: Chad E. Carnes, P.E.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Webb Family Trust		Name: n/a	
Address: 910 Fox Glove Court		Address:	
Wal-nut Creel, CA	Zip: 91789		Zip:
Phone: (949) 397-0932	Fax:	Phone:	Fax:
Email: alan_fu@outlook.com		Email:	
Cell: n/a	Other: n/a	Cell:	Other:
Contact Person: Alan Franco		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)?

2 miles south of Whiskey Springs Road, 0.4miles north of Sharrock Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
077-130-17	LDS 53%/GR 47%	40.01

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

Site is un-developed with no roads or utilities. It is sparsely vegetated and slopes gently to the southeast from the northwest.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	10 acres			
Proposed Minimum Lot Width	660 feet			

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	10 acres			
Proposed Zoning Area	660 feet			

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	On-site sewage disposal systems (septic tank and leach field)
b. Electrical Service/Generator	Connection to existing overhead power from NV Energy
c. Water Service	On-site domestic wells

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

- a. Water System Type:

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

b. Available:

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

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

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

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic	Individual systems designed and sized per percolation test information		
<input type="checkbox"/> Public system	Provider:		

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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):

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

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

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

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

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

There will be a common use cul-de-sac which will not be gated.		
--	--	--

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

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

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

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

There will be no export from the site.		
--	--	--

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?

Approximately 250 cubic yards of import fill will be required to surface the common use cul-de-sac. Approximately 800 cubic yards of import will be required for each residence building pad to build in FEMA flood zone A. Building pad fill will be imported from a material pit source on an individual lot development basis.

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?

No. The raising of building pads to build in a flood zone will not provide visual impact from the surroundings.

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?

Property is essentially flat. Slopes will be less than 10percent.

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?

There will be no berms.

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?

There will be no retaining walls.

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

There are no trees on site.

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?

Re-vegetation of disturbed areas will be provided with landscaping of individual lots. No re-vegetation will be required as part of common use roadway construction.

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

No temporary irrigation will be required.

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

Yes and it does not apply to the proposed re-parceling.

28. Surveyor:

Name	Rusty Combest
Address	895 Roberta Ln Suite 104, Sparks, NV 89431
Phone	(775) 359-3303
Cell	n/a
E-mail	rusty@odysseyreno.com
Fax	n/a
Nevada PLS #	16444

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROMAN FRED WEBB AND LINDA SUE WEBB, TRUSTEES OF THE WEBB FAMILY TRUST, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDECTION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. 278, THE 50' PRIVATE ACCESS AND EMERGENCY EASEMENT AND THE 50' PRIVATE REDDIPRODAL ACCESS AND EMERGENCY EASEMENT IS HEREBY GRANTED. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITIES AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS.

BY: _____ DATE: _____
NAME: ROMAN FRED WEBB

BY: _____ DATE: _____
NAME: LINDA SUE WEBB

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } s.s.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY MICHAEL A. MERCHANT WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } s.s.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY MICHAEL A. MERCHANT WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE

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

TITLE COMPANY: WELLS FARGO BANK, N.A.

BY: _____ TITLE: _____ DATE: _____

SECURITY INTEREST HOLDERS CERTIFICATE

POD SERVICES, LLC, AS BENEFICIARY, UNDER DEEDS OF TRUST DOCUMENT NUMBER 0005680, RECORDED FEBRUARY 20, 2020 THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDECTION OF THIS PLAT PER SEPARATE DOCUMENT NO. _____

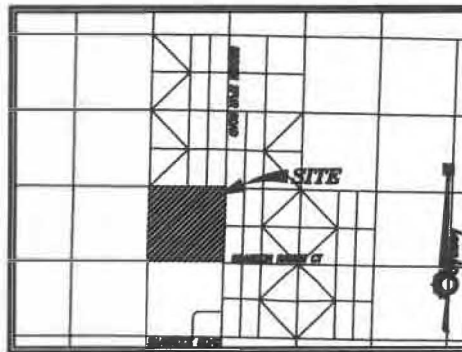
UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED, GRANTED OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, AND PUBLIC UTILITY COMPANIES.

CHARTER COMMUNICATIONS _____ DATE: _____
D/B/A AT&T NEVADA
BY: _____

SEIKO PACIFIC POWER COMPANY _____ DATE: _____
D/B/A NV ENERGY
BY: MANAGING PERSONS
TITLE: ASSOCIATE RIGHT OF WAY AGENT

NEVADA BELL TELEPHONE COMPANY _____ DATE: _____
BY: CLIFF COOPER
TITLE: MGR OSP PLANNING



VICINITY MAP
NOT TO SCALE

NOTES

1. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED BY THE IMPROVEMENT OF THESE PARCELS.
1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
2. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION.
3. DRAINAGE EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
4. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
5. 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.
6. A 50' PRIVATE REDDIPRODAL ACCESS EASEMENT, AND EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS A, B, C, AND D, AS SHOWN HEREON.
7. 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.

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 432 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE.)

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE: _____

SURVEYOR'S CERTIFICATE

I, KELLY R. CORBETT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RT MERCHANT, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 16, T20N, R21E, M30M, AND THE SURVEY WAS COMPLETED ON _____.
3. THIS PLAT COMPLIES WITH ALL OF 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 CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KELLY R. CORBETT, P.L.S.
NEVADA CERTIFICATE NO. 10444



TAX CERTIFICATE

APN: 077-130-17

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 301A.205.

WASHOE COUNTY TREASURER _____ DATE: _____
NAME: _____
TITLE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONSIDERS WASTE 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.

BY: _____ FOR THE DISTRICT BOARD OF HEALTH _____ DATE: _____

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 RECORDECTION 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 278.472S.

MOURA HALENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____

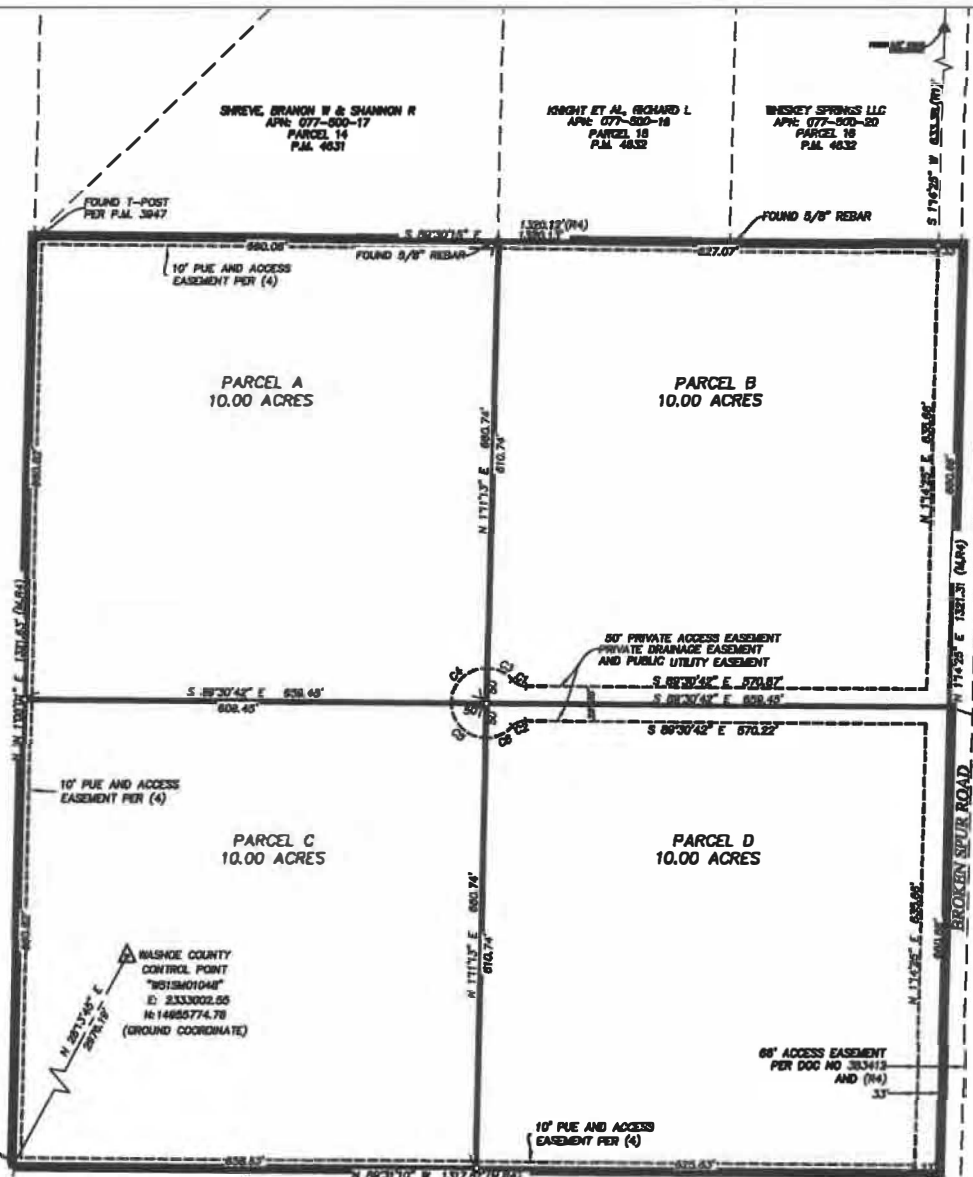
<p>FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ DAY OF _____ 20____ AT _____ MINUTES PAST O'CLOCK, _____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA COUNTY RECORDER BY: _____ DEPUTY</p>	<p>PARCEL MAP FOR WEBB FAMILY TRUST ISSUING A SUBDIVISION OF PARCELS 10-9-1-11 OF DIVISION OF LAND MAP NUMBER 1, REVISED BY THE NE 1/4 OF THE SE 1/4 OF SECTION 16 T.20N, R.21E, M.30E WASHOE COUNTY NEVADA</p> <p>SHEET 1 OF 2</p> <p>WTRM21-0019 EXHIBIT C 2</p>
--	--

REFERENCES

- (R1) PARCEL MAP 3047, RECORDED JANUARY 6, 2003, DOCUMENT NUMBER 278822.
 - (R2) PARCEL MAP 4831, RECORDED SEPTEMBER 12, 2004, DOCUMENT NUMBER 343722.
 - (R3) PARCEL MAP 4832, RECORDED SEPTEMBER 12, 2004, DOCUMENT NUMBER 343722.
 - (R4) LAND MAP 1, RECORDED OCTOBER 28, 1975, DOCUMENT NUMBER 383002.
 - (R5) RECORD OF SURVEY 917, RECORDED OCTOBER 28, 1975, DOCUMENT NUMBER 383412.
- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

- SECTION CORNER AS NOTED
- WASHOE COUNTY GPS CONTROL STATION
- FOUND CORNER AS NOTED
- SET 5/8" REBAR 2" CAP PLS 19444
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- R.O.S. RECORD OF SURVEY
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BOUNDARY



HOUGHTON TRUST
APR 077-130-20
PARCEL 10-2-1-10
L.M. 1

CURVE #	LENGTH	RADIUS	DELTA
C1	21.03'	25.00'	48°12'23"
C2	21.03'	25.00'	48°12'23"
C3	41.44'	50.00'	47°29'27"
C4	78.18'	50.00'	80°41'50"
C5	77.93'	50.00'	80°16'05"
C6	42.89'	50.00'	48°53'18"

MURPHY TRUST, RICHARD & VIRGINIA
APR 077-130-30
PARCEL 1
P.M. 3047

WASHOE COUNTY
CONTROL POINT
"W015M01080"
N: 1448582.89
E: 2337777.80
(GROUND COORDINATE)

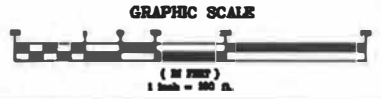
[Handwritten Signature]
10/8/21

TOTAL AREA: 40.01 ± ACRES

PARCEL MAP
FOR
VERD FAMILY TRUST
BEING A SUBDIVISION OF PARCELS 10-2-1-11 OF INTEREST
OF LAND MAP NUMBER 1, REVISED BY THIS PM 1/4 OF THE SE 1/4
OF SECTION 16 T.28N., R.12E., N.M.S., WASHOE COUNTY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94 NEVADA BEST ZONE PER DES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.00007839 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.



WTPM21-00192
odyssey EXHIBIT c2



HOLMSTEAD TRUST
APN: 077-130-20
4700 GRASS VALLEY RD

SHREVE, BRANON W & SHANNON R
APN: 077-500-17
200 PINTO RANCH CT

KNIGHT ET AL, RICHARD L
APN: 077-500-19
150 PINTO RANCH CT

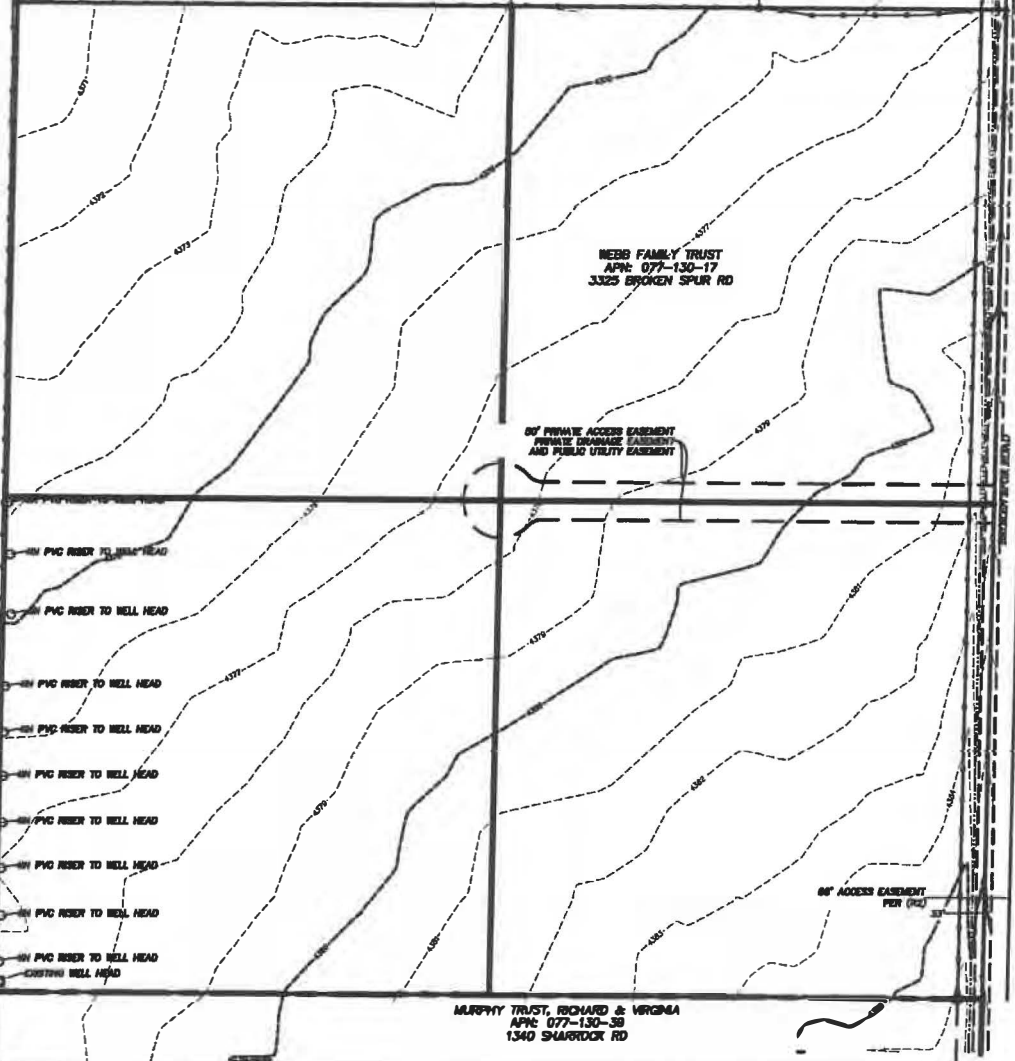
WHISKEY SPRINGS LLC
APN: 077-500-20
100 PINTO RANCH CT

NEESB FAMILY TRUST
APN: 077-130-17
3325 BROKEN SPUR RD

66' PRIVATE ACCESS EASEMENT
PRIVATE SEWERAGE EASEMENT
AND PUBLIC UTILITY EASEMENT

66' ACCESS EASEMENT
FEW (P)

MURPHY TRUST, RICHARD & VIRGINIA
APN: 077-130-38
1340 SHARROCK RD



NOTES:

- UTILITY INFORMATION SHOWN IS BASED ON OBTAINABLE EVIDENCE AND IS RECOMMENDED THAT UTILITY LOCATIONS BE RECHECKED BEFORE CONSTRUCTION.
- SURVEY WAS CONDUCTED ON SEPTEMBER 3, 2021.
- INFORMATION IS BASED ON PARCEL MAP 3067 OF THE OFFICIAL RECORDS OF BRUNSON COUNTY, NEVADA.

BASIS OF ELEVATION:

- BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING NEVADA DEPARTMENT OF TRANSPORTATION SURVEY CONTROL POINT NO. 132334 WITH PUBLISHED ELEVATION OF 4349.38 FT.

BASIS OF BEARINGS:

- BASED ON THE NEVADA BEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GRID FACTOR OF 1.00018730 APPLIED.

REFERENCES

- PARCEL MAP 2047, FILE NUMBER 20004, RECORDED JANUARY 6, 2003
- SURVEY WAS CONDUCTED ON SEPTEMBER 3, 2021.
- NO TITLE REPORT WAS PROVIDED. RECORD INFORMATION IS BASED ON PARCEL MAP 3067 OF THE OFFICIAL RECORDS OF BRUNSON COUNTY, NEVADA.

LEGEND:

- FENCE
- - - - - EDGE OF PARCELS
- - - - - BOUNDARY LINE
- - - - - ADJACENT PROPERTY LINE
- WELL HEAD

[Handwritten Signature]
10/8/21



3325 BROKEN SPUR ROAD
SITE PLAN
VALDRENE COUNTY
NEVADA

APN: 077-130-17
DATE: 10/8/21
DRAWN BY: [Name]
CHECKED BY: [Name]

Odyssey

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROMMIE FRED WEBB AND LINDA SUE WEBB, TRUSTEES OF THE WEBB FAMILY TRUST, ARE THE OWNERS 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. 278. THE 50' PRIVATE ACCESS AND EMERGENCY EASEMENT AND THE 50' PRIVATE RECIPROCAL ACCESS AND EMERGENCY EASEMENT IS HEREBY GRANTED. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITIES AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS.

BY: _____ DATE: _____
 NAME: ROMMIE FRED WEBB

BY: _____ DATE: _____
 NAME: LINDA SUE WEBB

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } S.S.
 COUNTY OF _____ }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY MICHAEL D. MERCHANT WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } S.S.
 COUNTY OF _____ }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY MICHAEL D. MERCHANT WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE

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

TICOR TITLE OF NEVADA, INC.

BY _____ TITLE _____ DATE _____

SECURITY INTEREST HOLDERS CERTIFICATE

PCD SERVICING, LLC, AS BENEFICIARY, UNDER DEEDS OF TRUST DOCUMENT NUMBER 5005580 RECORDED FEBRUARY 28, 2020 THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT PER SEPARATE DOCUMENT NO. _____

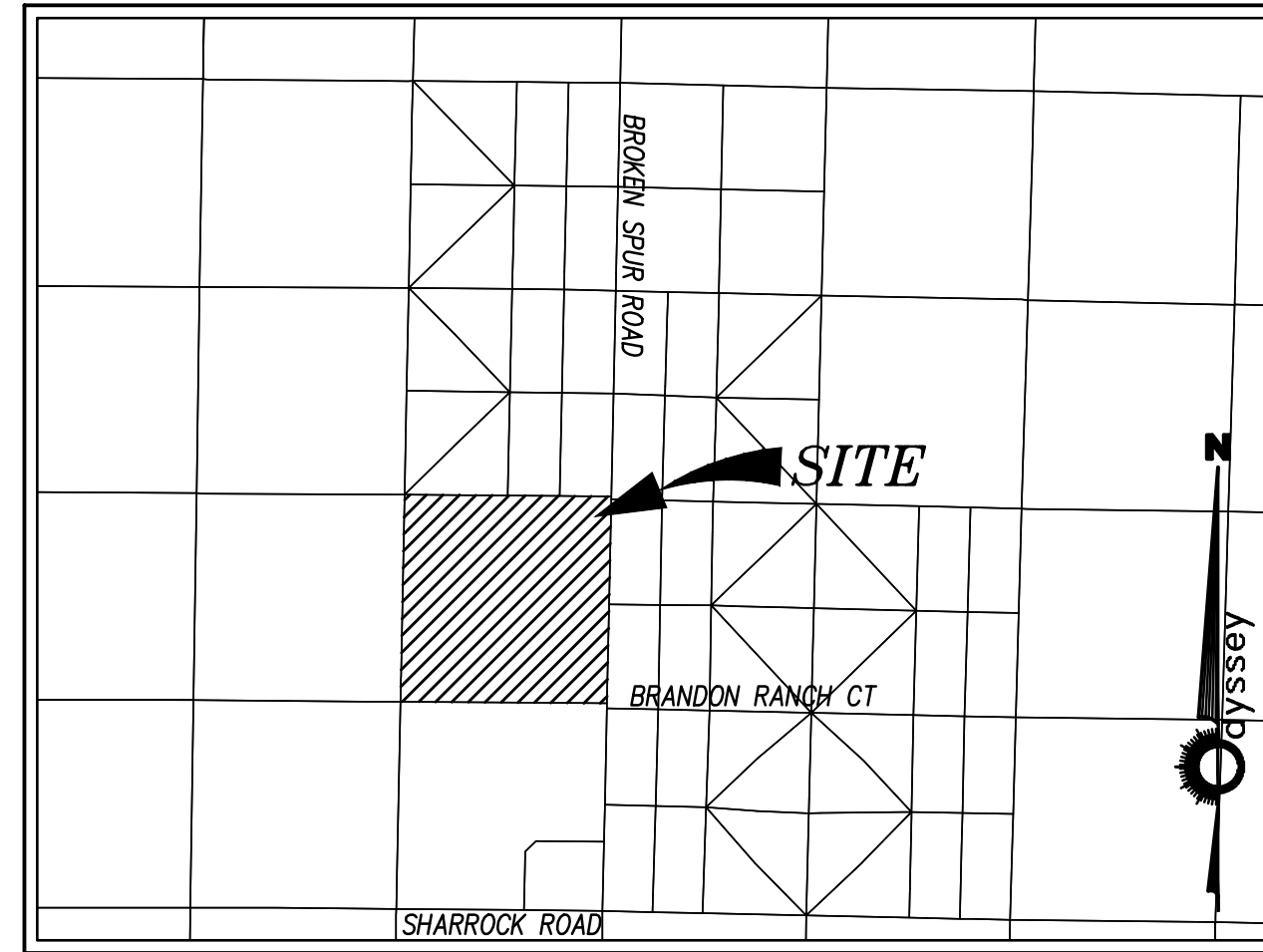
UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED, GRANTED OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, AND PUBLIC UTILITY COMPANIES.

CHARTER COMMUNICATIONS _____ DATE _____
 D/B/A AT&T NEVADA
 BY: _____
 TITLE: _____

SIERRA PACIFIC POWER COMPANY _____ DATE _____
 D/B/A/ NV ENERGY
 BY: KATHERINE PERKINS
 TITLE: ASSOCIATE RIGHT OF WAY AGENT

NEVADA BELL TELEPHONE COMPANY _____ DATE _____
 BY: CLIFF COOPER
 TITLE: MGR OSP PLANNING



VICINITY MAP
 NOT TO SCALE

NOTES

1. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED BY THE IMPROVEMENT OF THESE PARCELS..
1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
2. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION.
3. DRAINAGE EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
4. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICED FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
5. 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.
6. A 50' PRIVATE RECIPROCAL ACCESS EASEMENT, AND EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS A, B, C, AND D, AS SHOWN HEREON.
7. 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.

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

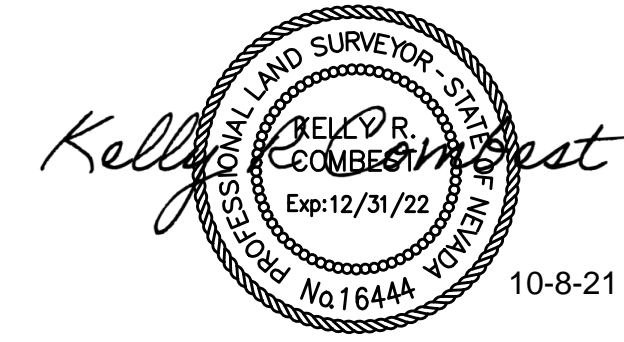
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATE

I, KELLY R. COMBEST, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WEBB FAMILY TRUST.
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF THE SE 1/2 OF SECTION 16, T22N, R21E, M.D.M., AND THE SURVEY WAS COMPLETED ON _____
3. THIS PLAT COMPLIES WITH ALL OF 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 CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KELLY R. COMBEST, P.L.S.
 NEVADA CERTIFICATE NO. 16444



TAX CERTIFICATE APN: 077-130-17

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.

WASHOE COUNTY TREASURER _____ DATE _____
 NAME: _____
 TITLE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ FOR THE DISTRICT BOARD OF HEALTH DATE: _____

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. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

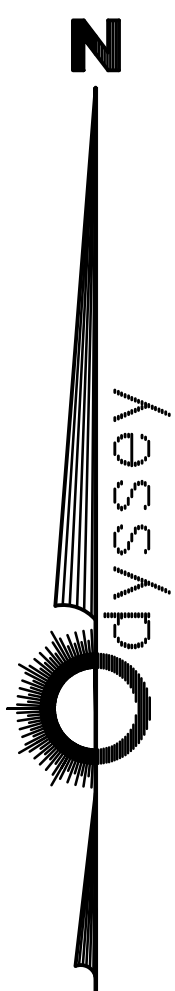
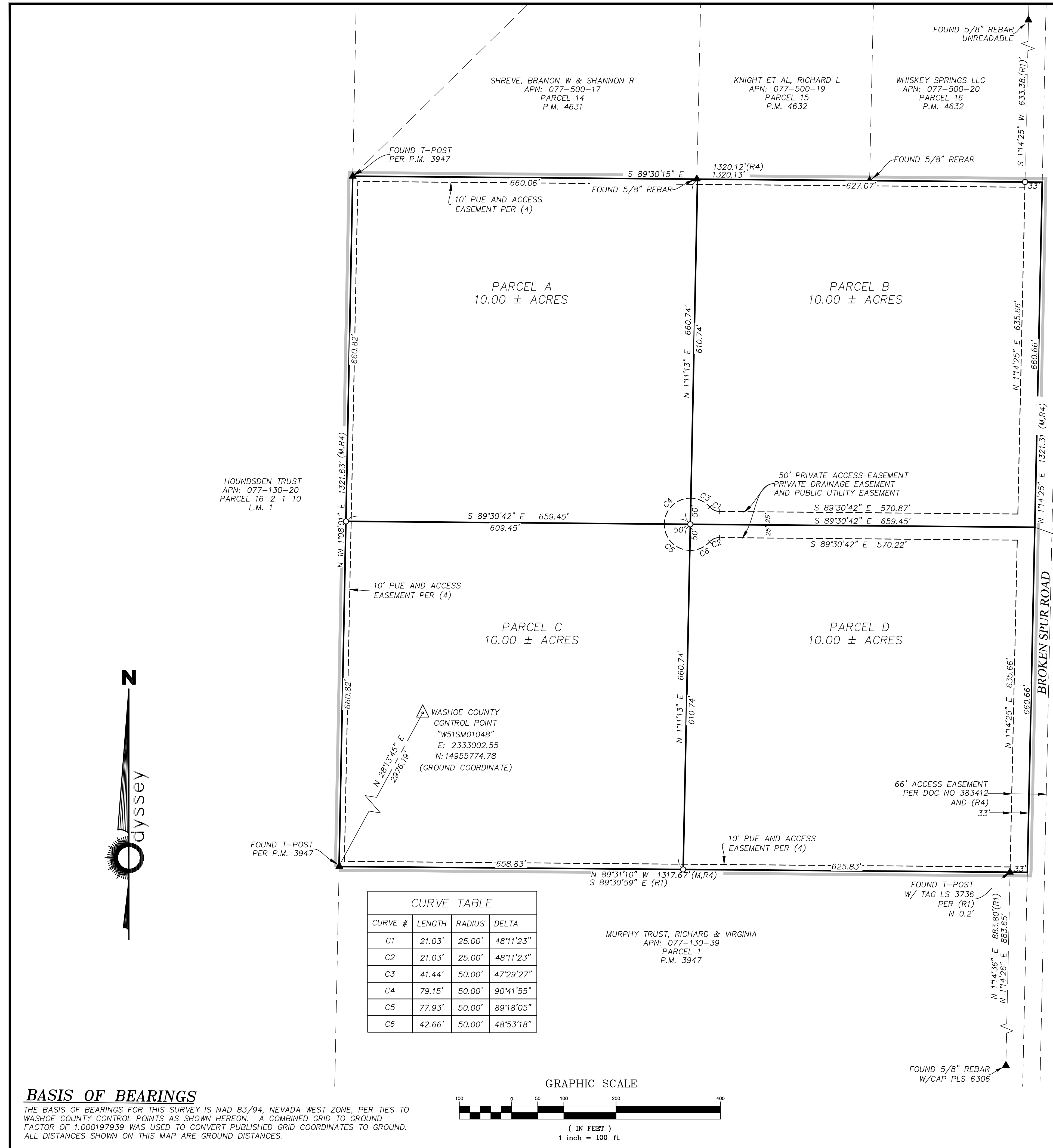
FILE NO. _____	PARCEL MAP FOR WEBB FAMILY TRUST BEING A SUBDIVISION OF PARCEL 16-2-1-11 OF DIVISION OF LAND MAP NUMBER 1, SITUATE IN THE NE 1/4 OF THE SE 1/4 OF SECTION 16 T.22N., R.21E., M.D.M. WASHOE COUNTY NEVADA	SHEET
FEE: _____		1
FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____ 202__, AT _____ MINUTES PAST O'CLOCK, __M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KALIE M. WORK COUNTY RECORDER BY: _____ DEPUTY	895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 Odyssey ENGINEERING INCORPORATED	OF
		2

REFERENCES

- R1) PARCEL MAP 3947, RECORDED JANUARY 6, 2003, DOCUMENT NUMBER 2786856.
 - R2) PARCEL MAP 4631, RECORDED SEPTEMBER 12, 2006, DOCUMENT NUMBER 3437221.
 - R3) PARCEL MAP 4632, RECORDED SEPTEMBER 12, 2006, DOCUMENT NUMBER 3437222.
 - R4) LAND MAP 1, RECORDED OCTOBER 29, 1975, DOCUMENT NUMBER 383502.
 - R5) RECORD OF SURVEY 917, RECORDED OCTOBER 29, 1975, DOCUMENT NUMBER 383412.
- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

- SECTION CORNER AS NOTED
- WASHOE COUNTY GPS CONTROL STATION
- FOUND CORNER AS NOTED
- SET 5/8" REBAR W/CAP PLS 16444
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- R.O.S. RECORD OF SURVEY
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BORDER



HOUNDSDEN TRUST
APN: 077-130-20
PARCEL 16-2-1-10
L.M. 1

SHREVE, BRANON W & SHANNON R
APN: 077-500-17
PARCEL 14
P.M. 4631

KNIGHT ET AL, RICHARD L
APN: 077-500-19
PARCEL 15
P.M. 4632

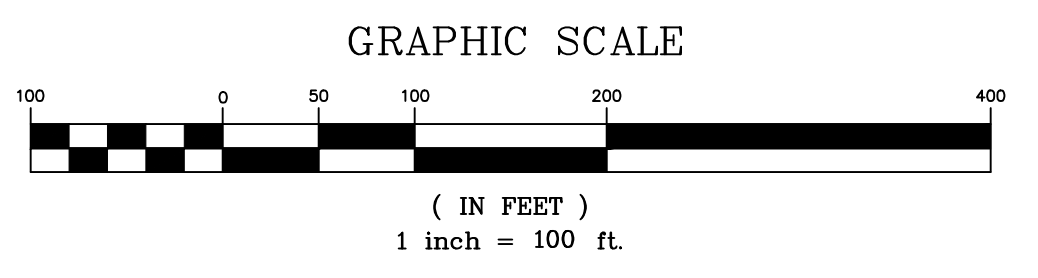
WHISKEY SPRINGS LLC
APN: 077-500-20
PARCEL 16
P.M. 4632

WASHOE COUNTY CONTROL POINT
"W51SM01048"
E: 2333002.55
N: 14955774.78
(GROUND COORDINATE)

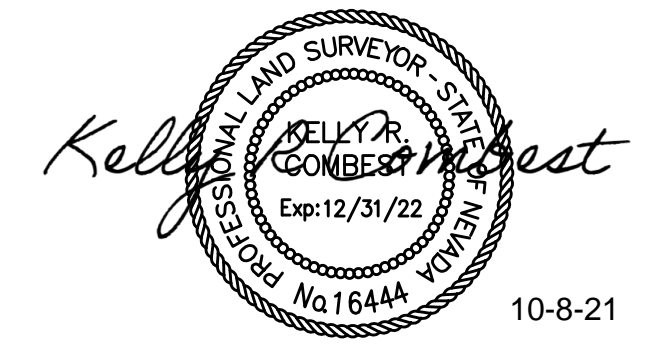
WASHOE COUNTY CONTROL POINT
"W51SM01060"
N: 14948589.81
E: 2337777.90
(GROUND COORDINATE)

MURPHY TRUST, RICHARD & VIRGINIA
APN: 077-130-39
PARCEL 1
P.M. 3947

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	21.03'	25.00'	48°11'23"
C2	21.03'	25.00'	48°11'23"
C3	41.44'	50.00'	47°29'27"
C4	79.15'	50.00'	90°41'55"
C5	77.93'	50.00'	89°18'05"
C6	42.66'	50.00'	48°53'18"



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.



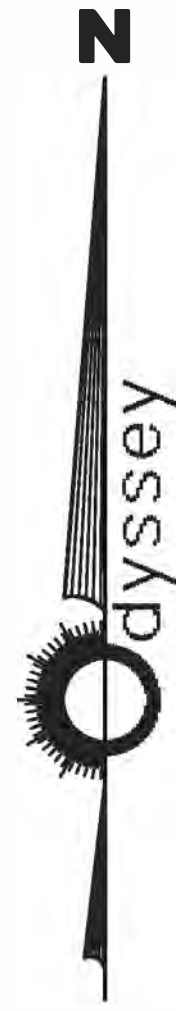
TOTAL AREA: 40.00 ± ACRES

PARCEL MAP
FOR
WEBB FAMILY TRUST
BEING A SUBDIVISION OF PARCEL 16-2-1-11 OF DIVISION
OF LAND MAP NUMBER 1, SITUATE IN THE NE 1/4 OF THE SE 1/4
OF SECTION 16 T.22N., R.21E., M.D.M.
WASHOE COUNTY NEVADA

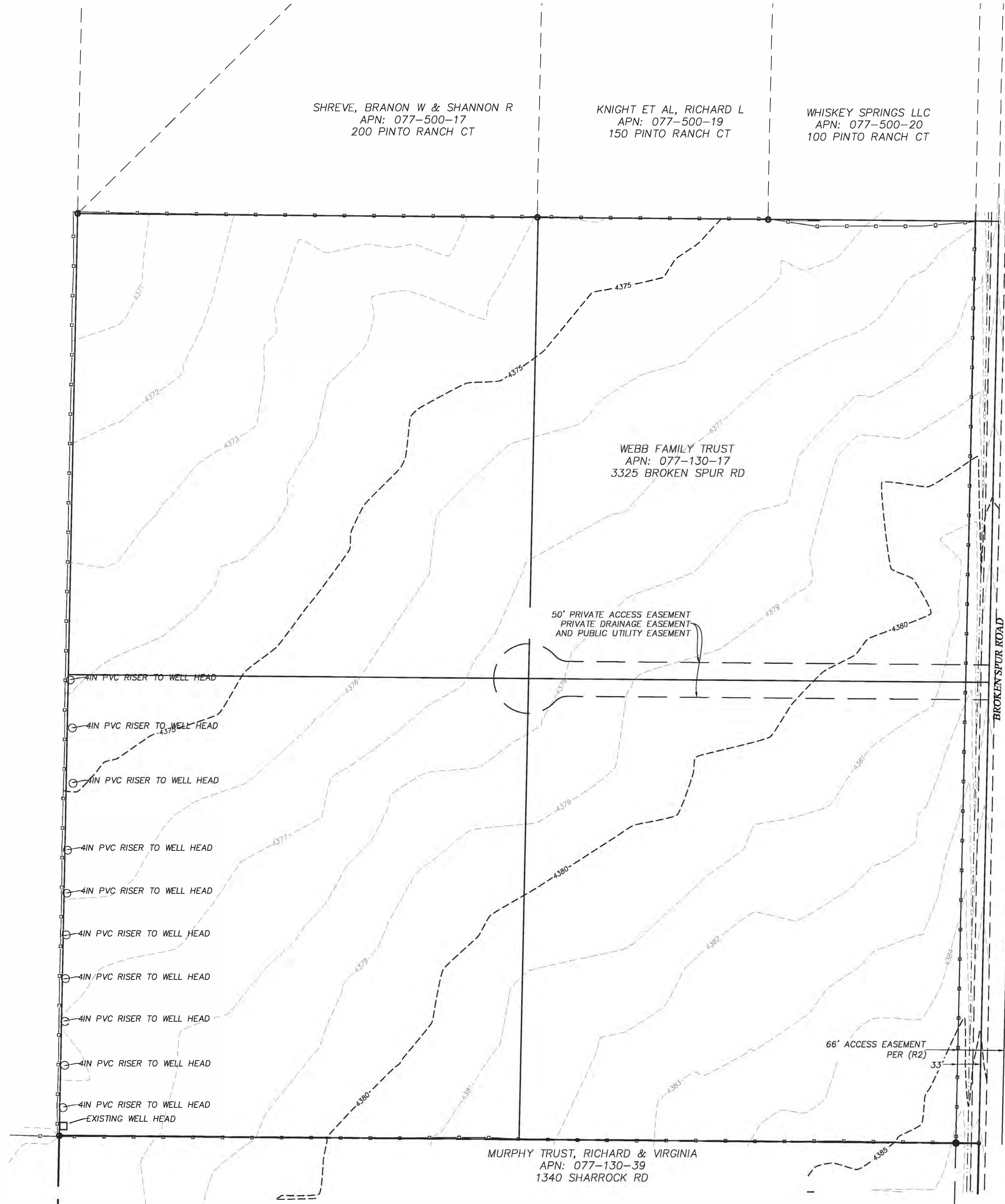
WWW.ODYSSEY-CIVIL-ENGINEERING.COM
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303

ENGINEERING INCORPORATED

SHEET
2
OF
2



HOUNDSDEN TRUST
APN: 077-130-20
4700 GRASS VALLEY RD



NOTES:

1. UTILITY INFORMATION SHOWN IS BASED ON OBSERVABLE EVIDENCE AND IS RECOMMENDED THAT UTILITY LOCATES BE REQUESTED BEFORE CONSTRUCTION.
2. SURVEY WAS CONDUCTED ON SEPTEMBER 3, 2021.
3. INFORMATION IS BASED ON PARCEL MAP 3957 OF THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

BASIS OF ELEVATION:

1. BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING NEVADA DEPARTMENT OF TRANSPORTATION SURVEY CONTROL POINT NO. 1303034 WITH PUBLISHED ELEVATION OF 4341.38 FT.

BASIS OF BEARINGS:

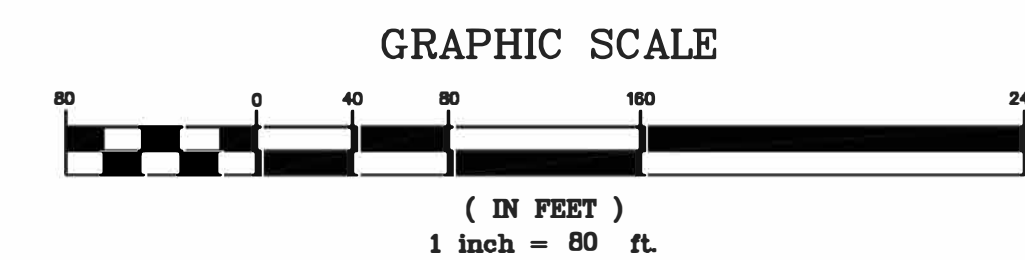
1. BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

REFERENCES

1. PARCEL MAP 3947, FILE NUMBER 2786859, RECORDED JANUARY 6, 2003
2. SURVEY WAS CONDUCTED ON SEPTEMBER 3, 2021.
3. NO TITLE REPORT WAS PROVIDED. RECORD INFORMATION IS BASED ON PARCEL MAP 3957 OF THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

LEGEND:

- FENCE
- — — EDGE OF PAVEMENT
- — — BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- WELL HEAD



REV.	DATE	DESCRIPTION	BY
1			

DATE: SEPTEMBER 2021	DATE: _____
DRAWN BY: E.W.H.	DRAWN BY: _____
PREPARED BY: K.R.C.	PREPARED BY: _____
CHECKED BY: K.R.C.	CHECKED BY: _____

3325 BROKEN SPUR ROAD	
SITE PLAN	
WASHOE COUNTY	NEVADA

805 ROBERTA LANE SUITE 104 SPARKS, NV 89431 (775) 356-3303 FAX (775) 369-3329	
Odyssey ENGINEERING INCORPORATED	
KELLY R. COMBEST 10/8/21	

SCALE
HORIZ. _____
VERT. N/A
JOB NO. XXXX
SHEET
1
OF
1

3325 BROKEN SPUR PARCEL MAP
MATH CHECKS



Prepared by:

Odyssey Engineering, Inc.
895 Roberta Lane, Suite 104
Sparks, NV 89431

Segment# 1: Line
Course: S1° 11' 13"W Length: 660.74'
North: 14,951,818.0439' East: 2,333,956.7534'

Segment# 2: Line
Course: N89° 30' 42"W Length: 659.45'
North: 14,951,823.6643' East: 2,333,297.3273'

Segment# 3: Line
Course: N1° 08' 01"E Length: 660.82'
North: 14,952,484.3550' East: 2,333,310.4010'

Segment# 4: Line
Course: S89° 30' 15"E Length: 660.06'
North: 14,952,478.6430' East: 2,333,970.4363'

Perimeter: 2,641.06' Area: 435,920.91Sq.Ft.
Error Closure: 0.0042 Course: N78° 24' 25"W
Error North : 0.00084 East: -0.00410

Precision 1: 628,826.19

PARCEL B

Segment# 1: Line
Course: S1° 14' 25"W Length: 660.65'
North: 14,951,812.4348' East: 2,334,616.1787'

Segment# 2: Line
Course: N89° 30' 42"W Length: 659.45'
North: 14,951,818.0553' East: 2,333,956.7527'

Segment# 3: Line
Course: N1° 11' 13"E Length: 660.74'
North: 14,952,478.6535' East: 2,333,970.4397'

Segment# 4: Line

Course: S89° 30' 15"E
North: 14,952,472.9415'

Length: 660.06'
East: 2,334,630.4750'

Perimeter: 2,640.90'
Error Closure: 0.0120
Error North : 0.01141

Area: 435,862.93Sq.Ft.
Course: N18° 04' 24"W
East: -0.00372

Precision 1: 220,075.00

PARCEL C

Segment# 1: Line

Course: N89° 31' 10"W
North: 14,951,162.9811'

Length: 658.83'
East: 2,333,284.2600'

Segment# 2: Line

Course: N1° 08' 01"E
North: 14,951,823.6718'

Length: 660.82'
East: 2,333,297.3336'

Segment# 3: Line

Course: S89° 30' 42"E
North: 14,951,818.0513'

Length: 659.45'
East: 2,333,956.7596'

Segment# 4: Line

Course: S1° 11' 13"W
North: 14,951,157.4531'

Length: 660.74'
East: 2,333,943.0727'

Perimeter: 2,639.83'
Error Closure: 0.0063
Error North : -0.00228

Area: 435,514.53Sq.Ft.
Course: S68° 50' 51"E
East: 0.00589

Precision 1: 419,022.22

PARCEL D

Segment# 1: Line
Course: S1° 14' 25"W
North: 14,951,151.9246'
Length: 660.66'
East: 2,334,601.8785'

Segment# 2: Line
Course: N89° 31' 10"W
North: 14,951,157.4503'
Length: 658.83'
East: 2,333,943.0717'

Segment# 3: Line
Course: N1° 11' 13"E
North: 14,951,818.0486'
Length: 660.74'
East: 2,333,956.7586'

Segment# 4: Line
Course: S89° 30' 42"E
North: 14,951,812.4281'
Length: 659.45'
East: 2,334,616.1847'

Perimeter: 2,639.67'
Area: 435,456.55Sq.Ft.

Error Closure: 0.0063
Course: S74° 13' 35"E

Error North : -0.00171
East: 0.00605

Precision 1: 418,996.83
