



# Parcel Map Review Committee Staff Report

Meeting Date: August 10, 2023

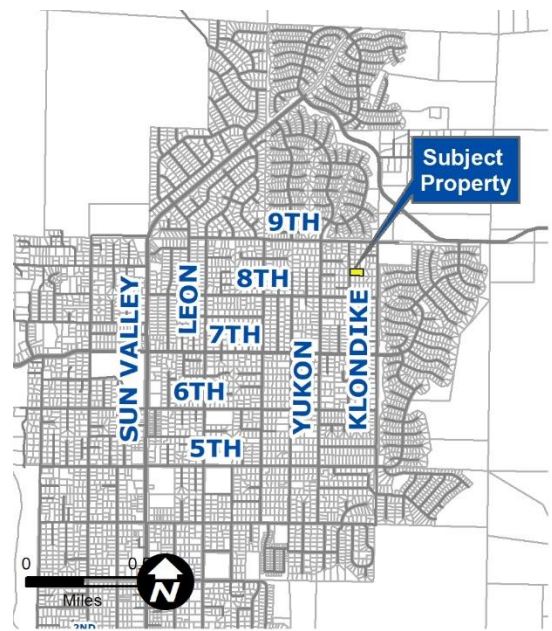
Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM23-0007 (Laws)
BRIEF SUMMARY OF REQUEST:	Division of a parcel of land into three 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 1.11-acre parcel into three parcels of 16,022 square feet, 16,310 square feet, and 16,290 square feet.

Applicant: Odyssey Engineering  
Property Owner: Laws Family Trust  
Location: 5840 Parker Place, Sun Valley, NV 89433  
APN: 085-500-08  
Parcel Size: 1.11 acres  
Master Plan: Suburban Residential  
Regulatory Zone: Medium Density Suburban (MDS)  
Area Plan: Sun Valley  
Development Code: Authorized in Article 606, Parcel Maps  
Commission District: 3 – Commissioner Garcia



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 WTPM23-0007 for Laws 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 9)*

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Agency Comments..... Exhibit B

Project Application ..... Exhibit C

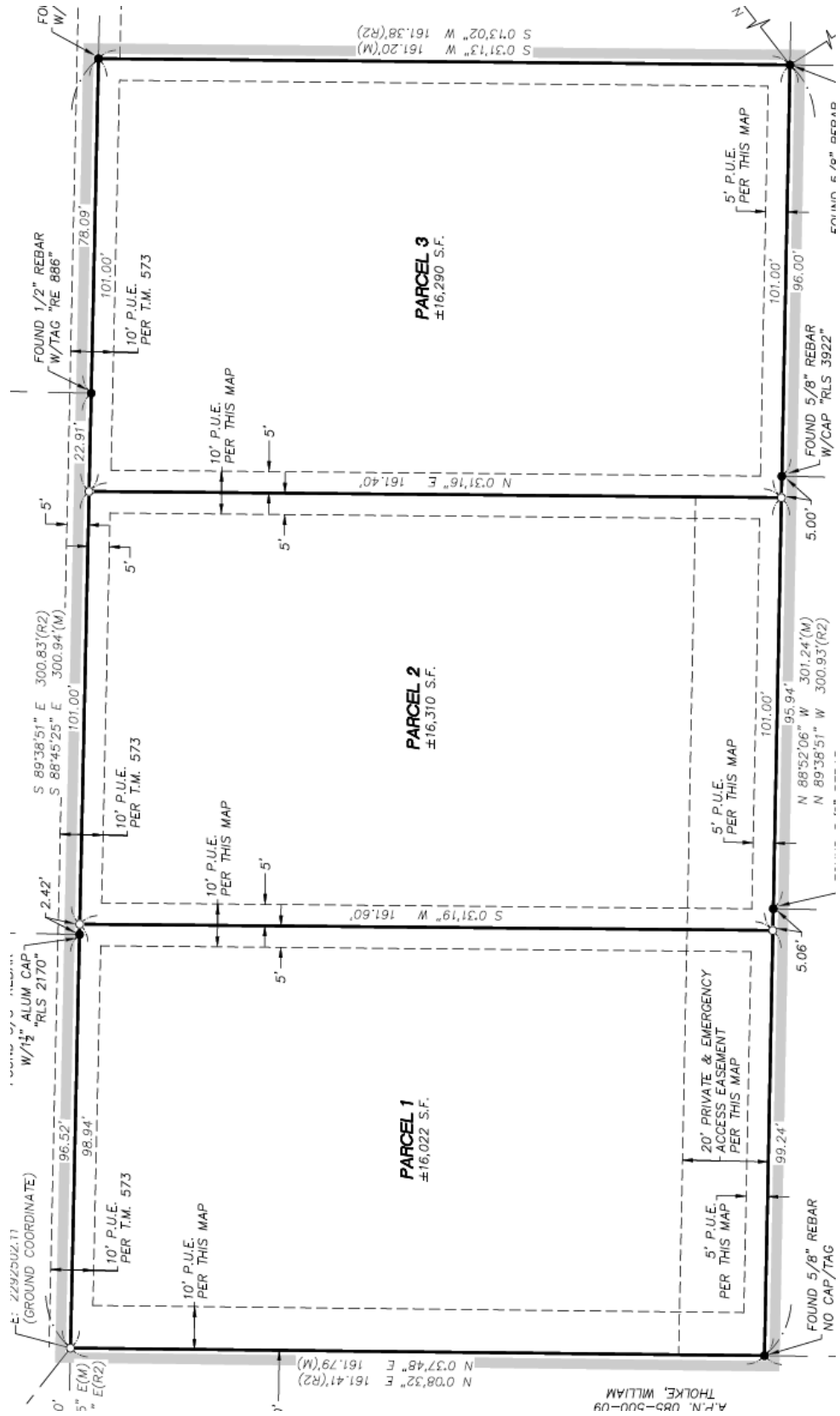
## **Parcel Map**

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within 22 months from the date of approval and record the map within the two-year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM23-0007 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**

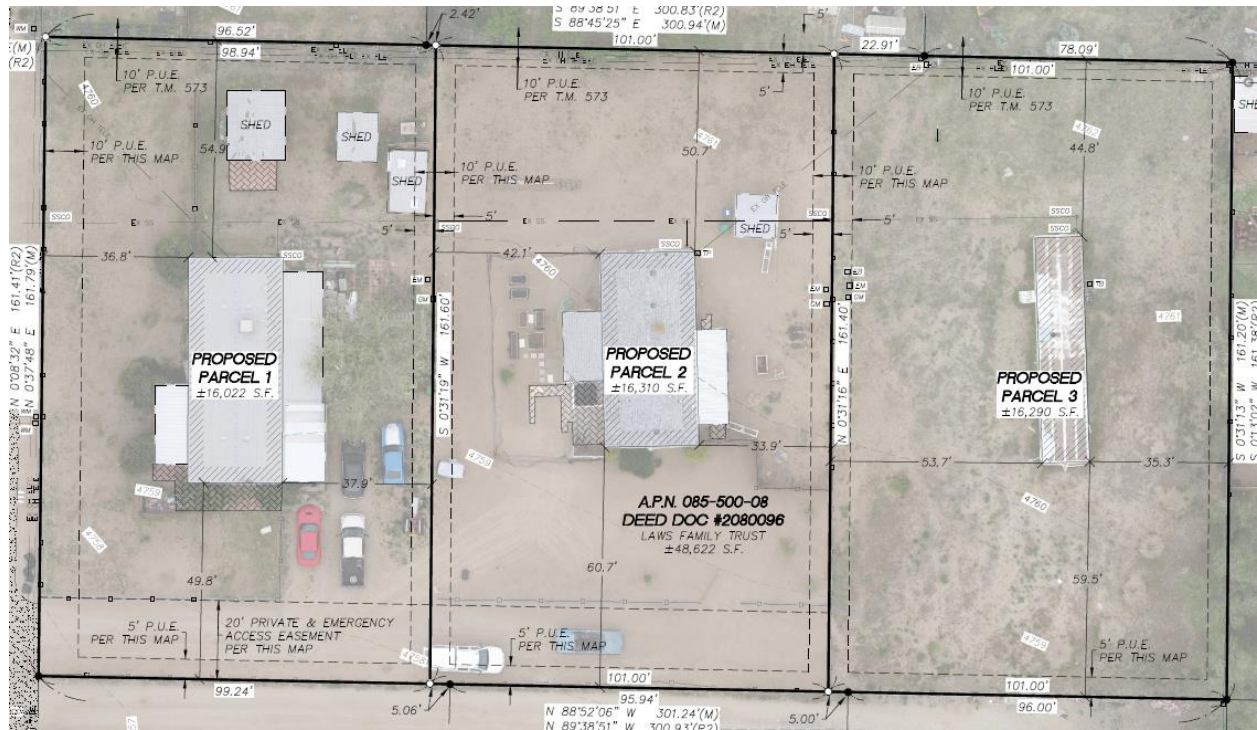
Requirement	Evaluation
Area Plan	Sun Valley
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	3
Number of Lots on Parcel Map	3
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	16,022 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	98.9 feet
Development Suitability Map	Most Suitable for Development
Hydrographic Basin	Sun Valley Hydrographic Basin

The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) 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 three mobile homes. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 feet from the front and rear yard property lines and 8 feet from the side yard property lines. The mobile homes will meet the above-mentioned setbacks.

There are multiple sheds located on proposed parcel 1 and proposed parcel 2. See image below which shows the locations of existing residences and structures on the proposed parcels. One of the sheds shown on proposed parcel 1 is within the east side-yard setback and within a public utility easement. This shed will need to be moved or removed prior to recordation of the final map. Conditions requiring the shed to be moved or removed have been provided by planning staff and by Washoe County Engineering and are included in Exhibit A. There are no setback measurements provided for the sheds located on proposed parcels 1 and 2. According to WCC Section 110.306.10(b), "Accessory structures 12 feet in height or less may be located within the required rear and side yard setbacks provided they are five feet or more from the rear and side property line," and "Accessory structures more than 12 feet in height shall comply with the yard setbacks for the main dwelling units". A condition has been included in Exhibit A requiring the applicant to provide proof of all sheds' setbacks from the proposed property lines prior to recordation of the final map. Any sheds that do not meet the setback requirements must be moved or removed.



**Sun Valley Area Plan Modifiers**

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

**Section 110.218.05 Community Water and Sewer.** The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre;

**Section 110.218.25 New Parcel Restrictions.** The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

The proposed parcels are each developed with an existing mobile home. These homes are connected to community water and sewer facilities. Water and sewer are provided by Sun Valley General Improvement District (SVGID).

**Area Plan Evaluation**

The subject parcel is located within the Sun Valley Area Plan in the Suburban Character Management Area. The following are the pertinent Policies from the Area Plan:

**Relevant Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Condition of Approval
SUN.10.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.	Yes	The three proposed parcels are currently developed with homes receiving water from SVGID. Washoe County Water Rights reviewed the application, confirmed that the proposed parcels will be served by SVGID, and included a condition of approval (Exhibit A) requiring a copy of the SVGID will-serve or

			approval. SVGID also reviewed the application and stated that they approve of the parcel map.
SUN.12.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.	Yes	The three proposed parcels are currently developed and are connected to SVGID sewer. The applicant indicated that three sewer cleanouts on the north side of the residences tie into the main sewer line within Parker Place. SVGID reviewed the application and stated that they approve of the parcel map.

**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	X	Steve Shell, sshell@water.nv.gov
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
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			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Sun Valley GID	X	X		Brad Baeckel, bbaeckel@svgid.com
AT&T	X	X		Bryson Gordon, bg1853@att.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 Washoe County Water Rights, Nevada Division of Water Resources, Sun Valley General Improvement District (SVGID), and Washoe County Health District, Environmental Health Division, and no recommendation for denial was received. Washoe County Water Rights and Nevada Division of Water Resources provided conditions related to water supply and the provision of will-serve letters. 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 is currently supplied and will be supplied by SVGID. Washoe County Water Rights, Nevada Division of Water Resources, SVGID, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map. Washoe County Water Rights and Nevada Division of Water Resources provided conditions requiring will-serve letters. These conditions are included in Exhibit A.*

- (iii) The availability and accessibility of utilities.

*Staff Comment: The proposed parcels are currently receiving water and sewer service from SVGID and will continue to do so. Washoe County Water Rights, Nevada Division of Water Resources, SVGID, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map, and conditions were provided requiring will-serve letters for water supply. These conditions are included in Exhibit A. Power is provided via three existing electric meters along the proposed parcel lines.*

- (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 two additional lots, which are 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 Sun Valley 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, as discussed in this staff report, 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 recommendations 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 on the Sun Valley Development Suitability map. No physical characteristics of the land have interfered with existing residential development on the proposed parcels.*

- (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 provided to 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 WTPM23-0007 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 WTPM23-0007 for Laws 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/Consultant: Odyssey Engineering  
[justin@odysseyreno.com](mailto:justin@odysseyreno.com)

Property Owner: Laws Family Trust  
[robink530@yahoo.com](mailto:robink530@yahoo.com)



# Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0007

The tentative parcel map approved under Parcel Map Case Number WTPM23-0007 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on August 10, 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 – 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 applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. 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.
- d. 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.
- e. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM23-0007 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.

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KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. 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.
- h. 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.
- i. Prior to recordation of the final map, the shed located in the public utility easement on the east side of proposed Parcel 1 must be removed or moved so that it is no longer in the public utility easement or side yard setback. If the shed is 12 feet in height or less, then it may be located within the side yard setback provided the shed is not within the public utility easement and provided the shed is five feet or more from the side and rear property lines, according to WCC Section 110.306.10(b).
- j. Prior to recordation of the final map, the applicant shall provide proof that all sheds located on Proposed Parcels 1 and 2 are not located in the side or rear yard setbacks. If any of the sheds are 12 feet in height or less, then they may be located within the side and/or rear yard setbacks provided the shed is not within the public utility easement and provided the shed is five feet or more from the side and rear property lines, according to WCC Section 110.306.10(b). If any of the sheds do not meet the above requirements, then they must be moved or removed.

### **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 granting of the 20-foot access easement to the Owner’s Certificate.
- c. All boundary corners must be set.
- d. 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.”
- e. No structures are allowed in the public utility easements. Applicant shall address the shed located on the east side of proposed Parcel 1.

### **Washoe County Health District, Environmental Health Services Division, (WCHD)**

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

**Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. If the application is approved the parcel map must be reviewed and signed by WCHD.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, 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/>

**Washoe County Water Rights**

5. The following conditions are a requirement 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 proposed parcels will be served by Sun Valley General Improvement District (SVGID). Applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the final parcel map.
- b. Please email a copy of the SVGID will-serve or approval to: [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)

**Nevada Division of Water Resources**

6. The following condition is a requirement of Nevada Division of Water Resources, which shall be responsible for determining compliance with this condition.

**Contact Name – Steve Shell, Water Rights Specialist II, 775.684.2836, [sshell@water.nv.gov](mailto:sshell@water.nv.gov)**

- a. The subject property lies within the Truckee Meadows Water Authority service area. 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 a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to submission of the final map.

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

**From:** [GORDON, BRYSON](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [COOPER, CLIFFORD E](#)  
**Subject:** June Agency Review Memo 1  
**Date:** Thursday, June 15, 2023 9:36:56 AM

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

Hello Katy,

AT&T has aerial cable facilities on the North side of this parcel that do not appear to conflict. AT&T does not have any adverse comments or concerns.

**Tentative Parcel Map Case Number WTPM23-0007 (Laws)**

Thank you,

Bryson Gordon  
MGR OSP PLNG & ENGRG DESIGN  
AT&T NEVADA ROW  
1375 Capital Blvd. rm115. Reno, NV 89502  
Cell: 775-343-6655  
E-mail: [bg1853@att.com](mailto:bg1853@att.com)

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

July 11, 2023

Washoe County Community Services  
Planning and Development Division

RE: Laws; 085-500-08  
Tentative Parcel Map; WTPM23-0007

Dear Washoe County Staff:

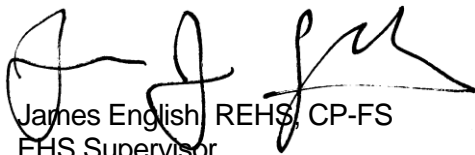
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The WCHD has reviewed the above referenced application the parcel is served by community water and sewerage systems and therefore has no concerns with the application.
- b) Condition #2: If the application is approved the parcel map must be reviewed and signed by WCHD.

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

Sincerely,



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





**From:** [Program, EMS](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: June Agency Review Memo I - Tentative Parcel Map Case Number WTPM23-0007 (Laws)  
**Date:** Tuesday, June 20, 2023 1:36:50 PM  
**Attachments:** [Outlook-0j3shx03.png](#)

Hello,

The EMS Program has reviewed the June Agency Review Memo I - Tentative Parcel Map Case Number WTPM23-0007 (Laws) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

**Sabrina Brasuell**

Pronouns: she/her



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: July 3, 2023

TO: Katy Stark, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: Laws Family Trust  
Parcel Map Case No.: WTPM23-0007  
APN: 085-500-08  
Review Date: 6/21/2023

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 granting of the 20-foot access easement to the Owner's Certificate.
3. All boundary corners must be set.
4. 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."
5. No structures are allowed in the public utility easements. Applicant shall address shed located on east side of proposed Parcel 1.



QUALITY  
PUBLIC SERVICE



INTEGRITY



EFFECTIVE  
COMMUNICATION

**WTPM23-0007**  
**EXHIBIT B**

**From:** [Pekar, Faye-Marie L.](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Tentative Parcel Map Case Number WTPM23-0007 (Laws)  
**Date:** Thursday, July 13, 2023 12:09:52 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hi Katy,

I have reviewed the Tentative Parcel Map Case Number WTPM23-0007 (Laws) for parks and do not have any comments.

Thank you,



**Faye-Marie L. Pekar, MPA**  
**Park Planner, Planning & Building Division | Community Services Department**  
[fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov) |

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?  
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

**From:** [Steve Shell](#)  
**To:** [Stark, Katherine](#)  
**Subject:** FW: Application Review Memo 1  
**Date:** Thursday, June 15, 2023 9:26:59 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image006.png](#)  
[image008.png](#)

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

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**From:** Steve Shell  
**Sent:** Thursday, June 15, 2023 9:24 AM  
**To:** [kstark@washoecounty.gov](mailto:kstark@washoecounty.gov)  
**Subject:** Application Review Memo 1

WTPM23-0007:

The subject property lies within the Truckee Meadows Water Authority service area. 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 a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell  
Water Rights Specialist II  
Department of Conservation and Natural Resources

Nevada Division of Water Resources  
901 S. Stewart St., Suite 2002  
Carson City, NV 89701  
[sshell@water.nv.gov](mailto:sshell@water.nv.gov)  
(O) 775-684-2836 | (F) 775-684-2

**From:** [bbaeckel@svgid.com](mailto:bbaeckel@svgid.com)  
**To:** [Stark, Katherine](#)  
**Subject:** 5840 Parker place  
**Date:** Thursday, June 15, 2023 10:55:27 AM

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

**Tentative Parcel Map Case Number WTPM23-0007 (Laws)**

SVGID approves of the parcel map.

Thanks,

**Brad Baeckel**

**Public Works Director**

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: (775) 673-2220

Fax: (775) 673-7708

[www.svgid.com](http://www.svgid.com)

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**From:** [Lemon, Brittany](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM23-0007 (Laws) Conditions of Approval  
**Date:** Friday, June 23, 2023 9:30:35 AM  
**Attachments:** [image001.png](#)

---

Hi Katy,

TMFPD has no specific comments or conditions for this request.

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"*



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

1001 East 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

June 28, 2023

TO: Katy Stark, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM23-0007 (Laws)

**Project description:**

The applicant is proposing to approve a tentative parcel map dividing a 1.11-acre parcel into three parcels of 16,022 square feet, 16,310 square feet, and 16,290 square feet.

Location: 5840 Parker Place, Sun Valley, NV 89433 • Assessor's Parcel Number(s): 085-500-08  
***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

The proposed parcels will be served by Sun Valley General Improvement District (SVGID). Applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the parcel map.

Please email a copy of the SVGID will-serve or approval to: [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)

- 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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

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



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for the Laws Family Trust</b>			
Project Description: Being a subdivision of that certain real property as described within Deed Document No. 2080096.			
Project Address: 5840 Parker Place, Sun Valley, NV 89433			
Project Area (acres or square feet): +/-48,622 s.f.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Project Location is +/-550' northerly of the intersection of E 8th Street & Parker Place in Sun Valley, NV.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-500-08	48,662 s.f.		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Laws Family Trust		Name: Justin Moore - Odyssey Engineering	
Address: 5840 Parker Place		Address: 895 Roberta Lane, Suite 104	
Sun Valley, NV	Zip: 89433	Sparks, NV	Zip: 89431
Phone: 775-530-5372	Fax:	Phone: 775-236-0543	Fax: 359-3329
Email: robink530@yahoo.com		Email: justin@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Evelyn Laws		Contact Person: Justin Moore, PLS	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Justin Moore - Odyssey Engineering		Name:	
Address: 895 Roberta Lane, Suite 104		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-236-0543	Fax: 359-3329	Phone:	Fax:
Email: justin@odysseyreno.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Justin Moore, PLS		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)?

5840 Parker Place, Sun Valley, NV 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-500-08	320 - Three to Four Units	48,622 s.f.

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

The property currently has 3 mobile homes with individual meters and individual sewer servicing each residence.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	16,022	16,310	16,290	N/A
Proposed Minimum Lot Width	98.9'	101.0'	101.0'	

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	MDS	MDS	MDS	N/A
Proposed Zoning Area	MDS	MDS	MDS	

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

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

6. Utilities:

a. Sewer Service	3 sewer cleanouts located on the north side of the residences tie into the main sewer line within Parker Place
b. Electrical Service/Generator	3 electric meters existing along the proposed parcel lines services each of the residences.
c. Water Service	Water meters exist along Parker Place servicing the existing residences

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

- a. Water System Type:

<input type="checkbox"/> Individual wells	N/A	
<input type="checkbox"/> Private water	Provider:	N/A
<input checked="" type="checkbox"/> Public water	Provider:	Sun Valley General Improvement District (existing services)

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

<input type="checkbox"/> Individual septic	N/A	
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

N/A - Existing water meters service the proposed mapping
--

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?

N/A
-----

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	Justin Moore
Address	895 Roberta Lane, Suite 104
Phone	775-236-0543
Cell	
E-mail	justin@odysseyreno.com
Fax	775-359-3329
Nevada PLS #	22362



**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, EVELYN M. LAWS, AS TRUSTEE OF THE LAWS FAMILY TRUST, 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 239, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

LAWS FAMILY TRUST  
BY: EVELYN M. LAWS  
TITLE: TRUSTEE

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2023

BY EVELYN M. LAWS AS TRUSTEE OF LAWS FAMILY TRUST, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

**UTILITY COMPANY'S CERTIFICATE:**

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

SERRA PACIFIC POWER COMPANY 07/07 NV ENERGY DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NEVADA BELL 07/07 AT&T NEVADA DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

CHARTER COMMUNICATIONS DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SUN VALLEY CO DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**WATER AND SEWER RESOURCE REQUIREMENTS:**

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

WASHOE COUNTY COMMUNITY SERVICES DEVELOPMENT 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.

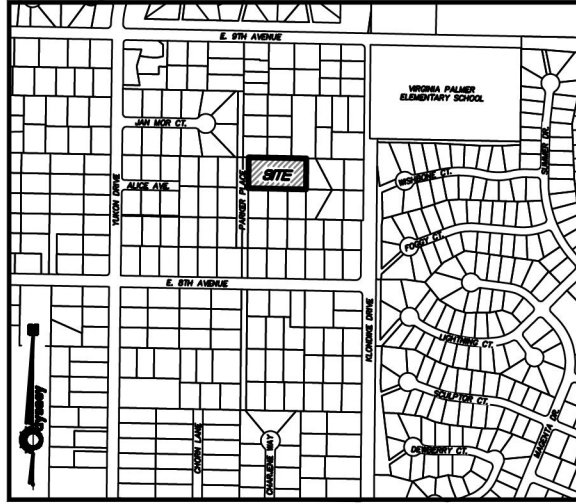
FOR THE DISTRICT BOARD OF HEALTH DATE \_\_\_\_\_

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.285.

A.P.N. 065-500-08  
WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: \_\_\_\_\_  
DEPUTY TREASURER



**VICINITY MAP**  
NOT TO SCALE

**NOTES**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, TEN FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES, FIVE FEET IN WIDTH COINCIDENT WITH THE REAR LOT LINE AND FIVE FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND TEN FEET ALONG PARKER PLACE.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND CATCH TO THAT PARCEL, AND 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, AND THE UTILITY COMPANY.
- THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- THIS SUBDIVISION IS ENTIRELY WITHIN ZONE (UNSHADDED) AS SHOWN ON FEMA FIRM MAP NO. 32031C032Q, HAVING AN EFFECTIVE DATE OF MARCH 16, 2009.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- WITH THE DEVELOPMENT OF EACH PARCEL, AND PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO SUN VALLEY GENERAL IMPROVEMENT DISTRICT SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVICE LETTER.
- FEEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. SUN VALLEY GENERAL IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO INSTALL A WATER METER WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE TO SERVE EACH PARCEL RESPECTIVELY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL THE PARCELS CREATED ON THIS MAP SHALL HAVE SEPARATE SEWER LINES TO BE CONNECTED AND SERVED BY SUN VALLEY GENERAL IMPROVEMENT DISTRICT.
- FOR EACH PARCEL CREATED BY THIS MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITH AN APPROVED RESIDENTIAL BUILDING PERMIT.
- NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF 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.
- THE 20-FOOT PRIVATE AND EMERGENCY ACCESS EASEMENT GRANTED HEREIN SHALL BE FOR THE BENEFIT OF THE PARCELS CREATED BY THIS MAP AND THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.

**SURVEYOR'S CERTIFICATE:**

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN THE INSTANCE OF THE LAWS FAMILY TRUST.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 17, T.20 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 2, 2023.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 625.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JUSTIN M. MOORE, P.L.S.  
NEVADA CERTIFICATE NO. 22362



**DRAFT**

6/2/2023

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. W2023-\_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES 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 \_\_\_\_\_, 2023, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

DIRECTOR OF PLANNING AND DEVELOPMENT DATE \_\_\_\_\_  
NAME: \_\_\_\_\_

**TITLE COMPANY CERTIFICATE:**

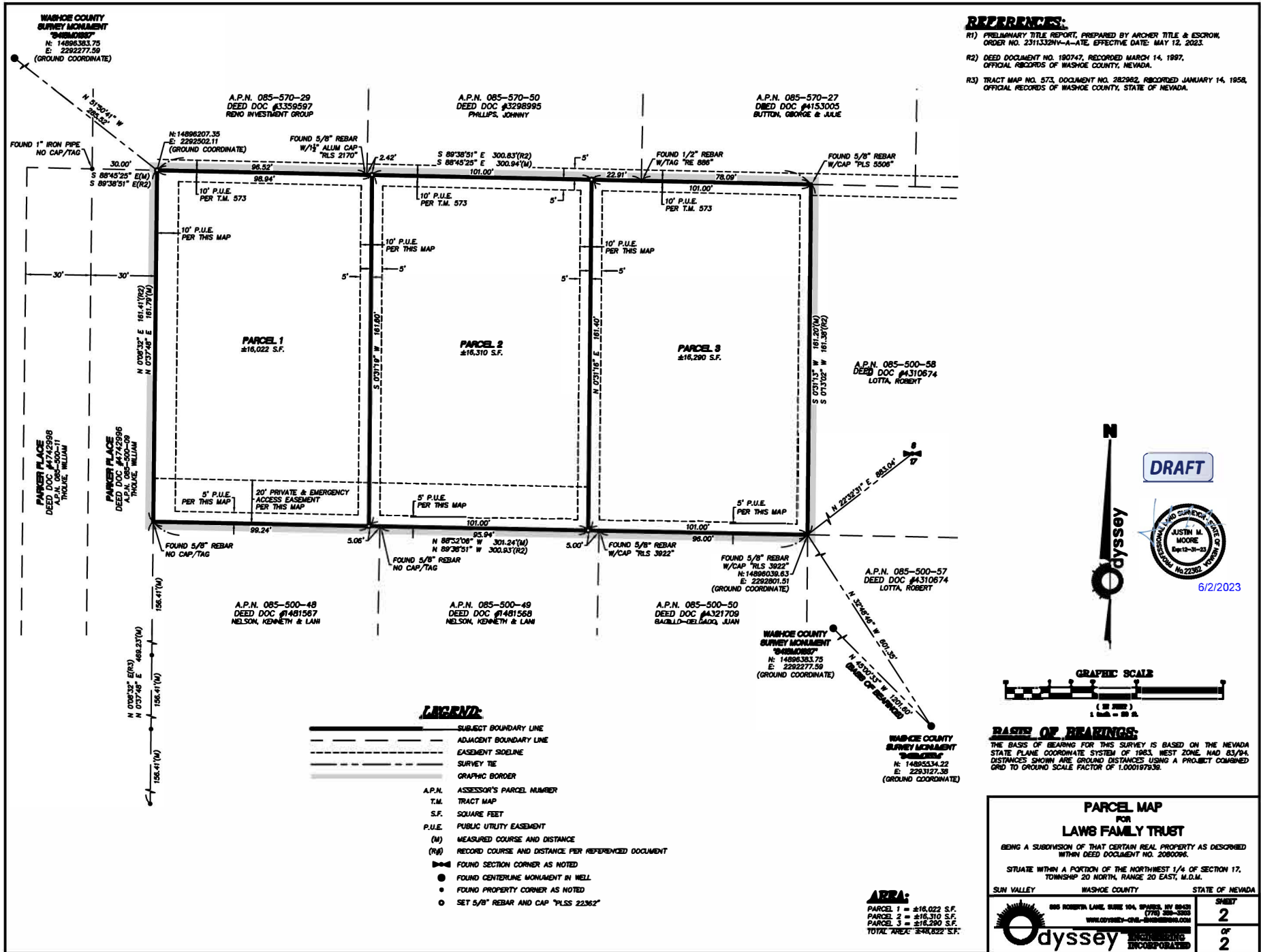
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE LAWS FAMILY TRUST, OWNERS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF \_\_\_\_\_, 2023.

**ANCHOR TITLE AND RESERV**

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

<p><b>PARCEL MAP</b> FOR <b>LAWS FAMILY TRUST</b></p> <p>BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED WITHIN DEED DOCUMENT NO. 2080096.</p> <p>SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.</p> <p>SUN VALLEY WASHOE COUNTY STATE OF NEVADA</p>		<p>SHEET <b>1</b> OF <b>2</b></p>
<p>ODYSSEY ENGINEERING, INC. INCORPORATED</p>		<p>888 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 236-3333 WWW.ODYSSEY-ENG-INC.COM</p>





# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 6/1/2023 1:38:50 PM

**Prepared by:**

Justin M. Moore P.L.S.

Odyssey Engineering, Inc.

895 Roberta Lane, Suite 104

Parcel Name: OVERALL BOUNDARY - OVERALL BOUNDARY

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 14,896,045.5772'

East: 2,292,500.3279'

## Segment# 1: Line

Course: N0° 37' 48"E

Length: 161.79'

North: 14,896,207.3575'

East: 2,292,502.1068'

## Segment# 2: Line

Course: S88° 45' 25"E

Length: 300.94'

North: 14,896,200.8290'

East: 2,292,802.9760'

## Segment# 3: Line

Course: S0° 31' 13"W

Length: 161.20'

North: 14,896,039.6356'

East: 2,292,801.5122'

## Segment# 4: Line

Course: N88° 52' 06"W

Length: 301.24'

North: 14,896,045.5851'

East: 2,292,500.3310'

Perimeter: 925.18'

Area: 48,622.05 Sq. Ft.

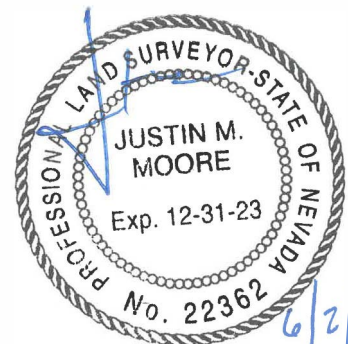
Error Closure: 0.0084

Course: N21° 34' 23"E

Error North : 0.00786

East: 0.00311

Precision 1: 110,139.29

6/2/2023  
1 OF 3

Parcel Name: PARCELS - PARCEL 1

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 14,896,045.5772'

East: 2,292,500.3279'

## Segment# 1: Line

Course: N0° 37' 48"E

Length: 161.79'

North: 14,896,207.3575' East: 2,292,502.1068'

Segment# 2: Line

Course: S88° 45' 25"E Length: 98.94'  
North: 14,896,205.2111' East: 2,292,601.0235'

Segment# 3: Line

Course: S0° 31' 19"W Length: 161.60'  
North: 14,896,043.6178' East: 2,292,599.5514'

Segment# 4: Line

Course: N88° 52' 06"W Length: 99.24'  
North: 14,896,045.5778' East: 2,292,500.3308'

Perimeter: 521.57' Area: 16,021.58Sq.Ft.  
Error Closure: 0.0030 Course: N79° 27' 43"E  
Error North : 0.00054 East: 0.00291

Precision 1: 173,856.67

---

Parcel Name: PARCELS - PARCEL 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 14,896,043.6172' East: 2,292,599.5533'

Segment# 1: Line

Course: N0° 31' 19"E Length: 161.60'  
North: 14,896,205.2105' East: 2,292,601.0254'

Segment# 2: Line

Course: S88° 45' 25"E Length: 101.00'  
North: 14,896,203.0195' East: 2,292,702.0017'

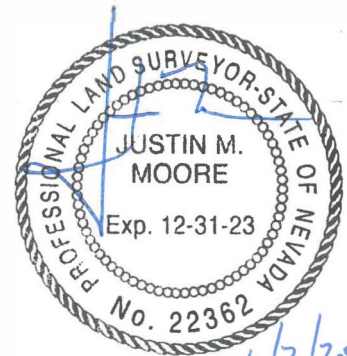
Segment# 3: Line

Course: S0° 31' 16"W Length: 161.40'  
North: 14,896,041.6261' East: 2,292,700.5337'

Segment# 4: Line

Course: N88° 52' 06"W Length: 101.00'  
North: 14,896,043.6209' East: 2,292,599.5534'

Perimeter: 525.00' Area: 16,310.16Sq.Ft.  
Error Closure: 0.0037 Course: N1° 34' 22"E



6/2/2023

2002

Error North : 0.00366

East: 0.00010

Precision 1: 141,891.89

---

Parcel Name: PARCELS - PARCEL 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,896,203.0153'

East:2,292,702.0018'

Segment# 1: Line

Course: S88° 45' 25"E

Length: 101.00'

North: 14,896,200.8242'

East: 2,292,802.9781'

Segment# 2: Line

Course: S0° 31' 13"W

Length: 161.20'

North: 14,896,039.6309'

East: 2,292,801.5143'

Segment# 3: Line

Course: N88° 52' 06"W

Length: 101.00'

North: 14,896,041.6256'

East: 2,292,700.5340'

Segment# 4: Line

Course: N0° 31' 16"E

Length: 161.40'

North: 14,896,203.0189'

East: 2,292,702.0019'

Perimeter: 524.60'

Area: 16,290.31Sq.Ft.

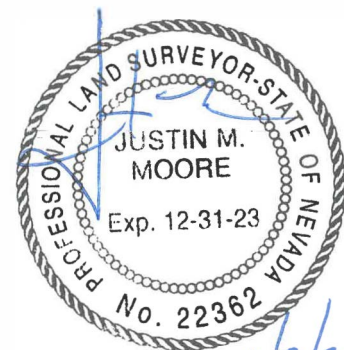
Error Closure: 0.0037

Course: N1° 28' 54"E

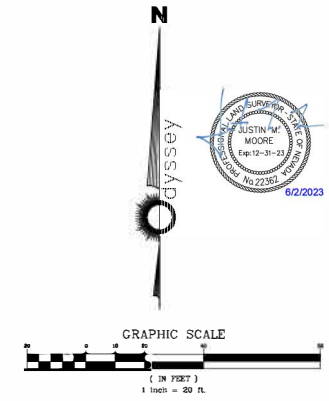
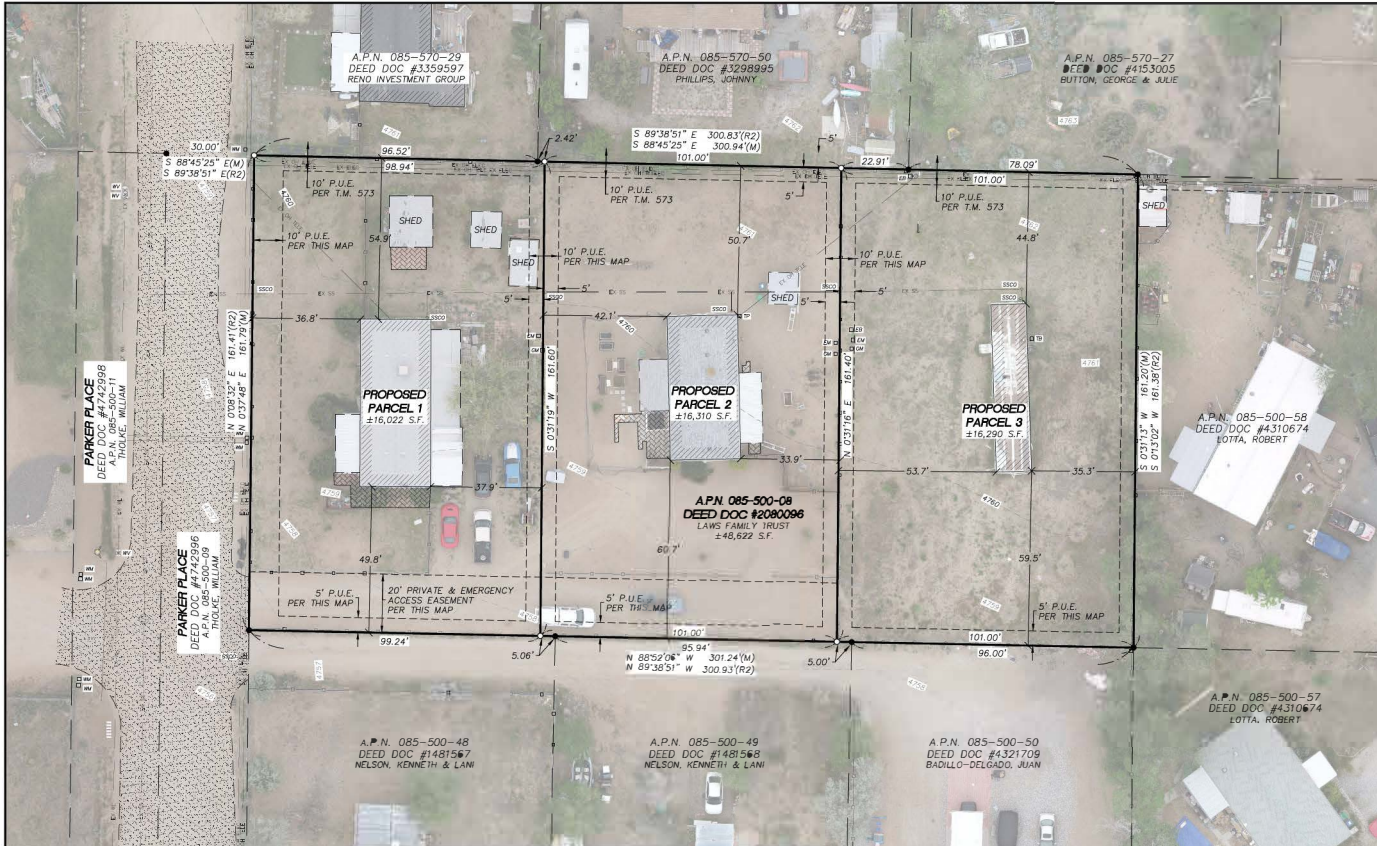
Error North : 0.00366

East: 0.00009

Precision 1: 141,783.78



3 of 3



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/04. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

**BASIS OF ELEVATIONS:**  
 DATUM: NAVD 88  
 PROJECT BENCHMARK: CITY OF RENO BENCHMARK NO. CC017 HAVING AN ELEVATION OF 4654.55'

**REFERENCES:**  
 R1) PRELIMINARY TITLE REPORT, PREPARED BY ARCHER TITLE & ESCROW, ORDER NO. 231133NV-A-A1E, EFFECTIVE DATE: MAY 12, 2023.  
 R2) DEED DOCUMENT NO. 190747, RECORDED MARCH 14, 1997, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
 R3) TRACT MAP NO. 573, DOCUMENT NO. 282992, RECORDED JANUARY 14, 1956, OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

**NOTES:**  
 1) FIELD WORK WAS PERFORMED ON MAY 25, 2023.

**SITE INFORMATION:**  
 A.P.N. 085-500-08  
 5840 PARKER PLACE  
 SUN VALLEY, NV 89433  
 DEED DOCUMENT NO. 190747  
 ±46,622 S.F.

**AERIAL PHOTOGRAPHY:**  
 RECTIFIED ORTHOMETRIC PHOTOGRAPH SHOWN HEREIN IS PROVIDED BY: ODYSSEY ENGINEERING, INC.  
 FLIGHT DATES: MAY 25, 2023.  
 FLIGHT HEIGHT: 150 FEET  
 PHOTO RESOLUTION: 2.0 CM  
 SAMPLED ACCURACY: 0.12 FEET

**LEGEND:**

	PAVERS		FOUND PROPERTY CORNER AS NOTED
	GRAVEL ROADWAY		DIMENSION POINT
	BUILDING		TELEPHONE PANEL
	SUBJECT BOUNDARY LINE		TELEPHONE BOX
	ADJACENT BOUNDARY LINE		SANITARY SEWER MANHOLE
	CENTERLINE		SANITARY SEWER CLEANOUT
	EASEMENT SIDELINE		FIRE HYDRANT
	FENCE LINE		WATER METER
	EXISTING WATER LINE		WATER VALVE
	EXISTING SANITARY SEWER LINE		GAS METER
	EXISTING OVERHEAD ELECTRIC LINE		UTILITY POLE
	EXISTING UNDERGROUND ELECTRIC LINE		GUY WIRE
	EXISTING OVERHEAD COMMUNICATIONS LINE		ELECTRIC BOX
	EXISTING UNDERGROUND COMMUNICATIONS LINE		ELECTRIC METER
	A.P.N.		
	T.M.		
	S.F.		
	P.U.E.		
	(M)		
	(R1)		
	(C)		

DATE	BY	DESCRIPTION	BY	APPROVED
MAY 2023	J.M.			
	J.M.			
	J.M.			

DATE: MAY 2023  
 SURVEY CHECK: J.M.  
 DRAWN BY: J.M.  
 CHECKED BY: J.M.

LAWSON FAMILY TRUST  
**A.P.N. 085-500-08**  
**EXISTING CONDITIONS SITE PLAN**  
 WASHOE COUNTY  
 SUN VALLEY

WWW.ODYSSEY-ENGINEERING.COM  
 895 ROBERT ALINE SUITE 104 SPARKS NV 89434  
 (775) 339-3333 FAX (775) 339-5848  
  
 ODYSSEY ENGINEERING INCORPORATED

SCALE  
 HORIZ. 1"=20'  
 VERT. 1"=10'  
 JOB NO. 4784

SHEET  
 1  
 OF  
 1

8:\\$840 PARKER PLACE\SURVE\DWG\840 PARKER PLACE.DWG

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, EVELYN M. LAWS AS TRUSTEE OF THE LAWS FAMILY TRUST, 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 THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

LAWS FAMILY TRUST \_\_\_\_\_ DATE \_\_\_\_\_  
BY: EVELYN M. LAWS  
TITLE: TRUSTEE

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2023  
BY EVELYN M. LAWS AS TRUSTEE OF LAWS FAMILY TRUST, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_  
(MY COMMISSION EXPIRES \_\_\_\_\_)

**UTILITY COMPANY'S CERTIFICATE:**

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

SIENRA PACIFIC POWER COMPANY 3/6/g NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NEVADA BELL 3/6/g AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SUN VALLEY GDS \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**WATER AND SEWER RESOURCE REQUIREMENTS:**

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

WASHOE COUNTY COMMUNITY SERVICES DEVELOPMENT \_\_\_\_\_ 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.

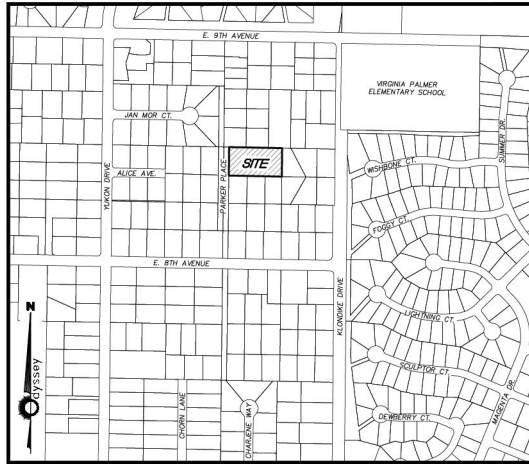
FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

A.P.N. 085-500-08  
WASHOE COUNTY TREASURER

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



**VICINITY MAP**  
NOT TO SCALE

**NOTES:**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, TEN FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES, FIVE FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND TEN FEET ALONG PARKER PLACE.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND CATV TO THAT PARCEL, AND 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, AND THE UTILITY COMPANY.
- THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- THIS SUBDIVISION IS ENTIRELY WITHIN ZONE X(UNSHADED) AS SHOWN ON FEMA FIRM MAP NO. 22033C0330G, HAVING AN EFFECTIVE DATE OF MARCH 18, 2009.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO SUN VALLEY GENERAL IMPROVEMENT DISTRICT SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. SUN VALLEY GENERAL IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO INSTALL A WATER METER WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE TO SERVE EACH PARCEL, RESPECTIVELY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL THE PARCELS CREATED ON THIS MAP SHALL HAVE SEPARATE SEWER LINES TO BE CONNECTED AND SERVED BY SUN VALLEY GENERAL IMPROVEMENT DISTRICT.
- FOR EACH PARCEL CREATED BY THIS MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITH AN APPROVED RESIDENTIAL BUILDING PERMIT.
- NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF 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.
- THE 20-FOOT PRIVATE AND EMERGENCY ACCESS EASEMENT GRANTED HEREIN SHALL BE FOR THE BENEFIT OF THE PARCELS CREATED BY THIS MAP AND THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.

**SURVEYOR'S CERTIFICATE:**

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE LAWS FAMILY TRUST.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 17, T.20 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 2, 2023.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JUSTIN M. MOORE, P.L.S.  
NEVADA CERTIFICATE NO. 22362



**DRAFT**

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. WTPM23-\_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES 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 \_\_\_\_\_, 2023, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
NAME:

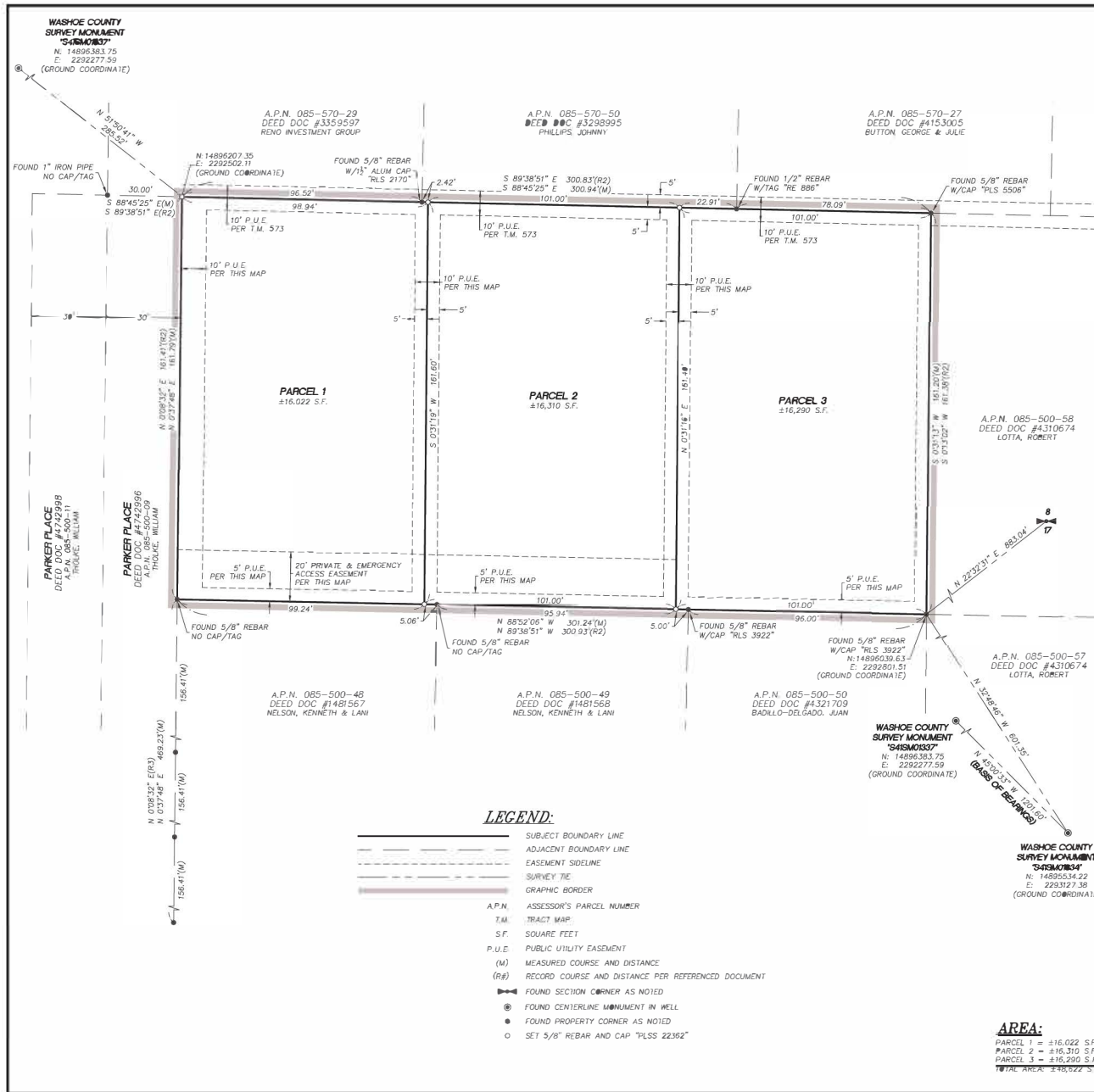
**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE LAWS FAMILY TRUST OWNS OR RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF \_\_\_\_\_, 2023.

ANCHOR TITLE AND ESCROW

BY: \_\_\_\_\_  
TITLE:

<b>PARCEL MAP</b> FOR <b>LAWS FAMILY TRUST</b>	
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED WITHIN DEED DOCUMENT NO. 2080096	
SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.	
SUN VALLEY	WASHOE COUNTY
STATE OF NEVADA	
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 358-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM	
	SHEET 1 OF 2
<b>odyssey ENGINEERING INCORPORATED</b>	



- REFERENCES:**
- R1) PRELIMINARY TITLE REPORT, PREPARED BY ARCHER TITLE & ESCROW, ORDER NO. 2311332NV-A-ATE, EFFECTIVE DATE: MAY 12, 2023
  - R2) DEED DOCUMENT NO. 190747, RECORDED MARCH 14, 1997, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - R3) TRACT MAP NO. 573, DOCUMENT NO. 282962, RECORDED JANUARY 14, 1958, OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

**DRAFT**

ODYSSEY ENGINEERING INCORPORATED  
 JUSTIN M. MOORE  
 No. 19-31-33  
 No. 22352  
 8/2/2023

**GRAPHIC SCALE**  
 1 inch = 20 ft.

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

**PARCEL MAP FOR LAWS FAMILY TRUST**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED WITHIN DEED DOCUMENT NO. 2080096.

SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.

SUN VALLEY WASHOE COUNTY STATE OF NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 WWW.ODYSSEY-CIVIL-ENGINEERING.COM ODYSSEY ENGINEERING INCORPORATED	SHEET 2 OF 2
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