

# Parcel Map Application

## Randall C. Bell and Teresa A. Bell



### **PREPARED FOR**

Randall C & Teresa A Bell  
3380 Mario Rd  
Washoe County, NV 89523

Submitted to Washoe County  
September 8, 2021

Prepared By



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

## 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 Randall C. Bell and Teresa A. Bell</b>			
Project Description: A division of Parcel B of Parcel Map 3376			
Project Address: 3380 Mario Rd. Washoe County, NV 89523			
Project Area (acres or square feet): 18.24 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>3380 Mario Rd, Washoe County, NV 89523</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
038-682-12	18.24		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Randall C & Teresa A Bell		Name: Wood Rodgers	
Address: 3380 Mario Rd		Address: 1361 Corporate Blvd	
Washoe County, NV	Zip: 89523	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: jbrooke@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Jeff Brooke	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as above		Name: Wood Rodgers	
Address:		Address: 1361 Corporate Blvd	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: danderson@woodrodgers.com	
Cell:	Other:	Cell: 775-823-4067	Other:
Contact Person:		Contact Person: Derah Anderson	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Randall C Bell

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Randall C Bell  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 038-682-12

Printed Name Randall C Bell

Signed [Signature]

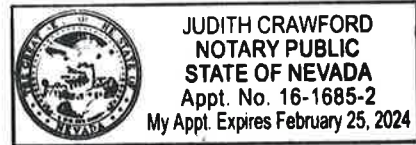
Address 3380 MARCO Rd  
Ren NV 89523

Subscribed and sworn to before me this 10 day of August, 2021.

(Notary Stamp)

Washoe County, Nevada  
Notary Public in and for said county and state

My commission expires: 02/25/2024



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# Property Owner Affidavit

**Applicant Name:** Teresa A Bell

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, Teresa A Bell  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 038-682-12

Printed Name Teresa A. Bell

Signed Teresa A. Bell

Address 3380 Mario Rd.

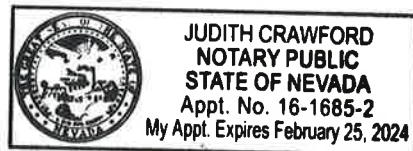
Reno, NV 89523

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Washoe County Nevada  
Notary Public in and for said county and state

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- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
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- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Washoe County Treasurer  
Tammi Davis

## Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)
**Washoe County Parcel Information**

Parcel ID	Status	Last Update
03868212	Active	8/31/2021 1:39:44 AM
<b>Current Owner:</b> BELL, RANDALL C & TERESA A 3380 MARIO RD RENO, NV 89523		<b>SITUS:</b> 3380 MARIO RD WCTY NV
<b>Taxing District</b> 4811		<b>Geo CD:</b>
Legal Description Range 18 Lot B SubdivisionName BELLI RANCH ESTATES Township 19		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$1,843.27	\$0.00	\$0.00	\$1,843.27
INST 3	1/3/2022	2021	\$1,843.26	\$0.00	\$0.00	\$1,843.26
INST 4	3/7/2022	2021	\$1,843.26	\$0.00	\$0.00	\$1,843.26
<b>Total Due:</b>			<b>\$5,529.79</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,529.79</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$541.37	(\$154.53)	\$386.84
<u>Truckee Meadows Fire Dist</u>	\$1,719.64	(\$490.87)	\$1,228.77
<u>Washoe County</u>	\$4,431.90	(\$1,265.09)	\$3,166.81
<u>Washoe County Sc</u>	\$3,625.56	(\$1,034.92)	\$2,590.64
<u>TRUCKEE CANYON SEG WATER BASIN</u>	\$2.05	\$0.00	\$2.05
<b>Total Tax</b>	<b>\$10,320.52</b>	<b>(\$2,945.41)</b>	<b>\$7,375.11</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021247394	B21.90027	\$1,845.32	8/16/2021

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**

P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**

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

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to: Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845

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

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

PRELIMINARY - FOR REVIEW ONLY

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED RANDALL C. BELL AND TERESA A. BELL, HUSBAND AND WIFE AND RANDALL C. BELL AND TERESA A. BELL, TRUSTEES, OF THEIR SUCCESSORS IN TRUST UNDER THE BELL LIVING TRUST DATED DECEMBER 15, 2004 ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE 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.L.S. CHAPTER 278, THE IRRIGATION EASEMENT AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO AND ASSONS.

RANDALL C. BELL \_\_\_\_\_ TERESA A. BELL \_\_\_\_\_

BELL LIVING TRUST DATED DECEMBER 15, 2004

RANDALL C. BELL, TRUSTEE \_\_\_\_\_ TERESA A. BELL, TRUSTEE \_\_\_\_\_

**NOTARY CERTIFICATE:**

STATE OF NEVADA } SS  
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RANDALL C. BELL AND TERESA A. BELL.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NOTARY PUBLIC

**NOTARY CERTIFICATE:**

STATE OF NEVADA } SS  
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RANDALL C. BELL AND TERESA A. BELL AS TRUSTEES OF THE BELL LIVING TRUST, DATED DECEMBER 15, 2004.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NOTARY PUBLIC

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT RANDALL C. BELL AND TERESA A. BELL, HUSBAND AND WIFE AND RANDALL C. BELL AND TERESA A. BELL, TRUSTEES, OR THEIR SUCCESSORS IN TRUST UNDER THE BELL LIVING TRUST DATED DECEMBER 15, 2004 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND. THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, EXCEPT DOCUMENT NO. 2528785.

FIRST CENTENAL TITLE COMPANY OF NEVADA

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

NAME/TITLE (PRINT) \_\_\_\_\_

**TAX CERTIFICATE:**

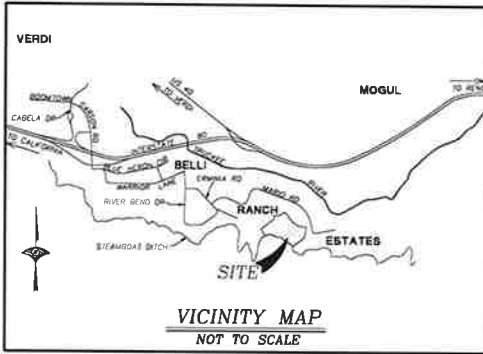
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.L.S. 264.205.

A.P.N. 038-082-12

WASHOE COUNTY TREASURER

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

NAME / TITLE (PRINT) \_\_\_\_\_



**UTILITY COMPANIES' CERTIFICATE:**

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

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE (PRINT) \_\_\_\_\_

NEVADA BELL TELEPHONE COMPANY 0/8/A AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE (PRINT) \_\_\_\_\_

SEARNA PACIFIC POWER COMPANY 0/8/A NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE (PRINT) \_\_\_\_\_

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

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

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

WENDY HANSTEN, DIRECTOR, PLANNING AND BUILDING DIVISION

**SECURITY INTEREST HOLDER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT AND THE DESIGNATOR OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISH AND SUBORDINATE ANY LIENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, BY DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**SURVEYOR'S CERTIFICATE:**

I, JEFFREY F. BROOKE, 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 RANDALL C. BELL.
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 22 AND THE SE 1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON \_\_\_\_ 20\_\_\_\_.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JEFFREY F. BROOKE, P.L.S. 20485  
NEVADA CERTIFICATE NO. 5658



WAYNE HANDROCK P.L.S. 20484  
WASHOE COUNTY SURVEYOR

**COUNTY SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN HEREON WILL BE SET BY \_\_\_\_\_, 20\_\_\_\_.

**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 \_\_\_\_\_

FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST O'CLOCK \_\_\_\_ A.M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

COUNTY RECORDER

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

DEPUTY

FEES: \_\_\_\_\_

**PARCEL MAP**  
**RANDALL C. BELL**  
**AND**  
**TERESA A. BELL**

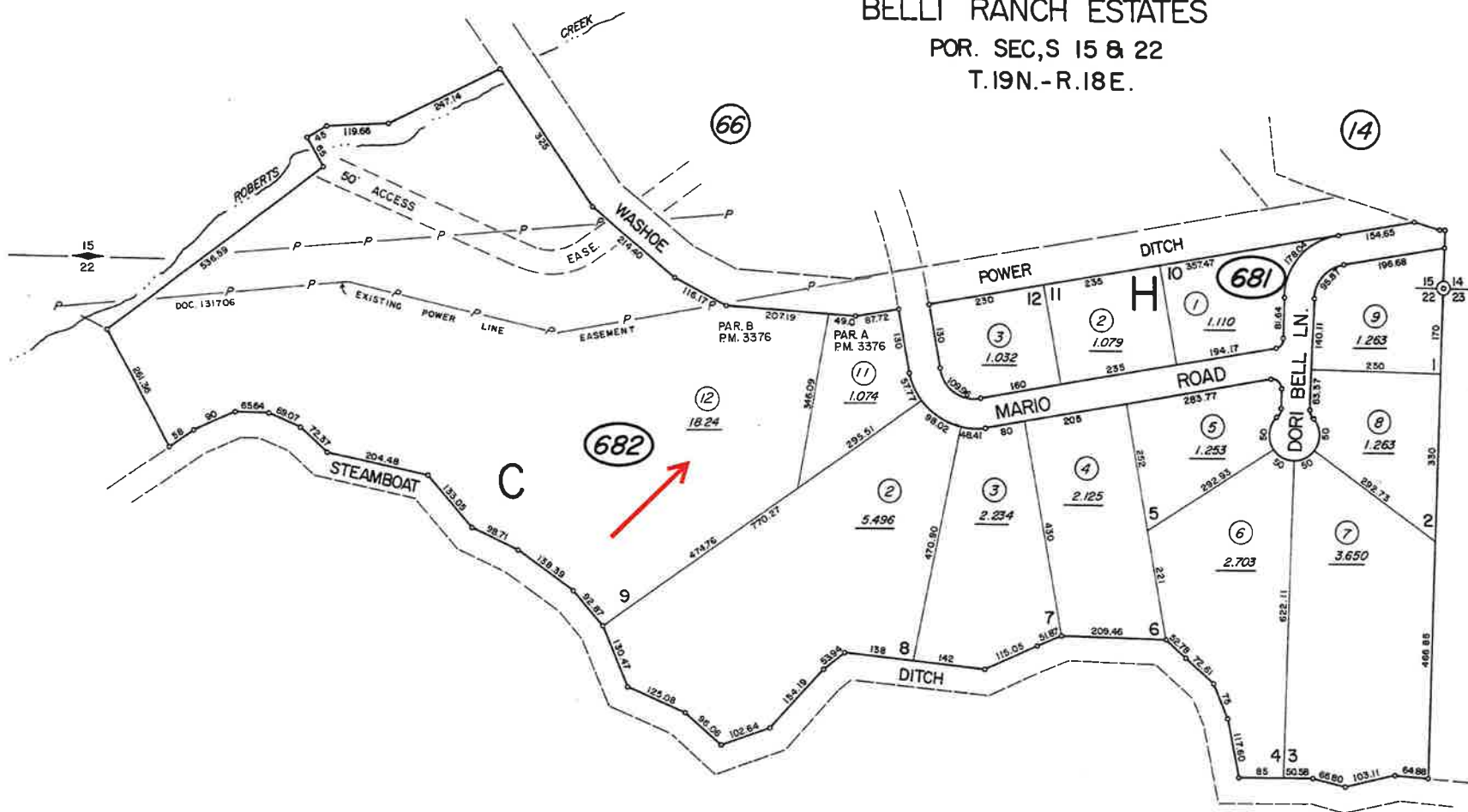
A DIVISION OF PARCEL B OF PARCEL MAP 3378  
SITUATE WITHIN THE NE 1/4 OF SECTION 22 & THE SE 1/4 OF SECTION 15,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M.,  
WASHOE COUNTY, NEVADA.

JOB NO. 4587051

**WOOD RODGERS**  
REGISTERED PROFESSIONAL SURVEYORS AND ENGINEERS  
1881 Kingsman Boulevard • Tel: 775.852.0248  
Reno, NV 89505 • Fax: 775.852.0288

SHEET 1  
OF 2

BELLI RANCH ESTATES  
POR. SEC, S 15 & 22  
T.19N.-R.18E.



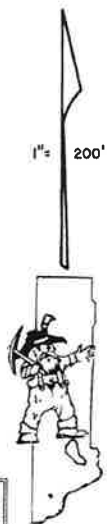
Description: Washoe, NV Assessor Map 38.68 Page: 1 of 1  
Order: map Comment:

1/16 COR.

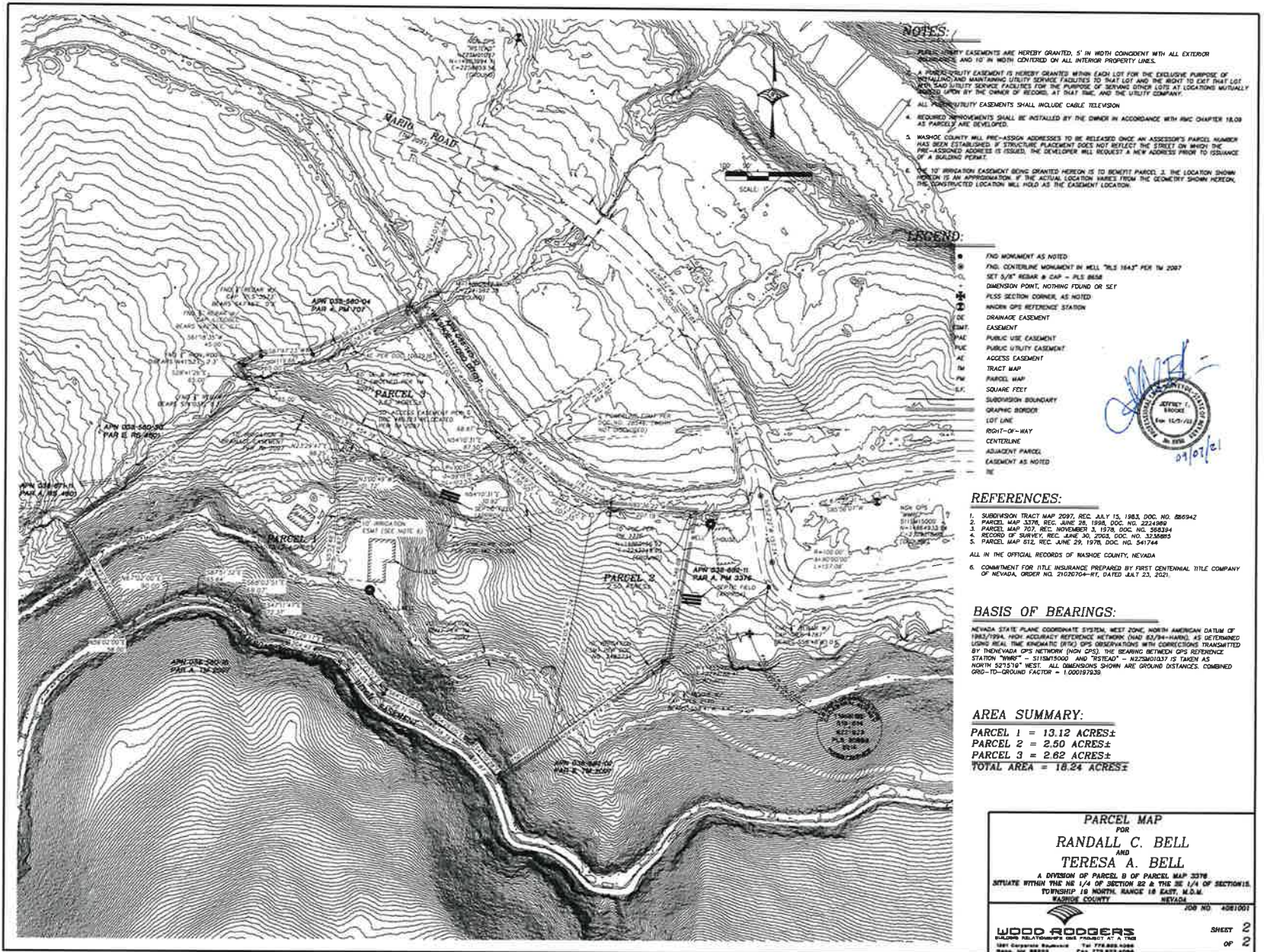
NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Assessor's Map County of Washoe, Nevada  
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

1/16 COR.  
Drawn by G.S. 3/86  
Revised by 7/98



PRELIMINARY - FOR REVIEW ONLY



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