

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Tentative Parcel Map

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

Development Application Submittal Requirements

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

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

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

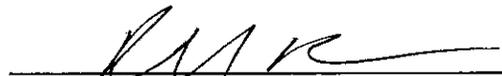
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets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

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

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

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

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


Professional Land Surveyor

Parcel Map Waiver

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

Development Application Submittal Requirements

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

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

6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ 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 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 to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: RIVARD GOLDEN VALLEY ROAD			
Project Description: PARCEL MAP TO DIVIDE EXISTING PARCEL INTO 4 PARCELS			
Project Address: 964 E. GOLDEN VALLEY ROAD			
Project Area (acres or square feet): 10.48			
Project Location (with point of reference to major cross streets AND area locator): GOLDEN VALLEY ROAD/ESTATES ROAD			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
088-202-13	10.48		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: MITCHELL & TIFFANY RIVARD		Name: FARR WEST ENGINEERING	
Address: 964 E. GOLDEN VALLEY ROAD		Address: 5510 LONGLEY LANE	
RENO, NV	Zip: 89506	RENO, NV	Zip: 89511
Phone: 775-338-0116	Fax:	Phone: 775-284-7177	Fax:
Email: RIVARDMITCH@HOTMAIL.COM		Email: PREIMER@FARRWESTENGINEERING.COM	
Cell:	Other:	Cell:	Other:
Contact Person: MITCHELL RIVARD		Contact Person: PHIL REIMER	
Applicant/Developer:		Other Persons to be Contacted:	
Name: MITCHELL & TIFFANY RIVARD		Name: FARR WEST ENGINEERING	
Address: 964 E. GOLDEN VALLEY ROAD		Address: 5510 LONGLEY LANE	
	Zip: 89506	RENO, NV	Zip: 89511
Phone: 775-338-0116	Fax:	Phone: 775-997-7479	Fax:
Email: RIVARDMITCH@HOTMAIL.COM		Email: JOLSON@FARRWESTENGINEERING.COM	
Cell:	Other:	Cell:	Other:
Contact Person: MITCHELL RIVARD		Contact Person: JEDIDIAH OLSON	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: MITCHELL RIVARD

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, Mitchell Rivard
(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): 088-202-13

Printed Name Mitchell Rivard

Signed [Signature]

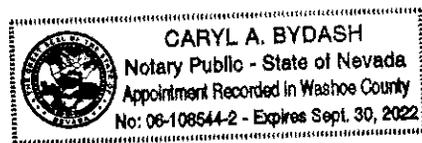
Address 964 E. Golden Valley Road, Reno NV 89506

Subscribed and sworn to before me this 13 day of September, 2019.

(Notary Stamp)

Caryl A. Bydash
Notary Public in and for said county and state

My commission expires: 09/30/2022



*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

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)?

964 E. GOLDEN VALLEY ROAD

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
088-202-13	RESIDENCE/LOW DENSITY SUBURBAN	10.48

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

RESIDENCE

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1	1	1	7.48
Proposed Minimum Lot Width	130'	130'	130'	330'

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

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

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
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6. Utilities:

a. Sewer Service	WASHOE COUNTY
b. Electrical Service/Generator	NV ENERGY
c. Water Service	TMWA

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<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
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

N/A

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

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

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

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

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

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.
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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.
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Grading

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

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

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?

NO

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?

NO

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	PHIL REIMER
Address	5510 LONGLEY LANE, RENO, NV, 89511
Phone	775-284-7177
Cell	
E-mail	PREIMER@FARRWESTENGINEERING.COM
Fax	
Nevada PLS #	13869

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
08820214	Active	9/12/2019 2:07:27 AM
Current Owner: RIVARD, MARY M 970 E GOLDEN VALLEY RD RENO, NV 89506	SITUS: 970 E GOLDEN VALLEY RD WCTY NV	
Taxing District 4000	Geo CD:	
Legal Description		
Township 20 Lot SubdivisionName _UNSPECIFIED Range 19 Section 15 Block		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$516.52	\$0.00	\$0.00	\$516.52
INST 4	3/2/2020	2019	\$516.52	\$0.00	\$0.00	\$516.52
Total Due:			\$1,033.04	\$0.00	\$0.00	\$1,033.04

Tax Detail			
	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$133.90	(\$25.50)	\$108.40
<u>Truckee Meadows Fire Dist</u>	\$425.33	(\$81.00)	\$344.33
<u>Washoe County</u>	\$1,096.15	(\$208.74)	\$887.41
<u>Washoe County Sc</u>	\$896.73	(\$170.77)	\$725.96
Total Tax	\$2,552.11	(\$486.01)	\$2,066.10

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019092619	B19.86054	\$516.53	8/29/2019
2019	2019092619	B19.19108	\$516.53	7/31/2019

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@washoecounty.us

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

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MITCHELL T. RIVARD AND TIFFANY E. RIVARD, HUSBAND AND WIFE, AS JOINT TENANTS ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS MAP AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

MITCHELL T. RIVARD & TIFFANY E. RIVARD, HUSBAND AND WIFE

MITCHELL T. RIVARD _____ DATE _____

TIFFANY E. RIVARD _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____.

BY: _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____.

BY: _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE: (ORDER NO. 105081-MDD)

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20____.

WESTCOR LAND TITLE INSURANCE COMPANY

BY: _____ DATE: _____

NAME/TITLE (PRINT) _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE:

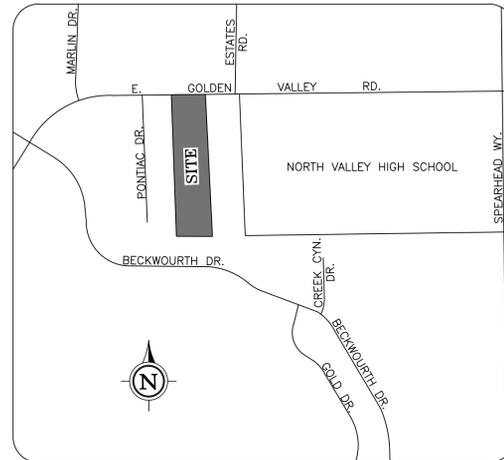
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

WAYNE HANDROCK, COUNTY SURVEYOR _____ DATE _____



VICINITY MAP
N.T.S.

UTILITY COMPANIES' CERTIFICATE:

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

SIERRA PACIFIC POWER COMPANY d/b/a/ NV ENERGY _____ NAME/TITLE (PRINT) _____ DATE _____

NEVADA BELL COMPANY d/b/a/ ATT&T NEVADA _____ NAME/TITLE (PRINT) _____ DATE _____

CHARTER COMMUNICATIONS _____ NAME/TITLE (PRINT) _____ DATE _____

TRUCKEE MEADOWS WATER AUTHORITY _____ NAME/TITLE (PRINT) _____ DATE _____

GENERAL NOTES:

- 1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY AND CABLE TELEVISION COMPANIES.
- 2. THE PUBLIC UTILITY EASEMENTS HEREBY GRANTED ON THIS MAP INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- 3. PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, TEN (10) FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHT-OF-WAYS, TEN (10) FEET IN WIDTH COINCIDENT WITH THE WESTERLY BOUNDARIES, AND TEN (10) FEET IN WIDTH, CENTERED ON ALL INTERIOR PROPERTY LINES.
- 4. A THIRTY (30) FOOT WIDE PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH THE EASTERLY BOUNDARIES, LYING WITHIN THE EXISTING SIXTY (60) FOOT WIDE ROADWAY AND PUBLIC UTILITY EASEMENT PER DOC. 2259627.
- 5. A TEN (10) FOOT WIDE TRAFFIC CONTROL EASEMENT, SIGNAGE EASEMENT AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL DEDICATED STREET RIGHT-OF-WAYS. THE PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM STREET RIGHT-OF-WAYS ONLY.
- 6. ALL PREVIOUSLY ESTABLISHED EASEMENTS ARE TO REMAIN.
- 7. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 8. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE PARCELS, WATER AND SEWER IMPROVEMENT PLANS FOR EACH PARCEL AND THE SUBSEQUENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY REQUIREMENTS.
- 9. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- 10. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- 11. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.

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. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH N.R.S. CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE N.R.S. 278.471 THROUGH 248.4725.

MOJRA HAUENSTEIN _____ DATE _____
DIRECTOR OF PLANNING AND BUILDING

TAX CERTIFICATE: (APN# 088-202-13)

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

WASHOE COUNTY TREASURER _____ DATE _____

NAME/TITLE (PRINT) _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATE:

I, PHIL REIMER, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1. THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MITCHELL RIVARD & TIFFANY RIVARD.
- 2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 19 EAST, IN WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 06, 2019.
- 3. THIS PARCEL MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND IS NOT IN CONFLICT WITH NRS 278.466.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PHIL REIMER
NEVADA PROFESSIONAL LAND SURVEYOR
PLS 13869

COUNTY RECORDERS CERTIFICATE:

FILE NUMBER _____
FILED FOR RECORD AT THE REQUEST OF
FARR WEST ENGINEERING ON THIS ____ DAY
OF _____
20____ AT ____ MIN PAST ____ O'CLOCK ____ M.
OFFICIAL RECORDS OF WASHOE COUNTY,
NEVADA.

COUNTY RECORDER

BY: _____
DEPUTY

FEE: _____

**PARCEL MAP
FOR
MITCHELL T. RIVARD &
TIFFANY E. RIVARD**

BEING PARCEL 1 AS DESCRIBED IN GRANT, BARGAIN AND SALE DEED DOCUMENT 4314877 LYING WITHIN A PORTION OF THE NE 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.B. & M.

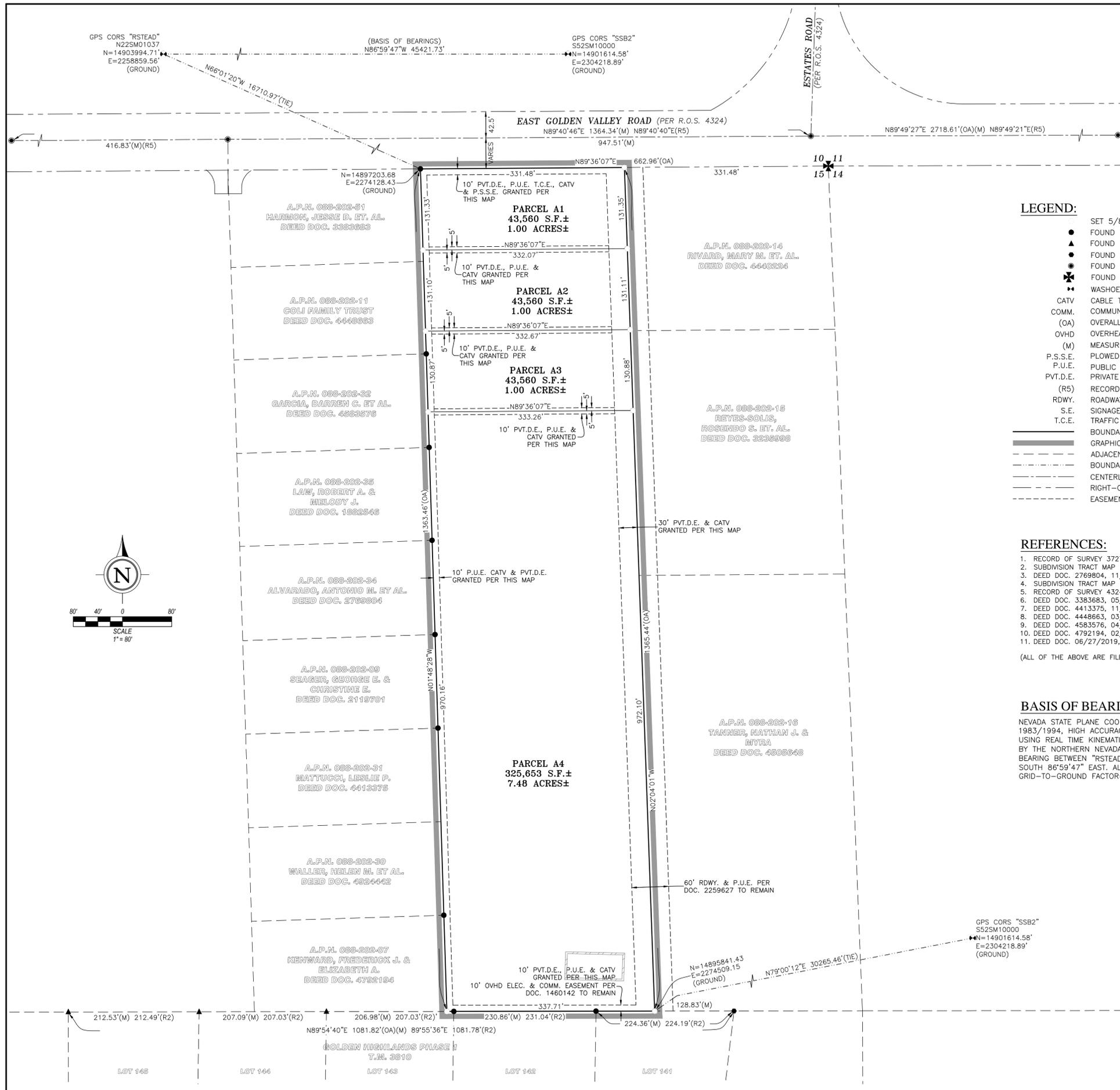
WASHOE COUNTY _____ NEVADA

**FARR WEST
ENGINEERING**

5510 LONGLEY LANE
RENO NV, 89511
(775) 851-4788

JOB NO: 1722 DRAWN BY: JJO DWG NO: 0001
DATE: 9/9/2018 CHK'D BY: PXR SHEET: 1 OF 2

FILE SPEC: P:\Client Projects\Rivard, Mitch 548\1722 Rivard Parcel Map\6.0 Survey\6.1 Mapping\6.1.2 Dwg\Rivard_Parcel_Map.dwg
 PLOT DATE: Sep 12, 2019 - 3:17pm



LEGEND:

- SET 5/8" REBAR AND CAP - PLS 13869
- ▲ FOUND 5/8" REBAR & CAP - NO I.D.
- FOUND 5/8" REBAR & CAP - PLS 10836
- FOUND 5/8" REBAR & CAP - PLS 4043
- FOUND STANDARD STREET MONUMENT - NO I.D.
- ✱ FOUND 2-1/2" BRASS CAP - STAMPED S10/11/15/14
- WASHOE COUNTY GPS MONUMENT AS NOTED
- CATV CABLE TELEVISION EASEMENT
- COMM. COMMUNICATIONS EASEMENT
- (OA) OVERALL
- OVHD OVERHEAD
- (M) MEASURED
- P.S.S.E. PLOWED SNOW STORAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T.D.E. PRIVATE DRAINAGE EASEMENT
- (R5) RECORD REFERENCE
- RDWY. ROADWAY
- S.E. SIGNAGE EASEMENT
- T.C.E. TRAFFIC CONTROL EASEMENT
- BOUNDARY
- GRAPHIC BORDER
- ADJACENT PARCEL
- BOUNDARY TIES
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENTS AS NOTED

REFERENCES:

1. RECORD OF SURVEY 3727, FILE NO. 2420564, 02/07/2000.
2. SUBDIVISION TRACT MAP 3810, FILE NO. 2426992, 03/02/2000.
3. DEED DOC. 2769804, 11/27/2002.
4. SUBDIVISION TRACT MAP 4275, FILE NO. 2954111, 11/14/2003.
5. RECORD OF SURVEY 4324, FILE NO. 2976273, 01/02/2004.
6. DEED DOC. 3383683, 05/04/2006.
7. DEED DOC. 4413375, 11/26/2014.
8. DEED DOC. 4448663, 03/20/2015.
9. DEED DOC. 4583576, 04/27/2016.
10. DEED DOC. 4792194, 02/28/2018.
11. DEED DOC. 06/27/2019, 4924442.

(ALL OF THE ABOVE ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA)

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN "RSTEAD" - N22SM01037 AND "SSB2" - S52SM10000 IS TAKEN AS SOUTH 86°59'47" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR=1.000197939.

AREA SUMMARY:

- PARCEL A1 = 1.00 ACRES±
- PARCEL A2 = 1.00 ACRES±
- PARCEL A3 = 1.00 ACRES±
- PARCEL A4 = 7.48 ACRES±

TOTAL AREA = 10.48 ACRES±

PARCEL MAP FOR MITCHELL T. RIVARD & TIFFANY E. RIVARD

BEING PARCEL 1 AS DESCRIBED IN GRANT, BARGAIN AND SALE DEED DOCUMENT 4314877 LYING WITHIN A PORTION OF THE NE 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.B. & M.

WASHOE COUNTY NEVADA

FARR WEST ENGINEERING

5510 LONGLEY LANE
 RENO NV, 89511
 (775) 851-4788

JOB NO:	1722	DRAWN BY:	JJO	DWG NO:	0001
DATE:	9/9/2018	CHK'D BY:	PXR	SHEET:	2 OF 2

Job Name: Rivard Golden Valley Road
Job No: 1722
Date: 9/12/16

North: 14895840.90' East: 2274171.44'

Segment #1 : Line

Course: N01°48'28"W Length: 1363.46'

North: 14897203.68' East: 2274128.43'

Segment #2 : Line

Course: N89°36'07"E Length: 331.48'

North: 14897205.99' East: 2274459.90'

Segment #3 : Line

Course: S02°04'01"E Length: 1365.44'

North: 14895841.43' East: 2274509.15'

Segment #4 : Line

Course: S89°54'40"W Length: 337.71'

North: 14895840.90' East: 2274171.44'

Perimeter: 3398.09' Area: 456332.75 Sq. Ft.

Error Closure: 0.00 Course: S58°19'02"W

Error North: -0.001 East: -0.002

Precision 1: 3398100000.00

Job Name: Rivard Golden Valley Road

Job No: 1722

Date: 9/12/16

North: 14897072.41' East: 2274132.57'

Segment #1 : Line

Course: N01°48'28"W Length: 131.33'

North: 14897203.68' East: 2274128.43'

Segment #2 : Line

Course: N89°36'07"E Length: 331.48'

North: 14897205.98' East: 2274459.90'

Segment #3 : Line

Course: S02°04'01"E Length: 131.35'

North: 14897074.72' East: 2274464.64'

Segment #4 : Line

Course: S89°36'07"W Length: 332.07'

North: 14897072.41' East: 2274132.58'

Perimeter: 926.23' Area: 43560.11 Sq. Ft.

Error Closure: 0.01 Course: S47°58'32"E

Error North: -0.004 East: 0.004

Precision 1: 92623.00

Name: FWE : 1Job Name: Rivard Golden Valley Road

Job No: 1722

Date: 9/12/16

North: 14896941.38' East: 2274136.71'

Segment #1 : Line

Course: N01°48'28"W Length: 131.10'

North: 14897072.41' East: 2274132.57'

Segment #2 : Line

Course: N89°36'07"E Length: 332.07'

North: 14897074.72' East: 2274464.64'

Segment #3 : Line

Course: S02°04'01"E Length: 131.11'

North: 14896943.70' East: 2274469.37'

Segment #4 : Line

Course: S89°36'07"W Length: 332.67'

North: 14896941.39' East: 2274136.70'

Perimeter: 926.95' Area: 43560.03 Sq. Ft.

Error Closure: 0.01 Course: N49°46'22"W

Error North: 0.006 East: -0.007

Precision 1: 92695.00

Job Name: Rivard Golden Valley Road

Job No: 1722

Date: 9/12/16

North: 14896810.58' East: 2274140.84'

Segment #1 : Line

Course: N01°48'28"W Length: 130.87'

North: 14896941.38' East: 2274136.71'

Segment #2 : Line

Course: N89°36'07"E Length: 332.67'

North: 14896943.70' East: 2274469.37'

Segment #3 : Line

Course: S02°04'01"E Length: 130.88'

North: 14896812.90' East: 2274474.09'

Segment #4 : Line

Course: S89°36'07"W Length: 333.26'

North: 14896810.59' East: 2274140.84'

Perimeter: 927.67' Area: 43560.00 Sq. Ft.

Error Closure: 0.01 Course: N18°40'57"E

Error North: 0.006 East: 0.002

Precision 1: 92768.00

Job Name: Rivard Golden Valley Road

Job No: 1722

Date: 9/12/16

North: 14895840.90' East: 2274171.44'

Segment #1 : Line

Course: N01°48'28"W Length: 970.16'

North: 14896810.58' East: 2274140.84'

Segment #2 : Line

Course: N89°36'07"E Length: 333.26'

North: 14896812.90' East: 2274474.09'

Segment #3 : Line

Course: S02°04'01"E Length: 972.10'

North: 14895841.43' East: 2274509.15'

Segment #4 : Line

Course: S89°54'40"W Length: 337.71'

North: 14895840.90' East: 2274171.44'

Perimeter: 2613.22' Area: 325652.61 Sq. Ft.

Error Closure: 0.00 Course: N62°29'52"W

Error North: 0.001 East: -0.002

Precision 1: 2613230000.00