

Pitts Family Trust dated December 16, 2002
Application to Washoe County for a:
Tentative Parcel Map

Prepared by:



Ryan Cook, PLS, WRS, CFedS

VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

www.summitnv.com

Prepared for:

Arnold & Traci Pitts

235 Juniper Hill Road

Reno, NV 89519

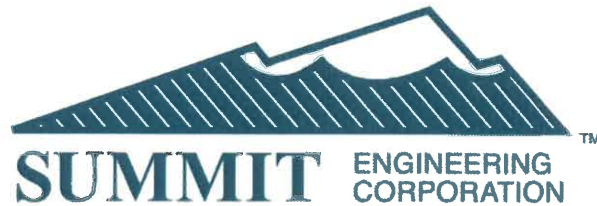
775-825-3400

July 15, 2019

ITEM 1

FEEES

TENTATIVE PARCEL MAP FOR
ARNOLD C. PITTS & TRACI BICE PITTS



5405 Mae Anne Ave

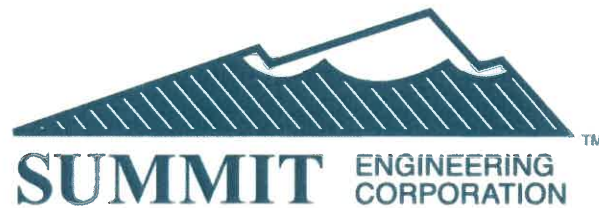
Reno, Nv 89523

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ITEM 2
DEVELOPMENT APPLICATION

TENTATIVE PARCEL MAP FOR
ARNOLD C. PITTS & TRACI BICE PITTS



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

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

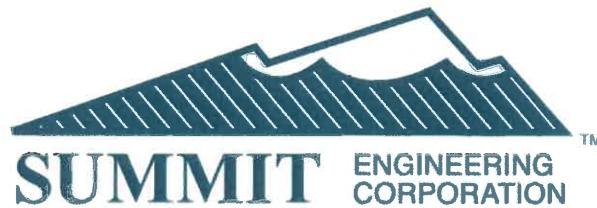
Washoe County Development Application

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: Parcel Map for the Pitts Family Trust dated December 16, 2002 | | | |
| Project Description: Merger and Re-subdivision of Parcels A-1 & A-2 of PM 3982 that results in three different parcels | | | |
| Project Address: 235 Juniper Hill Road | | | |
| Project Area (acres or square feet): 6.5 Acres | | | |
| Project Location (with point of reference to major cross streets AND area locator): 1000 feet South of Mayberry Drive and Juniper Hill Road | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 009-132-44 | 2.39 | | |
| 009-132-45 | 4.11 | | |
| 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: Arnold C. Pitts & Traci Bice Pitts, Co-Trustees | | Name: Ryan Cook | |
| Address: 235 Juniper Hill Road | | Address: 5405 Mae Anne Ave. | |
| Reno, Nevada | Zip: 89519 | Reno, Nevada | Zip: 89523 |
| Phone: 775-825-3400 | Fax: N/A | Phone: 775-787-4316 | Fax: 747-8559 |
| Email: N/A | | Email: ryan@summitnv.com | |
| Cell: N/A | Other: | Cell: 775-223-7432 | Other: |
| Contact Person: | | Contact Person: Ryan Cook | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Arnold C. Pitts & Traci Bice Pitts, Co-Trustees | | Name: Tom Fennell | |
| Address: 235 Juniper Hill Road | | Address: 333 Holcomb Ave., Ste. 300 | |
| Reno, Nevada | Zip: 89519 | Reno, Nevada | Zip: 89502 |
| Phone: 775-825-3400 | Fax: N/A | Phone: 775-850-3117 | Fax: |
| Email: N/A | | Email: tfennell@dicksoncg.com | |
| Cell: N/A | Other: | Cell: 775-250-6600 | Other: |
| Contact Person: | | Contact Person: Tom Fennell | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

ITEM 3
OWNER AFFIDAVIT

TENTATIVE PARCEL MAP FOR
ARNOLD C. PITTS & TRACI BICE PITTS



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

Property Owner Affidavit

Applicant Name: Traci Pitts, Co-Trustee PITTS
FAMILY TRUST dated December 16, 2002

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, Traci Pitts
(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): APN 009-132-44 & 009-132-45

Printed Name Traci Pitts

Signed [Signature]

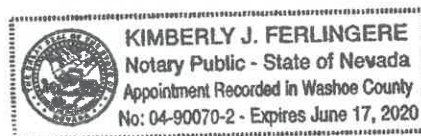
Address 235 Juniper Hill Rd
Reno, NV 89519

Subscribed and sworn to before me this
10th day of July, 2019.

[Signature]
Notary Public in and for said county and state

My commission expires: 6/17/2020

(Notary Stamp)



*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: Arnold C. Pitts, Co-Trustee PITTS
FAMILY TRUST dated December 10, 2002

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, Arnie Pitts / Arnold Pitts
(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): 009-132-44 & 009-132-45

Printed Name Arnie Pitts / Arnold Pitts

Signed [Signature]

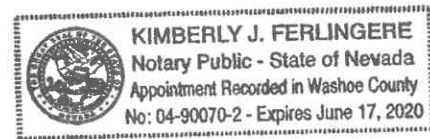
Address 235 Juniper Hill Rd
Reno, NV

Subscribed and sworn to before me this 10th day of July, 2019.

[Signature]
Notary Public in and for said county and state

My commission expires: 6/17/2020

(Notary Stamp)

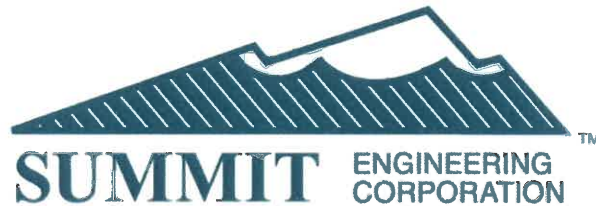


*Owner refers to the following: (Please mark appropriate box.)

- 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

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

TENTATIVE PARCEL MAP FOR
ARNOLD C. PITTS & TRACI BICE PITTS



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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Washoe County Parcel Information

| | | |
|--|----------------|---|
| Parcel ID | Status | Last Update |
| 00913244 | Active | 7/11/2019 2:07:36 AM |
| Current Owner: PITTS, ARNIE C & TRACI B 235 JUNIPER HILL RD RENO, NV 89519 | | SITUS: 235 JUNIPER HILL RD WCTY NV |
| Taxing District 4000 | Geo CD: | |
| Legal Description | | |
| Township 19 Section 17 Lot A-1 Block Range 19 SubdivisionName _UNSPECIFIED | | |

Installments

| Period | Due Date | Tax Year | Tax | Penalty/Fee | Interest | Total Due |
|-------------------|-----------|----------|-------------------|---------------|---------------|-------------------|
| INST 1 | 8/19/2019 | 2019 | \$2,377.75 | \$0.00 | \$0.00 | \$2,377.75 |
| INST 2 | 10/7/2019 | 2019 | \$2,329.90 | \$0.00 | \$0.00 | \$2,329.90 |
| INST 3 | 1/6/2020 | 2019 | \$2,329.90 | \$0.00 | \$0.00 | \$2,329.90 |
| INST 4 | 3/2/2020 | 2019 | \$2,329.89 | \$0.00 | \$0.00 | \$2,329.89 |
| Total Due: | | | \$9,367.44 | \$0.00 | \$0.00 | \$9,367.44 |

Tax Detail

| | Gross Tax | Credit | Net Tax |
|--|--------------------|-------------------|-------------------|
| <u>Remediation</u> | \$47.83 | \$0.00 | \$47.83 |
| <u>State of Nevada</u> | \$528.60 | (\$39.64) | \$488.96 |
| <u>Truckee Meadows Fire Dist</u> | \$1,679.09 | (\$125.92) | \$1,553.17 |
| <u>Washoe County</u> | \$4,327.38 | (\$324.52) | \$4,002.86 |
| <u>Washoe County Sc</u> | \$3,540.08 | (\$265.48) | \$3,274.60 |
| <u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u> | \$0.02 | \$0.00 | \$0.02 |
| Total Tax | \$10,123.00 | (\$755.56) | \$9,367.44 |

Payment History

No Payment Records Found

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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

| | | |
|--|----------------|---|
| Parcel ID | Status | Last Update |
| 00913245 | Active | 7/11/2019 2:07:36 AM |
| Current Owner: PITTS FAMILY TRUST 235 JUNIPER HILL RD RENO, NV 89519 | | SITUS: 0 JUNIPER HILL RD WCTY NV |
| Taxing District 4000 | Geo CD: | |
| Legal Description | | |
| Section 17,20 Lot A-2 Block Township 19 Range 19 SubdivisionName _UNSPECIFIED | | |

Installments

| Period | Due Date | Tax Year | Tax | Penalty/Fee | Interest | Total Due |
|-------------------|-----------|----------|-------------------|---------------|---------------|-------------------|
| INST 1 | 8/19/2019 | 2019 | \$804.35 | \$0.00 | \$0.00 | \$804.35 |
| INST 2 | 10/7/2019 | 2019 | \$804.33 | \$0.00 | \$0.00 | \$804.33 |
| INST 3 | 1/6/2020 | 2019 | \$804.33 | \$0.00 | \$0.00 | \$804.33 |
| INST 4 | 3/2/2020 | 2019 | \$804.32 | \$0.00 | \$0.00 | \$804.32 |
| Total Due: | | | \$3,217.33 | \$0.00 | \$0.00 | \$3,217.33 |

Tax Detail

| | Gross Tax | Credit | Net Tax |
|-------------------------------------|-------------------|---------------------|-------------------|
| State of Nevada | \$386.75 | (\$217.95) | \$168.80 |
| Truckee Meadows Fire Dist | \$1,228.50 | (\$692.32) | \$536.18 |
| Washoe County | \$3,166.14 | (\$1,784.25) | \$1,381.89 |
| Washoe County Sc | \$2,590.09 | (\$1,459.65) | \$1,130.44 |
| TRUCKEE MDWS/SUN VALLEY WATER BASIN | \$0.02 | \$0.00 | \$0.02 |
| Total Tax | \$7,371.50 | (\$4,154.17) | \$3,217.33 |

Payment History

No Payment Records Found

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

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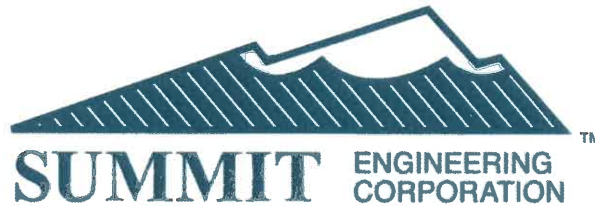
To submit your address change online [click here](#)

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

ITEM 5
APPLICATION MATERIALS

TENTATIVE PARCEL MAP FOR
ARNOLD C. PITTS & TRACI BICE PITTS



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

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)?

1000 feet South of Mayberry Drive and Juniper Hill Road

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|-----------------------------|----------------|
| 009-132-44 | 200 Single Family Residence | 2.39 |
| 009-132-45 | 120 Vacant | 4.11 |

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

Single Family Residence & Vacant

3. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area | 150' | 200' | 300' | |
| Proposed Minimum Lot Width | 2.10 | 2.01 | 2.39 | |

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 | |
| Proposed Zoning Area | | | | |

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

Yes
 No

6. Utilities:

| | |
|---------------------------------|---|
| a. Sewer Service | Proposed Washoe County Sewer for Parcels 1 & 2 and existing septic for Parcel 3 |
| 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 |
|---|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

| | | | |
|---|-----------------------|--|--|
| <input checked="" type="checkbox"/> Individual septic | Existing for Parcel 3 | | |
| <input checked="" type="checkbox"/> Public system | Provider: | Proposed Washoe County Sewer for Parcels 1 & 2 | |

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 # | 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. |
|------------------------------|--|---|

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?

| |
|----|
| No |
|----|

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?

| |
|----|
| No |
|----|

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:

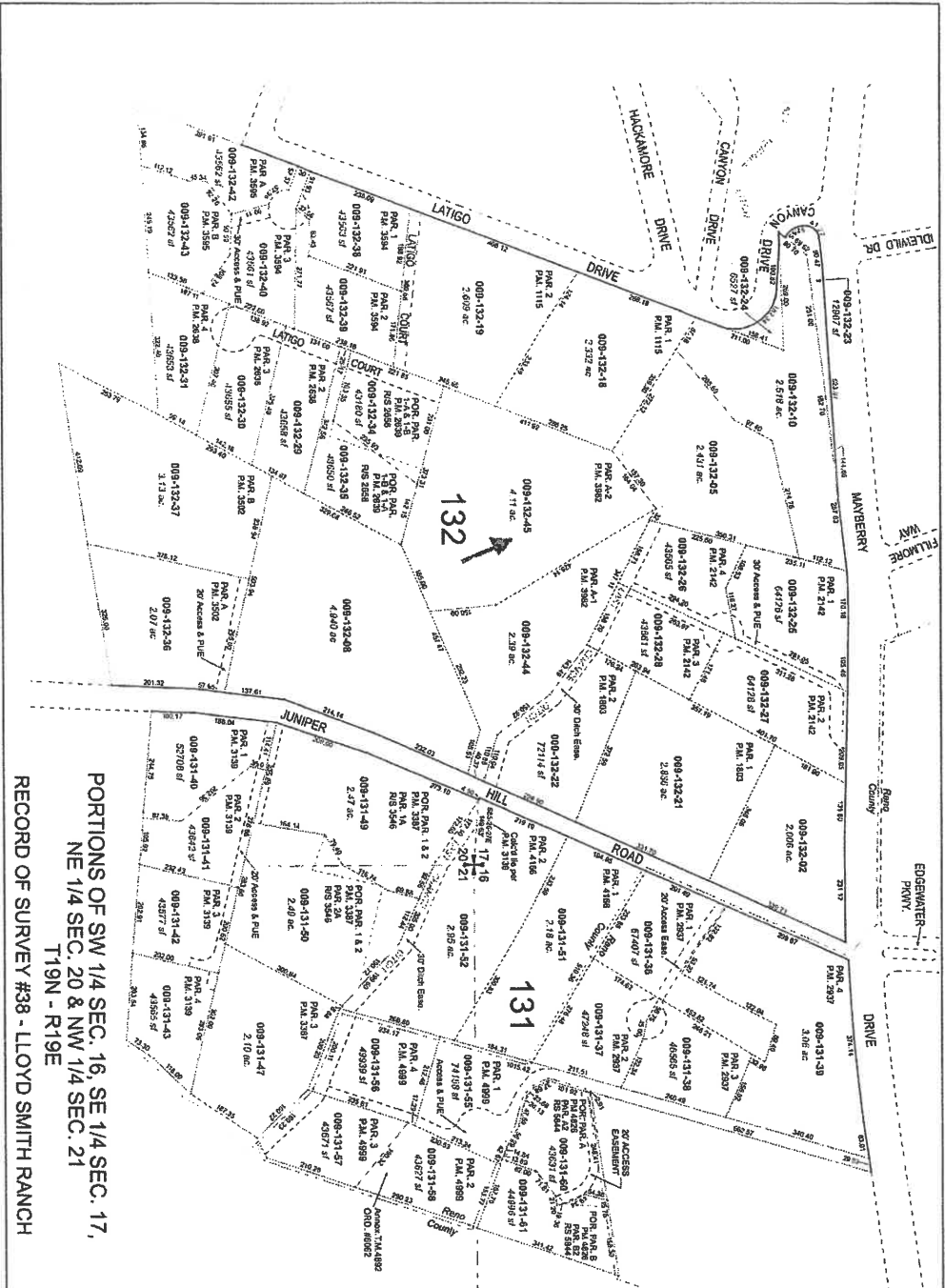
| | |
|--------------|----------------------------------|
| Name | Ryan Cook |
| Address | 5405 Mae Anne Ave, Reno NV 89523 |
| Phone | 775-747-4316 |
| Cell | 775-223-7432 |
| E-mail | ryan@summitnv.com |
| Fax | 775-747-8559 |
| Nevada PLS # | 15524 |

ITEM 6
TITLE REPORT

TENTATIVE PARCEL MAP FOR
ARNOLD C. PITTS & TRACI BICE PITTS



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**



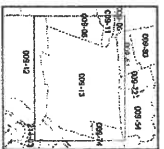
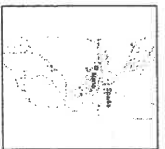
PORTIONS OF SW 1/4 SEC. 16, SE 1/4 SEC. 17,
 NE 1/4 SEC. 20 & NW 1/4 SEC. 21
 T19N - R19E
 RECORD OF SURVEY #38 - LLOYD SMITH RANCH

Assessor's Map Number
009-13

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 MICHAEL E. CHEN, Assessor
 1001 East Main Street
 Reno, Nevada 89502
 (775) 785-2511



0 50 100 150 200
 1 inch = 200 feet



Created by: **KSR 6/17/10**
 Map Number: **AMO 020017**
 also previously shown as 089313

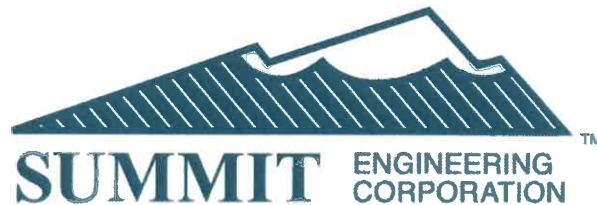
NOTE: This map was prepared in reliance on the
 Nevada County Assessor's records and
 a review of the records. No liability is assumed
 as to the accuracy or correctness of the data
 shown on this map.

ITEM 7

24"X36" NON-COLOR DISPLAY MAP

ATTACHED AS LAST PAGE OF PACKET

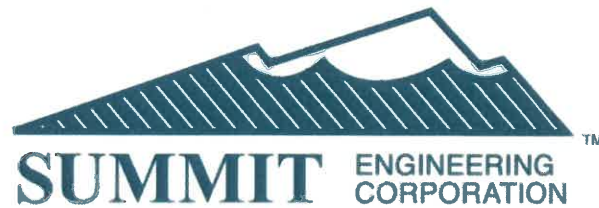
TENTATIVE PARCEL MAP FOR
ARNOLD C. PITTS & TRACI BICE PITTS



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

ITEM 8
SUPPORTING MATERIALS

TENTATIVE PARCEL MAP FOR
ARNOLD C. PITTS & TRACI BICE PITTS



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

TENTATIVE PARCEL MAP FOR THE PITTS FAMILY TRUST DATED DECEMBER 16, 2002

OWNER'S CERTIFICATE

I, **ARNOLD S. PITTS**, CO-TRUSTEE OF THE PITTS FAMILY TRUST, DO HEREBY CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ON THIS TENTATIVE PARCEL MAP ARE THE UNDERGROUND UTILITIES LOCATED ON THE LAND DESCRIBED IN PARAGRAPHS 1 AND 2 OF THE INSTRUMENT DATED DECEMBER 16, 2002, AND THAT THE LOCATION OF SUCH UTILITIES IS ACCURATELY SHOWN ON THIS TENTATIVE PARCEL MAP. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY AS TO THE LOCATION OF SUCH UTILITIES.

PITTS FAMILY TRUST DATED DECEMBER 16, 2002

ARNOLD S. PITTS, CO-TRUSTEE _____ DATE _____

TRUDY BECK PITTS, CO-TRUSTEE _____ DATE _____

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHINGTON }

I, **ROBERT PUBLIC**, a Notary Public in and for the County of Washington, State of Nevada, do hereby certify that the foregoing is a true and correct copy of the instrument described in the foregoing, and that the same was read and explained to the parties thereto, and that they acknowledged the same to me personally in my office, on the _____ day of _____, 2002.

ROBERT PUBLIC _____ DATE _____

SECURITY INTEREST HOLDERS CERTIFICATE

I, **ROBERT PUBLIC**, a Notary Public in and for the County of Washington, State of Nevada, do hereby certify that the instrument described in the foregoing was duly recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002, and that the same is a true and correct copy of the instrument as recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002.

TITLE COMPANY CERTIFICATE

I, **ROBERT PUBLIC**, a Notary Public in and for the County of Washington, State of Nevada, do hereby certify that the instrument described in the foregoing was duly recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002, and that the same is a true and correct copy of the instrument as recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002.

ROBERT PUBLIC _____ DATE _____

PLANNING AND BUILDING CERTIFICATE

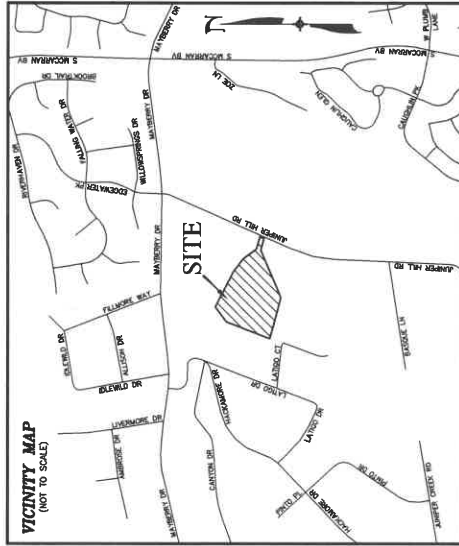
I, **ROBERT PUBLIC**, a Notary Public in and for the County of Washington, State of Nevada, do hereby certify that the instrument described in the foregoing was duly recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002, and that the same is a true and correct copy of the instrument as recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002.

ROBERT PUBLIC _____ DATE _____

TAX CERTIFICATE

I, **ROBERT PUBLIC**, a Notary Public in and for the County of Washington, State of Nevada, do hereby certify that the instrument described in the foregoing was duly recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002, and that the same is a true and correct copy of the instrument as recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002.

ROBERT PUBLIC _____ DATE _____



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATION

- 1) I, **ROBERT PUBLIC**, a Professional Land Surveyor licensed in the State of Nevada, do hereby certify that I have surveyed the land shown on this tentative parcel map in accordance with the provisions of Chapter 202 of the Nevada Statutes, and that the same is a true and correct copy of the instrument as recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002.
- 2) THE LAND SHOWN ON THIS TENTATIVE PARCEL MAP IS THE UNDIVIDED INTEREST OF THE PITTS FAMILY TRUST, ESTABLISHED ON DECEMBER 16, 2002, UNDER BY SUPERVISION AT THE RESIDENCE OF THE LAND SURVEYED LESS WITHIN THE SOUTHWEST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, T4N, R11E, W11E, NEVADA COUNTY, WASHINGTON AND THE COUNTY IS BEING COMPLETED ON _____ 2014.
- 3) THIS PARCEL COMPLETES WITH APPROXIMATE CORNER STAKES LOCATED IN THE STATE AND ANY LOCAL JURISDICTIONS IN EFFECT IN THIS AREA AND THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 202 OF THE NEVADA STATUTES.
- 4) THE MONUMENTS SHOWN ON THIS PARCEL ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DIVERSITY.



ROBERT S. COOK _____ NEVADA P.L.S. 12824

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT/DEVELOPMENT SHOWN ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 5 OF THE WASHINGTON COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHINGTON COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHINGTON COUNTY DISTRICT BOARD OF HEALTH, THIS APPROVAL IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND THE BOARD HAS NO GUARANTEE OR WARRANTY AS TO THE LOCATION OF SUCH UTILITIES. THE DISTRICT BOARD OF HEALTH IS NOT PROVIDING ANY GUARANTEE OR WARRANTY AS TO THE LOCATION OF SUCH UTILITIES. THIS APPROVAL IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND THE BOARD HAS NO GUARANTEE OR WARRANTY AS TO THE LOCATION OF SUCH UTILITIES.

WASHINGTON COUNTY DISTRICT BOARD OF HEALTH _____ DATE _____

UTILITY COMPANIES CERTIFICATE

I, **ROBERT PUBLIC**, a Notary Public in and for the County of Washington, State of Nevada, do hereby certify that the instrument described in the foregoing was duly recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002, and that the same is a true and correct copy of the instrument as recorded in the Office of the County Clerk of the County of Washington, State of Nevada, on the _____ day of _____, 2002.

SEPPA PACIFIC POWER COMPANY DBA NV ENERGY _____ DATE _____

NEVADA BELL TELEPHONE COMPANY DBA VANT NEVADA _____ DATE _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____

CHARTER COMMUNICATIONS _____ DATE _____

STATE OF NEVADA }
COUNTY OF WASHINGTON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014.

BY _____ OF SEPPA PACIFIC POWER COMPANY DBA NV ENERGY, A PUBLIC UTILITY CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY DECLARED THE ABOVE INSTRUMENT.

ROBERT PUBLIC _____ DATE _____

STATE OF NEVADA }
COUNTY OF WASHINGTON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014.

BY _____ OF NEVADA BELL TELEPHONE COMPANY DBA VANT NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THIS DECORATED THE ABOVE INSTRUMENT.

ROBERT PUBLIC _____ DATE _____

STATE OF NEVADA }
COUNTY OF WASHINGTON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014.

BY _____ AS AGENT FOR CHARTER COMMUNICATIONS, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY DECLARED THE ABOVE INSTRUMENT.

ROBERT PUBLIC _____ DATE _____

STATE OF NEVADA }
COUNTY OF WASHINGTON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014.

BY _____ AS AGENT FOR SEPPA PACIFIC POWER COMPANY DBA NV ENERGY, A PUBLIC UTILITY CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY DECLARED THE ABOVE INSTRUMENT.

ROBERT PUBLIC _____ DATE _____

STATE OF NEVADA }
COUNTY OF WASHINGTON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014.

BY _____ OF TRUCKEE MEADOWS WATER AUTHORITY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY DECLARED THE ABOVE INSTRUMENT.

ROBERT PUBLIC _____ DATE _____

STATE OF NEVADA }
COUNTY OF WASHINGTON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014.

BY _____ OF SEPPA PACIFIC POWER COMPANY DBA NV ENERGY, A PUBLIC UTILITY CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY DECLARED THE ABOVE INSTRUMENT.

ROBERT PUBLIC _____ DATE _____

STATE OF NEVADA }
COUNTY OF WASHINGTON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014.

BY _____ OF NEVADA BELL TELEPHONE COMPANY DBA VANT NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THIS DECORATED THE ABOVE INSTRUMENT.

ROBERT PUBLIC _____ DATE _____

STATE OF NEVADA }
COUNTY OF WASHINGTON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014.

BY _____ AS AGENT FOR CHARTER COMMUNICATIONS, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY DECLARED THE ABOVE INSTRUMENT.

ROBERT PUBLIC _____ DATE _____

FILE NO. _____ TENTATIVE PARCEL MAP FOR THE PITTS FAMILY TRUST DATED DECEMBER 16, 2002

THIS IS A TENTATIVE PARCEL MAP FOR THE PITTS FAMILY TRUST, DATED DECEMBER 16, 2002, LOCATED WITHIN THE SE 1/4 OF SECTION 17 & NE 1/4 SECTION 20, T8N, R11E, W11E, NEVADA COUNTY, WASHINGTON. TOTAL AREA = 23.3 AC. ±. 13-AC-389

FILE NO. _____

FILED FOR RECORD AT THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, NEVADA, ON THIS _____ DAY OF _____ 2014.

BY _____ COUNTY CLERK

OPTIONAL RECORDS OF WASHINGTON COUNTY, NEVADA

SHEET 1 OF 2

Summit Surveyors & Engineers, Inc. 11755 S. Durango Dr. Suite 100, Las Vegas, NV 89131

REFERENCES:

- 1) PARCEL MAP NO. 1115, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON APRIL 16, 1997, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 2) PARCEL MAP NO. 1115, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON JUNE 11, 1986, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 3) PARCEL MAP NO. 1115, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON MARCH 16, 1985, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 4) PARCEL MAP NO. 1115, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON MAY 28, 1987, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 5) PARCEL MAP NO. 1115, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON SEPTEMBER 24, 1982, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 6) PARCEL MAP NO. 1115, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON DECEMBER 28, 1978, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 7) PARCEL MAP NO. 1115, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON DECEMBER 28, 1978, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 8) PARCEL MAP NO. 1115, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON DECEMBER 17, 1986, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 9) PARCEL MAP NO. 3082, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON MARCH 17, 2003, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 10) PARCEL MAP NO. 3082, FILED IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA, ON MARCH 17, 2003, IN THE OFFICIAL RECORDS OF WAGDOE COUNTY, NEVADA.
- 11) BERT CATERMILL, TITLE COMPANY OF NEVADA PRELIMINARY REPORT ORDER NO. 542087-304, DATED APRIL 16, 2018.

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ MARK & TAG IS/ISA TO BE SET
- △ 5/16" REBAR HAS IS/ISA TO BE SET
- COMPUTED POINT; NOTHING FOUND OR SET
- ⊙ COMPUTED SECTION CORNER PER PM 3082
- ① LEGAL MONUMENT
- ② GEODEIC CONTROL POINT AS NOTED
- ③ PERMITS CONTROL POINT
- ④ PARCEL MAP
- ⑤ PUBLIC UTILITY EASEMENT
- ⑥ PRIVATE EASEMENT, ACCESS EASEMENT INCLUDING P.U.L.E.
- ⑦ DRAINAGE EASEMENT
- ⑧ RECORD BEARING PER PARCEL MAP 3082

BASIS OF BEARINGS

THE BEARINGS AND DISTANCES ON THIS PLAN ARE BASED ON THE NATIONAL GRID. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS ARE CONSIDERED TO BE HORIZONTAL UNLESS OTHERWISE NOTED.

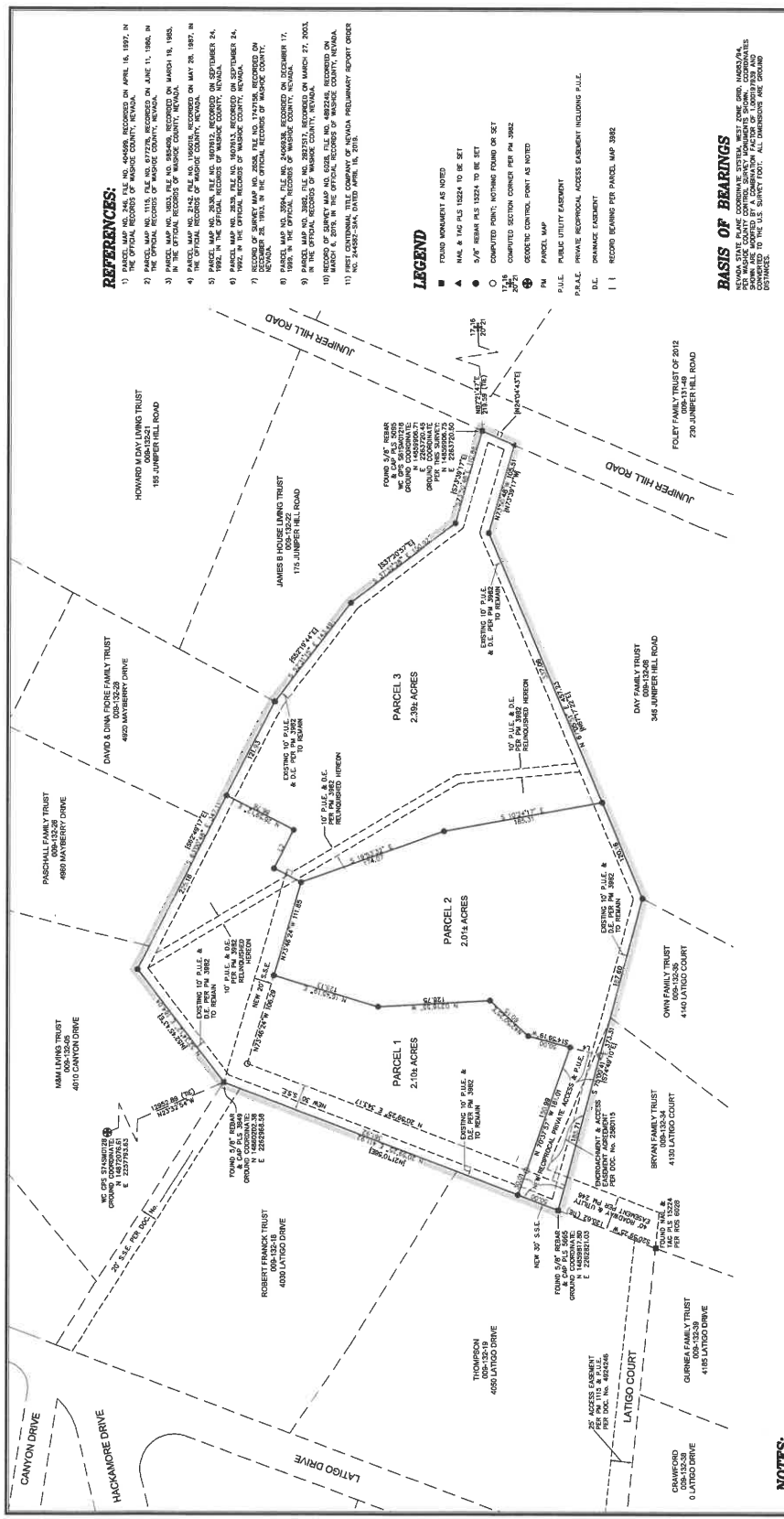


TENTATIVE PARCEL MAP

FOR THE
PITTS FAMILY TRUST
DATED DECEMBER 16, 2002

THIS IS A TENTATIVE PARCEL MAP FOR PARCELS A, B AND C LOCATED WITHIN SECTION 17 & NE 1/4 SECTION 20, 191N., 91E., 103N., WAGDOE COUNTY, NEVADA. THE DISTANCES AND BEARINGS ON THIS PLAN ARE CONSIDERED TO BE HORIZONTAL UNLESS OTHERWISE NOTED.

SHEET **2** OF **2**



| LINE | BEARING | LOT AREA |
|------|-----------------|----------|
| 1 A | S 89° 01' 00" W | 50.00 |
| 1 B | S 89° 01' 00" W | 50.00 |
| 1 C | S 89° 01' 00" W | 50.00 |

| LOCAL UTILITY NEAR (NO) | NUMBER OF LOTS IN PARCEL MAP |
|-------------------------------------|------------------------------|
| REGULATORY ZONE FOR REVIEW PURPOSES | 2 (0/3) |
| ROADS INCLUDING EITHER | |
| MINIMUM LOT AREA REQUIRED | 2 ACRES |
| MINIMUM LOT WIDTH | 150 FEET |
| MINIMUM LOT DEPTH | 15 FEET |
| MINIMUM LOT AREA | 15 FEET |
| MINIMUM BUILDING FOOT | 30 FEET |
| MINIMUM BUILDING HEIGHT | 10 FEET |

STANDARDS TO THESE STANDARDS MAY BE PROCESSED AS PER WAGDOE COUNTY CODE.



NOTES:

- 1) PUBLIC UTILITY EASEMENTS, EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE SHOWN AS NOTED.
- 2) THIS PUBLIC UTILITY EASEMENT IS SHOWN AND NOTED ON THIS PLAN FOR USE FOR THE INSTALLATION OF A PUBLIC UTILITY EASEMENT.
- 3) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PUBLIC UTILITY COMPANY TO INSTALL AND MAINTAIN A PUBLIC UTILITY FACILITY ON THIS PARCEL AND THE RIGHT TO OCCUPY AND USE THE SAME IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE EASEMENT GRANTED UPON BY THE COMPANY'S RECORDS AT THE TIME AND THE UTILITY AND ANY OTHER FACILITY SHOWN ON THIS PLAN.
- 4) NO MEASURABLE STRUCTURES SHALL BE LOCATED ON A PLOT THAT HAS BEEN ACTIVE DURING THE HISTORICAL PERIOD OF RECORDS.
- 5) THE NATURAL SHORLAND SHALL NOT BE IMPAIRED DURING THE IMPROVEMENT OF THESE PARCELS.
- 6) PARCELS 1 AND 2 ARE TO BE SERVED BY WAGDOE COUNTY SERVICES. PARCEL 3 IS CURRENTLY UNIMPROVED. A PERMIT TO CONSTRUCT A NEW ADDITION OF 2500 SQ. FT. WITH AN ADJACENT PROPERTY EASEMENT SHALL BE RESPONSIBLE FOR ALL RELATED CONSTRUCTION COSTS AND CONNECTION TO THE WAGDOE COUNTY SEWER SYSTEM.
- 7) THE NATURAL SHORLAND WILL NOT BE IMPAIRED DURING THE IMPROVEMENT OF THESE PARCELS.
- 8) PARCELS 1 AND 2 ARE TO BE SERVED BY WAGDOE COUNTY SERVICES. PARCEL 3 IS CURRENTLY UNIMPROVED. A PERMIT TO CONSTRUCT A NEW ADDITION OF 2500 SQ. FT. WITH AN ADJACENT PROPERTY EASEMENT SHALL BE RESPONSIBLE FOR ALL RELATED CONSTRUCTION COSTS AND CONNECTION TO THE WAGDOE COUNTY SEWER SYSTEM.
- 9) THE TOTAL NUMBER OF PARCELS IS 2. TOTAL AREA IS 6.408 ACRES.
- 10) THE TOTAL NUMBER OF PARCELS IS 2. TOTAL AREA IS 6.408 ACRES.
- 11) THE TOTAL NUMBER OF PARCELS IS 2. TOTAL AREA IS 6.408 ACRES.

APN: 009-132-18

4030 Latigo Drive

When recorded, return to:
Washoe County Engineering
PO Box 11130
Reno, Nevada 89520

GRANT OF EASEMENT

THIS GRANT OF EASEMENT made and entered into this 17 day of MAY, 2019 by and between ROBERT D. FRANCK, TRUSTEE OF THE ROBERT FRANCK TRUST DATED MAY 6, 1998, Party of the First Part, hereinafter referred to as "GRANTOR", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, Party of the Second Part, hereinafter referred to as "GRANTEE".

WITNESSETH:

For and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a permanent easement and right-of-way for sanitary sewer and effluent water facilities upon, over, across and through the land herein described, together with the perpetual right to enter upon said land to construct, reconstruct, maintain and repair said sanitary sewer and effluent water facilities and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said public utilities, traffic control signage, sidewalk and plowed snow storage facilities.

The easement and right-of-way hereby granted is situate in the County of Washoe, State of Nevada, more particularly described in Exhibit "A" and as shown in Exhibit "B", both attached hereon.

TO HAVE AND TO HOLD, said easement and right-of-way unto the Grantee and unto its successors and assigns forever.

This is a non-exclusive Grant of Easement and to the extent that other uses do not interfere with the use of said easement by Grantee as permitted herein, Grantor, its successors and assigns, shall be permitted to use the same for any purpose they may desire.

The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon said property of Grantor and for the benefit of Grantee.

IN WITNESS WHEREOF, the Grantor hereto has executed this Grant of Easement the day and year first above written.

ROBERT D. FRANCK,
TRUSTEE OF THE ROBERT FRANCK TRUST DATED MAY 6, 1998

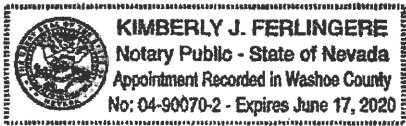
Robert Franck

By: ROBERT D. FRANCK

Title: TRUSTEE OF THE ROBERT FRANCK TRUST DATED MAY 6, 1998

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

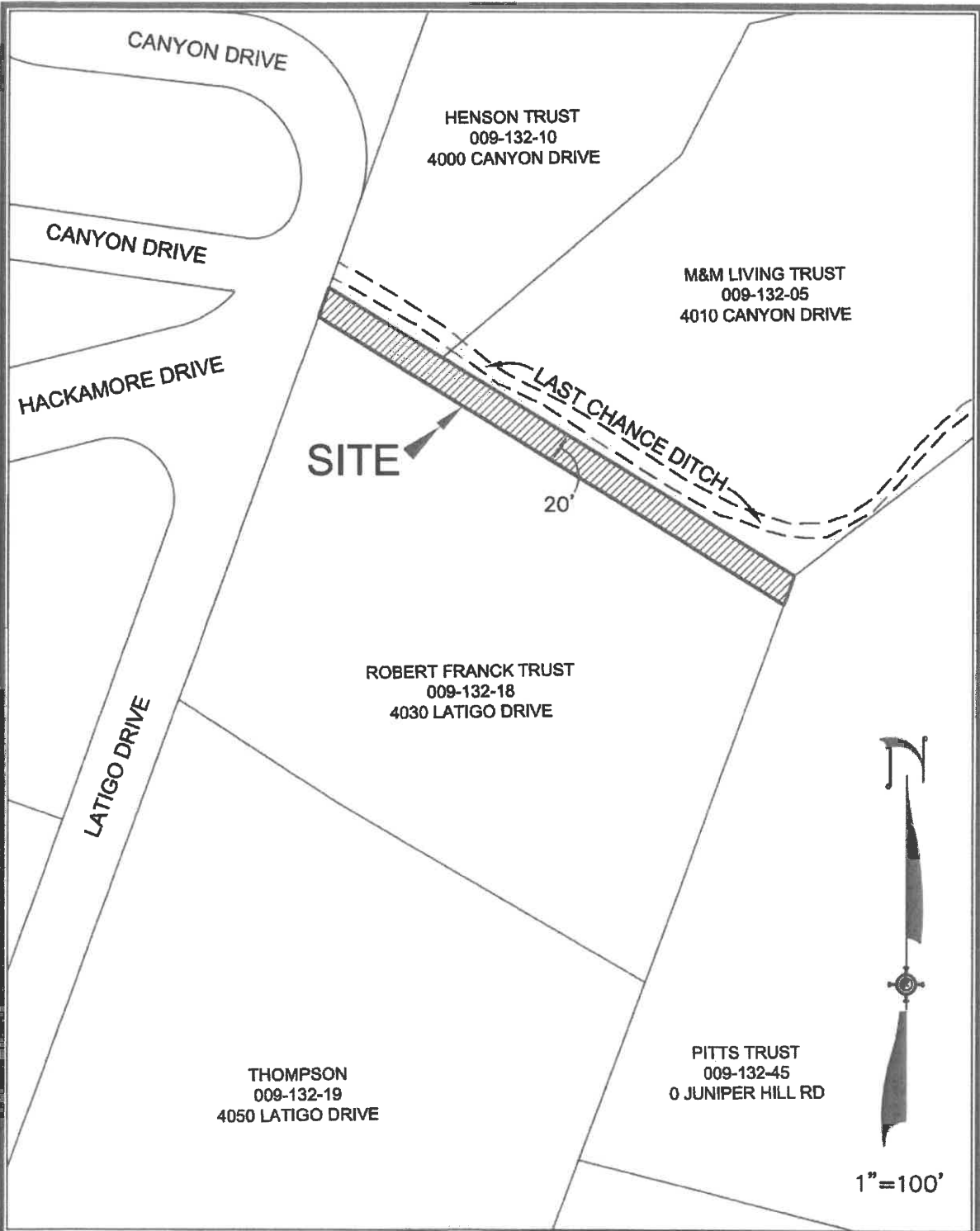
This instrument was acknowledged before me on 5/17/19
by ROBERT D. FRANCK, TRUSTEE OF THE ROBERT FRANCK TRUST DATED MAY 6,
1998.




Kimberly J. Ferlingere
NOTARY PUBLIC

Accepted for the County of Washoe,
by and through the Division Director of Community
Services

By: _____
Dwayne Smith, P.E.,
Director of Community Services Department



| | | | |
|---|--|--|------------|
| EXHIBIT "B" DISPLAY TO ACCOMPANY LEGAL DESCRIPTION | SCALE 1" = 100' SEWER EASEMENT POR. APN 009-132-18 |  SUMMIT ENGINEERING CORPORATION 1409 W. ANNE AVE. RENO, NV. 89523 | SHEET 1 |
| | | | OF 1 |

\\DWGS\J30865_LatigoPM\SewerFranck\FranckSS.DWG ~ 3:22 PM • 16-MAY-2019

EXHIBIT "A"
LEGAL DESCRIPTION
20' SANITARY SEWER EASEMENT
PORTION OF APN 009-132-18

An easement, twenty feet in width, located within a portion of Parcel 1 of Parcel Map No. 1115 for Harvey G. & Gertrude Mealman, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 11, 1980, as File No. 677278, Official Records, situate within the Southwest Quarter of Section 17, Township 19 North, Range 19 East, MDM, being more particularly described as follows:

Beginning at the Northwesterly corner of said Parcel 1, also being a point on the easterly right-of-way of Latigo Drive;
thence departing said easterly right-of-way and along the Northeasterly boundary of said Parcel 1 South 58°21'30" East a distance of 359.41 feet to the Northeasterly corner of said Parcel 1;
thence departing said Northeasterly boundary and along the Southeasterly boundary of said Parcel 1 South 20°13'00" West a distance of 20.40 feet;
thence departing said Southeasterly boundary North 58°21'30" West a distance of 359.30 feet to a point on the easterly right-of-way of Latigo Drive;
thence along said easterly right-of-way North 19°55'00" East a distance of 20.43 feet to the Point of Beginning.

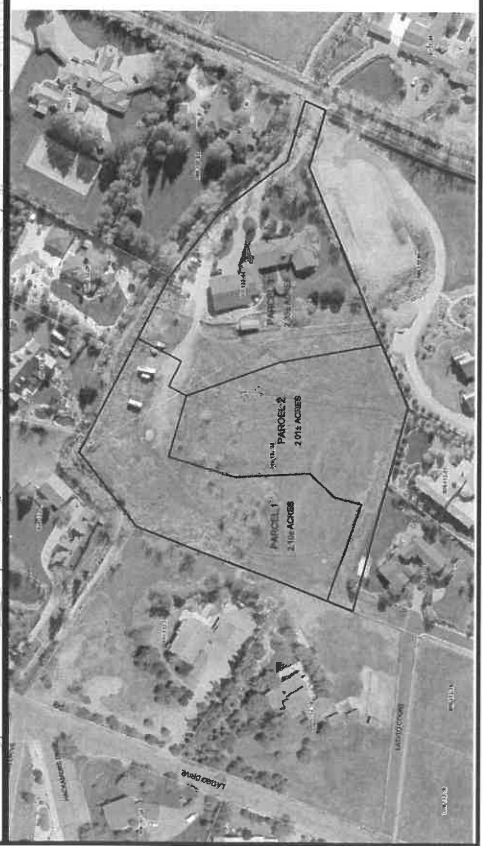
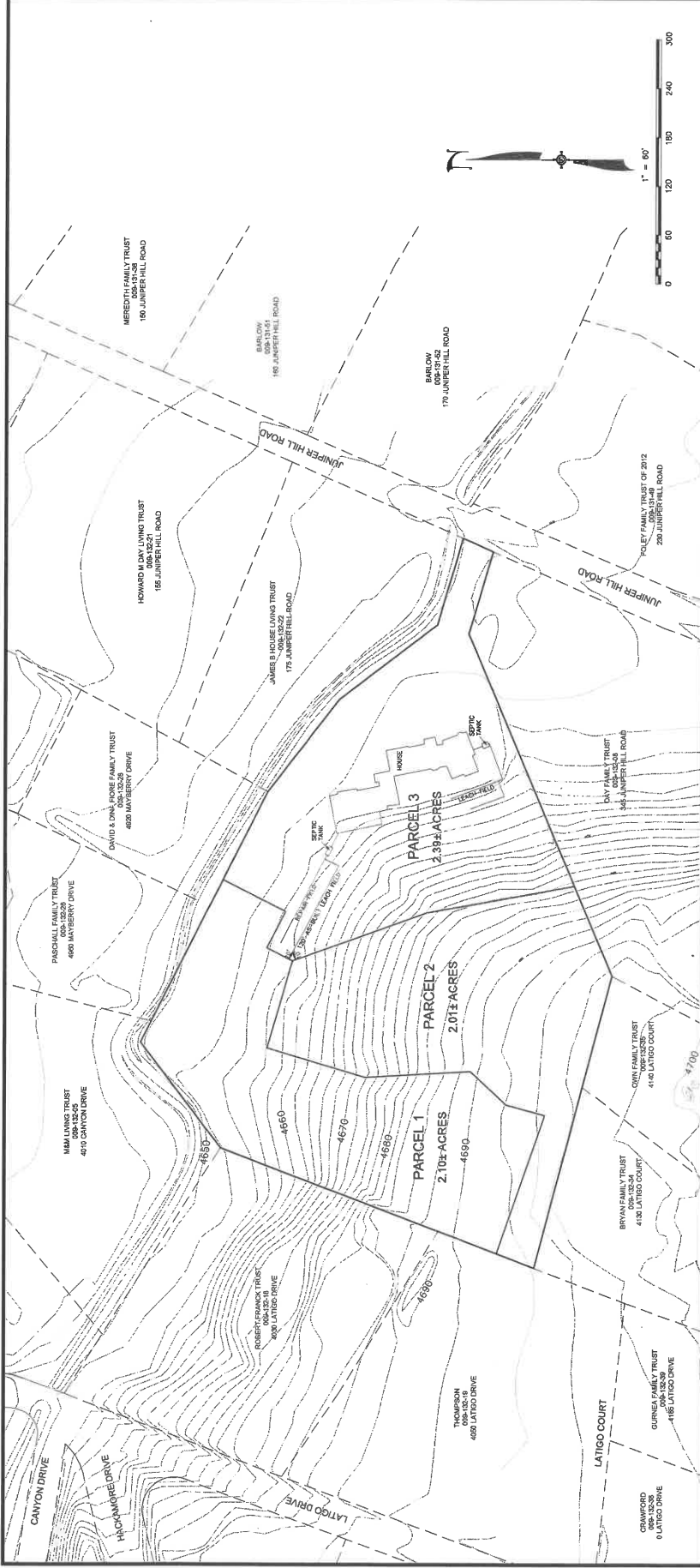
Said parcel contains an area of approximately 7,187 square feet

BASIS OF BEARINGS: Said Parcel Map No. 1115.

Descriptions Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



5-16-2019



PRELIMINARY, FOR REVIEW ONLY

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ARNOLD C. PITTS AND TRACI BICE PITTS, CO-TRUSTEES PITTS FAMILY TRUST DATED DECEMBER 16, 2002, 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.R.S. CHAPTER 278. THE PRIVATE RECIPROCAL ACCESS, DRAINAGE, TRAFFIC CONTROL SIGNAGE, SIDEWALK, PLOWED SNOW STORAGE, AND PUBLIC UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE 10' DRAINAGE EASEMENT LOCATED ALONG THE ORIGINAL PARCEL LINES OF PARCELS A-1 AND A-2 OF PARCEL MAP 3982, AND NOTED AS RELINQUISHED HEREON, IS HEREBY RELINQUISHED.

PITTS FAMILY TRUST DATED DECEMBER 16, 2002

ARNOLD C. PITTS, CO-TRUSTEE DATE

TRACI BICE PITTS, CO-TRUSTEE DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)
COUNTY OF WASHOE)SS

ON THIS DAY OF 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, ARNOLD C. PITTS AND TRACI BICE PITTS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP BY SEPARATE

DOCUMENT BEING RECORDED AS DOCUMENT NO. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST RECORDED JUNE 7, 2013, AS DOCUMENT NO. 42450515).

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ARNOLD C. PITTS AND TRACI BICE PITTS, CO-TRUSTEES PITTS FAMILY TRUST DATED DECEMBER 16, 2002, OWN 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 FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE

DATED APRIL 16, 2019, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: DATE

TITLE:

PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. ANY 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 2019, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

MOJRA HAUENSTEIN
DIRECTOR PLANNING AND BUILDING DIVISION

TAX CERTIFICATE

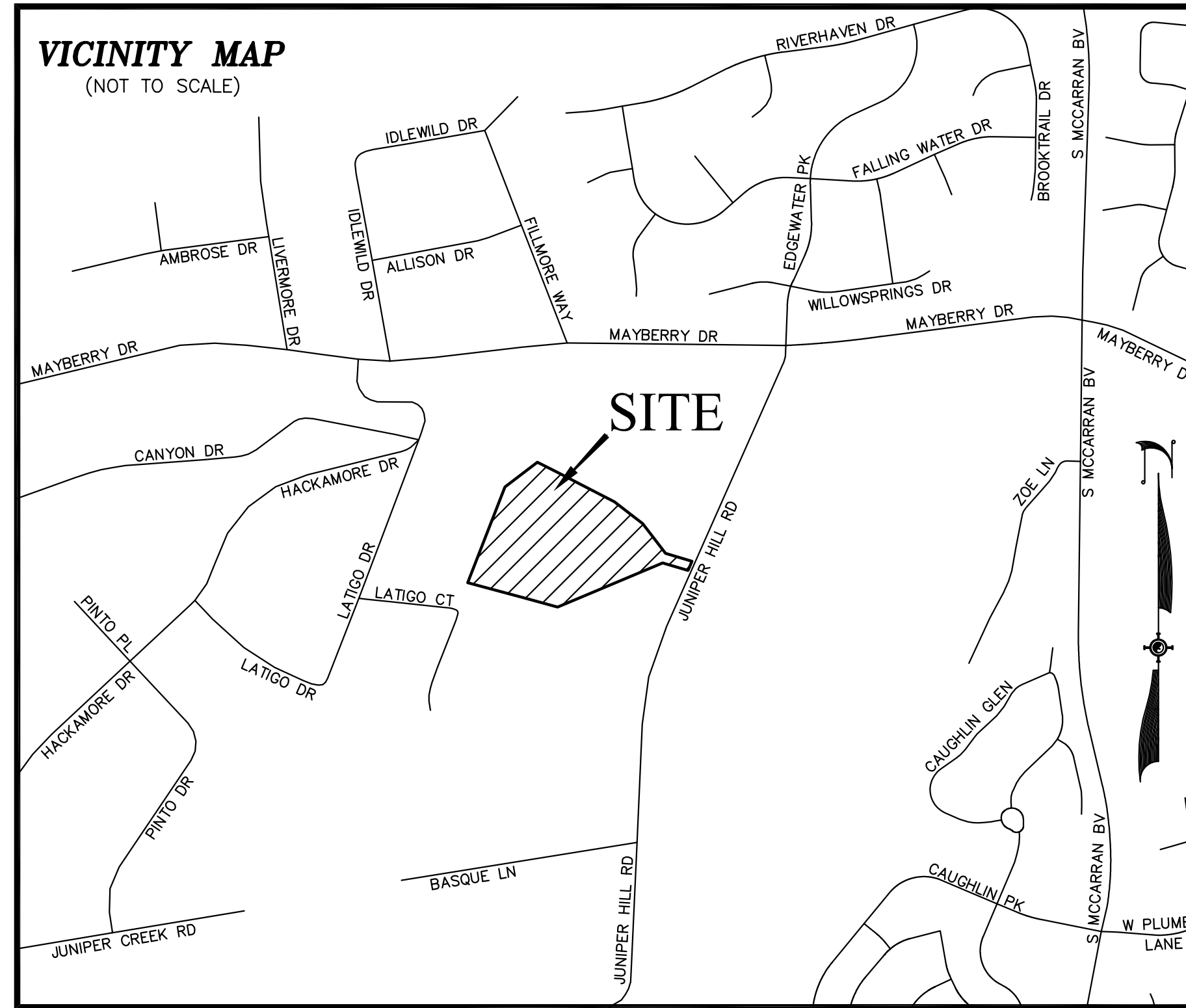
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

APN 009-132-44 AND 009-132-45

WASHOE COUNTY TREASURER DATE

TITLE:

TENTATIVE PARCEL MAP
FOR THE
PITTS FAMILY TRUST
DATED DECEMBER 16, 2002



SURVEYOR'S CERTIFICATION

- I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:
1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF THE PITTS FAMILY TRUST, ESTABLISHED ON DECEMBER 16, 2002.
2) THE LAND SURVEYED LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 2019.
3) THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



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

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH DATE

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 TRUCKEE MEADOWS WATER AUTHORITY, AND DO HEREBY RELINQUISH THE EASEMENTS NOTED, GRANTED PER PARCEL MAP 3982 SHOWN HEREON AS "RELINQUISHED HEREON". SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS GRANTED, DELINEATED AND APPROVED HEREON.

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE

BY:
TITLE:

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE

BY:
TITLE:

TRUCKEE MEADOWS WATER AUTHORITY DATE

BY:
TITLE:

CHARTER COMMUNICATIONS DATE

BY:
TITLE:

STATE OF)
COUNTY OF)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2019.

BY AS OF SIERRA PACIFIC POWER COMPANY DBA NV ENERGY, A NEVADA CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

STATE OF)
COUNTY OF)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2019.

BY AS OF NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

STATE OF)
COUNTY OF)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2019.

BY AS OF TRUCKEE MEADOWS WATER AUTHORITY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

STATE OF)
COUNTY OF)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2019.

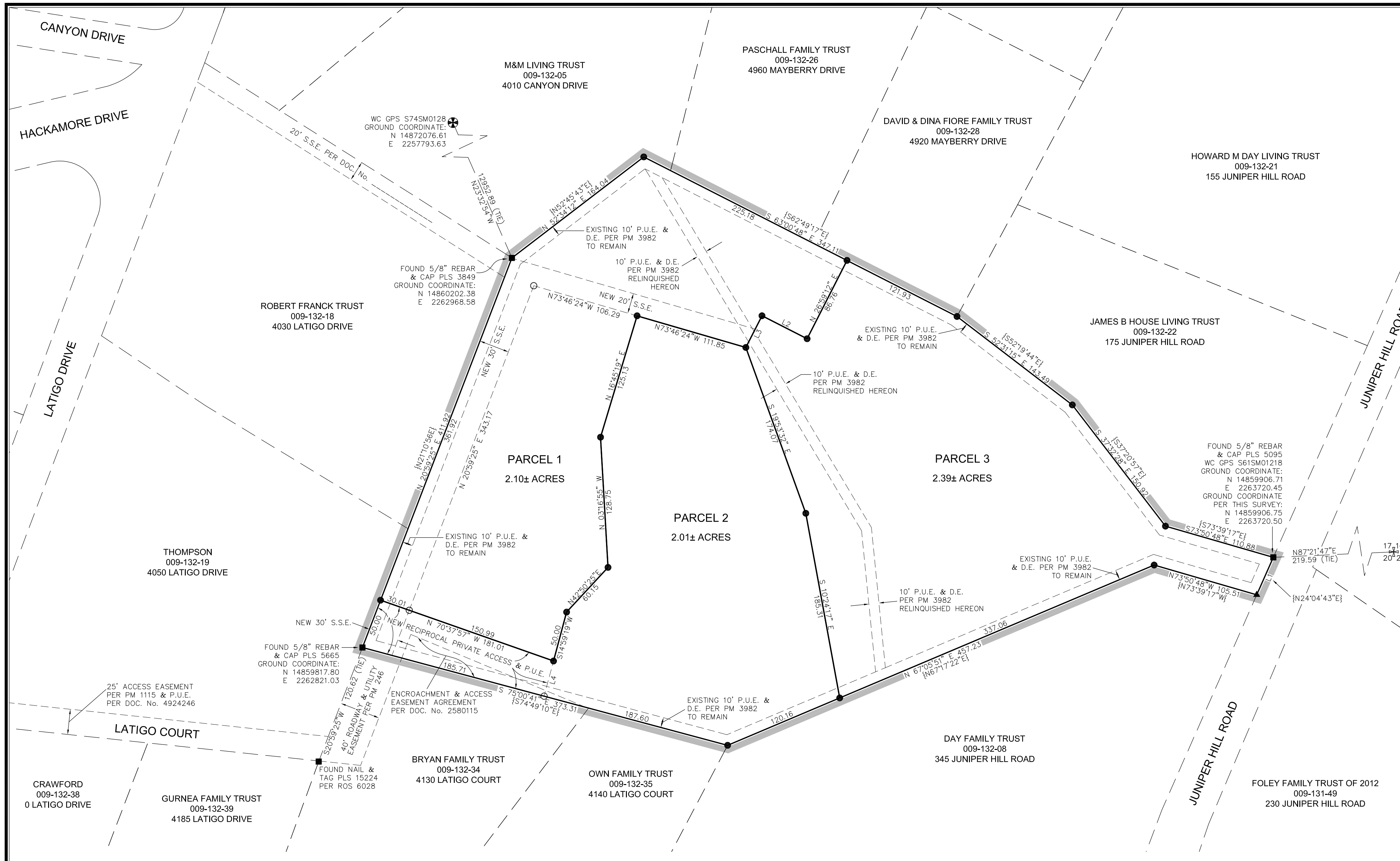
BY AS OF CHARTER COMMUNICATIONS, A NEVADA CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

FILE No.
FEE. \$
FILED FOR RECORD AT THE REQUEST
OF SUMMIT ENGINEERING CORPORATION
ON THIS DAY OF
2019, AT MINUTES PAST
O'CLOCK OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA
COUNTY RECORDER
BY:
DEPUTY

TENTATIVE PARCEL MAP FOR THE PITTS FAMILY TRUST DATED DECEMBER 16, 2002. THIS IS A MERGER AND RESUBDIVISION PER NRS 278 A DIVISION OF PARCEL A-1 & PARCEL A-2 OF PM 3982 LOCATED WITHIN THE SE 1/4 OF SECTION 17 & NE 1/4 SECTION 20, T19N, R19E, MDM WASHOE COUNTY NEVADA. SUMMIT ENGINEERING CORPORATION logo and address: 5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8500 FAX:(775) 747-8509. SHEET 1 OF 2.

PRELIMINARY, FOR REVIEW ONLY



REFERENCES:

- 1) PARCEL MAP NO. 246, FILE NO. 404599, RECORDED ON APRIL 16, 1997, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) PARCEL MAP NO. 1115, FILE NO. 677278, RECORDED ON JUNE 11, 1980, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) PARCEL MAP NO. 1803, FILE NO. 985409, RECORDED ON MARCH 19, 1985, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) PARCEL MAP NO. 2142, FILE NO. 1166018, RECORDED ON MAY 28, 1987, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP NO. 2638, FILE NO. 1607612, RECORDED ON SEPTEMBER 24, 1992, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 6) PARCEL MAP NO. 2639, FILE NO. 1607613, RECORDED ON SEPTEMBER 24, 1992, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 7) RECORD OF SURVEY MAP NO. 2658, FILE NO. 1747158, RECORDED ON DECEMBER 28, 1993, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 8) PARCEL MAP NO. 3594, FILE NO. 2406938, RECORDED ON DECEMBER 17, 1999, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 9) PARCEL MAP NO. 3982, FILE NO. 2827517, RECORDED ON MARCH 27, 2003, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 10) RECORD OF SURVEY MAP NO. 6028, FILE NO. 4992249, RECORDED ON MARCH 6, 2019, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 11) FIRST CENTENNIAL TITLE COMPANY OF NEVADA PRELIMINARY REPORT ORDER NO. 244582-5A4, DATED APRIL 16, 2019.

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ NAIL & TAG PLS 15224 TO BE SET
- 5/8" REBAR PLS 15224 TO BE SET
- COMPUTED POINT; NOTHING FOUND OR SET
- COMPUTED SECTION CORNER PER PM 3982
- ⊕ GEODETIC CONTROL POINT AS NOTED
- PM PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.A.E. PRIVATE RECIPROCAL ACCESS EASEMENT INCLUDING P.U.E.
- D.E. DRAINAGE EASEMENT
- { } RECORD BEARING PER PARCEL MAP 3982

BASIS OF BEARINGS

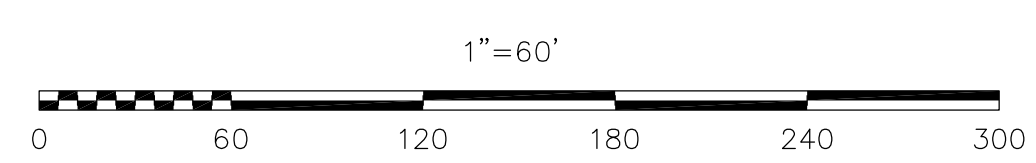
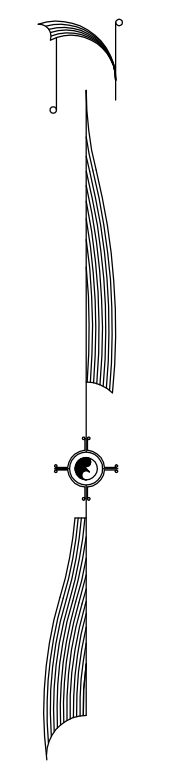
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER WASHOE COUNTY CONTROL SURVEY MONUMENTS SHOWN. COORDINATES SHOWN ARE MODIFIED BY A COMBINATION FACTOR OF 1.000197939 AND CONVERTED TO THE U.S. SURVEY FOOT. ALL DIMENSIONS ARE GROUND DISTANCES.

NOTES:

- 1) PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE AS FOLLOWS: 10 FEET COINCIDENT WITH ALL EXTERIOR LOT LINES AND 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES.
- 2) THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- 3) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES 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 THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 4) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- 5) A 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE, SIDEWALK, AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT FLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM STREET RIGHT OF WAY ONLY.
- 6) REFERENCE FLOOD INSURANCE RATE MAP NUMBER 32001930386 EFFECTIVE DATE 3/16/2009, AND MAP NUMBER 32031C30386 EFFECTIVE DATE 3/16/2009, BOTH OF WHICH SHOWS SUBJECT PARCELS TO BE WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ANY STRUCTURE WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 7) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
- 8) PARCEL 1 AND PARCEL 2 ARE TO BE SERVED BY WASHOE COUNTY SEWER. PARCEL 3 IS CURRENTLY SERVED BY AN EXISTING INDIVIDUAL SEWAGE DISPOSAL SYSTEM, CONSISTENT WITH DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTER, RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR ALL RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
- 9) TOTAL NUMBER OF PARCELS = 3; TOTAL AREA = 6.50± ACRES.
- 10) 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 A BUILDING PERMIT FOR ANY PARCEL.
- 11) 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 ISSUANCE OF A BUILDING PERMIT.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 23°53'12" W | 40.37 |
| L2 | N 63°00'48" W | 50.00 |
| L3 | N 26°59'12" E | 35.15 |
| L4 | S 14°59'19" W | 35.91 |

| HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JULY 15, 2019 DOES PRECLUDE FURTHER DIVISION OF LAND | | (NUMBER OF LOTS ON PARCEL MAP = 3 LOTS) |
|---|----------|---|
| MINIMUM LOT AREA REQUIRED | 2 ACRES | |
| MINIMUM LOT WIDTH | 150 FEET | |
| MINIMUM FRONT YARD | 30 FEET | |
| MINIMUM SIDE YARD | 15 FEET | |
| MINIMUM REAR YARD | 30 FEET | |
| MAXIMUM BUILDING HEIGHT | 35 FEET | |
| VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE. | | |



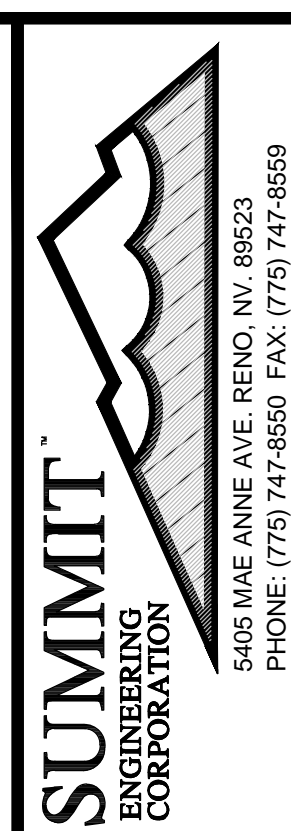
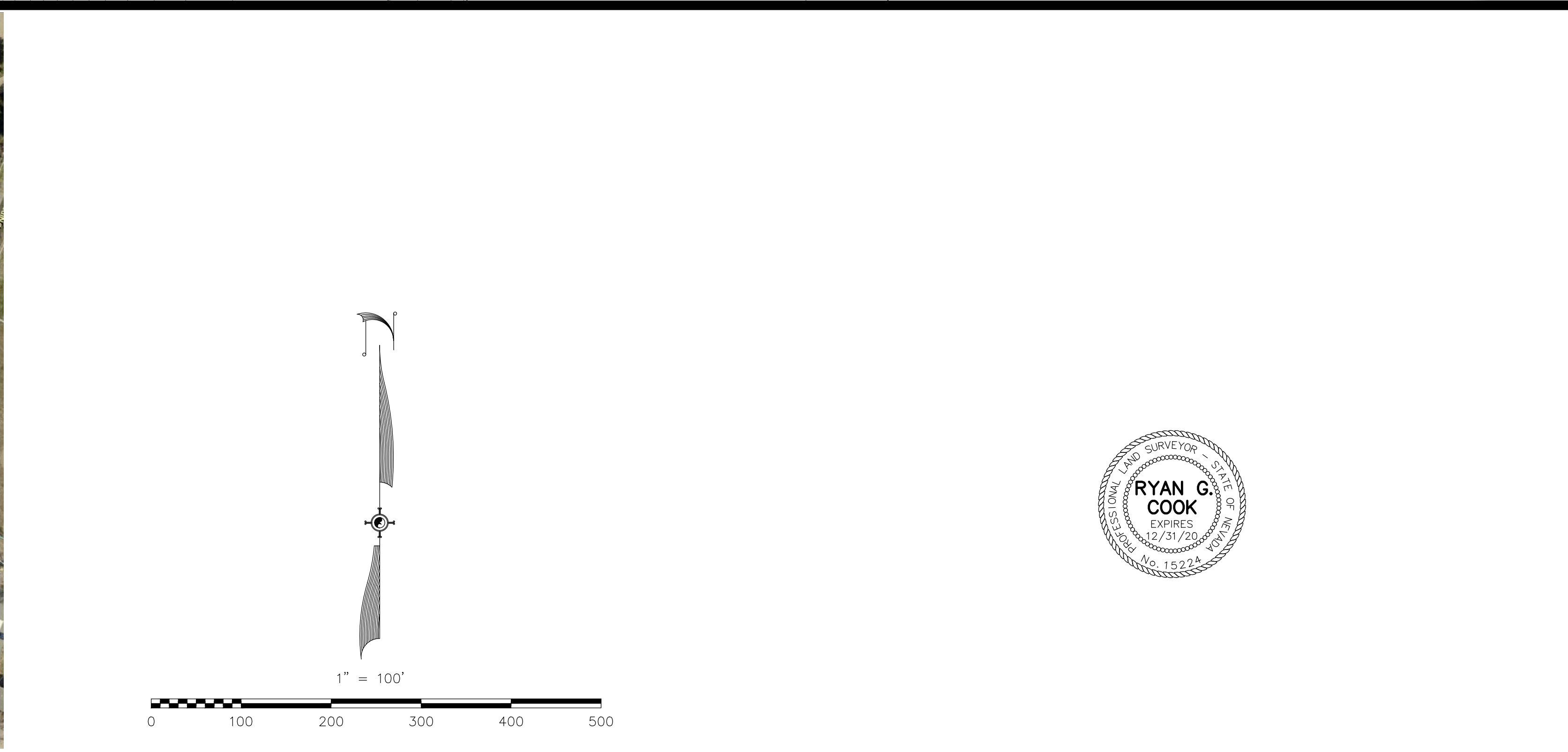
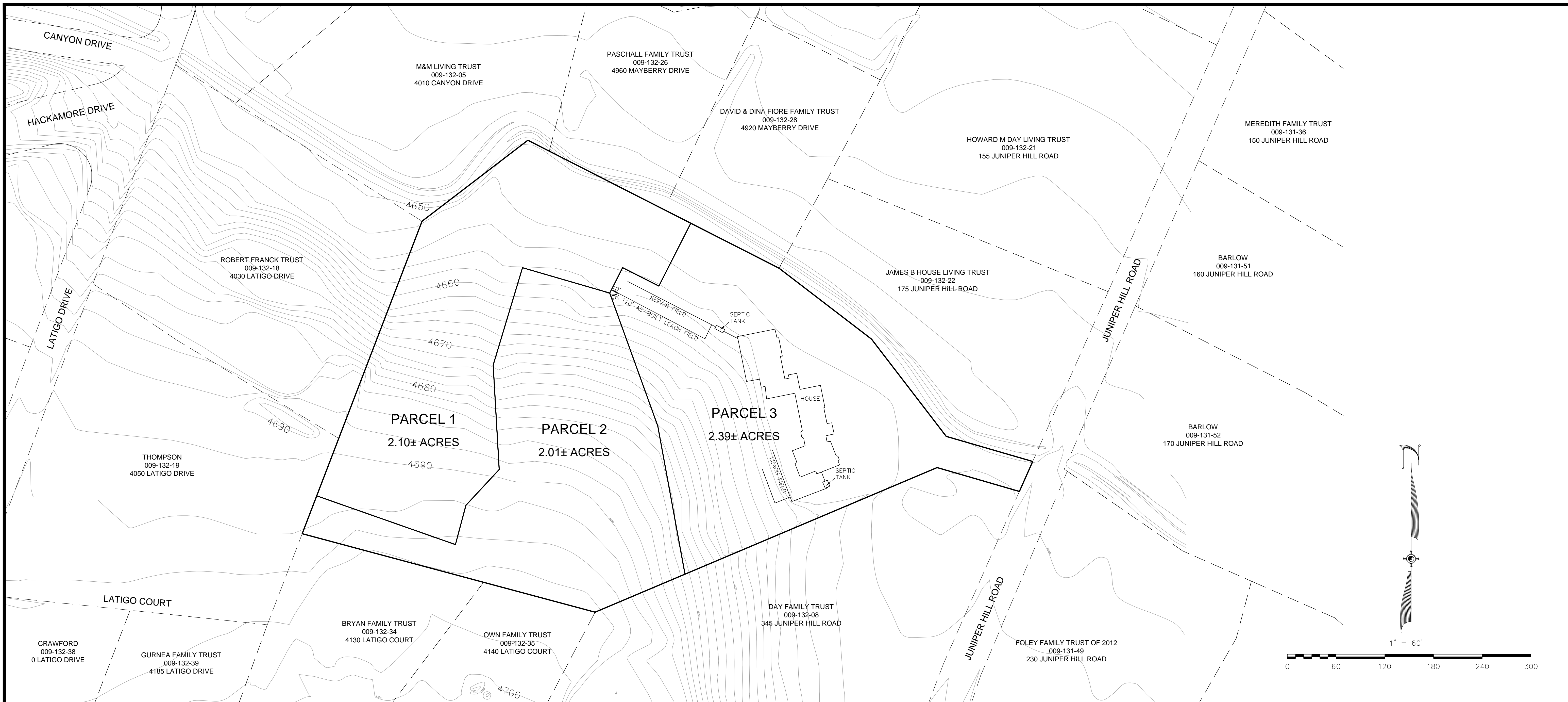
TENTATIVE PARCEL MAP
FOR THE
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DATED DECEMBER 16, 2002

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| OF | 2 |

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8500 FAX:(775) 747-8509



DESIGNED BY: RGC
DRAWN BY: rcook
CHECKED BY: RGC
Copyright SUMMIT ENG 2019

PITTS FAMILY TRUST
DISPLAY OF EXISTING SEPTIC, TOPO,
& ORTHOPHOTOGRAPHY
NEVADA
WASHOE COUNTY

| SHEET | SCALE | REV. | DATE | DESCRIPTION | BY | APPD |
|-------|--|------|------|-------------|----|------|
| 1 | HORIZ: 1"=60' & 100' VERT: 2" CI JOB NO: 30865 | | | | | |
| 1 | | | | | | |

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