



Parcel Map Review Committee Staff Report

Meeting Date: April 11, 2019

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0002 (Kahn Family Trust)

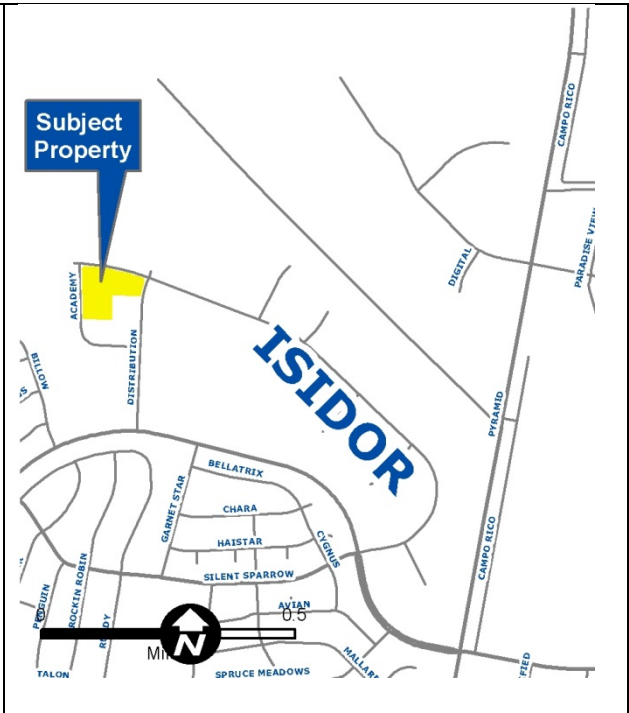
BRIEF SUMMARY OF REQUEST: A division of one 5.28 acre parcel into a 1.61 acre parcel, and a 3.67 remainder parcel.

STAFF PLANNER: Planner's Name: Chris Bronczyk
Phone Number: 775.328.3612
E-mail: cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a one 5.28 acre parcel into a 1.61 acre parcel, and a 3.67 remainder parcel.

Applicant: Glen Armstrong
Property Owner: Kahn Family Trust
Location: 37 Isidor Court
APN: 538-182-03
Parcel Size: 5.28 Acres
Master Plan: Industrial (I)
Regulatory Zone: Industrial (I)
Area Plan: Spanish Springs
Citizen Advisory Board: Spanish Springs
Development Code: Authorized in Article 606, *Parcel Maps*
Commission District: 4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0002 for Kahn Family Trust, subject to the conditions of approval included as Exhibit A.

(Motion with Findings on Page 7)

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Parcel Map

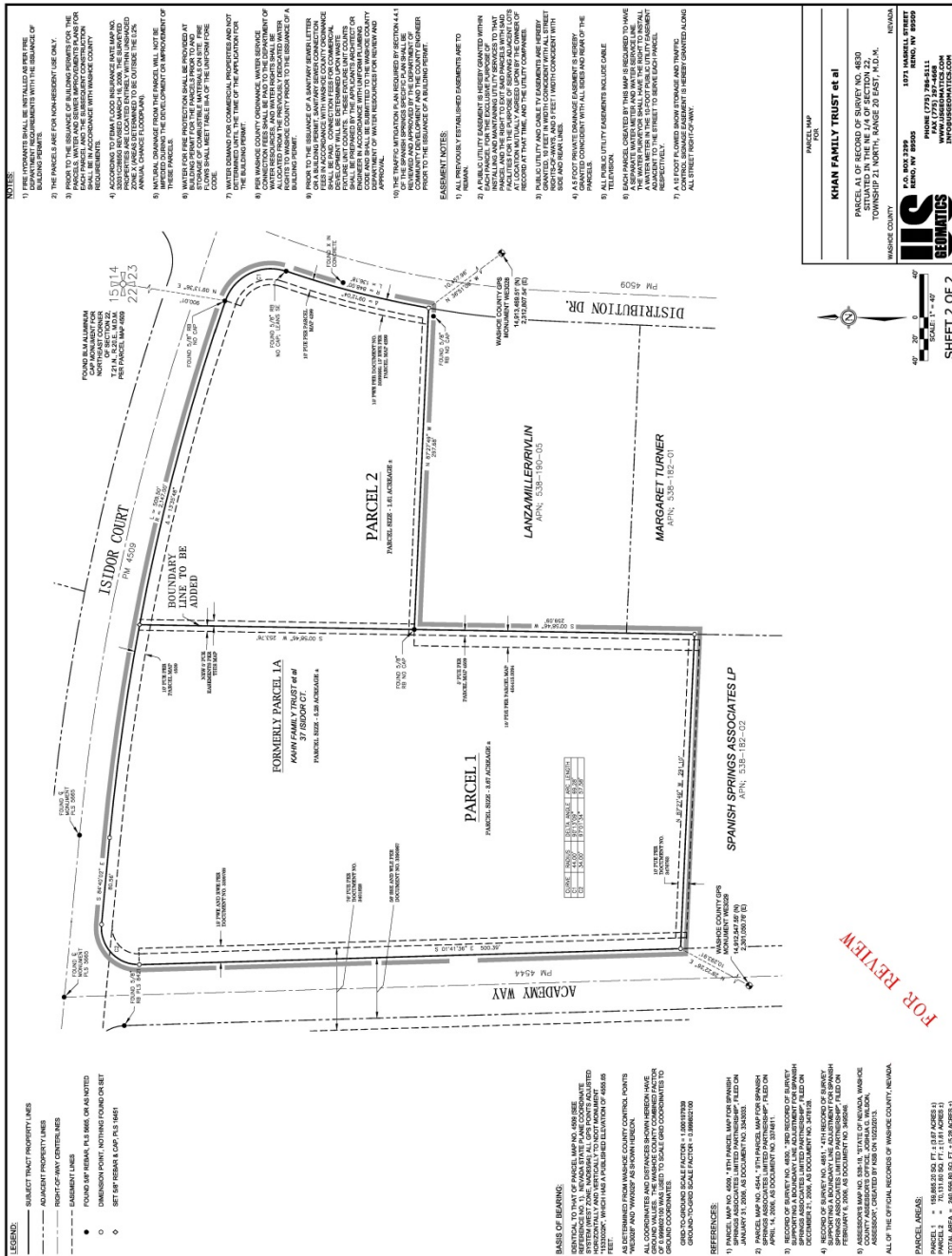
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to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

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

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

The Conditions of Approval for Tentative Parcel Map Case Number WTPM19-0002 is attached to this staff report and will be included with the Action Order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Industrial (I). The current request is to divide one 5.28 acre parcel into a 1.61 acre parcel, and a 3.67 remainder parcel. The property is located in the Spanish Springs Area Plan and the proposed parcel map conforms to lot size and width requirements.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	Industrial
Maximum Lot Potential:	23
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	10,000 square feet (0.23 acres)
Minimum Lot Size on Parcel Map:	70,131.6 square feet (1.61 acres)
Minimum Lot Width Required:	100 feet
Minimum Lot Width on Parcel Map:	253 feet

The tentative parcel map meets all minimum requirements for the Industrial regulatory zone.

Development Suitability Constraints: The Spanish Springs Development Area Plan, identifies the subject parcel as most suitable for development.

Hydrographic Basin: The subject parcel is within the Spanish Springs Valley Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

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

Spanish Springs Area Plan Modifiers

The subject parcel is located within the Spanish Springs Area Plan. The subject property is located in the area identified as subject to Appendix B – Business Park Design Guidelines, as defined within the Spanish Springs Area Plan.

Development InformationThe subject parcel is undeveloped. The required setbacks for the Industrial regulatory zone are 15 feet for front and rear yard setbacks and 10 feet for the side yard setbacks.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Building Division
- Engineering and Capital Projects Division
- Parks and Open Spaces
- Water Rights Coordinator Manager
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)

- Washoe-Storey Conservation District

3 out of the 10 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Chris Bronczyk 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements, and FEMA related notes.
Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us
- Washoe County Water Management Planner provided comments regarding a TMWA note and a will serve.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
Staff Comment: The Washoe County Health District reviewed the application, and had no comments or conditions regarding the need for additional improvements. The Health District retains the rights to require additional improvement for future development of the property.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Washoe County Water Management has reviewed the tentative parcel map and provided conditions related to water service.
 - c) The availability and accessibility of utilities.
Staff Comment: All necessary easements shall be provided as part of the parcel map, as applicable.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: All services are available to the subject property. The area is serviced by Truckee Meadows Fire Protection District and Washoe County Sheriff.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The parcel map conforms to all regulatory zone requirements and the goals and policies of the Washoe County master plan.
 - f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The parcel map conforms to the Streets and Highway plan.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The proposed tentative parcel map will not greatly impact the existing public streets and highways. No new streets are needed or proposed to serve the new parcel.

- h) Physical characteristics of the land such as floodplain, slope, and soil.

Staff Comment: The subject parcel is physically suitable for development, and is not constricted by flood plains, steep slopes or other natural conditions of the land.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: All recommended conditions of approval from the reviewing agencies have been included as a condition of approval, as part of the staff report.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The Truckee Meadows Fire Protection District adequately serves these properties.

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

Staff Comment: All utilities will be made available as necessary, within the recorded utility easements.

- l) Recreation and trail easements.

Staff Comment: The subject properties are within an Industrial zoned area. No trail or recreational easements are proposed within this area.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM19-0002 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0002 for Kahn Family Trust subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) The availability and accessibility of utilities;

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body’s master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Glen Armstrong
1071 Haskell Street
Reno, NV 89509

Owner: Kahn Family Trust
PO Box 1305
Tahoe City, CA 96145



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0002

The tentative parcel map approved under Parcel Map Case Number WTPM19-0002 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on April 11, 2019. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

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

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- e. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a graphic border around the proposed division.
- c. All boundary corners must be set.
- d. Add a Security Interest Holder's Certificate to the map if applicable.
- e. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Washoe County Water Rights Coordinator

3. The following conditions are requirements of the Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will-serve from TMWA for the newly created parcel is also acceptable

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: March 13, 2019
TO: Chris Bronczyk, Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Great Foils (Khan Family Trust)*
Parcel Map Case No.: WTPM19-0002
APN: 538-183-03
Review Date: March 7, 2019

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. All boundary corners must be set.
4. Add a Security Interest Holder’s Certificate to the map if applicable.
5. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

February 22, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM19-0002 (Great Foils)

Project description:

The applicant is proposing a parcel map to divide one 5.28 acre parcel into a 1.61 acre parcel, and a 3.67 remainder parcel. The property is located at 37 Isidor Court, Assessor's Parcel Number: 538-182-03. Water service is to be provided by TMWA and sewage disposal will be provided by Washoe County.

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

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will serve from TMWA for the newly created parcel is also acceptable.

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: Great Foils Parcel Map			
Project Description: The property owner would like to sperate the parcel into a two parcels Total; 5.28 Acres Parcel A; 3.67 Acres, Parcel B; 1.61 Acres			
Project Address: 37 Isidor Court, Sparks, Nevada			
Project Area (acres or square feet): Total; 5.28 Acres Parcel A; 3.67 Acres, Parcel B; 1.61 Acres			
Project Location (with point of reference to major cross streets AND area locator): Isidor Court and Distribution Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-182-03	5.28		
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: Kahn Family Trust et al		Name: Joseph Prary	
Address: PO Box 1305,		Address: 1071 Haskell Street	
Tahoe City, CA	Zip: 96145	Reno, NV	Zip: 89506
Phone:	Fax:	Phone: 775-786-5111	Fax: 297-4668
Email:		Email: jprary@usgeomatics.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Joseph Prary	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Glen Armstrong		Name:	
Address: 1071 Haskell Street		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-786-5111	Fax: 297-4668	Phone:	Fax:
Email: garmstrong@usgeomatics.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
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: Kahn Family Trust et al

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, Roger Kahn, Trustee of the Kahn Family Trust of 1996, as to an
undivided 25% interest (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): 538-182-03

Printed Name Roger Kahn

Signed *Nyle*

Address PO Box ¹³⁰⁵ ~~511~~

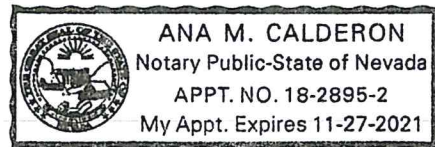
Tahoe City - CA 96145

*AC State of Nevada
County of Washoe*
Subscribed and sworn to before me this
23rd day of January, 2019.

(Notary Stamp)

ASA
Notary Public in and for said county and state

My commission expires: 11-27-2021



*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: Kahn Family Trust et al

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, Joseph S. Lanza, a married man, as to an undivided 25% interest,
(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): 538-182-03

Printed Name Joseph S. Lanza

Signed *Joseph S. Lanza*

Address PO BOX 1411

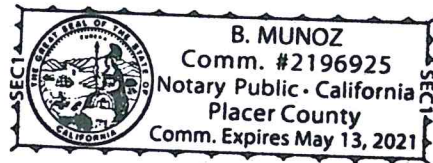
TRINIDAD CITY CA 96145

(Notary Stamp)

Subscribed and sworn to before me this
14th day of January, 2019.

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

My commission expires: 5/13/2021



*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: Kahn Family Trust et al

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, Barry Rivlin, an unmarried man, as to an undivided 25% interest,
(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): 538-182-03

Printed Name Barry Rivlin

Signed *Barry Rivlin*

Address _____

~~Subscribed and sworn to before me this
_____ day of _____, _____.~~

(Notary Stamp)

~~Notary Public in and for said county and state~~

~~My commission expires: 10/30/22~~

PLEASE SEE ATTACHED
CALIFORNIA ACKNOWLEDGEMENT

*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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)

On 1/14/19 before me, Diane Mason, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Barry Rivlin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) I have subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

©2015 Anthony Indrieri for The UPS Store 0266 / 2343

Property Owner Affidavit

Applicant Name: Kahn Family Trust et al

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, Warren H. Lortie, Trustee of the Warren H. Lortie Trust dated November 6, 1990, ^(please print name) as to an undivided 25% interest,

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): 536-182-03

Printed Name Warren H. Lortie

Signed 

Address _____

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

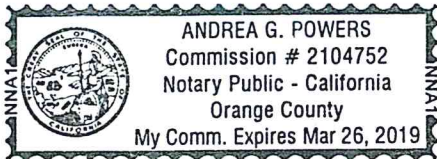
6 _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Orange

Subscribed and sworn to (or affirmed) before me
 on this 17th day of January, 2019,
 by Warren D. Lortie
Date Month Year



(1) Warren D. Lortie
 (and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Andrea G. Powers
Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Affidavit Document Date: 1/17/19
 Number of Pages: 1 Signer(s) Other Than Named Above: None

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)?

37 Isidor Court, Sparks Nevada, Nearest Intersection is Distribution Dr. and Isidor Ct, approximately 30 feet to the NE corner of the property

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
538-182-03	150; vacant and Industrial	5.28

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

The parcels of land are vacant,

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	3.67 Acres	1.61 Acres		
Proposed Minimum Lot Width	291.10 feet	297.68 feet		

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	NA	NA		
Proposed Zoning Area	NA	NA		

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	Washoe County
b. Electrical Service/Generator	Sierra Pacific Power Company, D/B/A/ NV Energy
c. Water Service	Truckee Meadows Water Authority

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:	Truckee Meadows Water Authority

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" 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 #	Unknown at this time	acre-feet per year	
b. Certificate #	Unknown at this time	acre-feet per year	
c. Surface Claim #	Unknown at this time	acre-feet per year	
d. Other, #	Unknown at this time	acre-feet per year	

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

Unknown at this time

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?

NA

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?

Unknown at this time

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 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?

Unknown at this time

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?

Unknown at this time

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?

Unknown at this time

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?

Unknown at this time

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?

Unknown at this time

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?

Unknown at this time

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

Unknown at this time

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?

Unknown at this time

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

Unknown at this time

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

Not at this time

28. Surveyor:

Name	Glen Armstrong
Address	1071 Haskell Street
Phone	(775) 786-5111
Cell	
E-mail	garmstrong@usgeomatics.com
Fax	(775) 297-4668
Nevada PLS #	16451

EXHIBIT A

LEGAL DESCRIPTION FOR PROPOSED PROPERTY LINE – PARCEL 1

A portion of land as shown on “Record of Survey Map No. 4830”, filed with Washoe County on December 21, 2006 as Document No. 3478128, Official Records of Washoe County, Nevada,” situated in the Northeast Quarter of Section 22, Township 21 North, Range 20 East, M.D.M., in Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at the Westerly corner of Parcel 4A, as shown on “Record of Survey Map No. 4830”, filed with Washoe County on December 21, 2006 as Document No. 3478128, Official Records of Washoe County, Nevada.

THENCE, North 35°09'49" East, a distance of 56.00 feet to the Northerly Right-of-Way of Academy Way as shown on Record of Survey Map no. 4830, Official Records of Washoe;

THENCE, along the curve to the left with a Radius of 157.00 feet, through a central angle of 32°37'38" and a Length of 89.40 feet, with a Tangent Bearing of South 54°50'11" East;

THENCE, South 87°27'49" East, a distance of 133.68 feet along said northerly right-of-way;

THENCE, North 00°58'46" East, a distance of 248.10 feet to the **POINT OF BEGINNING**;

THENCE, North 87°27'49" West, a distance of 291.10 feet;

THENCE, North 01°41'36" West, a distance of 500.39 feet;

THENCE along the arc, a distance of 57.58 feet to the right, having a radius of 34.00 feet, through a central angle of 97°01'34",

THENCE, South 84°40'02" East, a distance of 80.56 feet;

THENCE, along the arc, a distance of 199.02 feet to the right, having a radius of 2147.00 feet, through a central angle of 05°18'40";

THENCE, South 00°58'46" West, a distance of 253.76 feet;

THENCE, South 00°58'46" West, a distance of 259.09 feet; to the **POINT OF BEGINNING**.

Containing 3.67 acres of land, more or less.

BASIS OF BEARING:

North was established with GPS observations using the Nevada State Plane Coordinate System (West Zone, NAD83).

See attached Exhibit A1 for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PROPOSED PROPERTY LINES – PARCEL 2

A portion of land as shown on “Record of Survey Map No. 4830”, filed with Washoe County on December 21, 2006 as Document No. 3478128, Official Records of Washoe County, Nevada,” situated in the Northeast Quarter of Section 22, Township 21 North, Range 20 East, M.D.M., in Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at the Westerly corner of Parcel 4A, as shown on “Record of Survey Map No. 4830”, filed with Washoe County on December 21, 2006 as Document No. 3478128, Official Records of Washoe County, Nevada.

THENCE, North 35°09'49" East, a distance of 56.00 feet to the Northerly Right-of-Way of Academy Way as shown on Record of Survey Map no. 4830, Official Records of Washoe;

THENCE, along the curve to the left with a Radius of 157.00 feet, through a central angle of 32°37'38" and a Length of 89.40 feet, with a Tangent Bearing of South 54°50'11" East;

THENCE, South 87°27'49" East, a distance of 133.68 feet along said northerly right-of-way;

THENCE, North 00°58'46" East, a distance of 248.10 feet;

THENCE, North 00°58'46" East, a distance of 259.09 feet to the **POINT OF BEGINNING**;

THENCE, North 00°58'46" East, a distance of 253.76 feet;

THENCE along the arc of a non-tangent curve, a distance of 310.47 feet to the right, having a radius of 2147.00 feet, through a central angle of 08°17'08", and a radial line to the beginning of said curve bearing South 10°38'38" West;

THENCE, along a curve a distance of 69.28 feet to the right, having a radius of 44.00 feet, through a central angle of 90°13'09;

THENCE along the arc curve, a distance of 136.18 feet to the left, having a radius of 848.00 feet, through a central angle of 09°12'04;

THENCE, North 87°27'49" West, a distance of 297.68 feet to the **POINT OF BEGINNING**.

Containing 1.61 acres of land, more or less.

BASIS OF BEARING:

North was established with GPS observations using the Nevada State Plane Coordinate System (West Zone, NAD83).

See attached Exhibit A1 for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505

DRAFT

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.
APN: 538-182-03

WASHOE COUNTY TREASURER _____ DATE _____

(PRINT NAME AND TITLE)

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 NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2019 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEN, DIRECTOR
PLANNING AND BUILDING DIVISION

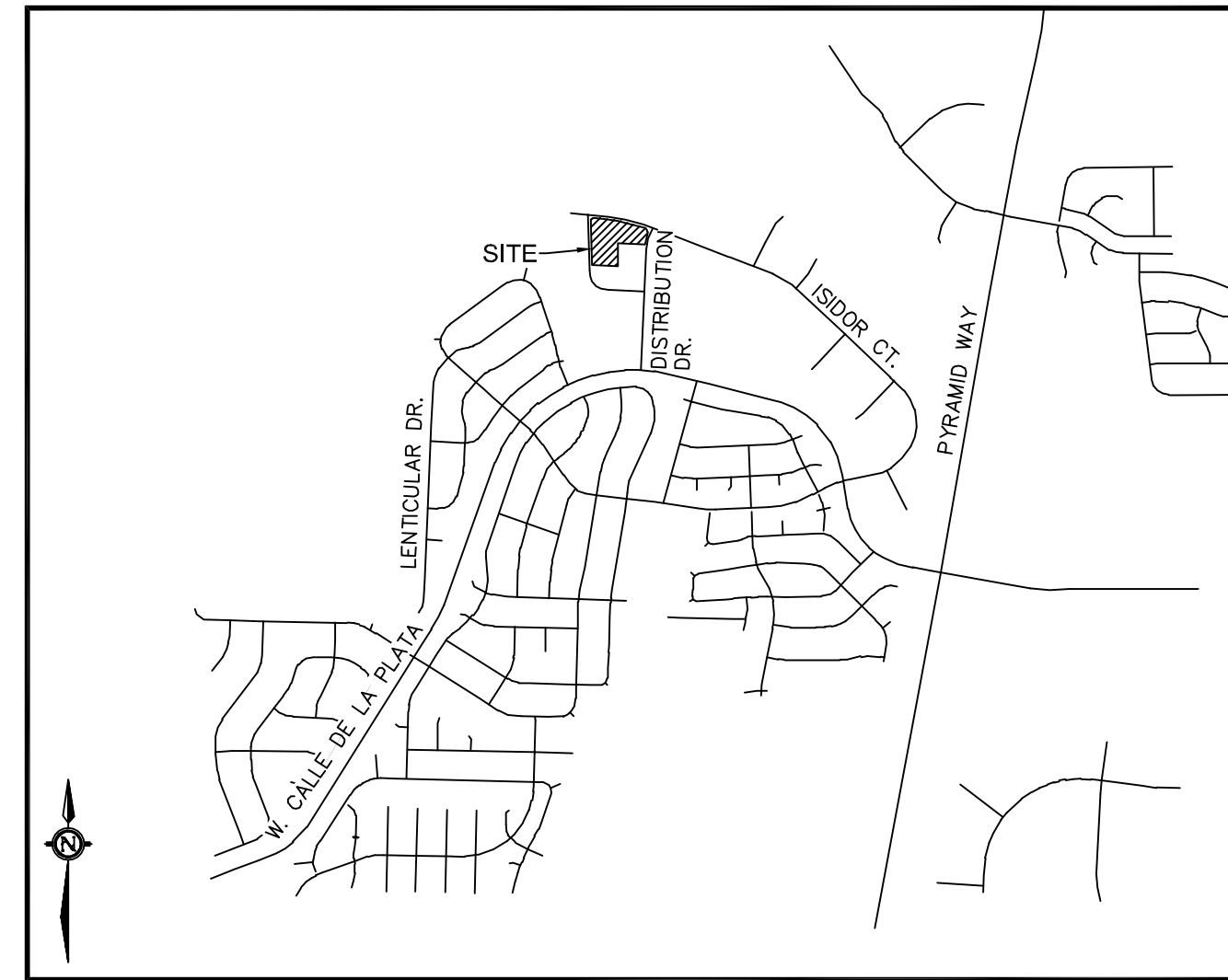
SURVEYOR'S CERTIFICATE

I GLEN C. ARMSTRONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KHAN FAMILY TRUST et al.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 22, T.21N., R.20E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 4, 2018.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

FOR REVIEW

GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 16451



VICINITY MAP
(1" = 2000')

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, KHAN FAMILY TRUST et al, IS THE OWNER 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, AND HEREBY GRANTS TO WASHOE COUNTY, SUN VALLEY GENERAL IMPROVEMENT DISTRICT, ALL PUBLIC UTILITY COMPANIES AND CABLE TELEVISION COMPANIES, THEIR SUCCESSOR AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, CABLE TELEVISION SYSTEMS AND APPURTENANCES, PRIVATE DRAINAGE, AND SNOW STORAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM FOREVER. THE PORTION OF PARCEL 1 DELINEATED AS "OFFERED FOR DEDICATION TO WASHOE COUNTY" IS HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER.

KHAN FAMILY TRUST et al

_____ DATE _____

(PRINT NAME)

_____ DATE _____

(PRINT NAME)

_____ DATE _____

(PRINT NAME)

_____ DATE _____

(PRINT NAME)

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2019,
OF KHAN FAMILY TRUST et al, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2019,
OF KHAN FAMILY TRUST et al, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2019,
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NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT KHAN FAMILY TRUST et al, IS THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND, AND THAT THERE ARE NO LIENS OF RECORD AGAINST SAID LAND FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED.

TICOR TITLE OF NEVADA, INC.

_____ DATE _____

(PRINT NAME AND TITLE)

UTILITY COMPANIES CERTIFICATE

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

CHARTER COMMUNICATIONS _____ DATE _____

(PRINT NAME AND TITLE)

NEVADA BELL TELEPHONE COMPANY, D/B/A AT&T NEVADA _____ DATE _____

(PRINT NAME AND TITLE)

SIERRA PACIFIC POWER COMPANY, D/B/A NV ENERGY _____ DATE _____

(PRINT NAME AND TITLE)

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____

(PRINT NAME AND TITLE)

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____

FEE: _____

FILED FOR RECORD AT THE REQUEST OF _____

ON THIS _____ DAY OF _____, 2019,

AT _____ MINUTES PAST _____ O'CLOCK _____, M.,

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

BY: _____ DEPUTY

PARCEL MAP FOR

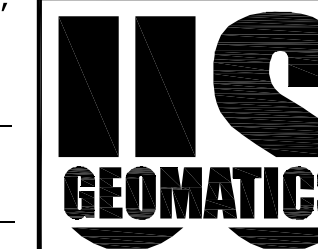
KHAN FAMILY TRUST et al

PARCEL A1 OF RECORD OF SURVEY NO. 4830
SITUATED IN THE NE 1/4 OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY NEVADA

P.O. BOX 3299
RENO, NV 89505

1071 HASKELL STREET
RENO, NV 89509



PHONE (775) 786-5111
FAX (775) 297-4668
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INFO@USGEOMATICS.COM

LEGEND:

- SUBJECT TRACT PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- - - RIGHT-OF-WAY CENTERLINES
- - - EASEMENT LINES
- FOUND 5/8" REBAR, PLS 5665, OR AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- ◇ SET 5/8" REBAR & CAP, PLS 16451

BASIS OF BEARING:

IDENTICAL TO THAT OF PARCEL MAP NO. 4509 (SEE REFERENCE NO. 1). NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83/94); ALL GPS POINTS ADJUSTED HORIZONTALLY AND VERTICALLY TO INDOT MONUMENT "1533002K", WHICH HAS A PUBLISHED ELEVATION OF 4555.65 FEET.

AS DETERMINED FROM WASHOE COUNTY CONTROL POINTS "WE3028" AND "WW3029" AS SHOWN HEREON.

ALL COORDINATES AND DISTANCES SHOWN HEREON HAVE GROUND VALUES. THE WASHOE COUNTY COMBINED FACTOR OF 0.999802100 WAS USED TO SCALE GRID COORDINATES TO GROUND COORDINATES.

GRID-TO-GROUND SCALE FACTOR = 1.000197939
GROUND-TO-GRID SCALE FACTOR = 0.999802100

REFERENCES:

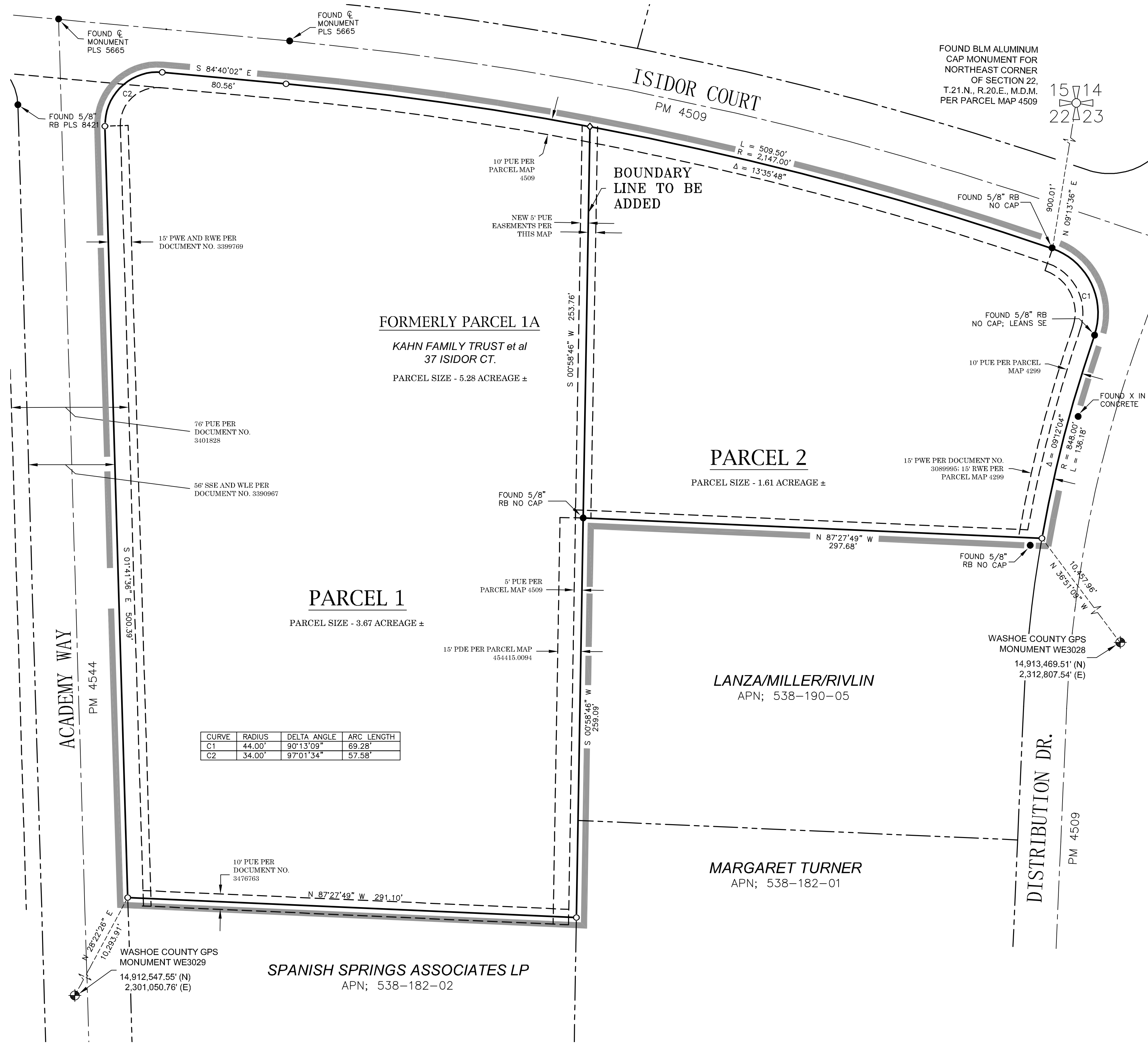
- 1) PARCEL MAP NO. 4509, "8TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON JANUARY 31, 2006, AS DOCUMENT NO. 3343033.
- 2) PARCEL MAP NO. 4544, "9TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON APRIL 14, 2006, AS DOCUMENT NO. 3374811.
- 3) RECORD OF SURVEY NO. 4830, "3RD RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON DECEMBER 21, 2006, AS DOCUMENT NO. 3478128.
- 4) RECORD OF SURVEY NO. 4851, "4TH RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON FEBRUARY 6, 2006, AS DOCUMENT NO. 3495246.
- 5) ASSESSOR'S MAP NO. 538-18, "STATE OF NEVADA, WASHOE COUNTY ASSESSOR'S OFFICE, JOSHUA G. WILSON, ASSESSOR", CREATED BY KSB ON 10/23/2013.

ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL AREAS:

PARCEL 1 = 159,865.20 SQ. FT. ± (3.67 ACRES ±)
PARCEL 2 = 70,131.60 SQ. FT. ± (1.61 ACRES ±)
TOTAL AREA = 240,556.80 SQ. FT. ± (5.28 ACRES ±)

FOR REVIEW



NOTES:

- 1) FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- 2) THE PARCELS ARE FOR NON-RESIDENT USE ONLY.
- 3) PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE PARCELS, WATER AND SEWER IMPROVEMENTS PLANS FOR EACH PARCEL AND THE SUBSEQUENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY REQUIREMENTS.
- 4) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 32031C2865G REVISED MARCH 16, 2009, THE SURVEYED PROPERTIES ARE LOCATED ENTIRELY WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 5) NATURAL DRAINAGE FROM THE PARCEL WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 6) WATER FOR FIRE PROTECTION SHALL BE PROVIDED AT BUILDING PERMIT FOR THE PARCELS PRIOR TO AND STORAGE OF COMBUSTIBLE MATERIALS ON SITE. FIRE FLOWS SHALL MEET TABLE III-A OF THE UNIFORM FIRE CODE.
- 7) WATER DEMAND FOR COMMERCIAL PROPERTIES AND NOT DETERMINED UNTIL THE TIME OF THE APPLICATION FOR THE BUILDING PERMIT.
- 8) PER WASHOE COUNTY ORDINANCE, WATER SERVICE CONNECTION FEES SHALL BE PAID TO THE DEPARTMENT OF WATER RESOURCES, AND WATER RIGHTS SHALL BE ALLOCATED FROM THE PREVIOUSLY DEDICATED WATER RIGHTS TO WASHOE COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 9) PRIOR TO THE ISSUANCE OF A SANITARY SEWER LETTER OR A BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANTS ARCHITECT OR ENGINEER IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE WASHOE COUNTY DEPARTMENT OF WATER RESOURCES FOR REVIEW AND APPROVAL.
- 10) THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

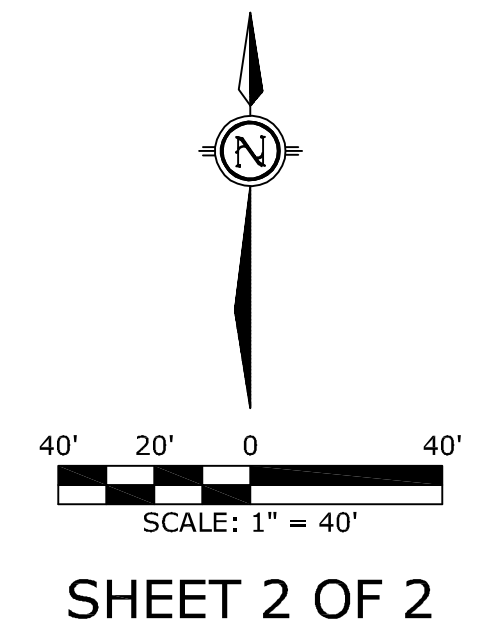
EASEMENT NOTES:

- 1) ALL PREVIOUSLY ESTABLISHED EASEMENTS ARE TO REMAIN.
- 2) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATION MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANIES.
- 3) PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED. 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAYS, AND 5 FEET IN WIDTH COINCIDENT WITH SIDE AND REAR LINES.
- 4) A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDES AND REAR OF THE PARCELS.
- 5) ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- 6) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 7) A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHT-OF-WAY.

FOUND BLM ALUMINUM CAP MONUMENT FOR NORTHEAST CORNER OF SECTION 22, T.21N., R.20E., M.D.M. PER PARCEL MAP 4509

15
22
14
23

WASHOE COUNTY GPS MONUMENT WE3028
14,913,469.51' (N)
2,312,807.54' (E)



SHEET 2 OF 2

PARCEL MAP FOR

KHAN FAMILY TRUST et al

PARCEL A1 OF RECORD OF SURVEY NO. 4830
SITUATED IN THE NE 1/4 OF SECTION 22,
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