



Parcel Map Review Committee Staff Report

Meeting Date: July 11, 2019

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0008 (Frost/ Nelson)

BRIEF SUMMARY OF REQUEST: To approve a merger and re-parcel of three parcels into two parcels on Lake Vista Road

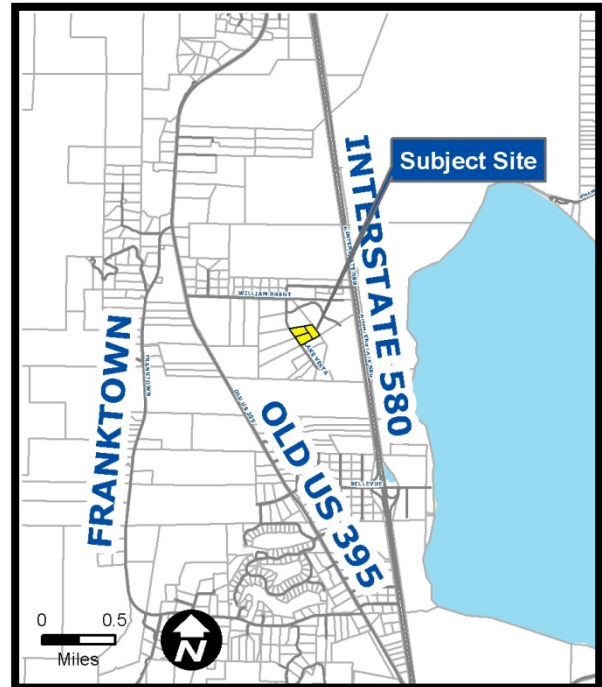
STAFF PLANNER

Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a parcel map dividing a 10.69 parcel (to be created by the merging together of three existing parcels that are 3.3 acres, 3.76 acres, & 3.63 acres) into two new parcels that will be 5.36 & 5.33 acres on Lake Vista Road.

Applicant:	John "Randy" Meyer
Property Owner:	Paul & Lisa Frost and Jeffrey & Lauren Nelson
Location:	18200 & 18250 Lake Vista Road
APN:	055-081-85, 83 & 84
Parcel Size (existing parcels being merged for purposes of this parcel map application):	3.3 acres, 3.76 acres, & 3.63 acres
Master Plan:	Rural (R) & Rural Residential (RR)
Regulatory Zone:	High Density Rural (HDR) & General Rural (GR)
Area Plan:	South Valleys
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Lucey



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 WTPM19-0008 for Paul & Lisa Frost, 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.

(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.

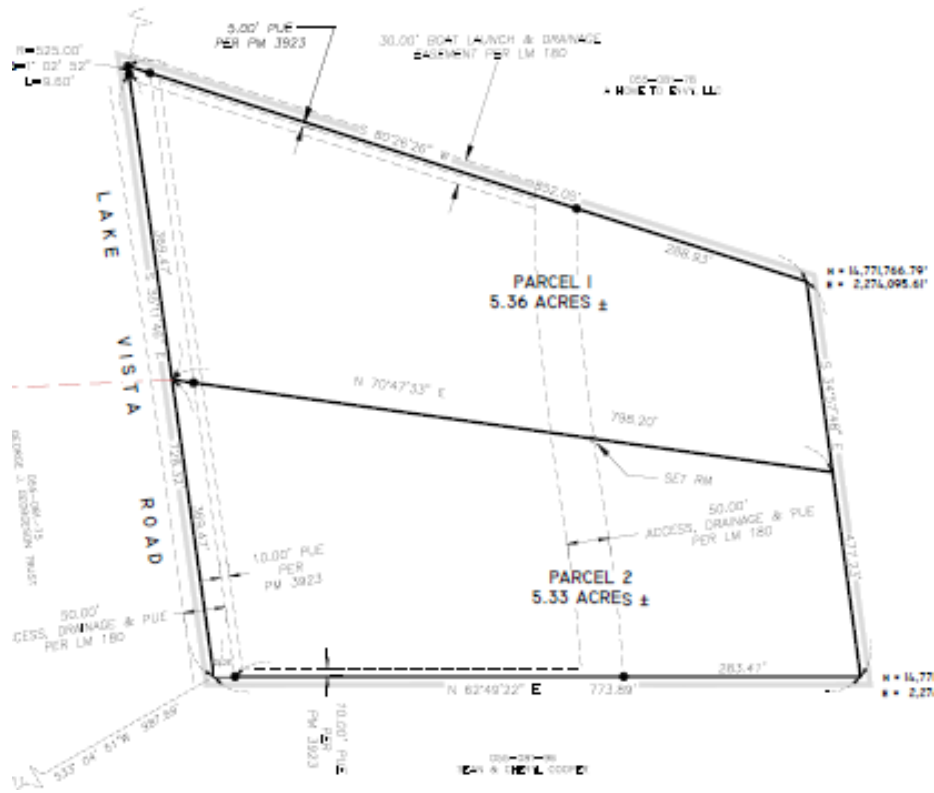
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee 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 WTPM19-0008 is attached to this staff report and will be included with the Action Order, if approved by the Parcel Map Review Committee.

The subject parcels have a Regulatory zoning of High Density Rural (HDR) & General Rural (GR). The proposed parcel map conforms to lot size and width requirements.



Existing Site Plan



Proposed Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural (HDR) & General Rural (GR)

Maximum Lot Potential: 4 lots

Number of Lots on Parcel Map: 2 lots

Minimum Lot Size Required: 2 acres

Minimum Lot Size on Parcel Map: 5.33 acres

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: 283.41 feet

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) & General Rural (GR) regulatory zone.

Development Suitability Constraints: The South Valleys Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as most suitable for development and as a water body.

Hydrographic Basin: The subject parcel is within the Washoe Valley Hydrographic Basin.

The subject parcel is outside 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.

South Valley Area Plan Modifiers

The subject parcel is located within the South Valleys Area Plan and there are no pertinent policies in the Area Plan that affect the evaluation of this proposed parcel map.

Development Information

The applicant is requesting to merge 3 parcels together and then to divide the resulting larger parcel by parcel map into 2 new parcels. One parcel APN: 055-081-85 is part of an existing pond; The applicant is requesting to merge the pond parcel into the two other parcels APN: 055-081-83 and 055-081-84, and then to create two new parcels from the merged parcels by virtue of the parcel map process. There are residences on the two parcels that do not contain the pond; each is approximately 3 acres. With the additional parcel the new parcels will be approximately 5 acres.

The regulatory zones of the subject parcels are provided below:

APN: 055-081-83 is High Density Rural (HDR)

APN: 055-081-84 is 99% High Density Rural (HDR) & 1% General Rural (GR)

APN: 055-081-85 is 10% High Density Rural (HDR) & 90% General Rural (GR)

The regulatory zones will not change with the creation of the two new parcels. The two parcels meet the HDR regulatory zone standards; the setbacks are 30 feet in the front and rear and 15 feet on the side and minimum sizes of 2 acres.

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
 - Water Rights Coordinator Manager
- Nevada Department of Environmental Protection
- Nevada Department of Water Resources
- Nevada Department of Wildlife

2 out of the 6 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: Julee Olander, 775-328-3627, jolander@washoecounty.us
- **Washoe County Engineering and Capital Projects Division** provided comments related to the technical map requirements, roadway improvements, and access.
Contact: Wayne Handrock, 775.328.2318, whandrock@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: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Recommended conditions of approval are provided for water rights dedication requirements.
 - c) The availability and accessibility of utilities.
Staff Comment: The existing and proposed lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land is in conformity with the existing high density rural regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.

- f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.

- 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 application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the subdivision was received.

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

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

- 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 have been included with the staff report. These sections of Nevada Revised Statutes deal with technical review of the map, review appropriate agencies for health considerations and utility considerations.

- 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 application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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 WTPM19-0008 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0008 for Paul & Lisa Frost, 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: Randy Meyer
Meyer Surveying
PO Box 19193
Reno, NV 89511
email: rmeyer@meyersurvey.com

Owners: Paul & Lisa Frost
18200 Lake Vista Rd

Washoe Valley, NV 89704

Jeffrey & Lauren Nelson
18250 Lake Vista Road
Washoe Valley, NV 89704



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0008

The tentative parcel map approved under Parcel Map Case Number WTPM19-0008 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on July 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.

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: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this Tentative Parcel Map.
- b. 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.
- c. 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.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-0008 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

- e. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- f. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
- g. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In

addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

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, PLS, 775.328.2318, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a bearing and distance.
- c. Place a note on the map stating that the natural drainage will not be impeded.
- d. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- e. Add a Security Interest Holder's Certificate to the map if applicable.
- f. 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."

*** End of Conditions ***

From: [Fagan, Donna](#)
To: [Kirschenman, Sophia](#); [Parker, Jacob](#); [Olander, Julee](#)
Subject: Fw: May Agency Review Memo II
Date: Wednesday, May 29, 2019 9:28:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Outlook-veqegehwh.png](#)
[Outlook-flgfawbf.png](#)
[Outlook-zcez0n0b.png](#)
[Outlook-vnwu2cpb.png](#)
[Outlook-tueb0e21.png](#)
[Outlook-3lqdnw3q.png](#)

Air quality comments below for WSUP19-0012, WTPM19-0007, and WTPM19-0008.

Thank you,



Donna Fagan
Planning and Building Division | Community Services Department
dfagan@washoecounty.us | Office: 775.328.3616
1001 E 9th Street, Reno, NV 89512-2845



From: Wolf, Mike
Sent: Wednesday, May 29, 2019 8:27 AM
To: Fagan, Donna
Subject: Re: May Agency Review Memo II

AQMD is ok with all three.

Michael Wolf

Permitting and Enforcement Branch Chief | Air Quality Management Division | Washoe County Health District
mwolf@washoecounty.us | O: (775) 784-7206 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

www.OurCleanAir.com



Please consider the environment before printing this e-mail.

From: Fagan, Donna
Sent: Thursday, May 23, 2019 4:17 PM

To: Wolf, Mike; English, James; Rubio, Wesley S; Dayton, Brittany
Cc: Cona, Denise; Health – EHS Front Desk
Subject: May Agency Review Memo II

Mike, Jim, Wes, and Brittany,

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Building.

You've each been asked to review the items as listed below. Click on the highlighted item descriptions for a link to the application.

Mike: Item #1

Jim/Wes: Items #1, #2, and #3

Brittany: Item #1

Please send any comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan
Planning and Building Division | Community Services Department
dfagan@washoecounty.us | Office: 775.328.3616
1001 E. 9th Street, Reno, NV 89521





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: June 4, 2019
TO: Julee Olander, Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Merger and Re-subdivision Parcel Map for: Frost/Nelson
 Parcel Map Case No.: WTPM19-0008
 APN: 055-081-83, 84, & 85
 Review Date: June 3, 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 bearing and distance.
3. Place a note on the map stating that the natural drainage will not be impeded.
4. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
5. Add a Security Interest Holder’s Certificate to the map if applicable.
6. 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

May 31, 2019

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM19-0008 (Frost/ Nelson)

Project description:

The applicant is proposing to approve a merge and re-parcel of three parcels into two parcels at Lake Vista Road.

Location: 18200 & 18250 Lake Vista Road, Assessor's Parcel Numbers: 055-081-85, 83 & 84.

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

No conditions or comments.



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

**901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>**

February 22, 2016

RE: Comments on Tentative Parcel Map Number WTPM19-0008

To: Julie Olander
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

Name: *Frost/Nelson Parcel Merger*

County: Washoe County – U. S. Highway 580 and Nikki Lane

Location: A portion of Section 11, Township 16 North, Range 19, East, MDB&M.

Plat: Tentative: Merger of three lots into one lot totaling approximately 10.69 acres and being Washoe County Assessor's Parcel Numbers 055-081-83, 055-081-84, and 055-081-85.

Water Service Commitment

Allocation: Parcels 055-081-83 and 055-081-84 currently have domestic wells on them.

Owner-Developer: Jefferey J. & Lauren D. Nelson
18250 Lake Vista Road
Washoe Valley, NV 89704

Paul M. & Lisa M. Frost
18200 Lake Vista Road
Washoe Valley, NV 89704

Engineer: "John" Randy Meyer
P. O. Box 19193
Reno, NV 89511

Water Supply: Truckee Meadows Water Authority

General: There are active water rights appurtenant to the described lands in this proposed project. The lands lie within the place of use of permits 11624 and V02395. These are irrigation permits held in the name of Franktown Creek Irrigation Company. There are domestic wells, appurtenant to parcels 055-081-83 and 055-081-84 and one of these may be available for use on the merged parcel. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development, or the parcel may be served by domestic well. Applicant states they intend to serve from a domestic well. It should be noted that one well will have to be plugged unless a permit, other than for domestic use, can be applied to that well.

Action: Conditional approval of Frost/Nelson Parcel Merger based on acceptance of Water Will Serve by the Division of Water Resources from Truckee Meadows Water Authority, or acceptance of the use of an existing domestic well by Washoe County.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II

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: FROST / NELSON MERGER & RESUBDIVISION PARCEL MAP			
Project Description: Merge and re-subdivide Parcel C1, C2 and C3 per PM3923.			
Project Address: 18200, 18250 & 0 LAKE VISTA DR. WASHOE COUNTY 89704			
Project Area (acres or square feet): 10.69 ACRES			
Project Location (with point of reference to major cross streets AND area locator): WASHOE VALLEY. WILLIAM BRENT RD. x FRANKTOWN RD			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-081-85	3.3 ACRES	055-081-84	3.63 ACRES
055-081-83	3.76 ACRES		
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: John "Randy" Meyer		Name: MEYER SURVEYING	
Address: PO Box 19193 Reno, NV 89511		Address: PO Box 19193	
WASHOE COUNTY, CA Zip: 89704		Reno, NV Zip: 89511	
Phone: (775) 888-7797 Fax:		Phone: 775-786-1166 Fax:	
Email: rmeyer@meyersurvey.com		Email: rmeyer@meyersurvey.com	
Cell: (775) 888-7797 Other:		Cell: 775-830-3690 Other:	
Contact Person: PAUL FROST		Contact Person: John "Randy" Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: PAUL FROST		Name:	
Address: 18200 LAKE VISTA RD.		Address:	
WASHOE COUNTY, NV Zip: 89704		Zip:	
Phone: (775) 888-7797 Fax:		Phone: Fax:	
Email: ftsnowman000@yahoo.com		Email:	
Cell: (775) 888-7797 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: PAUL M. FROST

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 Carson City)
WASHOE)

I, PAUL M. FROST
(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 Development.

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

Assessor Parcel Number(s): 055-081-83 & 85

Printed Name PAUL M. FROST

Signed *Paul Frost*

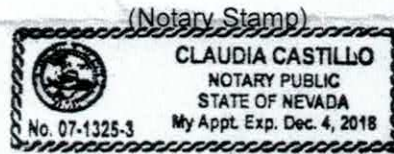
Address 18200 LAKE VISTA RD.

WASHOE COUNTY, NV 89704

Subscribed and sworn to before me this
29 day of March, 2018.

State of Nevada
County of Carson City
Notary Public in and for said county and state

My commission expires: Dec. 4, 2018



Claudia Castillo

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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: PAUL M. FROST

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, LISA M. FROST
(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 Development.

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

Assessor Parcel Number(s): 055-081-83 & 85

Printed Name LISA M. FROST

Signed *Lisa M. Frost*

Address 18200 LAKE VISTA RD.

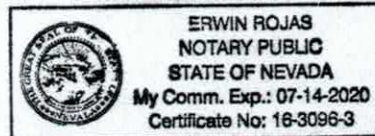
WASHOE COUNTY, NV 89704

Subscribed and sworn to before me this
27 day of March, 2016

Carlson City, NV
Notary Public in and for said county and state

My commission expires: 7-14-20

(Notary Stamp)



Erwin Rojas

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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: PAUL M. FROST

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, JEFFREY J. NELSON
(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 Development.

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

Assessor Parcel Number(s): 055-081-84 & 85

Printed Name JEFFREY J. NELSON

Signed *Jeffrey J. Nelson*

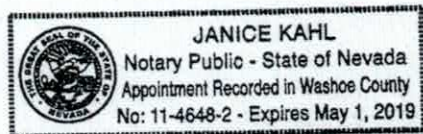
Address 18250 LAKE VISTA RD.

WASHOE COUNTY, NV 89704

Subscribed and sworn to before me this
3 day of April, 2018.

(Notary Stamp)

Washoe Co. Nevada Janice Kahl
Notary Public in and for said county and state



My commission expires: May 1, 2019

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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: PAUL M. FROST

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, LAUREN D. NELSON
(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 Development.

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

Assessor Parcel Number(s): 055-081-84 & 85

Printed Name LAUREN D. NELSON

Signed 

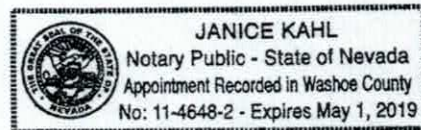
Address 18250 LAKE VISTA RD.

WASHOE COUNTY, NV 89704

Subscribed and sworn to before me this
3 day of April, 2018.

(Notary Stamp)

Janice Kahl
Notary Public in and for said county and state



My commission expires: May 1, 2019

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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

1,500' +/-

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-081-83 & 84	Single Family Residential (200)	3.76,3.63
055-081-85	Lake Parcel this is incorrectly listed as common area	3.3

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

Parcel 055-081-83 ex residence, 055-081-84 residence under construction, 055-081-85 is a lake and although it is listed as common area is not actually a common area.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5.36	5.33		
Proposed Minimum Lot Width	369.47	369.47		

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	HDR 3.92	HDR 3.77		
Proposed Zoning Area	GR 1.44	GR 1.56		

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	Existing Septic 055-081-83 & 84
b. Electrical Service/Generator	NVE 055-081-83 & 84
c. Water Service	Existing Well 055-081-83 & 84

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

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells	Existing Wells 055-081-83 & 84	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

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

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

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

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic	existing septic 055-081-83 & 84
<input type="checkbox"/> Public system	Provider: _____

b. Available:

<input 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	
b. Certificate #	n/a	acre-feet per year	
c. Surface Claim #	n/a	acre-feet per year	
d. Other, #	n/a	acre-feet per year	

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

n/a

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

n/a

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

n/a

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

Grading

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

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

n/a

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

n/a

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

n/a

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

n/a

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

n/a

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

n/a

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

n/a

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

n/a

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

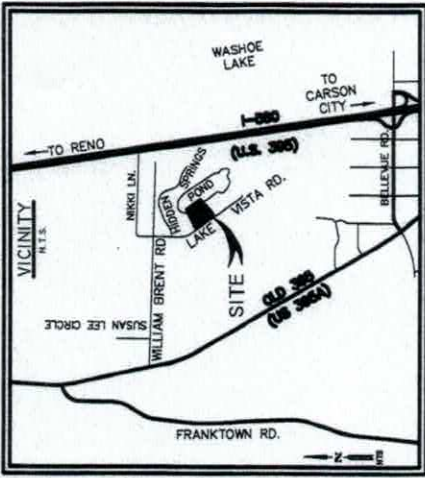
n/a

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

n/a

28. Surveyor:

Name	John " Randy Meyer
Address	PO Box 19193 Reno, NV 89511
Phone	775-786-1166
Cell	775-830-3690
E-mail	rmeyer@meyersurvey.com
Fax	
Nevada PLS #	20793



LEGEND:

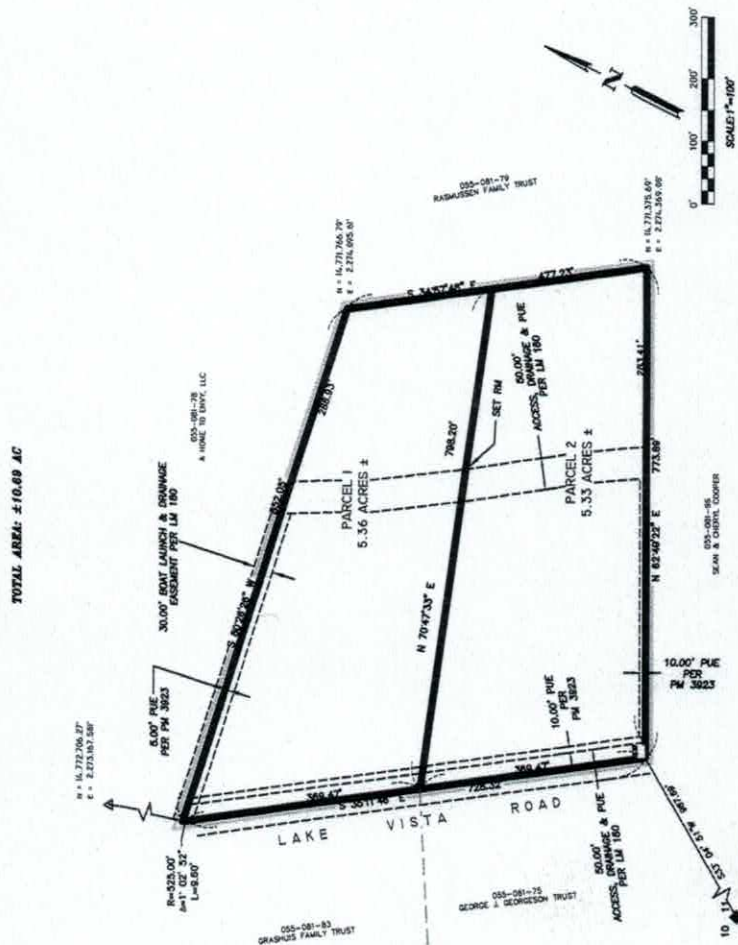
- SET 5/8" REMARK W/ PLASTIC CAP
 *PLUS 20793" OR AS NOTED
- FOUND 5/8" REMARK
 OR AS NOTED
- ◆ FOUND U.S.G.L.O. BRASS CAP
 SECTION CORNER
- △ WASHOE COUNTY GPS CONTROL

**MERGER AND RE-SUBDIVISION
 PARCEL MAP**

FOR
**PAUL M. FROST & LISA M. FROST
 AND
 JEFFREY J. NELSON & LAUREN D. NELSON**

MERGING LOT C3, LOTS C1 AND C2
 PER
 PARCEL MAP NO. 5923, FILE NO. 2756450
 WASHOE COUNTY, NEVADA

SHEET 2 OF 2



**BASIS OF BEARINGS:
 AND IS (G.A.) BY STATE PLANE COORDINATE
 SYSTEM, WEST ZONE (2703).**

THE COORDINATES SHOWN HEREON ARE GROUND
 COORDINATES, AND TO GROUND SCALE
 FACTOR = 1.000187928.

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, **PAUL M. FROST & LISA M. FROST, JEFFREY J. NELSON & LAUREN D. NELSON** 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 NRS CHAPTER 278.

BY: **PAUL M. FROST** _____ DATE _____

BY: **LISA M. FROST** _____ DATE _____

BY: **JEFFREY J. NELSON** _____ DATE _____

BY: **LAUREN D. NELSON** _____ DATE _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT **PAUL M. FROST & LISA M. FROST, JEFFREY J. NELSON & LAUREN D. NELSON**, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS.

WESTERN TITLE COMPANY

BY: _____ DATE _____

TITLE: _____

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. THE EXISTING PUBLIC UTILITY EASEMENTS THAT ARE SHOWN AS ABANDONED PER THIS MAP ARE HEREBY RELINQUISHED AND RELOCATED AS SHOWN HEREON.

SIERRA PACIFIC POWER COMPANY _____ DATE _____
D.B.A. NV ENERGY

NV BELL TELEPHONE CO. _____ DATE _____
D.B.A. AT&T NEVADA

CHARTER COMMUNICATIONS _____ DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND HAVE BEEN PAID FOR 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 055-081-83, 84 & 85

WASHOE COUNTY TREASURER _____ DATE _____

TITLE: _____

NOTARY PUBLIC CERTIFICATE:

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2019, **LISA M. FROST** DID PERSONALLY APPEAR BEFORE ME AND, UPON OATH, DID DEPOSE AND SAY THAT SHE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2019, **LAUREN D. NELSON** DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT SHE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. WTPM17-0001, 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.

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

WILLIAM H. WHITNEY, DIRECTOR, PLANNING & DEVELOPMENT DIVISION _____ DATE _____

WATER & SEWER RESOURCE REQUIREMENTS:

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

WASHOE COUNTY DEPT. _____ DATE _____
OF WATER RESOURCES

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT CERTIFICATE:

THIS MAP IS APPROVED BY THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.

FOR THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT _____ DATE _____

NAME: _____
TITLE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATE:

1. JOHN RANDOLPH MEYER, 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 DIRECT SUPERVISION AT THE INSTANCE OF:

**PAUL M. FROST & LISA M. FROST,
JEFFREY J. NELSON & LAUREN D. NELSON.**

2. THE LANDS SURVEYED LIES WITHIN A PORTION OF NW 1/4 OF SECTION 18, T.18N., R.20E. M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON XXX XX, 2019.

3. THIS PLAT COMPLES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER _____

PLS 20793

**MERGER AND RE-SUBDIVISION
PARCEL MAP**

**FOR
PAUL M. FROST & LISA M. FROST
AND
JEFFREY J. NELSON & LAUREN D. NELSON**

MERGING LOT C3, LOTS C1 AND C2

**PER
PARCEL MAP NO. 3923, FILE NO. 2756450**

WASHOE COUNTY, NEVADA

COUNTY RECORDER'S CERTIFICATE

FILE No.: _____
FILED FOR RECORD AT THE REQUEST OF _____

ON THIS _____ DAY OF _____, 2019

AT _____ MINUTES PAST _____ O'CLOCK _____M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

WALIE WORK _____

COUNTY RECORDER _____

BY: _____ DEPUTY _____

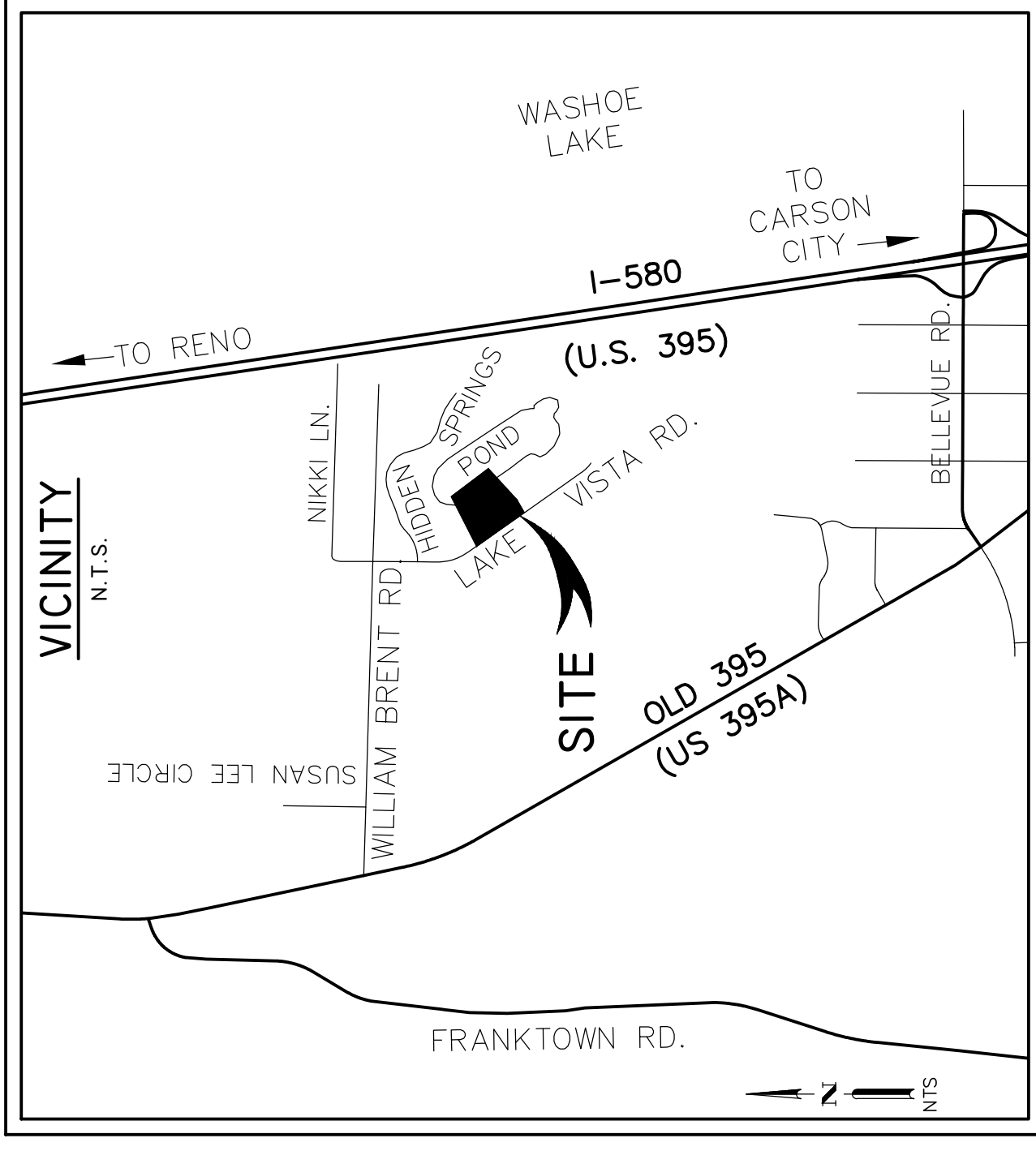
FEE: _____

SHEET 1 OF 2



MEYER SURVEYING
SURVEYING | MAPPING | GIS

1248 Bon Ilea Way Reno, NV
(775) 786-1166
meyersurveying.com



LEGEND:

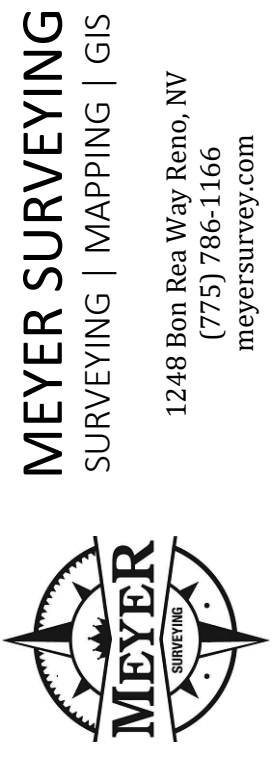
- SET 5/8" REBAR W/ PLASTIC CAP
"PLS. 20793" OR AS NOTED
- FOUND 5/8" REBAR
OR AS NOTED
- ◆ FOUND U.S.G.L.O. BRASS CAP
SECTION CORNER
- △ WASHOE COUNTY GPS CONTROL

**MERGER AND RE-SUBDIVISION
PARCEL MAP**

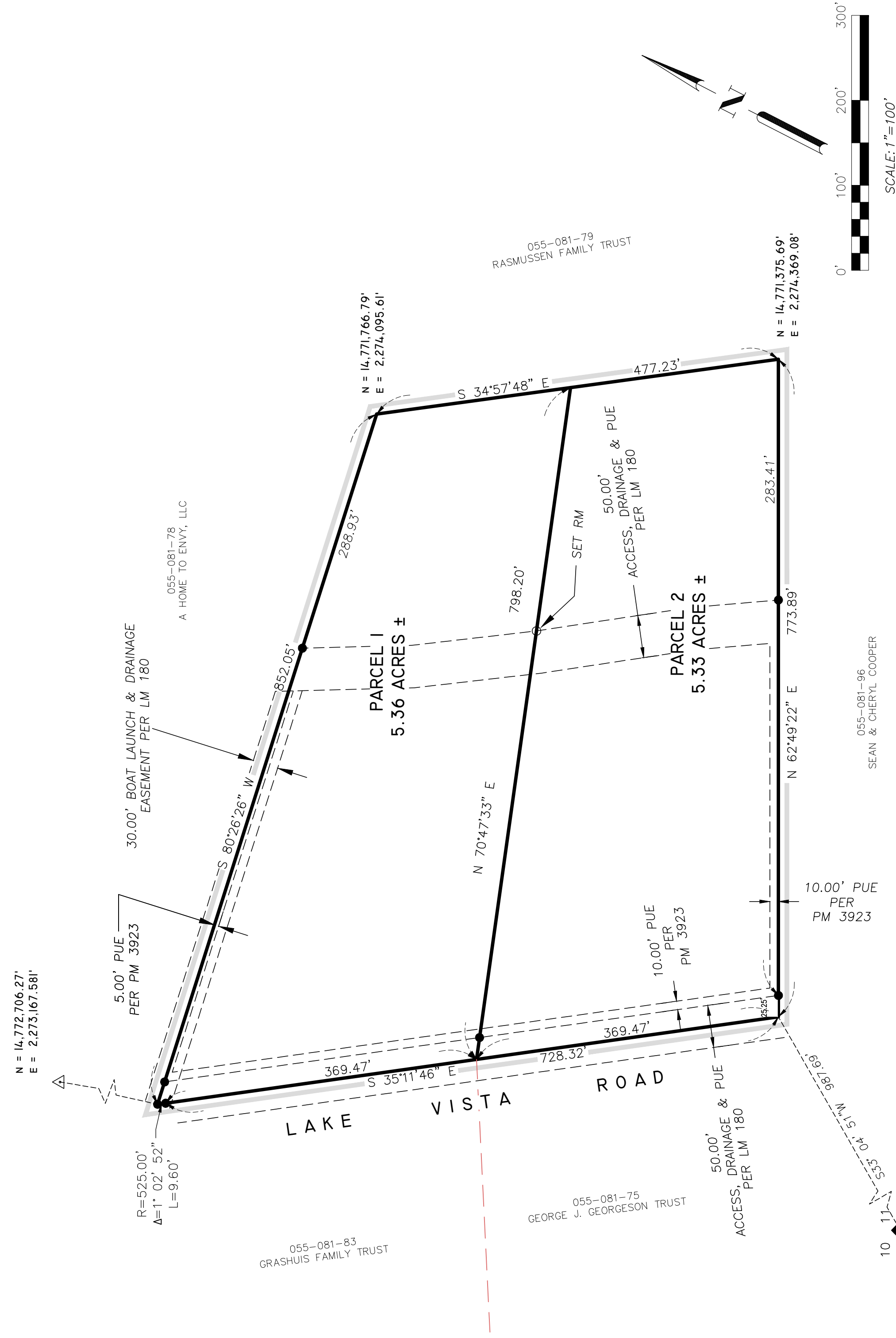
FOR
PAUL M. FROST & LISA M. FROST
AND
JEFFREY J. NELSON & LAUREN D. NELSON

MERGING LOT C3, LOTS C1 AND C2
PER
PARCEL MAP NO. 3923, FILE NO. 2756450
WASHOE COUNTY, NEVADA

SHEET 2 OF 2



TOTAL AREA: ±10.69 AC



BASIS OF BEARINGS:
NAD 83 (94), NV STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703).
THE COORDINATES SHOWN HEREON ARE GROUND VALUES THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.