



Parcel Map Review Committee Staff Report

Meeting Date: November 14, 2019

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0017 (Skaggs PM 2)

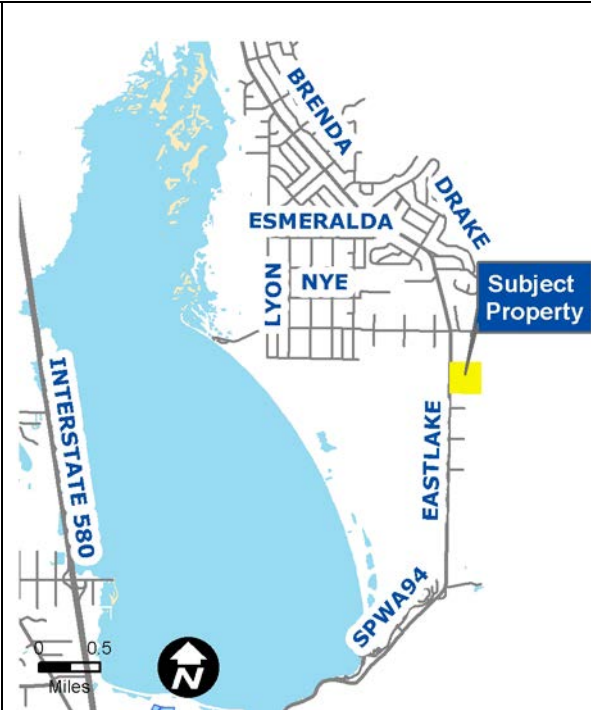
BRIEF SUMMARY OF REQUEST: To create a second consecutive parcel map containing four (4) lots.

STAFF PLANNER: Chris Bronczyk
775.328.3612
Cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve second consecutive tentative parcel map. A previous parcel map (WTPM18-0006) has been approved that divided a 40.5 acre parcel into three (3) 5.07 acre parcels and one (1) 25.36 acre parcel. This proposed parcel map is to divide one (1) 25.36 acre parcel further into three (3), five (5) acre parcels and one (1) remaining 9.64 acre parcel. The parcel is currently vacant and located at 0 Eastlake Blvd.

Applicant/Property Owner: Skaggs Family Trust
15630 Minnetonka Circle
Reno, NV 89521
Location: 0 Eastlake Blvd
Washoe County, NV
89704
APN: 050-470-05
Parcel Size: 40.52 Acres
Master Plan: Rural Residential (RR)
Regulatory Zone: High Density Residential (HDR)
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 WTPM19-0017 for the Skaggs Family Trust, subject to the conditions of approval included as Exhibit A to this 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 8)

Staff Report Contents

Parcel Map3
Site Plan.....4
Tentative Parcel Map Evaluation5
South Valleys Area Plan Modifiers5
Development Information5
Recommendation8
Review Criteria8
Appeal Process9

Exhibits Contents

Conditions of ApprovalExhibit A
Engineering MemoExhibit B
Water Rights Memo..... Exhibit C
Average Width Exhibit..... Exhibit D
Project Application.....Exhibit E

Parcel Map

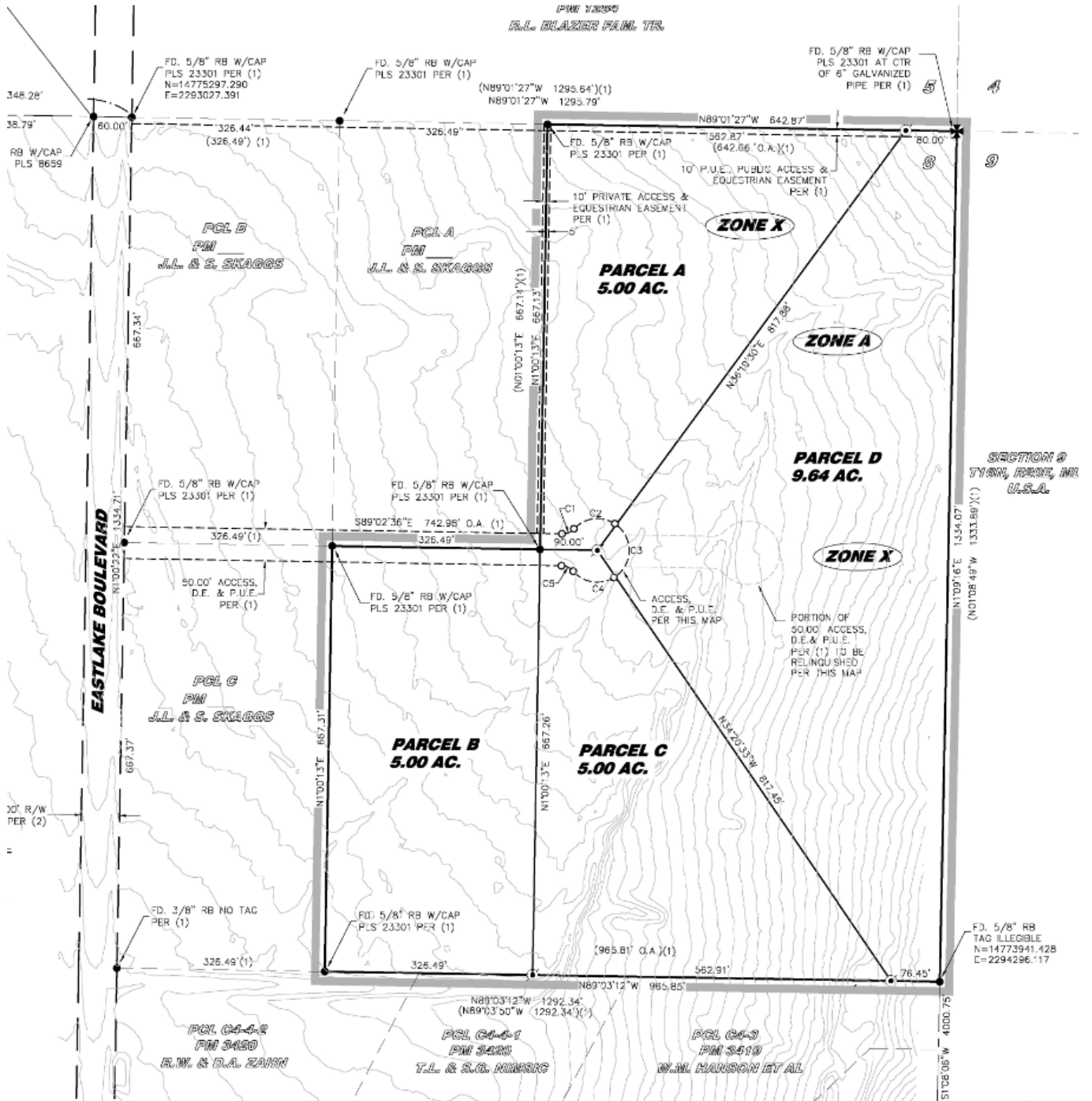
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 WTPM19-0017 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 High Density Rural (HDR). A previous parcel map (WTPM18-0006) has been approved that divided a 40.5 acre parcel into three (3) 5.07 acre parcels and one (1) 25.36 acre parcel. This proposed parcel map is to divide one (1) 25.36 acre parcel further into three (3), five (5) acre parcels and one (1) remaining 9.64 acre parcel. The proposed parcel map conforms to lot size and width requirements.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	High Density Rural (HDR)
Maximum Lot Potential:	8 (Minimum Lot Size in the Rural Development Area is 5 Acres)
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	5 Acres
Minimum Lot Size on Parcel Map:	5 Acres
Minimum Lot Width Required:	150 Feet
Minimum Lot Width on Parcel Map:	124 Feet (Average Width of Parcel A = 344', Average Width of Parcel C = 343')

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

Development Suitability Constraints: The South Valleys Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as located within a 100 year floodplain. The western portion of the parcel is covered by the floodplain.

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 a second or subsequent division of a parcel map approved within the last five years.

South Valleys Area Plan Modifiers

There are no modifiers within Article 210 (Area Plan Regulations – South Valleys) of the Washoe County Code Chapter 110 (Development Code) that effect the evaluation of this proposed parcel map.

Development Information

The subject parcel is currently vacant and undeveloped. A previous parcel map (WTPM18-0006) has been approved that divided a 40.5 acre parcel into three (3) 5.07 acre parcels and one (1) 25.36 acre parcel. This proposed parcel map is to divide one (1) 25.36 acre parcel further into three (3), five (5) acre parcels and one (1) remaining 9.64 acre parcel. The proposed parcel map conforms to lot size and width requirements. The intended use of the newly created parcels is residential development. The required setbacks for the High Density Rural regulatory zone are 30 feet for front and rear yard setbacks and 15 feet for the side yard setbacks. Due to this being a second subsequent parcel map, subdivision requirements will be required.

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
- Traffic
- Washoe County Surveyor
- Washoe County Health District
 - Air Quality
 - Emergency Medical Services
 - Environmental Health Services Division
- Nevada Department of Wildlife (NDOW)
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Washoe-Storey Conservation District
- Regional Transportation Commission (RTC)
- South Truckee Meadows / Washoe Valley Citizen Advisory Board

3 out of the 14 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, and with Development Code standards for subdivisions.
Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to the technical map check, and FEMA notes.
Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us
- Washoe County Water Management Planner Coordinator provided comments related to relinquishment of domestic wells, and water rights requirements.
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: Compliance with all applicable 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 will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site.

- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
- Staff Comment: Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.
- c) The availability and accessibility of utilities.
- Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.
- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- Staff Comment: The proposed parcel map will create four additional parcels on top of the three (3) that were created, under WTPM18-0006, are anticipated to have minimal impact on local services. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.
- e) Conformity with the zoning ordinances and master plan.
- Staff Comment: The proposed division of land conforms to the applicable provisions of the Washoe County Development Code and Master Plan, to include the South Valleys Area Plan.
- f) General conformity with the governing body's master plan of streets and highways.
- Staff Comment: The application was reviewed by the Engineering and Capital Projects Division and Truckee Meadows Regional Transportation Commission. The proposal is in conformance with the Master Plan 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 Washoe County Engineering and Capital Projects and the Regional Transportation Commission. No recommendations for new streets or highways to serve the subdivision were received.
- h) Physical characteristics of the land such as floodplain, slope and soil.
- Staff Comment: The property is located within a 100 year floodplain. Future development will have to comply with development standards and regulations regarding development within the 100 year floodplain,
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with 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 project was reviewed by the Truckee Meadows Fire Protection District. No recommendations for denial were received.
- k) Community antenna television (CATV) conduit and pull wire.
- Staff Comment: Utility easements are located on the Eastern side of the property, along Eastlake Blvd.
- l) Recreation and trail easements.

Staff Comment: The project was reviewed by Washoe County Regional Parks and Open Space. No recommendations for denial were received.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: The proposed maps have been reviewed by the relevant agencies and no recommendations for denial were 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 WTPM19-0017 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 WTPM19-0017 for the Skaggs Family Trust, subject to the conditions of approval included as Exhibit A, 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.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

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/ Owner: Skaggs Family Trust
15630 Minnetonka Circle
Reno, NV 89521

Consultant: Lumos and Associates
Attn: Carl C. deBaca
9222 Prototype Drive
Reno, NV 89521



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0017

The tentative parcel map approved under Parcel Map Case Number WTPM19-0017 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on November 14, 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: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@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. WTPM19-0017 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. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. 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.

- g. 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, PLS, 775.328.2318, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Remove structures, trees, poles and hydrants from the map.
- c. Add the FEMA floodplains to the map.
- d. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- e. Prior to the recordation of the this parcel map, a detailed hydrologic analysis and flood study shall be prepared to determine the base flood elevations for the existing Special Flood Hazard Zone A and shall be submitted to Washoe County and FEMA for approval and Letter of Map Revision (LOMR).
- f. Street improvements are a condition of this map. Prior to final approval and recordation of the parcel map, provide engineered construction drawings, stamped and signed by a licensed engineer for review and approval by Washoe County. Roadway improvements shall meet the minimum Washoe County Code requirement, and shall include a minimum 22' wide asphalt paving, gravel shoulders and roadside drainage ditches meeting the requirements of AASHTO for clear zone distances.
- g. Prior to the approval of the parcel map, either construct all required roadway improvements or provide to Washoe County a financial assurance based on an approved construction cost estimate. The applicant shall submit a complete Subdivision Improvement Agreement to Washoe County for approval prior to final approval and recordation of the map.
- h. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- i. All boundary corners must be set.
- j. Place a note on the map stating that the natural drainage will not be impeded.
- k. 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.
- l. Add a Security Interest Holder's Certificate to the map if applicable.
- m. 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 subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The Skaggs parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

*** End of Conditions ***



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: October 1, 2019

TO: Chris Bronczyk, Planner - Department of Community Services

FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division

SUBJECT: *Second Parcel Map for: Jeff L. & Shannon Skaggs*
Parcel Map Case No.: WTPM19-0017
APN: 050-470-05
Review Date: September 30, 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. Remove structures, trees, poles and hydrants from the map.
3. Add the FEMA floodplains to the map.
4. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
5. Prior to the recordation of the this parcel map, a detailed hydrologic analysis and flood study shall be prepared to determine the base flood elevations for the existing Special Flood Hazard Zone A and shall be submitted to Washoe County and FEMA for approval and Letter of Map Revision (LOMR).
6. Street improvements are a condition of this map. Prior to final approval and recordation of the parcel map, provide engineered construction drawings, stamped and signed by a licensed engineer for review and approval by Washoe County. Roadway improvements shall meet the minimum Washoe County Code requirement, and shall include a minimum 22' wide asphalt paving, gravel shoulders and roadside drainage ditches meeting the requirements of AASHTO for clear zone distances.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Memo to: Chris Bronczyk Planner
Subject: Parcel Map Case No.: WTPM19-0017
Date: October 1, 2019
Page: 2

7. Prior to the approval of the parcel map, either construct all required roadway improvements or provide to Washoe County a financial assurance based on an approved construction cost estimate. The applicant shall submit a complete Subdivision Improvement Agreement to Washoe County for approval prior to final approval and recordation of the map.
8. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
9. All boundary corners must be set.
10. Place a note on the map stating that the natural drainage will not be impeded.
11. 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.
12. Add a Security Interest Holder's Certificate to the map if applicable.
13. 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
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

September 20, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM19-0017 (Skaggs PM2)

Project description:

The applicant is proposing to approve a second consecutive tentative parcel map to create four (4) parcels from one (1) existing 40.5 acre parcel. The change will result in three (3), five (5) acre parcels and one (1) remaining 9.64 acre parcel.

The property is currently vacant, and is located at 0 Eastlake Blvd, Assessor's Parcel Number: 050-470-05. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly

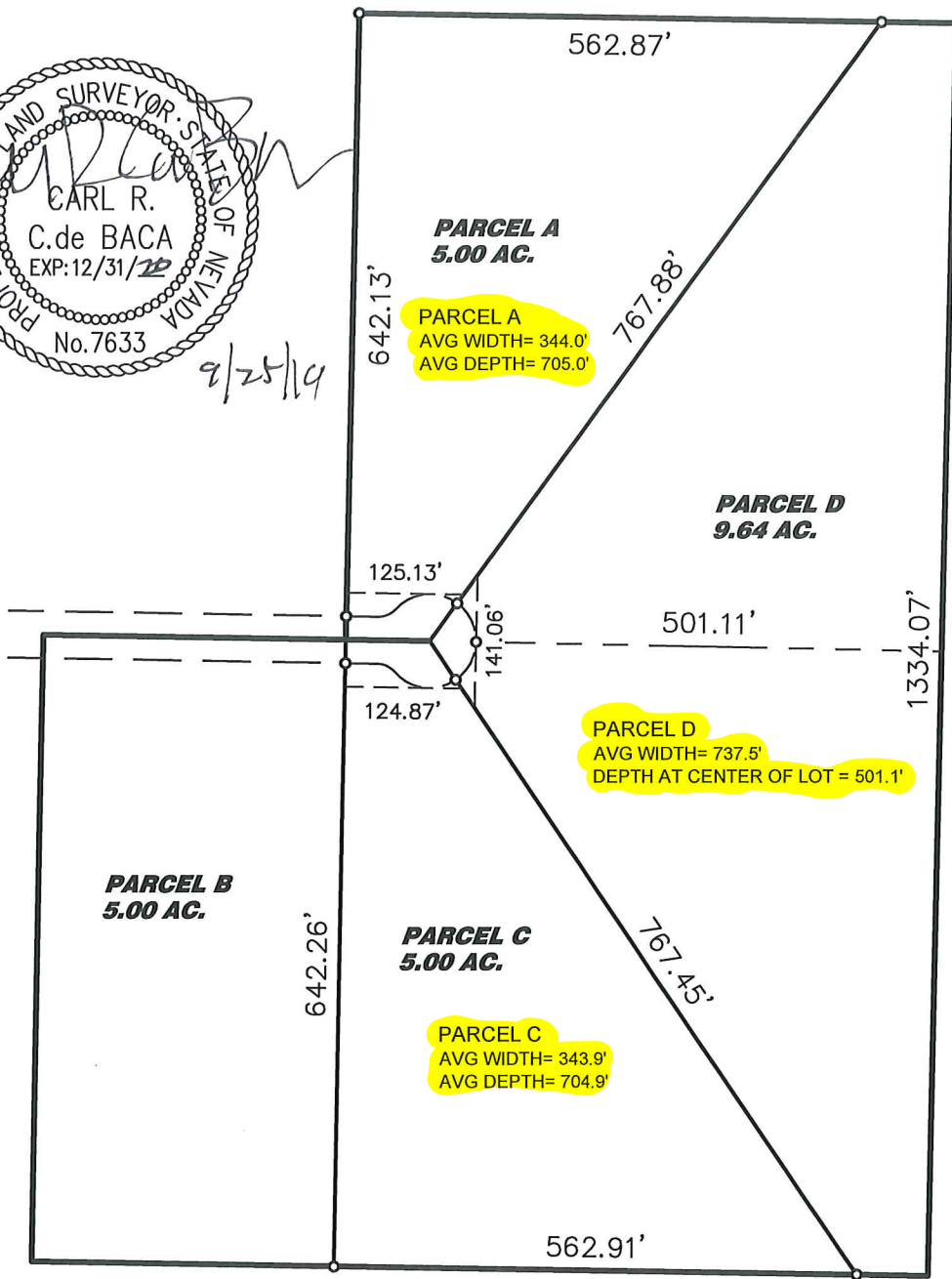
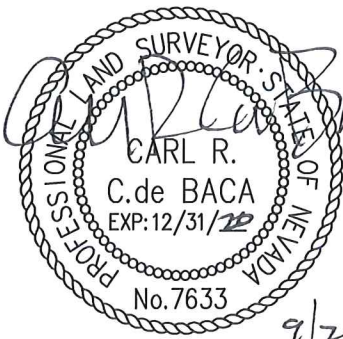


WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

created parcels and one existing or remains thereof. The Skaggs parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.

- 6) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.



NOTE:
 SIDE LINE DIMENSIONS SHOWN ARE TAKEN FROM
 THE EDGE OF ROAD EASEMENT. FRONT WIDTH
 DIMENSIONS ARE TANGENT LINES AT THE BULB.

LUMOS
 & ASSOCIATES
 9222 PROTOTYPE DRIVE
 RENO, NEVADA 89521
 PH. (775) 827-6111 FAX (775) 827-6122

PARCEL WIDTH EXHIBIT
 SKAGGS PARCEL MAP
 PORTION OF SEC. 8, T16N, R20E, MDM
 WASHOE COUNTY NEVADA

Date: SEPT. 2019
 Scale: 1" = 200'
 Job No: 9775.000

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel map for Jeff L. & Shannon Skaggs Trustees of the Skaggs Family Trust			
Project Description: Merger and resubdivision of parcel 050-470-05			
Project Address: 0 Eastlake Blvd., Washoe County, NV			
Project Area (acres or square feet): 24.63 acres			
Project Location (with point of reference to major cross streets AND area locator): 0.4 miles south of the intersection of Eastlake Blvd and Douglas Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-470-05	40.52		
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: Skaggs Family Trust		Name: Lumos & Associates	
Address: 15630 Minnetonka Cir.		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521
Phone: 775-359-6667	Fax:	Phone: 775-827-6111	Fax:
Email: jeff@tmonv.com		Email: ccdebaca@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Skaggs		Contact Person: Carl C. deBaca	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Jeff Skaggs		Name:	
Address: 15630 Minnetonka Cir.		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-359-6667	Fax:	Phone:	Fax:
Email: jeff@tmonv.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Skaggs		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

0 Eastlake Blvd., Washoe County, NV - located approximately 0.4 miles south of the intersection of Eastlake Blvd. and Douglas Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-470-05	HDR	40.52

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

Vacant.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5.0 acre	5.00 acre	4.63 acre	10.0 acre
Proposed Minimum Lot Width	326.44	326.49	302 feet	251.35 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				
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.) *Parcel map in progress but not recorded at time of application submittal.

Yes No

6. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	None
c. Water Service	None

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

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

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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		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):

--

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 checked="" type="checkbox"/> Yes	<input 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 **Property within FEMA Flood Zone A**

<input checked="" type="checkbox"/> Yes	<input 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?

No.

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

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

Grading

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

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

--

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?

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?

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?

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?

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?

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

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?

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

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

28. Surveyor:

Name	Lumos & Associates / Carl C. deBaca
Address	9222 Prototype Drive, Reno, NV 89521
Phone	775-827-6111
Cell	
E-mail	ccdebaca@lumosinc.com
Fax	
Nevada PLS #	7633

Property Owner Affidavit

Applicant Name: Jeff L. Skaggs

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, Jeff L. Skaggs
(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): 050-470-05

Printed Name Jeff L. Skaggs

Signed [Signature]

Address 15630 Manne-tonka Ln
Feno Nevada 89521

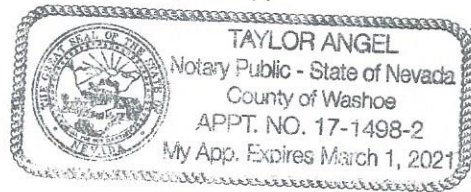
Subscribed and sworn to before me this 16th day of July, 2019.

[Signature]

Notary Public in and for said county and state

My commission expires: March 1st, 2021

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: Shannon Skaggs

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, Shannon Skaggs (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): 050-470-05

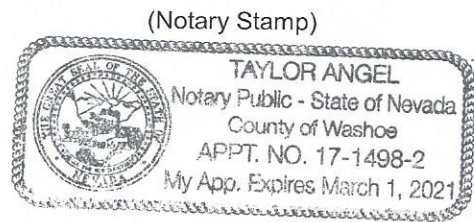
Printed Name Shannon Skaggs

Signed [Signature]

Address 15630 Minnetonka Circle
Reno, NV 89521

Subscribed and sworn to before me this 15th day of July, 2019.

Notary Public in and for said county and state
My commission expires: March 1st, 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

Washoe County Treasurer
Tammi Davis

Bill Detail

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

Parcel ID	Status	Last Update
05047005	Active	7/23/2019 2:07:28 AM
Current Owner: SKAGGS FAMILY TRUST 15630 MINNETONKA CIR RENO, NV 89521		SITUS: 0 EASTLAKE BLVD WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Range 20 Lot Block Township 16 Section 8 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/4/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$112.46	(\$14.50)	\$97.96
<u>Truckee Meadows Fire Dist</u>	\$357.21	(\$46.04)	\$311.17
<u>Washoe County</u>	\$920.63	(\$118.66)	\$801.97
<u>Washoe County Sc</u>	\$753.12	(\$97.08)	\$656.04
Total Tax	\$2,143.42	(\$276.28)	\$1,867.14

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018066823	B18.204569	\$466.78	1/24/2019
2018	2018066823	B18.157998	\$466.78	12/14/2018
2018	2018066823	B18.107228	\$466.79	9/27/2018
2018	2018066823	B18.45506	\$466.79	8/16/2018

Pay By CheckPlease make checks payable to:
**WASHOE COUNTY
TREASURER****Mailing Address:**P.O. Box 30039
Reno, NV 89520-3039**Overnight Address:**1001 E. Ninth St., Ste D140
Reno, NV 89512-2845**Change of Address**

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

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

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

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

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

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

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
05047005	Active	7/23/2019 2:07:28 AM

Current Owner:
 SKAGGS FAMILY TRUST
 15630 MINNETONKA CIR
 RENO, NV 89521

SITUS:
 0 EASTLAKE BLVD
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Legal Description

Range 20 Lot Block Township 16 Section 8 SubdivisionName _UNSPECIFIED

Installments

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

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$116.62	(\$13.96)	\$102.66
<u>Truckee Meadows Fire Dist</u>	\$370.44	(\$44.34)	\$326.10
<u>Washoe County</u>	\$954.72	(\$114.25)	\$840.47
<u>Washoe County Sc</u>	\$781.01	(\$93.48)	\$687.53
Total Tax	\$2,222.79	(\$266.03)	\$1,956.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019075266	U19.222	\$1,956.76	7/11/2019

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

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

Change of Address

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

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

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

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

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

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT UNDERSIGNED, JEFF L. & SHANNON SKAGGS, TRUSTEES OF THE SKAGGS FAMILY TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME ARE SUBJECT TO THE PROVISIONS OF N.R.S. 228.010 AND 228.015 AND SUBJECT TO THE EASEMENTS SHOWN HEREON, AND THAT THE EASEMENTS SHOWN FOR EGRESS, UTILITY, SNOW STORAGE, EQUESTRIAN, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

JEFF L. & SHANNON SKAGGS
TRUSTEES OF THE SKAGGS FAMILY TRUST

BY: _____ DATE: _____
PRINT NAME AND TITLE: _____
BY: _____ DATE: _____
PRINT NAME AND TITLE: _____

NOTARY ACKNOWLEDGEMENTS

STATE OF _____ COUNTY OF _____
ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, _____ WHO ACKNOWLEDGED 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 _____)
STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, _____ WHO ACKNOWLEDGED 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 _____)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JEFF L. & SHANNON SKAGGS, TRUSTEES OF THE SKAGGS FAMILY TRUST, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LANDS HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON OR RELIQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: NAME: _____ DATE: _____
PRINT NAME AND TITLE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL IS LIMITED TO THE MAP AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE MAP. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS, AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY PUBLIC HEALTH DISTRICT.

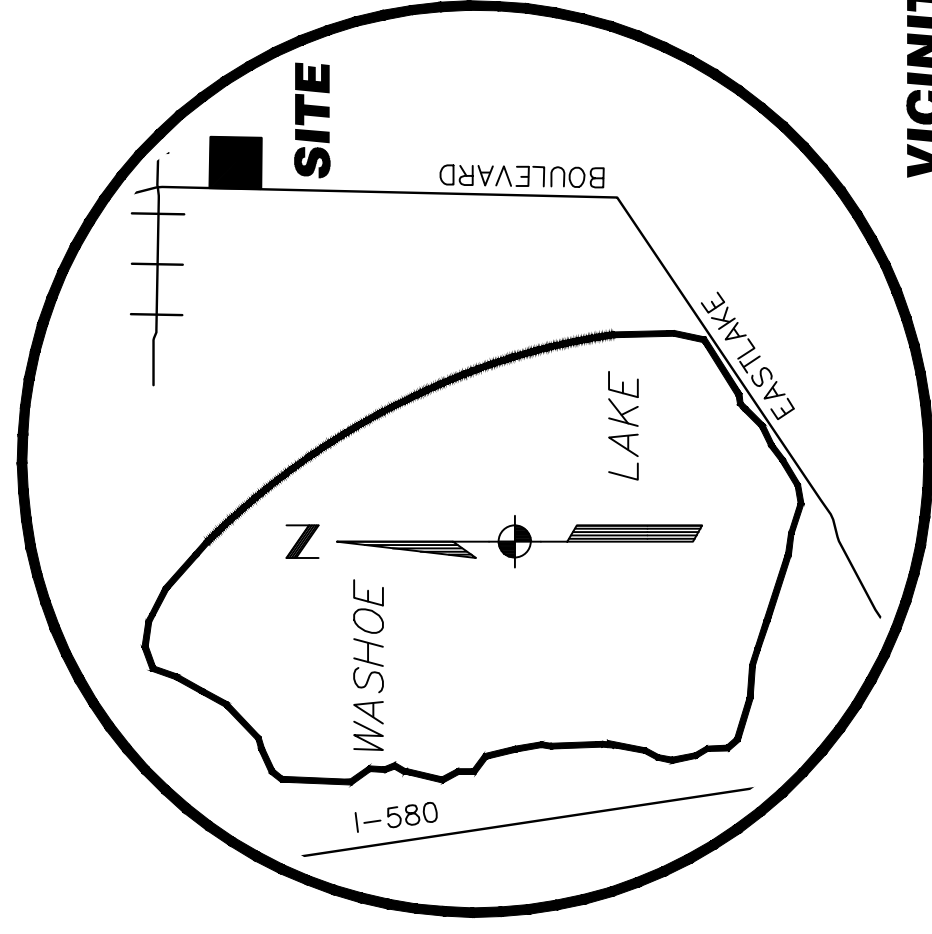
FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

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.

A.P.N. 050-470-05
WASHOE COUNTY TREASURER

BY: NAME: _____ DATE: _____
DEPUTY TREASURER



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. SAID ENTITIES DO HEREBY RELINQUISH THE EXISTING EASEMENT SHOWN HEREON AS "TO BE RELINQUISHED".

SIERRA PACIFIC POWER CO. d/b/a NV ENERGY DATE _____
PRINTED NAME: _____
NEVADA BELL TELEPHONE CO. d/b/a AT&T NEVADA DATE _____
PRINTED NAME: _____
CHARTER COMMUNICATIONS DATE _____
PRINTED NAME: _____
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
PRINTED NAME: _____

NOTARY ACKNOWLEDGEMENTS

STATE OF _____ } S.S.
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019 BY: _____ AS _____ FOR SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY, A NEVADA CORPORATION.

NOTARY PUBLIC _____
STATE OF _____ } S.S.
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019 BY: _____ AS _____ FOR NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA.

NOTARY PUBLIC _____
STATE OF _____ } S.S.
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019 BY: _____ AS _____ FOR CHARTER COMMUNICATIONS.

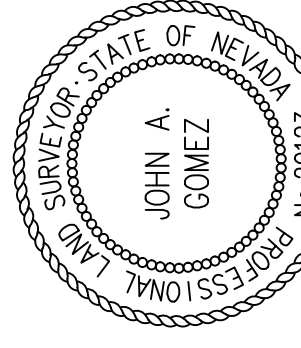
NOTARY PUBLIC _____
STATE OF _____ } S.S.
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019 BY: _____ AS _____ FOR WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., DO HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JEFF L. & SHANNON SKAGGS, TRUSTEES OF THE SKAGGS FAMILY TRUST; COUNTY OF WASHOE, NEVADA AND THE SURVEY WAS COMPLETED ON MAY 30, 2019.
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SECTION 8, T.16 N., R.20 E., M.D.M., COUNTY OF WASHOE, NEVADA AND THE SURVEY WAS COMPLETED ON MAY 30, 2019.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS AND THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



JOHN A. GOMEZ, P.L.S.
NEVADA CERTIFICATE No. 20123
EXPIRES 6/31/21

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-_____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS; WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

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

MOYRA THURLENTON, DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION DATE _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY: VAHID BEHARAM

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON PURSUANT TO THE PROVISIONS OF CHAPTER 228.010 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AS DOCUMENT NO 2253806. AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464
WASHOE COUNTY SURVEYOR

PARCEL MAP

FOR
JEFF L. & SHANNON SKAGGS
TRUSTEES OF THE SKAGGS FAMILY TRUST
A MERGER & RESUBDIVISION OF PARCEL D OF PM _____

BEING SITUATE IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M. COUNTY OF WASHOE STATE OF NEVADA



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-6111
FAX (775) 827-6122

Drawn By : CRC
Sheet: 1 OF 2
Job No. : 9775.000
Dwg No.: 9775.000P.DWG

FILE No. _____
FEE: _____
FILE FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC.
ON THIS _____ DAY OF _____, 2019, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
KALIE M. WORK
COUNTY RECORDER
BY: _____ DEPUTY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED NOVEMBER 15, 2016 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER WITH CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. MODIFIED BY A COMBINED FACTOR OF 1.00019739, SCALED FROM 0.0001000 AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

NOTES

- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE AND MEETS THE POSITIONAL CERTAINTY FOR A HIGH URBAN LAND BOUNDARY SURVEY. DUE TO INDETERMINATE AND ULTIMATELY UNQUANTIFIABLE UNCERTAINTY OBSERVABLE THROUGHOUT THE WASHOE COUNTY CONTROL NETWORK, A CONTROL POINTS THAT WERE NOT DIRECTLY MEASURED AS PART OF THIS SURVEY. THAT POSITIONAL TOLERANCE IS ESTIMATED TO BE ±15CM.
- PUBLIC UTILITY EASEMENTS AND CABLE TV EASEMENTS ARE HEREBY GRANTED, TEN (10.00) FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARY LINES AND CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
- 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 EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- PARCELS ARE FOR RESIDENTIAL USE.
- ACCESS IS BY PRIVATE EASEMENT. MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18.09 AS PARCELS ARE DEVELOPED.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE PRE-ASSIGNED ADDRESS, THE ADDRESS IS ISSUED TO THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL-SERVE LETTER.
- 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' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THIS PROPERTY LIES WITHIN F.E.M.A. FLOOD F.I.R.M. PANEL NO. 32031G3350G AND PORTIONS OF THE SITE LIE WITHIN ZONE X AND ZONE A.
- TOTAL AREA OF THIS PARCEL MAP IS 24.63 GROSS ACRES, CONSISTING OF 4 PARCELS.

LEGEND

- FOUND: MONUMENT AS NOTED
- CALCULATION POINT, NOTHING FOUND OR SET
- △ FOUND WASHOE COUNTY REFERENCE MONUMENT AS NOTED
- ✱ FOUND SECTION CORNER MONUMENT AS NOTED
- ▶ FOUND 1/4 SECTION CORNER MONUMENT AS NOTED
- ⊙ SET: 5/8" REBAR W/ ALUMINIUM CAP STAMPED PLS 7633
- (1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- O.A. OVERALL DIMENSION
- W.C.O.R. WASHOE COUNTY OFFICIAL RECORDS
- W.C.C.P. WASHOE COUNTY CONTROL POINT

REFERENCES

- PARCEL MAP NO. _____ DOC NO. _____ W.C.O.R.
- PARCEL MAP NO. 3420 DOC NO. 2248309 W.C.O.R.
- PARCEL MAP NO. 3354 DOC NO. 2220630 W.C.O.R.
- VESTING DEED DOC NO. 4557178 W.C.O.R.

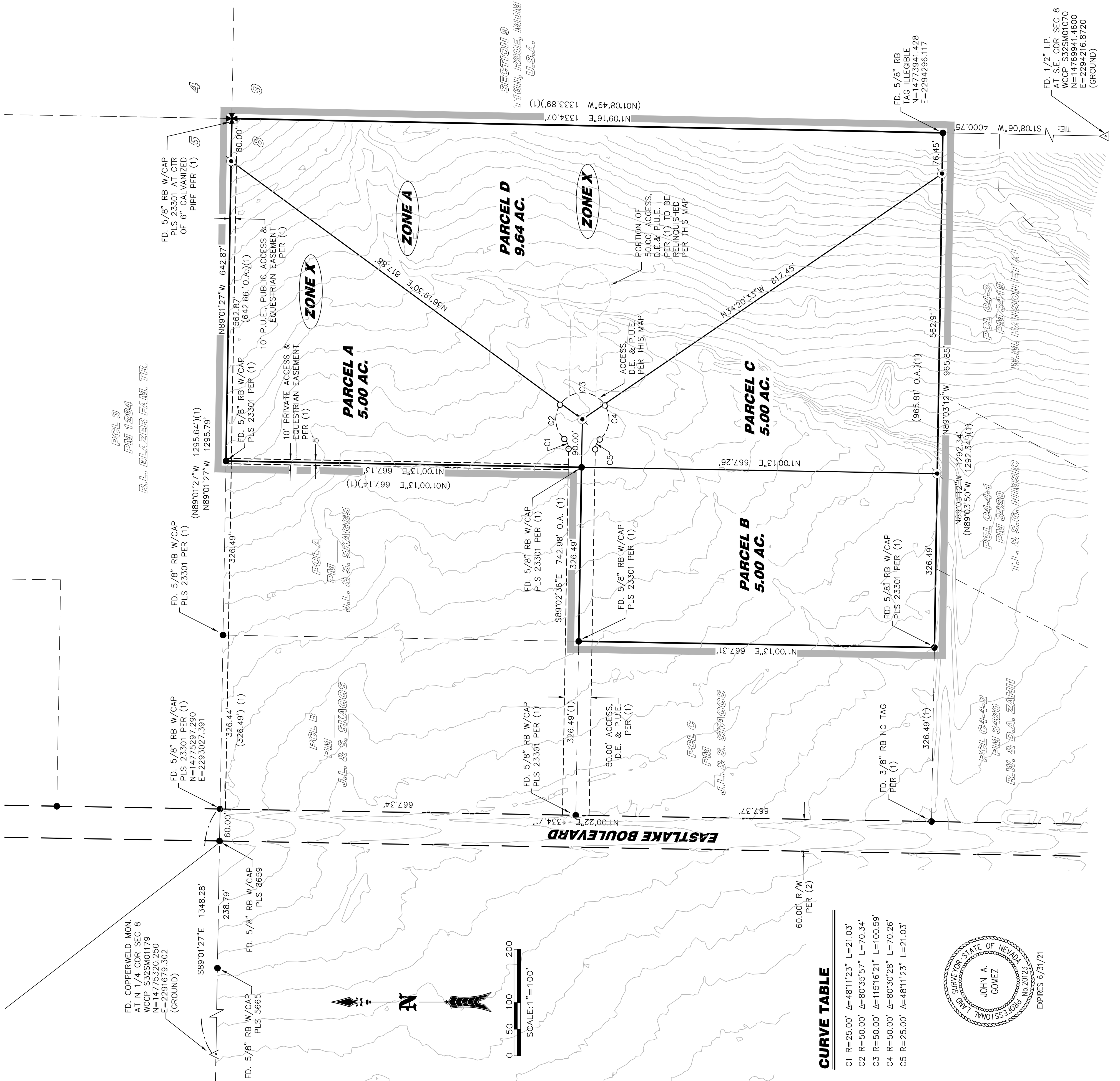
PARCEL MAP

FOR
JEFF L. & SHANNON SKAGGS
TRUSTEES OF THE SKAGGS FAMILY TRUST
A MERGER & RESUBDIVISION OF PARCEL D OF PM _____
 BEING SITUATE IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M. COUNTY OF WASHOE STATE OF NEVADA

Drawn By : CRC
 Sheet 2 of 2
 Job No. : 9775-000
 Dwg No. : 9775.000PLD.DWG

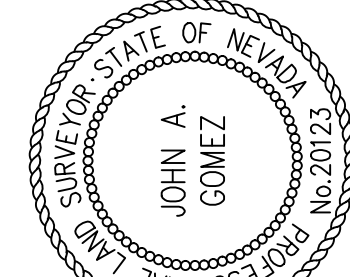
8222 PROTOTYPE DRIVE
 RENO, NV 89521
 TEL: (775) 787-4141
 FAX: (775) 827-6122

LUMOS & ASSOCIATES



CURVE TABLE

C1	R=25.00'	Δ=48°11'23"	L=21.03'
C2	R=50.00'	Δ=80°35'57"	L=70.34'
C3	R=50.00'	Δ=115°16'21"	L=100.59'
C4	R=50.00'	Δ=80°30'28"	L=70.26'
C5	R=25.00'	Δ=48°11'23"	L=21.03'



FD. 1/2" I.P. AT S.E. CORNER SEC. 8
 N=14789941.4600
 E=2294216.8720
 (GROUND)

FD. 5/8" RB TAG ILLIGIBLE
 N=14789941.4600
 E=2294216.8720

SECTION 9
 T16N, R20E, MDM
 U.S.A.

PCL 3
 PM 1284
 R.L. BLAZER FAMIL TR.

PCL A
 PM
 J.L. & S. SKAGGS

PCL B
 PM
 J.L. & S. SKAGGS

PCL C
 PM
 J.L. & S. SKAGGS

PCL D
 PM
 J.L. & S. SKAGGS

PCL C-3
 PM 349
 W.M. HANSON ET AL

PCL C-4-1
 PM 3420
 T.L. & S.G. NIMSIC

PCL C-4-2
 PM 3420
 R.W. & D.A. ZAHN