



# Parcel Map Review Committee Staff Report

Meeting Date: December 10, 2020

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0012 (Nuno)

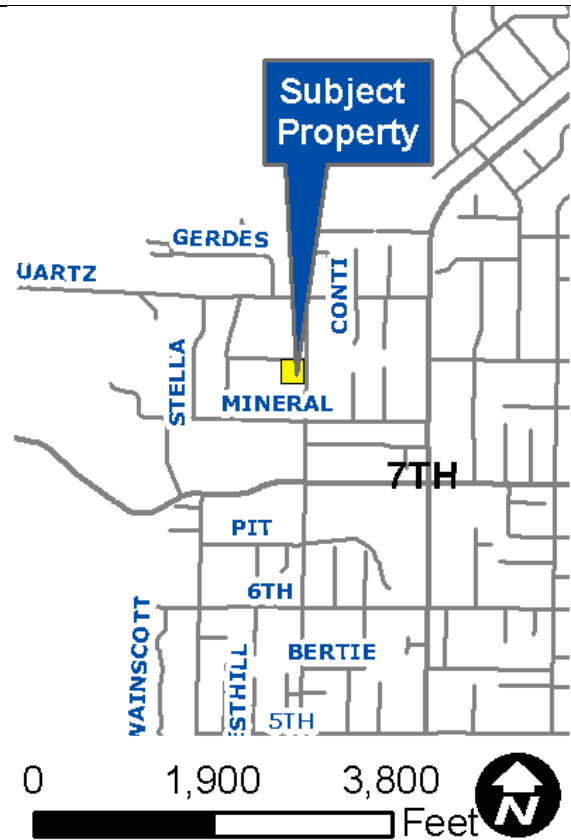
BRIEF SUMMARY OF REQUEST: Request to divide a parcel of ±1.39 acres into four parcels.

STAFF PLANNER: Planner's Name: Dan Cahalane  
Phone Number: 775.328.3628  
E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a parcel of ±1.39 acre (±60,562.4sf) into four parcels of ±18,107sf, ±12,012sf, ±12,043sf, and ±18,400sf respectively. This is not a second or subsequent parcel map.

Applicant/ Property Owner: Raul Nuno  
Location: 210 Harmony Ln  
APN: 085-670-32  
Parcel Size: 1.39 acres (60,562sf)  
Master Plan: Suburban Residential  
Regulatory Zone: Medium Density Suburban  
Area Plan: Sun Valley  
Citizen Advisory Board: Sun Valley  
Development Code: Authorized in Article 606  
Commission District: 5 – Commissioner Herman



### 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 WTPM20-0012 for Raul Nuno, 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 8)*

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Washoe County Water Rights Memo.....Exhibit D

Truckee Meadows Fire Protection District Memo.....Exhibit E

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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 WTPM20-0012 for Raul Nuno is attached to this staff report and will be included with the action order, if approved by the Parcel Map Review Committee.

**GENERAL NOTES**

1. A PARCEL MAP IS A PUBLIC RECORD AND IS SUBJECT TO PUBLIC INSPECTION AND RECORDATION. THE PARCEL MAP REVIEW COMMITTEE SHALL REVIEW THE PARCEL MAP FOR CONFORMANCE WITH THE PARCEL MAP ACT AND THE LOCAL ORDINANCES AND THE LOCAL GOVERNMENT'S POLICY AND PLAN FOR THE COUNTY OF WASHOE.
2. PUBLIC UTILITY EASEMENTS ARE NOT GRANTED BY A PARCEL MAP. ANY UTILITY EASEMENTS SHALL BE SHOWN ON THE PARCEL MAP AND SHALL BE SUBJECT TO THE LOCAL GOVERNMENT'S POLICY AND PLAN FOR THE COUNTY OF WASHOE.
3. THE PARCEL MAP REVIEW COMMITTEE SHALL REVIEW THE PARCEL MAP FOR CONFORMANCE WITH THE PARCEL MAP ACT AND THE LOCAL ORDINANCES AND THE LOCAL GOVERNMENT'S POLICY AND PLAN FOR THE COUNTY OF WASHOE.
4. THE PARCEL MAP REVIEW COMMITTEE SHALL REVIEW THE PARCEL MAP FOR CONFORMANCE WITH THE PARCEL MAP ACT AND THE LOCAL ORDINANCES AND THE LOCAL GOVERNMENT'S POLICY AND PLAN FOR THE COUNTY OF WASHOE.
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15. THE PARCEL MAP REVIEW COMMITTEE SHALL REVIEW THE PARCEL MAP FOR CONFORMANCE WITH THE PARCEL MAP ACT AND THE LOCAL ORDINANCES AND THE LOCAL GOVERNMENT'S POLICY AND PLAN FOR THE COUNTY OF WASHOE.



DP: 06/20/2022

**LEGEND**

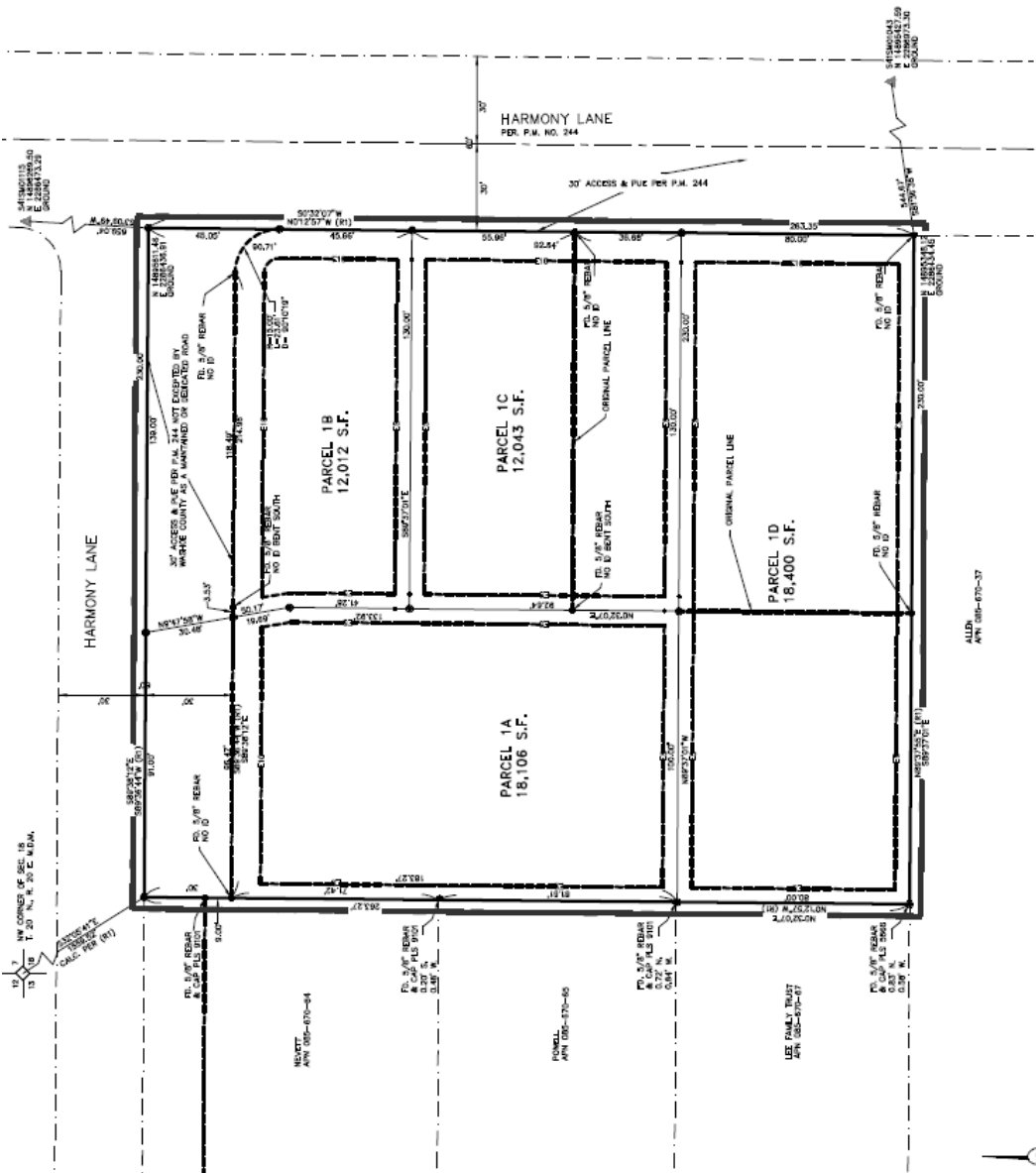
- SET 1/8" REBAR #4 CAP OR NAIL & TAG PLS 180°
- DIMENSION PT - NOTHING FOUND / NOTHING SET
- FOUND MONUMENT AS MARKED
- INSIDE COUNTY STATIONS
- SECTION 1/4 CORNER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EGRESS - UTILITIES OR EIO
- TIE
- CONCRETE BORDER
- 5' OR 10' PUCTIVE & PRIVATE DRAINAGE EASEMENT FOR THIS MAP

PARCEL NO.	AREA (S.F.)
PARCEL 1A	18,106 S.F.
PARCEL 1B	12,012 S.F.
PARCEL 1C	12,043 S.F.
PARCEL 1D	18,400 S.F.
<b>TOTAL</b>	<b>60,561 S.F.</b>

**PARCEL MAP**

RAUL NUNO

A MEMBER & REPRESENTATIVE OF A FIRM OF PARCELS A, B & C OF P.M. NO. 244  
 SITUATE IN THE S 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 SECTION 16, T20N, R20E, ZONE 50N  
 WASHOE COUNTY  
 SHEET 2 OF 2



**REFERENCES**

- 180° ANGLED MAP NO. 244 FILE NO. 6088 RECEIVED 4-18-21
- 180° ANGLED MAP NO. 244 FILE NO. 20878 RECEIVED 5-12-2022
- 180° ANGLED MAP NO. 244 FILE NO. 20878 RECEIVED 5-12-2022
- 180° ANGLED MAP NO. 244 FILE NO. 20878 RECEIVED 5-12-2022

**BASES OF BEARINGS**

BEARINGS HAVE BEEN OBTAINED BY MEANS OF A TOTAL STATION. THE BEARINGS HAVE BEEN OBTAINED BY MEANS OF A TOTAL STATION. THE BEARINGS HAVE BEEN OBTAINED BY MEANS OF A TOTAL STATION.

**MST Surveying**  
 1500 S. 10TH ST. SUITE 100  
 LAS VEGAS, NV 89102  
 (702) 735-1111  
 www.mst-surveying.com



**Site Plan**

**Tentative Parcel Map Evaluation**

Regulatory Zone: Medium Density Suburban

Maximum Lot Potential: 4 lots

Number of Lots on Parcel Map: 4 lots

Minimum Lot Size Required: 12,000sf

Minimum Lot Size on Parcel Map: 12,012sf

Minimum Lot Width Required: 80ft

Minimum Lot Width on Parcel Map: 80ft

The tentative parcel map meets all minimum requirements for the *Medium Density Suburban* regulatory zone.

Development Suitability Constraints: The *Sun Valley Area Plan* Development Suitability Map, a part of the *Sun Valley Area Plan*, identifies the subject parcel as *most suitable for development*

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

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

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years and therefore does not require noticing per WCC 110.606.30(d).

**Sun Valley Area Plan Modifiers**

The subject parcel is located within the Sun Valley Area Plan. The following is the pertinent policy from the Area Plan:

SV 2.9 - The owners of private roads or driveways are required to adequately sign them to allow for better emergency response.

Staff Comment: The proposed parcel map includes a 30ft Access and Public Utility Easement that has not been accepted by Washoe County as a maintained or dedicated road. The applicant shall be responsible for signing this area of Harmony Lane. Staff has recommended that a note be added to the final map as a condition of approval in Exhibit A.

SV 10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.

Staff Comment: The proposed application was forwarded to the Washoe County Water Rights Coordinator who provided conditions of approval related to water in Exhibit A and will connect to municipal water services as provided by the Sun Valley GID.

SV 12.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.

Staff Comment: The proposed application was forwarded to the Washoe County Engineering Division who provided conditions of approval related to sewer service in Exhibit A and will connect to municipal sewer services as provided by the Sun Valley GID.

**Development Information**The subject parcel is developed with a single family house and several detached accessory structures. The required setbacks for the medium density suburban regulatory zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks. The single family dwelling and all structures will meet the above-mentioned setbacks.

### **Reviewing Agencies**

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

- Nevada Department of Environmental Protection
- Nevada Department of Wildlife
- Washoe County
  - Building and Safety
  - Parks and Open Spaces
  - Water Rights Manager
  - Engineering Division
- Washoe County Sheriff's Office
- Washoe County Health District
  - Air Quality
  - Environmental Health
  - Emergency Medical Services
- Truckee Meadows Fire Protection District
- RTC Washoe
- Washoe Storey Conservation District
- Nevada Historic Preservation
- Sun Valley GID

Six out of the fifteen above listed agencies/departments responded. Three agencies 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 required that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
**Contact: Dan Cahalane, 775-328-3628 dcahalane@washoecounty.us**
- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements  
**Contact: Wayne Handrock, whandrock@washoecounty.us**
- Washoe County Health District provided conditions related to connections to community water and sewer and building water access.  
**Contact: James English, jenglish@washoecounty.us**
- Washoe County Water Management Planner Coordinator required a note for SVGID water connection.

**Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us**

- Truckee Meadows Fire Protection District provided conditions related to fire water supply, fire access, and international Wildland Urban Interface.

**Contact: Dale Way/Brittany Lemon, 775-326-6000, dway@tmfpd.us/blemon@tmfpd.us**

### **Staff Comment on Required Findings**

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

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
 

Staff Comment: The proposed application complies with the environmental and health laws and regulations concerning water and air pollution, disposal of solid waste, facilities to supply water, community or public sewage disposal as conditioned in Exhibit A.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
 

Staff Comment: The proposed application has access to a municipal water system through the Sun Valley GID.
  - c) The availability and accessibility of utilities.
 

Staff Comment: The proposed application is within a developed area and utilities are both available and accessible.
  - 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 is within a developed area and has available and accessible public services in the vicinity.
  - e) Conformity with the zoning ordinances and master plan.
 

Staff Comment: The proposed application is in conformance with the zoning ordinance and master plan.
  - f) General conformity with the governing body's master plan of streets and highways.
 

Staff Comment: The proposed application is in general conformity with the Sun Valley Area Plan's streets and highways plan.
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.
 

Staff Comment: The proposed parcels within this application all front onto existing streets. There are no new streets or highways required for this subdivision.
  - h) Physical characteristics of the land such as floodplain, slope and soil.
 

Staff Comment: The Sun Valley Area Plan Development Suitability map rates this parcel as most suitable for development.
  - 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 proposed application does not change existing access to roads. The application was forwarded to the Truckee Meadows Fire Protection District, who provided conditions of approval in Exhibit A.

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

Staff Comment: There is community antenna television conduit and pull wire available.

- l) Recreation and trail easements.

Staff Comment: The proposed application was forwarded to the Washoe County Parks Program who provided no conditions or comments on this application.

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM20-0012 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 WTPM20-0012 for Raul Nuno, 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: Tim Albiniano, No physical address provided

Owner: Raul Nuno  
210 Harmony Ln.  
Sun Valley, NV 89433

Representatives: MST Surveying  
15506 Quicksilver Dr.  
Reno, NV 89511



# Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0012

The tentative parcel map approved under Parcel Map Case Number WTPM20-0012 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 10, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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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: Dan Cahalane, Planner, 775-328-3628 dcahalane@washoecounty.us**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and 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. WTPM20-0012 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 include a note on the final map stating that the owners of private roads or driveways are required to adequately sign them for better emergency access in accordance with Sun Valley Policy 2.9.
- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.

- 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; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- h. 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.
- i. Applicant shall remove all prior original lot line references on the final map in order to improve legibility of the final map.

### **Washoe County Engineering and Capital Projects**

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

**Contact: Wayne Handrock, [whandrock@washoecounty.us](mailto:whandrock@washoecounty.us)**

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

### **Washoe County Health District**

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

**Contact: James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a. Proposed parcels shall connect to community water and sewer.
- b. Applicant must submit a Water Project pursuant to Nevada Administrative Code Chapter 445A separate of the building permit plan review process for the service of water for each of the proposed parcels.

### **Washoe County Water Rights Manager**

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

**Contact: Vahid Behmaram, 775.328.3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The Parcel Map shall contain SVGID's note regarding all conditions necessary for the provision of water service to the newly created parcel. SVGID's note requires that all water rights and water service conditions be met prior to approval of a Building Permit on the resulting parcels, or a valid water will serve letter from SVGID for the resulting parcels is also acceptable at any time before or after the approval of the Parcel Map, but prior to granting of any Building Permits.

**Truckee Meadows Fire Protection District.**

5. The following conditions are requirements of Environmental Health Services, which shall be responsible for determining compliance with these conditions.

**Contact: Dale Way/Brittany Lemon, 775-326-6000, [dway@tmfpd.us](mailto:dway@tmfpd.us)/[blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

**Fire Apparatus Access Roads, Fire Protection Water Supplies and International Wildland-Urban Interface Code**

- a. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- b. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).

We recommend contacting Truckee Meadows Fire Protection District for a consultation prior to submitting a Building Permit.

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

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#### INTEROFFICE MEMORANDUM

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#### PARCEL MAP REVIEW

DATE: November 6, 2020

TO: Dan Cahalane, Planner - Department of Community Services

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

**SUBJECT: Parcel Map for: Nuno**  
**Parcel Map Case No.: WTPM20-0012**  
**APN: 085-670-32**  
**Review Date: November 6, 2020**

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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 debris and unlicensed vehicles from the proposed division.
3. All boundary corners must be set.
4. Add a Security Interest Holder's Certificate to the map if applicable.
5. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

November 1, 2020

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Nuno Tentative Parcel Map; 085-670-32  
Tentative Parcel Map; WTPM20-0012

Dear Washoe County Staff:

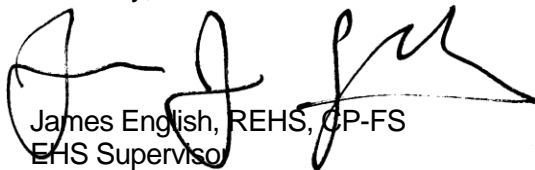
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: Proposed parcels shall connect to community water and sewer.
- b) Condition #2: Applicant must submit a Water Project pursuant to Nevada Administrative Code Chapter 445A separate of the building permit plan review process for the service of water for each of the proposed parcels.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

October 20, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM20-0012 (Nuno)

**Project description:**

The applicant is proposing to approve the subdivision of  $\pm 1.39$  acres ( $\pm 60548.4$ sf) into four parcels of  $\pm 18,107$ sf,  $\pm 12,012$ sf,  $\pm 12,043$ sf, and  $\pm 18,400$ sf respectively. This is not a second or subsequent parcel map. Project is located at 210 Harmony Ln (Southwest corner of Harmony Ln and Sidehill Dr), Assessor's Parcel Number: 085-670-32.

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

Comments: The application indicates that the project site is within SVGID water service area and resulting parcels will receive water service from SVGID.

Condition: The Parcel Map shall contain SVGID's note regards all conditions necessary for provision of water service to the newly created parcel. SVGID's note requires that all water rights and water service conditions to be met prior to approval of building permit on the resulting parcel. Or a valid water will serve letter from SVGID for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.





Dan Cahalane, Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3628

August 19, 2020

Re: WTPM20-0012 (Nuno) – Conditions of Approval

### **Truckee Meadows Fire Protection District (TMFPD)**

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name** – Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)

### **Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

## Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)



6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

### **International Wildland-Urban Interface Code**

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).



Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

## Tentative Parcel Map

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

### Development Application Submittal Requirements

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

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

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

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

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

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

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

\_\_\_\_\_  
Professional Land Surveyor

## Parcel Map Waiver

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

### Development Application Submittal Requirements

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

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
6. **Development Plan Specifications:**
  - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	



# Property Owner Affidavit

**Applicant Name:** RAUL NUNO

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, RAUL NUNO  
(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): 085-670-32

Printed Name RAUL NUNO

Signed [Signature]

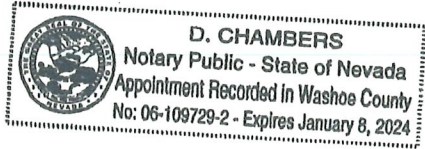
Address 210 HARMONY Lane

Subscribed and sworn to before me this 3<sup>rd</sup> day of September, 2020

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

My commission expires: 1/8/24

(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

# 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)?

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

--

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

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.)

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

6. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input 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
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input 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 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 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 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 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 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?

--

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 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?

--

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

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

## Grading

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

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

--

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	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

# Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

--

a. If a utility, is it Public Utility Commission (PUC) regulated?

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

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

--

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

a. The existing conditions and uses located at the site:

--

b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input type="checkbox"/> Individual wells		
<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
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<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 type="checkbox"/> No
------------------------------	-----------------------------

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

--

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

--

b. Does 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 type="checkbox"/> No
------------------------------	-----------------------------



Explanation:

--

- c. 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, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
---	---

Explanation:

--

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

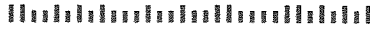
# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 08567032  
 AIN:

Balance Good Through:	10/08/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



RAUL NUNO  
 1114 GREENBRAE DR  
 SPARKS NV 89431

Description:

Situs: 210 HARMONY LN  
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.us/treas](http://www.washoecounty.us/treas)

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08567032	2020	2020446297	1	08/17/2020	155.75	0.00	6.23	161.98	0.00
08567032	2020		2	10/05/2020	155.72	0.00	0.00	155.72	0.00
08567032	2020		3	01/04/2021	155.72	0.00	0.00	155.72	0.00
08567032	2020		4	03/01/2021	155.72	0.00	0.00	155.72	0.00
Current Year Totals					622.91	0.00	6.23	629.14	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

**WASHOE COUNTY TREASURER**

PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

Received By: fgregory      Receipt Number: U20.10328  
 Location: Treasurer's Office      Receipt Year: 2020  
 Session: fgreg-0-10082020      Date Received: 10/08/2020

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2020446297 Bill Year: 2020 PIN: 08567032 Primary Owner: RAUL NUNO Property Addr: 210 HARMONY LN Property Desc: Township 20 Section 18 SubdivisionName _UNSPECIFIED Range 20	629.14	622.91	0.00	6.23	629.14	629.14	0.00
<b>Totals:</b>		629.14	622.91	0.00	6.23	629.14	629.14	0.00

Tender Information:		Charge Summary:						
Check #12/5870	629.14	Real						629.14
Total Tendered	629.14	Total Charges						629.14

**W. C. T. O. 28****WASHOE COUNTY TREASURER** PO BOX 30039 RENO, NV 89520-3039**OCT 07 2020****PAID**

By Whom Paid:

KAREN WALKER HILL INC.  
 3700 LAKESIDE DR #100  
 RENO NV 89509

BALANCE REMAINING	0.00
CHARGES	629.14
PAID	629.14
CHANGE	0.00

**EXHIBIT B**  
**LEGAL DESCRIPTION**

**PARCEL 1A:**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTH (N) ONE-HALF (1/2) OF THE NORTHEAST (NE) 1/4 OF THE SOUTHEAST (SE) 1/4 , OF THE SOUTHWEST (SW) 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST MDM, CITY OF SUN VALLEY, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF PARCEL C OF PARCEL MAP NO. 244 RECORDED APRIL 16TH, 1976 AS FILE NUMBER 404566 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE SOUTH 89°38'12" EAST 91.00 FEET;

THENCE SOUTH 09°47'88" EAST 50.17 FEET;

THENCE SOUTH 00°32'07" WEST, 133.92 FEET;

THENCE NORTH 89°37'01" WEST 100.00 FEET;

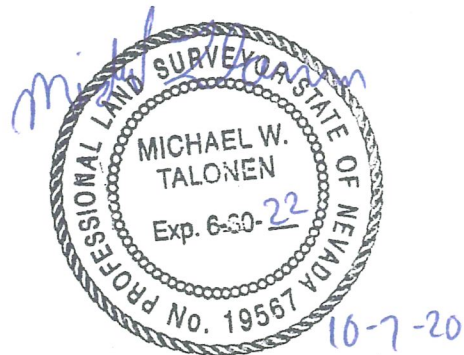
THENCE NORTH 00°32'07" EAST 183.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,106 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567



**EXHIBIT B**  
**LEGAL DESCRIPTION**

**PARCEL 1B:**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTH (N) ONE-HALF (1/2) OF THE NORTHEAST (NE) 1/4 OF THE SOUTHEAST (SE) 1/4 , OF THE SOUTHWEST (SW) 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST MDM, CITY OF SUN VALLEY, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (NE) CORNER OF PARCEL A OF PARCEL MAP NO. 244 RECORDED APRIL 16TH, 1976 AS FILE NUMBER 404566 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE SOUTH 00°32'07" WEST 90.71 FEET;

THENCE NORTH 89°37'01" WEST 130.00 FEET;

THENCE NORTH 00°32'07" EAST, 41.28 FEET;

THENCE NORTH 09°47'58" WEST 50.17 FEET;

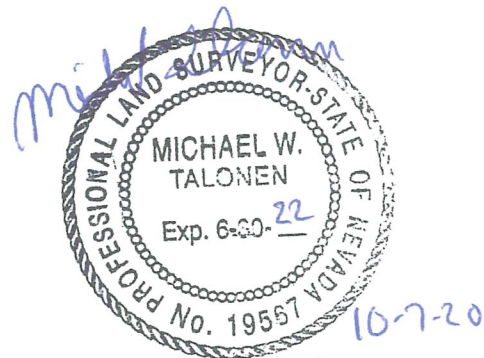
THENCE SOUTH 89°38'12" EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,012 SQUARE FEET, MORE OR LESS.

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567



**EXHIBIT B**  
**LEGAL DESCRIPTION**

**PARCEL 1C:**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTH (N) ONE-HALF (1/2) OF THE NORTHEAST (NE) 1/4 OF THE SOUTHEAST (SE) 1/4 , OF THE SOUTHWEST (SW) 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST MDM, CITY OF SUN VALLEY, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF PARCEL A OF PARCEL MAP NO. 244 RECORDED APRIL 16TH, 1976 AS FILE NUMBER 404566 IN THE OFFICIAL RECORD OF WASHOE COUNTY. THENCE SOUTH 00°32'07" WEST 90.71 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°32'07" WEST 92.64 FEET;

THENCE NORTH 89°37'01" WEST 130.00 FEET;

THENCE NORTH 00°32'07" EAST, 92.64 FEET;

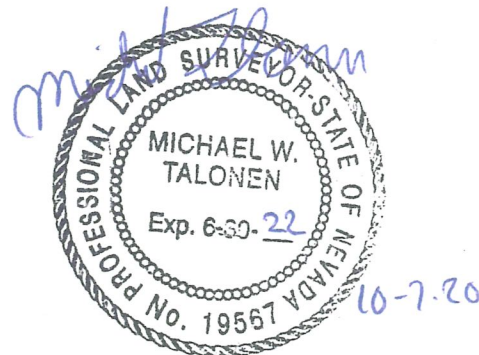
THENCE SOUTH 89°37'01" EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,043 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567



**EXHIBIT B**  
**LEGAL DESCRIPTION**

**PARCEL 1D:**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTH (N) ONE-HALF (1/2) OF THE NORTHEAST (NE) 1/4 OF THE SOUTHEAST (SE) 1/4 , OF THE SOUTHWEST (SW) 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST MDM, CITY OF SUN VALLEY, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF PARCEL B OF PARCEL MAP NO. 244 RECORDED APRIL 16TH, 1976 AS FILE NUMBER 404566 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE NORTH 89°37'01" WEST 230.00 FEET;

THENCE NORTH 00°32'07" EAST 80.00 FEET;

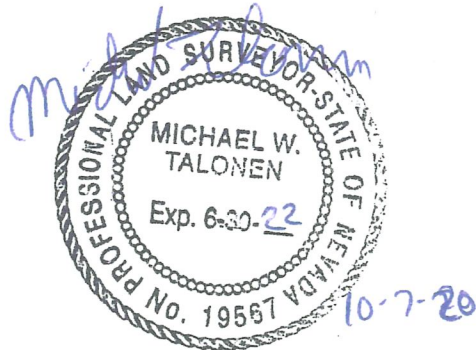
THENCE SOUTH 89°37'01" EAST, 230.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,400 SQUARE FEET, MORE OR LESS.

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567





**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RAUL NUNO IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 278 OF THE NEVADA REVISED STATUTES. THE UNDERSIGNED HAS BEEN ADVISED OF THE RIGHTS GRANTED HEREBY AND GRANTS TO ALL PUBLIC UTILITIES AND WASHOE COUNTY PERMITS EASEMENTS SHOWN ON THIS PLAT FOR FLOWED SNOW STORAGE, THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNALS, THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

RAUL NUNO, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, LET LEE TOWNELL, S.G. DO PERSONALLY APPEAR BEFORE ME AND UPON QUINCY D. BAKER AND SAUL F. FRECHETTE, THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE YEARS 2018, 2019 AND 2020 HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES HAS BEEN COMPAID TO THE COUNTY CLERK'S OFFICE AND THAT THE PROPERTY IS CURRENTLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 278 OF THE NEVADA REVISED STATUTES.

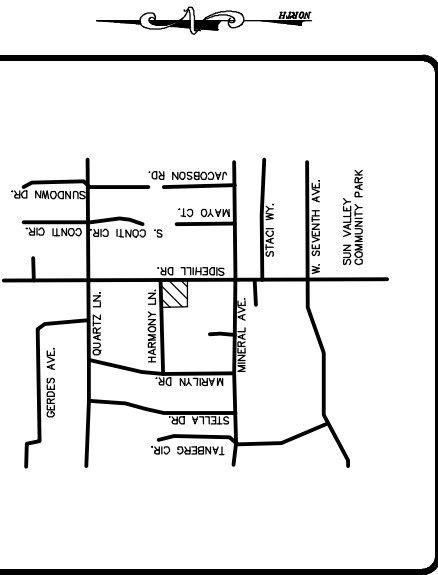
APR 085-670-32  
WASHOE COUNTY TREASURER

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH, THIS APPROVAL CONCERNS SEWER DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DEPARTMENT.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_



**VICINITY MAP**  
N.E.S.

**UTILITY COMPANIES' CERTIFICATES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. ALL PUBLIC UTILITY EASEMENTS INCLUDE CITY.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHARTER COMMUNICATIONS  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SUN VALLEY C.O.D.

**SECURITY INTEREST HOLDER CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JOHN E. FRECHETTE, DID PERSONALLY APPEAR BEFORE ME AND UPON QUINCY D. BAKER AND SAUL F. FRECHETTE, THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

JOHN E. FRECHETTE  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, LET JOHN E. FRECHETTE, THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE**

THE FINAL MAP CASE NO. \_\_\_\_\_ SHEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IS IN SUBSTANTIAL COMPLIANCE WITH THE PLANNING AND DEVELOPING DIVISION'S REQUIREMENTS FOR DEVELOPING MAPS. THE PROJECT / DEVELOPMENT DESCRIBED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 278 DEVELOPMENT CODES.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.421 THROUGH 278.425.

YVONNA HALENSTEN \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPING DIVISION

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

THE PROJECT / DEVELOPMENT DESCRIBED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 278 DEVELOPMENT CODES.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

FILE NO. \_\_\_\_\_ FOR RECORD AT THE  
REQUEST OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2020, AT \_\_\_\_\_ MINUTES PAST  
\_\_\_\_\_ O'CLOCK \_\_\_\_\_  
RECORDS OF WASHOE COUNTY,  
NEVADA  
COUNTY RECORDER \_\_\_\_\_  
BY: DEPUTY \_\_\_\_\_  
FEE: \_\_\_\_\_

**PARCEL MAP**  
FOR  
**RAUL NUNO**  
A MERGER & RESUBDIVISION OF A PORTION OF PARCELS A & B &  
PARCEL C OF P.M. NO. 244  
SITUATE IN THE NE 1/4 OF THE NE 1/4 OF THE ST 1/4 OF THE  
ST 1/4 SECTION 16, T20N, R20E, M0N  
WASHOE COUNTY  
SHEET 1 OF 2  
NEVADA

**MST Surveying**

SURVEYORS  
15506 CLOCKSILVER DRIVE RENO, NEVADA 89511  
(775) 544-7817 \* (775) 671-8408 Fax \* mtsurveying@msm.com

DATE \_\_\_\_\_

NAME \_\_\_\_\_

FIRST CENTENNIAL AMERICAN TITLE COMPANY OF NEVADA



**GENERAL NOTES**

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE EXCEPTION OF THE UTILITY SERVICE FACILITIES INSTALLED AND MAINTAINED BY THE UTILITY COMPANY. AT LOCATIONS NATURALLY AGGRAVED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH CONCORDANT WITH ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC, 5' IN WIDTH CONCORDANT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERNAL DRAINAGE.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY PUBLIC STREET.
5. WITH THE RESUBDIVISION OF EACH PARCEL, AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEWATER WATER BODIES TO THE SEWERAGE UTILITY SYSTEM TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A MILL SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
7. EACH PARCEL CREATE 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 AND PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL, RESPECTIVELY.
8. WASHOE COUNTY WILL ESTABLISH ADDRESSES TO BE RELEASED ONCE AN ASSESSORS PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE NATURAL DRAINAGE WILL NOT BE IMPROVED.
10. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
11. ALL RULES INCLUDE CATV.
12. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
13. ALL PRIVATE DRIVEWAY APPROACHES ONTO COUNTY ROADWAYS FOR TWO (2) RESIDENCES OR LESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WASHOE COUNTY STANDARD DETAILS DRAWINGS W-511, W-52, OR W-53, WHICHEVER APPLIES.
14. ALL PROPERTIES, REARLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FERM ZONE, SHALL BE CONSTRUCTED 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.
15. THE 20' EASEMENT ADJACENT TO SERIAL DRIVE INCLUDES ALL PUBLIC UTILITIES, CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE & THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE.



**LEGEND**

- SET 5/8" REBAR W/ CAP OR NAIL & TAG PLS 19857
- DIMENSION PT - NOTHING FOUND / NOTHING SET
- FOUND MONUMENT AS INDICATED
- ▲ WASHOE COUNTY STATIONS
- ◇ SECTION 1/4 CORNER
- ▭ PROPERTY BOUNDARY
- ▭ ADJACENT PROPERTY LINE
- ▭ PROPOSED PROPERTY LINE
- ▭ EASEMENT - UTILITIES ES OR E10
- ▭ TILE
- ▭ GRAPHIC BORDER
- ▭ 5' OR 10' PUE/CVE & PRIVATE DRAINAGE EASEMENT PER THIS MAP
- (R) REFERENCE NUMBER

**PARCEL AREA SUMMARY**

PARCEL 1A	18,106 S.F.
PARCEL 1B	12,012 S.F.
PARCEL 1C	12,043 S.F.
PARCEL 1D	18,400 S.F.
<b>TOTAL</b>	<b>60,561 S.F.</b>

**PARCEL MAP**

FOR  
**RAUL NUNO**  
A MERGER & RESUBDIVISION OF A PORTION OF PARCELS A & B & PARCEL C OF P.M. NO. 244  
SITUATE IN THE N 1/2 OF THE NE 1/4 OF THE ST 1/4 OF THE ST 1/4 SECTION 16, T20N, R20W, M0N  
WASHOE COUNTY  
NEVADA  
SHEET 2 OF 2

**MST Surveying**

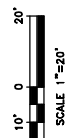
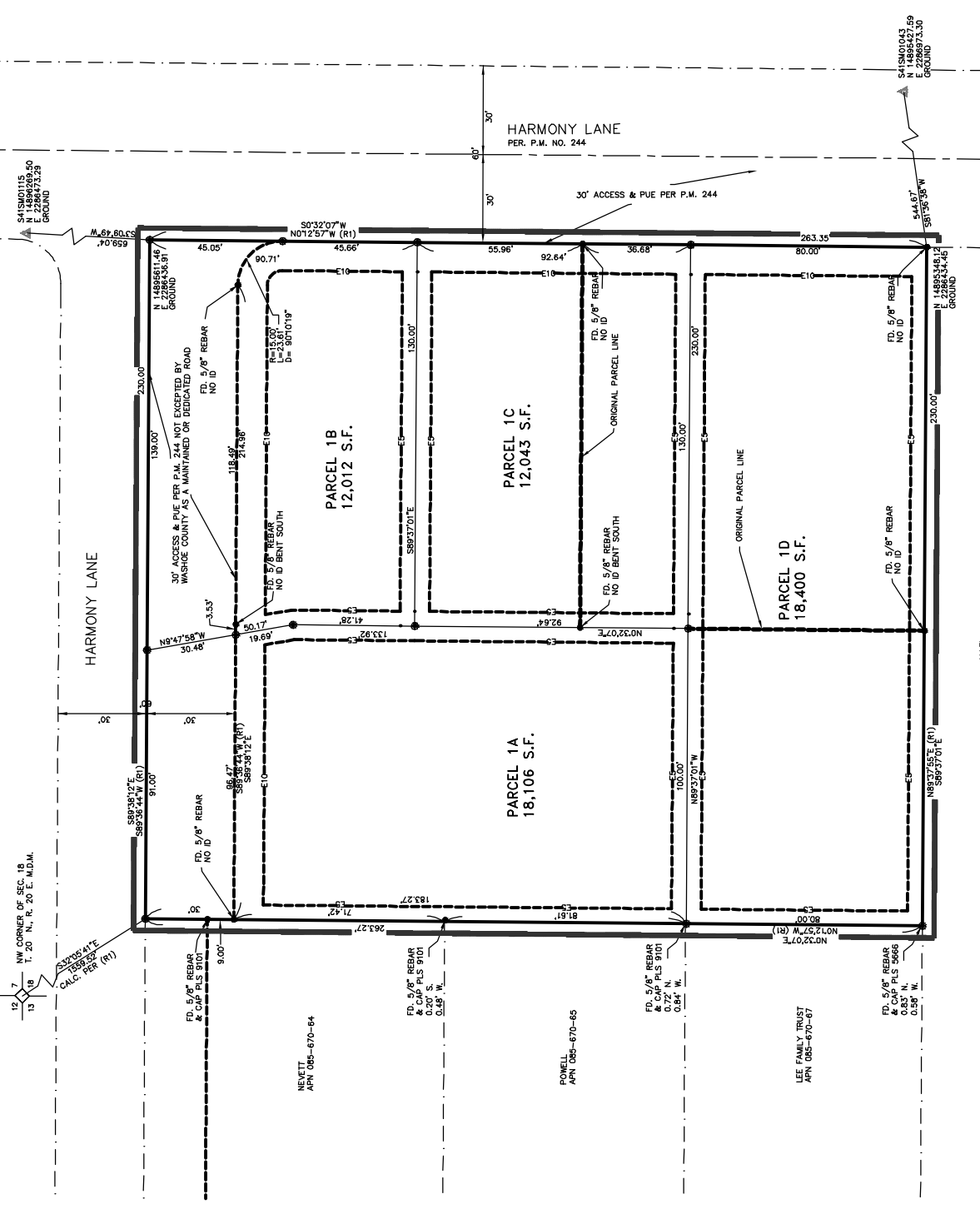
SURVEYORS  
15506 GLOCKSILVER DRIVE, RENO, NEVADA 89511  
(775) 544-7817 • (775) 677-9408 • Fax • mstsurveying@hotmail.com

**REFERENCES**

- RDJ PARCEL MAP No. 244, FILE No. 404568 RECORDED 4-16-1976.
- RDJ PARCEL MAP No. 344, FILE No. 2286659 RECORDED 10-22-1988.
- RDJ PLATMAP TITLE REPORT PREPARED BY MORTAL AMERICAN TITLE COMPANY ORDER NO. 40012-02-0039 DATED 1-17-2020.
- REFERENCED COORDINATES ARE RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA.

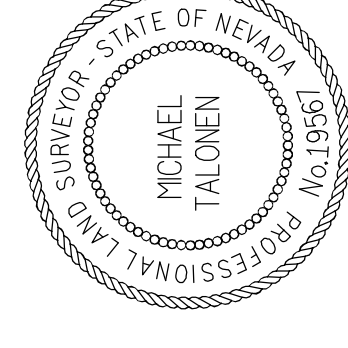
**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS ESTABLISHED BY RES. 10, WASHOE COUNTY STATIONS SALESROLLS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**GENERAL NOTES**

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, ANY LOCATIONS INITIALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH CONCURRENT WITH ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC, 5' IN WIDTH CONCURRENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY PUBLIC STREET.
5. 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 WASHOE COUNTY WITH A MILL SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
7. EACH PARCEL CREATE 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 AND THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSORS PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE NATURAL DRAINAGE WILL NOT BE CHANGED.
10. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
11. ALL FIRE'S INCLUDE CATV.
12. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
13. ALL PRIVATE DRIVEWAY APPROACHES ONTO COUNTY ROADWAYS FOR TWO (2) RESIDENCES OR LESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WASHOE COUNTY STANDARD DETAILS DRAWINGS W-31, W-32, OR W-33, WHICHEVER APPLIES.
14. 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 AND OPERATE DRAINAGE SYSTEMS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
15. THE 10' EASEMENT ADJACENT TO SIDEHILL DRIVE INCLUDES ALL PUBLIC UTILITIES, WASHOE COUNTY PERMANENT EASEMENTS FOR PLOWED SNOW STORAGE & THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE.



EXP. 06/30/2022

**LEGEND**

- SET 5/8" REBAR w/ CAP OR NAIL & TAG PLS 19567
- DIMENSION PT - NOTHING FOUND / NOTHING SET
- FOUND MONUMENT AS INDICATED
- ▲ WASHOE COUNTY STATIONS
- ◇ SECTION 1/4 CORNER
- ▬ PROPERTY BOUNDARY
- ▬ ADJACENT PROPERTY LINE
- ▬ PROPOSED PROPERTY LINE
- ▬ EASEMENT - UTILITIES ES OR E10
- ▬ TIE
- ▬ GRAPHIC BORDER
- ▬ 5' OR 10' PUE/OTIE & PRIVATE DRAINAGE EASEMENT PER THIS MAP
- ES/E10 REFERENCE NUMBER
- (RT)

**PARCEL AREA SUMMARY**

PARCEL 1A	18,106 S.F.
PARCEL 2B	12,012 S.F.
PARCEL 3B	12,043 S.F.
PARCEL 4D	18,400 S.F.
<b>TOTAL</b>	<b>60,561 S.F.</b>

**PARCEL MAP**  
FOR  
**RAUL NUNO**  
A MERGER & RESUBDIVISION OF A PORTION OF PARCELS A & B & PARCEL C OF P.M. NO. 244  
SITUATE IN THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 SECTION 18, T20N, R20E, MDM  
WASHOE COUNTY NEVADA  
SHEET 2 OF 2

**MST Surveying**

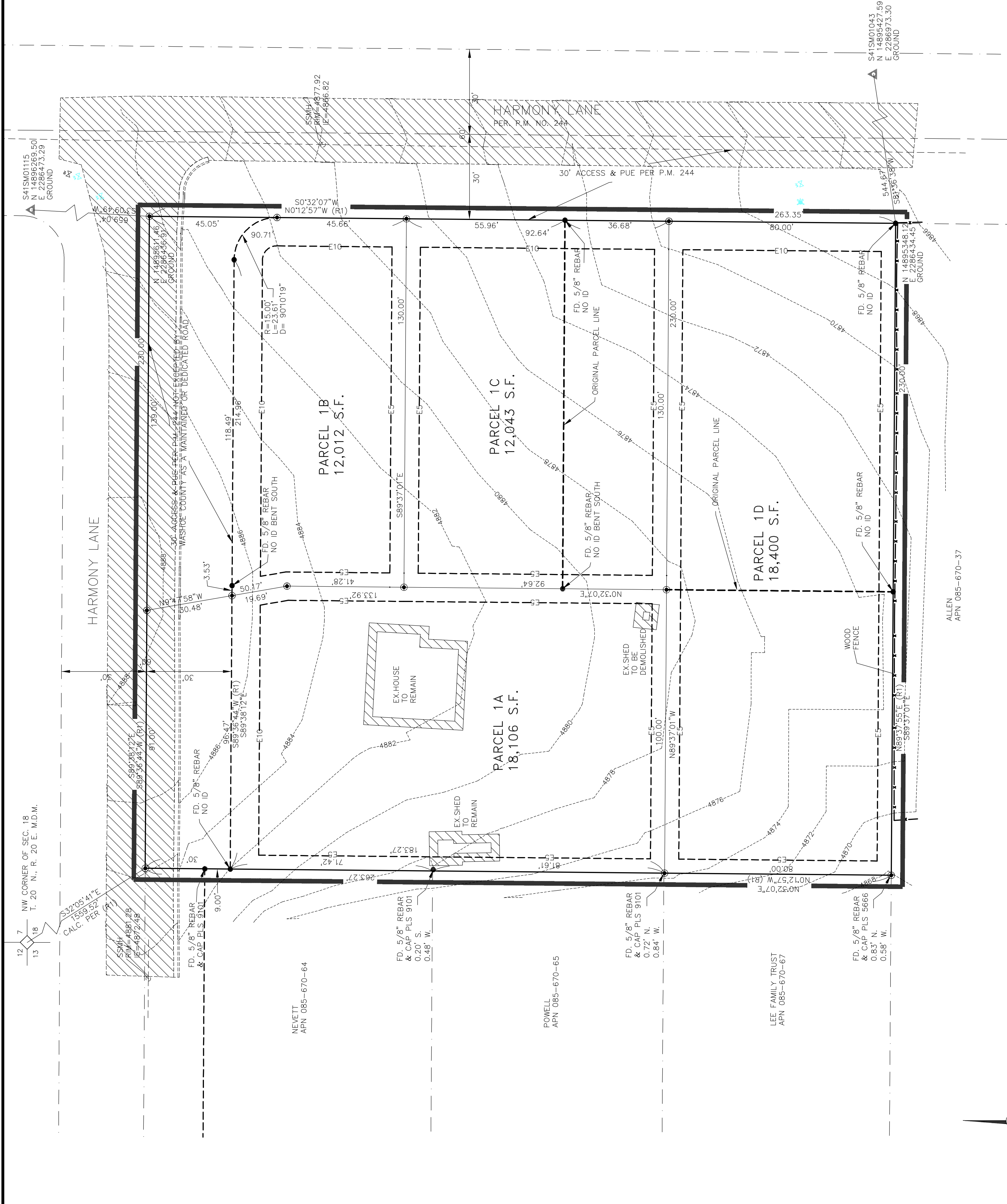
**SURVEYORS**  
15506 QUICKSILVER DRIVE RENO, NEVADA 89511  
(775) 544-7817 • (775) 677-8408 Fax • mstsurveying@hotmail.com

**REFERENCES**

- (R1) PARCEL MAP No. 244, FILE No. 404566 RECORDED 4-16-1976.
- (R2) PARCEL MAP No. 3441, FILE No. 2266059 RECORDED 10-22-1988.
- (R3) PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY ORDER NO. 46001-20-0039 DATED 1-17-2020.

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS ESTABLISHED BY TIES TO WASHOE COUNTY STATIONS 545301115 & 545301043 per NAVD 83 (1990) COORDINATES MULTIPLIED BY A COMBINED FACTOR OF .1000197939.



HARMONY LANE  
P.M. NO. 244

ALLEN  
APN 085-670-37

NW CORNER OF SEC. 18  
1: 20 N., R. 20 E., M.D.M.  
CALC. FOR  
S41SM01115  
N 14895269.501  
E 22869732.91  
GROUND

NEVETT  
APN 085-670-64

POWELL  
APN 085-670-65

LEE FAMILY TRUST  
APN 085-670-67

