



Parcel Map Review Committee Staff Report

Meeting Date: January 14, 2021

Agenda Item: 7D

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0016 – Silverado Eagle Canyon

BRIEF SUMMARY OF REQUEST: To merge two parcels and re-divide into 3 new parcels to create 2 parcels and a common area parcel.

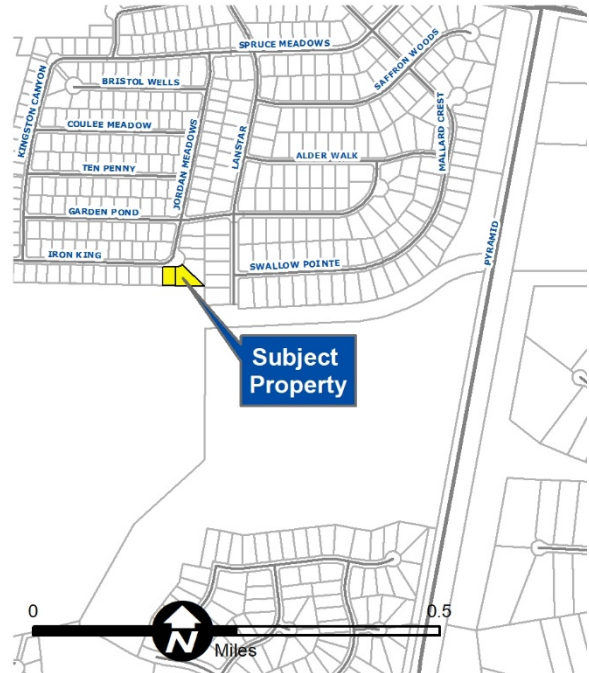
STAFF PLANNER:

Chris Bronczyk, Planner
775.328.3612
cbronczyk@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a second parcel map within 5 years to merge 2 parcels (± 0.37 acres, ± 0.22 acres) and re-divide into 3 parcels of ± 0.19 acres (Lot 169-A) and ± 0.35 acres (Lot 168-A), and a common area lot of ± 0.04 acres (area C).

Applicant:	Silverado Eagle Canyon, LLC
Property Owner:	Silverado Eagle Canyon, LLC
Location:	1050 and 1054 Iron King Drive
APN:	532-324-05; 532-324-06
Parcel Size:	0.37 acres; 0.22 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0016 for Silverado Eagle Canyon, LLC 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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Parcel Map

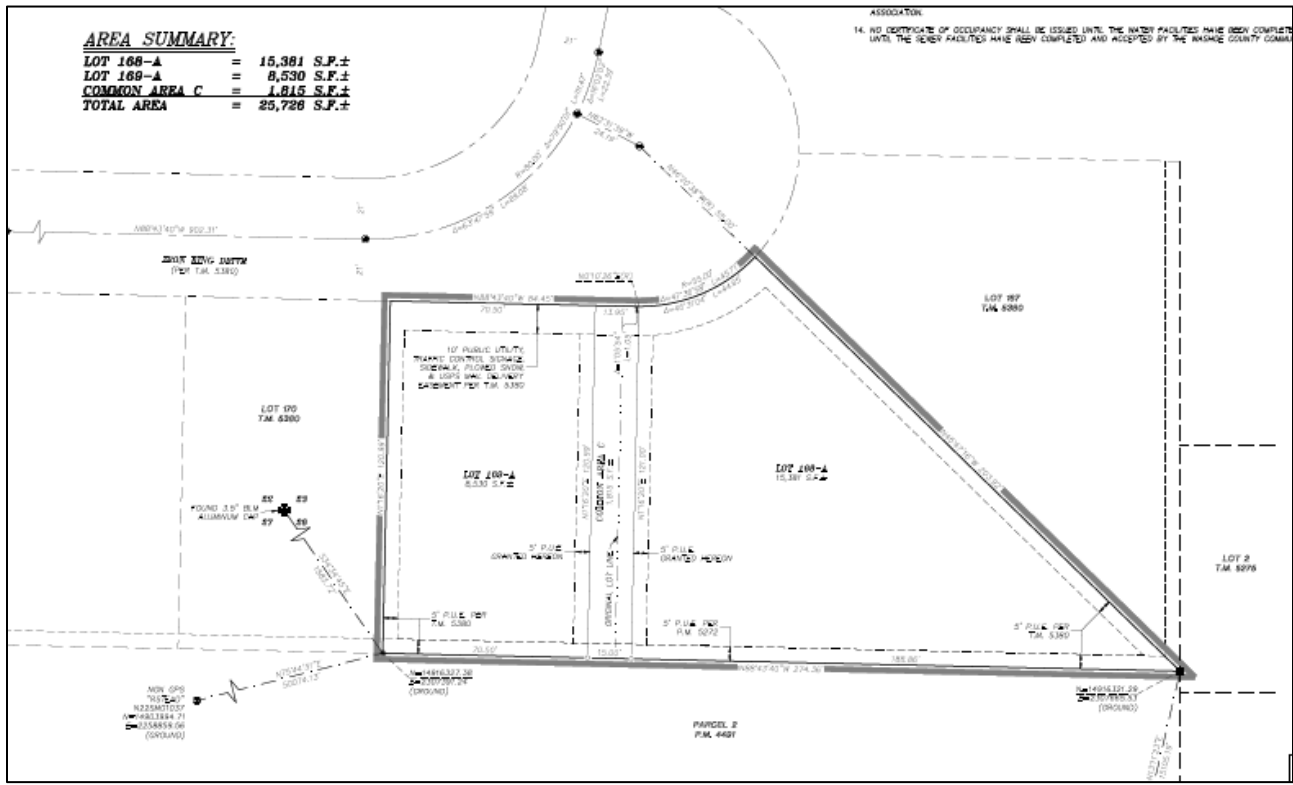
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 WTPM20-0016 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Suburban (MDS). The request is to merge 2 lots, and re-divide to create 3 total lots; 2 residential lots and a common open space lot. The sizes of the newly created lots will consist of ± 0.19 acres (Lot 169-A) and ± 0.35 acres (Lot 168-A), and a common open space development area lot of ± 0.04 acres (area C) which will be dedicated to the Eagle Canyon Ranch Homeowners Association and used for maintenance access to the North Spanish Springs Detention Facility. The proposed parcel map conforms to lot size and width requirements for MDS. The maximum density allowed with MDS is 3 dwellings per acre. The required setbacks for MDS are 20 feet in the front and rear yard setback, and 8 feet for the side yard setback.



Site Plan

Tentative Parcel Map Evaluation

- Regulatory Zone: Medium Density Suburban (MDS)
- Maximum Lot Potential: 3
- Number of Lots on Parcel Map: 3
- Minimum Lot Size Required: Article 406 requires that Medium Density Suburban lots be a minimum of 12,000 square feet. However, this parcel map is part of a previously approved tentative subdivision map – TM13-0002. The approved lot sizes ranged from 8,510 square feet to 37,591 square feet.
- Minimum Lot Size on Parcel Map: 8,530 square feet
- Minimum Lot Width Required: This parcel map is part of a previously approved tentative subdivision map – TM13-0002. The subdivision map allows varying the lot widths.
- Minimum Lot Width on Parcel Map: 44.65 feet

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

Development Suitability Constraints: The Spanish Springs Development Suitability Map, a part of the Spanish Springs Area Plan, identifies the subject parcel within a 1% FEMA Flood Hazard. The parcels are also located on flat area, and are suitable for development.

Hydrographic Basin: The subject parcels are within the Spanish Springs Valley Hydrographic Basin.

The subject parcels are inside the Truckee Meadows Service Area (TMSA).

The proposed subdivision is a second or subsequent division of a parcel map approved within the last five years.

Spanish Springs Area Plan

The subject parcels are located within the Spanish Springs Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SS 1.2	The Policy Growth Level for the Spanish Springs Suburban Character Management Area is 1,500 new residential units of land use capacity.	Yes	NA
SS 16.1	Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.	Yes	NA

Development Information

The subject parcels are part of a previously approved Tentative Subdivision Map – TM13-002. At the request of Washoe County Engineering, a parcel map was submitted to Washoe County Planning to merge 2 existing parcels, and re-divide into 3 parcels, 2 for residential use, and a common area lot to allow for a point of access to the North Spanish Springs Detention Facility (APN: 532-020-04) for maintenance purposes. The applicant states that the original access to the northern and western maintenance access road was planned to connect to Lanstar Drive just north of the inlet channel to the east of the basin but is now too expensive to construct at this time. The parcel will remain under control of the Eagle Canyon Ranch Homeowners Association for continued maintenance purposes, but Washoe County will be granted an access and maintenance easement. The final map was approved on June 30, 2020; and therefore, this is a second subsequent parcel map. Accordingly, subdivision requirements will be required.

Per 606.30(d): Notice of Property Owners by Mail of Submittal of Tentative Parcel Map (Second or Subsequent Tentative Parcel Maps): If the application for a tentative parcel map is for the subdividing of a lot or lots created within five (5) years of the recording of a map creating the original parcel, notice shall be provided to the following persons within ten (10) days of the meeting of the Parcel Map Review Committee, setting forth the time, place, purpose of hearing, and map or physical description of the land involved:

1. All owners of real property that are the subject of the tentative parcel map application;
2. Advisory boards created by the Board of County Commissioners for the area in which the property that is the subject of the tentative parcel map application is located;
3. All owners of real property within five hundred (500) feet of the property which is the subject of the tentative parcel map application;
4. All tenants of any mobile home or manufactured home park that is located within five hundred (500) feet of the property which is the subject of the tentative subdivision map application; and

5. All General Improvement Districts (GID) for the area in which the property that is the subject of the tentative parcel map application is located

Staff Comment: Noticing was sent to 44 unique property owners within 800 feet of the parcels subject to the proposed parcel map application.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building and Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks and Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman – Parks Planner skirschenman@washoecounty.us
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vahid Behmaram – Water Rights Manager vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wayne Handrock – County Surveyor – whandrock@washoecounty.us
WCHD – Environmental Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	James English – EHS Supervisor jenglish@washoecounty.us
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Genine Rosa – Environmental Engineer – grosa@washoecounty.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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 application was routed to the Washoe County Health District and Washoe County Water Rights Coordinator. Environmental Health provided conditions of approval regarding municipal connections and future review. The Water Rights coordinator provided no conditions.

- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The parcels are part of a larger tentative subdivision map which will be served by municipal sewer and water.

- c) The availability and accessibility of utilities.

Staff Comment: The parcels will be served by municipal sewer and water.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed application will only create 3 parcels. The impact of these 3 parcels are considered minimal.

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

Staff Comment: Staff reviewed the application against the Development Code as outlined in the Tentative Parcel Map evaluation above. Staff also reviewed the application against Spanish Springs Area plan policies SS 1.2 and SS 16.1 as outlined above.

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

Staff Comment: The proposed application is in conformity with the master plan's streets and highways. It specifically advances Spanish Springs Area Plan Goal Eleven by providing an access easement that connects to the North Spanish Springs Detention Facility for maintenance purposes.

- 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 application will only create 3 parcels. This is not sufficient to require new streets or highways.

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

Staff Comment: The parcels are located within a 1% FEMA Flood Hazard. The parcels are also located on flat area and are 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 application includes public access sufficient for TMFPD to provide fire access. All additional fire access and fire regulation will be addressed at the building permit stage.

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

Staff Comment: There is access to CATV conduit and pull wire.

- l) Recreation and trail easements.

Staff Comment: The application was forwarded to Washoe County Parks Program; no conditions were received.

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

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM20-0016 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0016 for Silverado Eagle Canyon, LLC 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.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

Appeal Process

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

Applicant/Owner: Silverado Eagle Canyon, LLC
5525 Kietzke Lane, Suite 102
Reno, NV 89511

Representative: Kevin Almeter
1361 Corporate Blvd.
Reno, NV 89502



Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0016

The tentative parcel map approved under Parcel Map Case Number WTPM20-0016 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on January 14, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact: Chris Bronczyk; 775.328.3612; cbronczyk@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. WTPM20-0016 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; 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.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

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

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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor's Certificate.
- 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

- a. The WCHD has no comments or objections to this application as submitted as the proposed parcels will be served by community water and sewer service.
- b. Future development of the parcels will be reviewed as applicable by the WCHD

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: December 10, 2020

TO: Chris Bronczyk, Planner - Department of Community Services

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

SUBJECT: *Parcel Map for: Silverado Eagle Canyon*
Parcel Map Case No.: WTPM20-0016
APN: 532-324-05 & 09
Review Date: December 10, 2020

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. Complete the Surveyor's Certificate.
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

December 5, 2020

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

RE: Silverado Eagle Canyon LLC; 532-324-05 & 06
Tentative Parcel Map; WTPM20-0016

Dear Washoe County Staff:

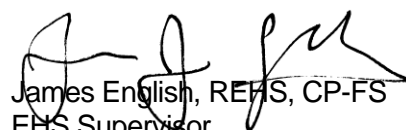
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has no comments or objections to this application as submitted as the proposed parcels will be served by community water and sewer service.
- b) Condition #2: Future development of the parcels will be reviewed as applicable by the WCHD.

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

Sincerely,


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

0835

THE OFFICIAL PLAT OF EAGLE CANYON RANCH - UNIT 7 A COMMON INTEREST COMMUNITY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SILVERADO EAGLE CANYON, LLC, A NEVADA LIMITED LIABILITY COMPANY, 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 AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 116 AND 278, AND THAT THE STREETS, AVENUES, DRIVES, COURTS AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY GRANTED, DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES; THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, SIGHT DISTANCE, AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL, SIGNAGE, DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER; AND HEREBY GRANTS TO THE TRUCKEE MEADOWS WATER AUTHORITY EASEMENTS IDENTIFIED ON THIS PLAT FOR WATER FACILITIES WITH THE RIGHT OF ACCESS THERETO FOREVER; THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY; THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO TRUCKEE MEADOWS WATER AUTHORITY; THE OWNER AND HE ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

SILVERADO EAGLE CANYON, LLC
A NEVADA LIMITED LIABILITY COMPANY

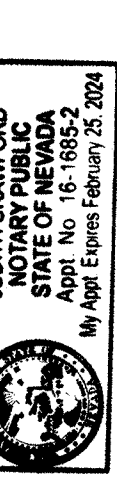
Greg P. Bittner
NAME / TITLE (PRINT)
President of Manager

2/24/2020
DATE

ACKNOWLEDGMENT:

STATE OF NEVADA } ss
COUNTY OF WASHOE }

ON THIS 24 DAY OF FEBRUARY, 2020, PERSONALLY APPEARED *Greg P. Bittner*, AS THE MANAGER OF SILVERADO EAGLE CANYON, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.



NOTARY PUBLIC

SECURITY INTEREST HOLDERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE SECURITY INTEREST HOLDERS HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 116 AND 278, AND THAT THE STREETS, AVENUES, DRIVES, COURTS AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY GRANTED, DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES; THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, SIGHT DISTANCE, AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL, SIGNAGE, DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER; AND HEREBY GRANTS TO THE TRUCKEE MEADOWS WATER AUTHORITY EASEMENTS IDENTIFIED ON THIS PLAT FOR WATER FACILITIES WITH THE RIGHT OF ACCESS THERETO FOREVER; THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY; THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO TRUCKEE MEADOWS WATER AUTHORITY; THE OWNER AND HE ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, FOR THE CONSTRUCTION DEED OF TRUST RECORDED DECEMBER 11, 2019 AS DOCUMENT NO. 4981445. BY DOCUMENT NO. 5000469 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

EAGLE CANYON INVESTORS, LLC A NEVADA LIMITED LIABILITY COMPANY, FOR THE DEED OF TRUST RECORDED DECEMBER 11, 2018 AS DOCUMENT NO. 4872392. BY DOCUMENT NO. 5002095 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

ROBERT M. SADER AND CANDICE K. SADER, CO-TRUSTEES OF THE SADER NEVADA TRUST DATED DECEMBER 12, 1995 AND JESSE HAW AND AMBER HAW, CO-TRUSTEES OF THE JESSE AND AMBER HAW FAMILY TRUST DATED NOVEMBER 15, 2011 AND TRUST AGREEMENT DATED NOVEMBER 15, 2019 AS DOCUMENT NO. 4981445, CONFIRMED UNDER DOCUMENT NO. 4981445 RECORDED DECEMBER 11, 2019. BY DOCUMENT NO. 5000469 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SILVERADO EAGLE CANYON, LLC, NEVADA LIMITED LIABILITY COMPANY OWNS RECORDS AND INTERESTS IN THE PLAT AND THAT THE PLAT IS CORRECTLY PREPARED AND THAT THE PLAT IS SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 116 AND 278, AND THAT THE STREETS, AVENUES, DRIVES, COURTS AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY GRANTED, DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES; THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, SIGHT DISTANCE, AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL, SIGNAGE, DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER; AND HEREBY GRANTS TO THE TRUCKEE MEADOWS WATER AUTHORITY EASEMENTS IDENTIFIED ON THIS PLAT FOR WATER FACILITIES WITH THE RIGHT OF ACCESS THERETO FOREVER; THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY; THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO TRUCKEE MEADOWS WATER AUTHORITY; THE OWNER AND HE ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

WESTERN TITLE COMPANY
BY: *Robbie H. Cimjette*
NAME/TITLE (PRINT)
DATE 3-6-2020

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH
DATE 06/09/2020

WATER & SEWER RESOURCE REQUIREMENTS

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

Vald B. B...
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
DATE 3/6/2020

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CERTIFIED PUBLIC UTILITY COMPANIES, WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT AND AND TRUCKEE MEADOWS WATER AUTHORITY.

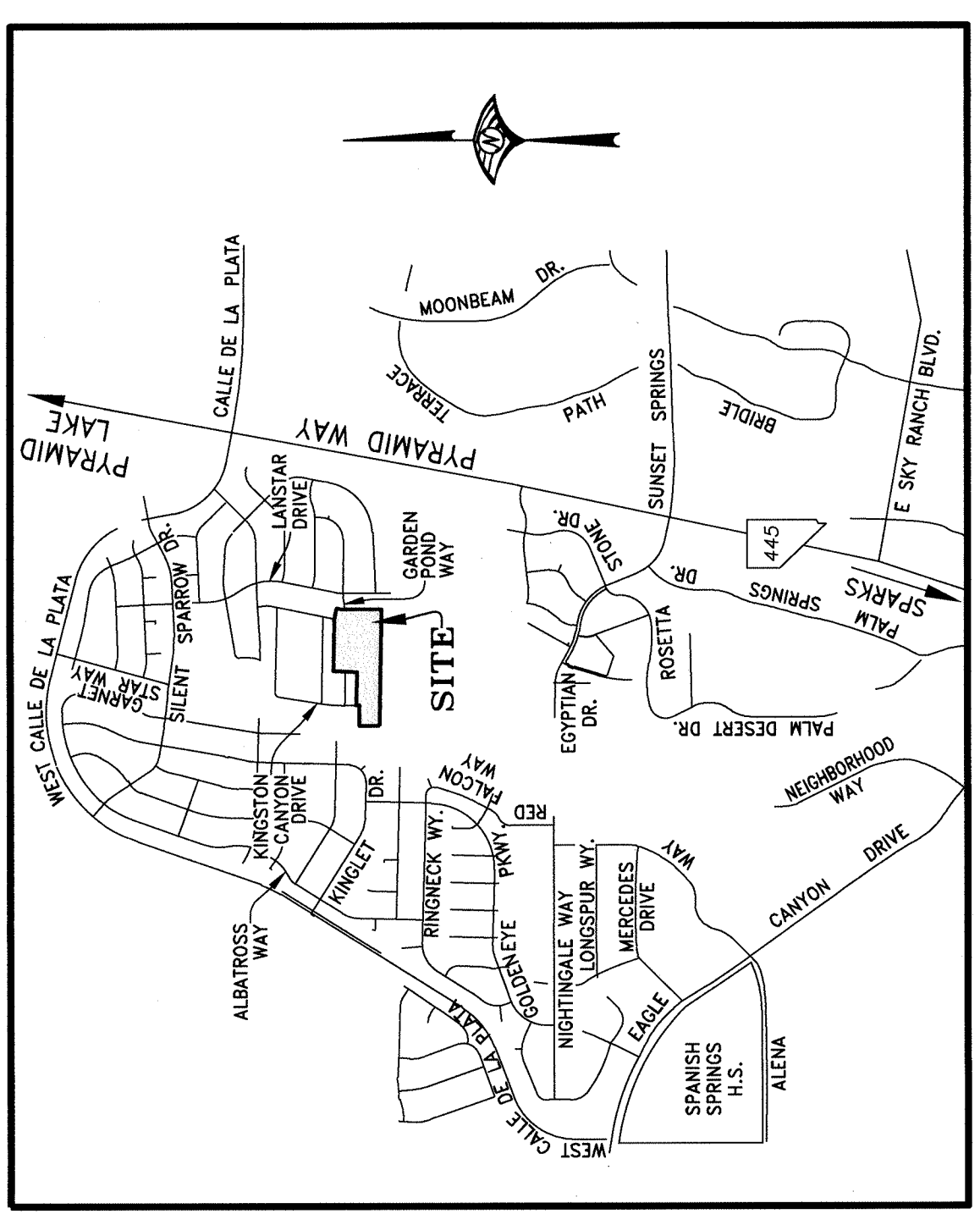
SILVERADO EAGLE CANYON, LLC
DATE 2/13/2020

NEVADA (ECL) D/B/A AT&T NEVADA-CITICORP NEAROSP PLANNING
DATE 2-13-2020

DOUGLAS COMMUNICATIONS
DATE 2-14-20

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
DATE 3/6/2020

TRUCKEE MEADOWS WATER AUTHORITY, John P. Zimmerman
DATE 2-14-2020



VICINITY MAP

NOTES:
1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXERCISE THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
4. DRAINAGE FACILITIES LOCATED WITHIN A "PRIVATE DRAINAGE EASEMENT" WITHIN COMMON AREA PARCELS ARE PRIVATELY OWNED AND SHALL BE PERPETUALLY FUNDED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. PARCELS ARE PUBLIC FACILITIES AND SHALL BE MAINTAINED BY WASHOE COUNTY.
6. A PERMANENT BLANKET PRIVATE STORM DRAIN AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS. ALL PRIVATELY OWNED DRAINAGE FACILITIES WITHIN ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. A BLANKET SANITARY SEWER EASEMENT AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER COMMON AREAS AS SHOWN HEREON. SAID EASEMENT INCLUDES THE INSTALLATION, ACCESS AND MAINTENANCE OF SAID UTILITIES.
8. A 10 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK, PLOWED SNOW STORAGE AND USPS MAIL DELIVERY FACILITY EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY AND THE 10' PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM STREET RIGHT-OF-WAY ONLY.
9. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
10. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT AND WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY TRUCKEE MEADOWS WATER AUTHORITY.
11. COMMON AREAS SHOWN HEREON SHALL BE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOME OWNER'S ASSOCIATION.
12. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
13. THE SUBJECT PROPERTY IS SUBJECT TO AVIGATION EASEMENTS PER DOCUMENT NOS. 2864445, 28-61880, & 4479933
14. TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.
15. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE TO THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
16. THOSE PORTIONS OF THE SANITARY SEWER EASEMENT, WITHIN THE RIGHT-OF-WAY GRANTED HEREON, PER DOCUMENT NO. 3386310 ARE HEREBY RELINQUISHED UPON THE COUNTY'S ACCEPTANCE OF SAID RIGHTS-OF-WAY.
17. THE TEMPORARY THAWA WATER LINE EASEMENTS AND TEMPORARY ACCESS EASEMENT GRANTED HEREON SHALL TERMINATE UPON WASHOE COUNTY'S ACCEPTANCE OF FUTURE STREET DEDICATIONS OVER SAID EASEMENTS.
18. 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.
19. THE TENTATIVE MAP FOR EAGLE CANYON RANCH WAS APPROVED FOR 485 LOTS AND ASSOCIATED COMMON AREAS. 13 LOTS WERE TRANSFERRED TO PYRAMID RANCH ANNEX (TM16-008), LEAVING A TOTAL OF 452 LOTS FOR EAGLE CANYON RANCH. THE FOLLOWING TABLE IS ZONING/DENSITY/Common AREA BREAKDOWN OF SUBDIVIDED AND PARCELED AREAS TO DATE:
(MDS = MEDIUM DENSITY SUBURBAN @ 3 LOTS PER ACRE, ECR = EAGLE CANYON RANCH)
20. 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.
21. COMMON AREAS A AND B SHOWN HEREON ARE OPEN SPACE AND WILL BE PRESERVED IN PERPETUITY.
22. NO DIRECT ACCESS FROM LOTS 168 THROUGH 183, INCLUSIVE SHALL BE ALLOWED ONTO WASHOE COUNTY PARCEL 2 OF PARCEL MAP NO. 4481.

SUBDIVISION DESIGNATION	MDS (ACRES)	TOTAL AREA (ACRES)	TOTAL PLOTTED LOTS	TRACT NO.	GROSS DENSITY (LOTS/ACRES)	COMMON AREAS (ACRES)	TENTATIVE MAP LOTS REMAINING
ECR UNIT 1	4.47	4.47	16	5124	3.58	0	436
ECR UNIT 2	21.03	21.03	59	5186	2.81	1.69	377
ECR UNIT 3	18.32	18.32	58	5209	3.17	0.07	319
ECR UNIT 4	16.19	16.19	48	5284	2.86	0.76	271
ECR UNIT 5	14.41	14.41	44	5312	3.05	2.60	227
ECR UNIT 6	13.94	13.94	46	5348	3.50	1.40	181
ECR UNIT 7	13.87	13.87	48	5348	3.46	0.40	133
TOTAL	102.23	102.23	314		3.12	6.91	

TAX CERTIFICATE:

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

APN: 532-020-28 (P) Val as 532-020-25 for Fiscal Year 2019
WASHOE COUNTY TREASURER
NAME / TITLE (PRINT)
DATE 2/14/2020

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Michael McWhorter, P.E., Water Rights Section Chief
DIVISION OF WATER RESOURCES
DATE 3/17/20

COMMUNITY SERVICES CERTIFICATE:

THE TENTATIVE MAP FOR EAGLE CANYON RANCH, TM13-002, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 6TH DAY OF AUGUST, 2013.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON JUNE 29, 2015. THE MOST RECENTLY RECORDED FINAL MAP, EAGLE CANYON RANCH - UNIT 6, FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON OCTOBER 30, 2019.

THIS FINAL MAP, EAGLE CANYON RANCH - UNIT 7, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET FOR THE PURPOSES OF RECORDATION.

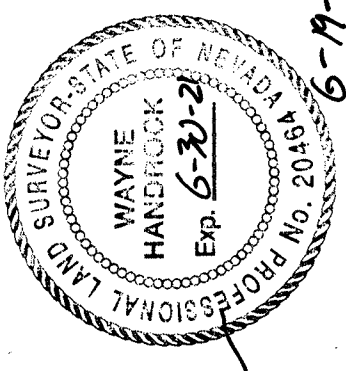
THE NEXT FINAL MAP FOR TM13-002 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 29 DAY OF JUNE, 2022, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS 25 DAY OF JUNE, 2020 BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, DRIVES, COURTS AND SEWERS IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

Maura Trautenberg
PLANNING AND BUILDING DIRECTOR
DATE 6-25-20

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF 2 SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN HEREON WILL BE SET BY 3-13-21.

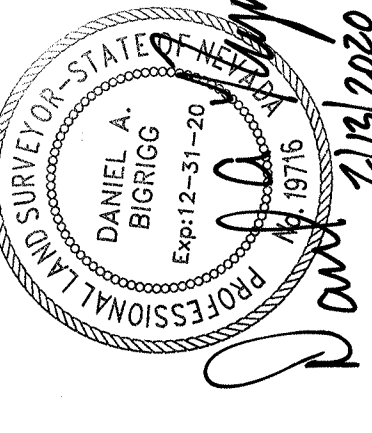


Wayne Handrock
WAYNE HANDROCK, P.L.S. 20464
WASHOE COUNTY SURVEYOR
DATE 6-19-20

SURVEYOR'S CERTIFICATE:

I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SILVERADO EAGLE CANYON, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON FEBRUARY 13, 2020.
- THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY METERS, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

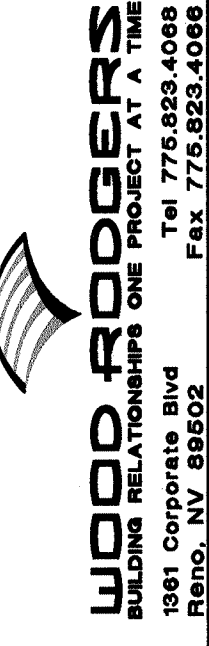


Daniel A. Bigrigg
DANIEL A. BIGRIGG, P.L.S. 19716
NEVADA CERTIFICATE NO. 19716
DATE 2/19/2020

OFFICIAL PLAT OF EAGLE CANYON RANCH - UNIT 7

A DIVISION OF PARCEL 9A PER T.M. 5348
SITUATE WITHIN THE NW 1/4 OF SECTION 26,
O'CLOCK T.M., OFFICIAL RECORDS
AND THE NORTHEAST 1/4 OF SECTION 27,
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.,
WASHOE COUNTY
JOB NO. 1660.026

FILED FOR RECORD AT THE REQUEST OF *Silvado Eagle Canyon* ON THIS 20th DAY OF June 2022, AT 5:20 MINUTES PAST 12 O'CLOCK P.M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.
BY: *Katie M. Werk* COUNTY RECORDER
A. Peaslee DEPUTY
FEE: 88.00
SHEET 1 OF 3



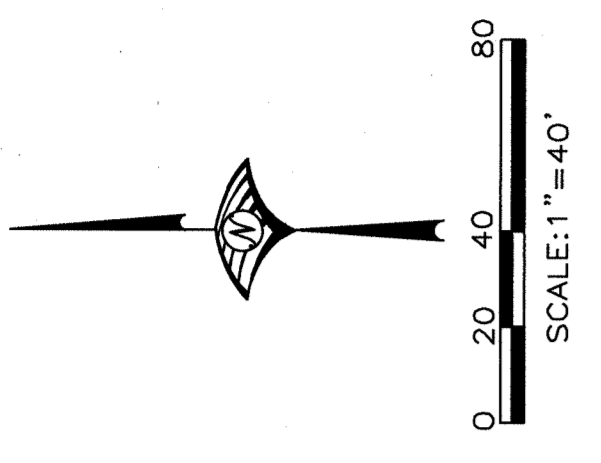
Subdivision Tract Map 5380

CONSULTATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5380A

5380A

QUALITATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP



BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL MONUMENTS "N225M1037" (RSTEAD) AND "S525M10000" (SSB2). THE BEARING BETWEEN "N225M1037" AND "S525M10000" IS TAKEN AS SOUTH 85°59'47" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197938.

REFERENCES:

1. DIVISION OF LAND MAP NO. 111, FILE NO. 1299771, 1/18/1989.
2. SUBDIVISION TRACT MAP NO. 3253, FILE NO. 2001497, 6/6/1996.
3. SUBDIVISION TRACT MAP NO. 3444, FILE NO. 2132678, 9/5/1997.
4. SUBDIVISION TRACT MAP NO. 3510, FILE NO. 2191887, 3/24/1998.
5. SUBDIVISION TRACT MAP NO. 3998, FILE NO. 2575401, 7/17/2001.
6. SUBDIVISION TRACT MAP NO. 4023, FILE NO. 2823597, 11/30/2001.
7. SUBDIVISION TRACT MAP NO. 4661, FILE NO. 2891511, 2/12/2002.
8. AMENDED PARCEL MAP NO. 3952, FILE NO. 2794292, 1/22/2003.
9. RECORD OF SURVEY NO. 4491, FILE NO. 3191105, 3/31/2005.
10. PARCEL MAP NO. 4492, FILE NO. 3323090, 12/14/2005.
11. PARCEL MAP NO. 4492, FILE NO. 3323108, 12/14/2005.
12. SUBDIVISION TRACT MAP NO. 4647, FILE NO. 3396313, 5/11/2006.
13. PARCEL MAP NO. 4589, FILE NO. 3399260, 6/8/2006.
14. SUBDIVISION TRACT MAP NO. 5124, FILE NO. 4485157, 6/30/2015.
15. RECORD OF SURVEY NO. 5662, FILE NO. 4512202, 9/11/2015.
16. SUBDIVISION TRACT MAP NO. 5162, FILE NO. 4589074, 5/13/2016.
17. PARCEL MAP NO. 5272, FILE NO. 4674435, 1/26/2017.
18. TRACT MAP NO. 5209, FILE NO. 4705504, 5/18/2017.
19. TRACT MAP NO. 5312, FILE NO. 4888829, 2/20/2019.
20. TRACT MAP NO. 5348, FILE NO. 4967683, 10/30/2019.

ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

AREA SUMMARY:

RIGHT-OF-WAY AREA = 2.47 ACRES±
 COMMON AREAS (2) = 17.544 S.F.±
 LOT AREA (48 LOTS) = 11.00 ACRES±
 TOTAL AREA = 13.87 ACRES±



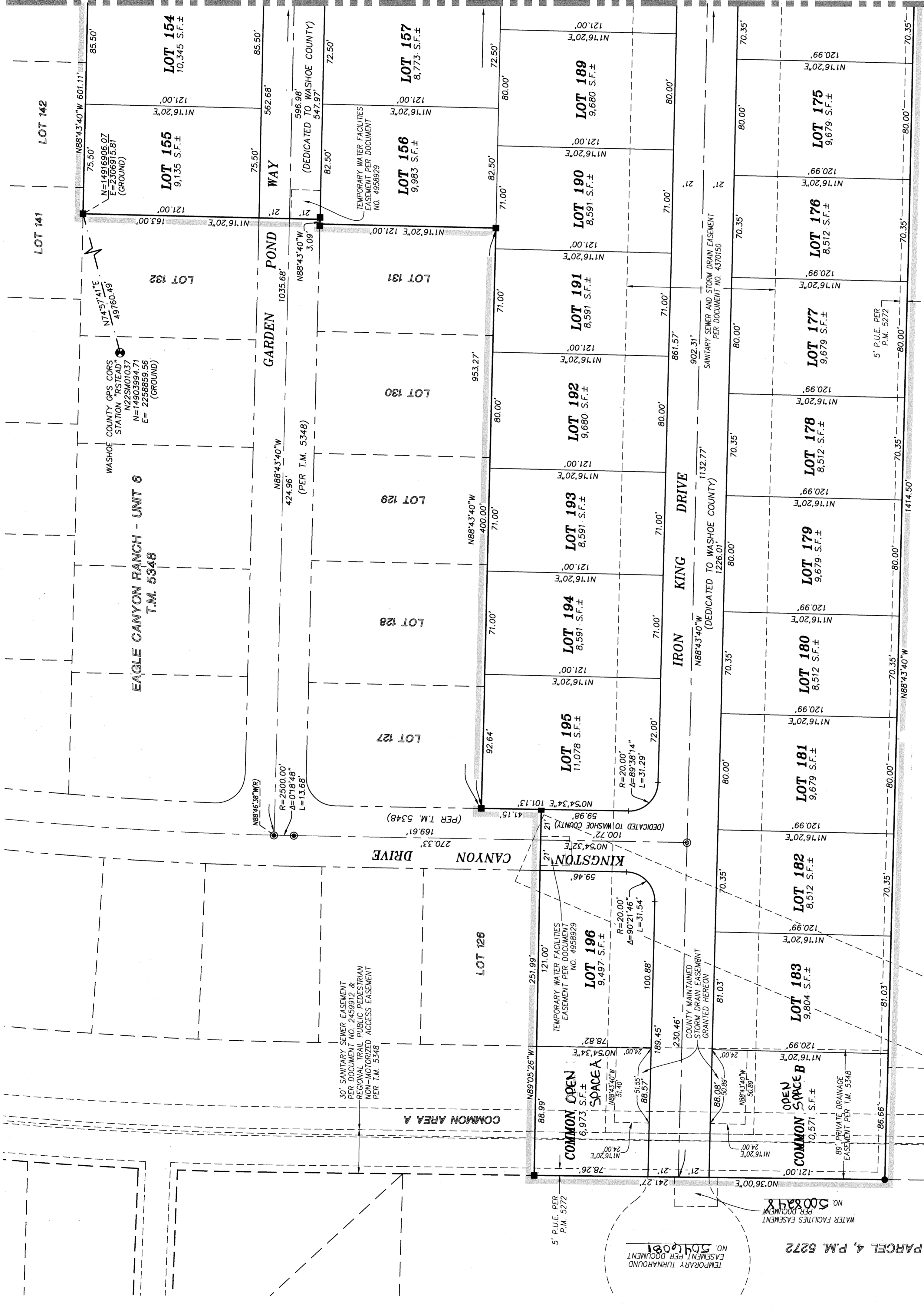
OFFICIAL PLAT
 OF
EAGLE CANYON RANCH - UNIT 7

A DIVISION OF PARCEL 3A PER T.M. 5348, SITUATE WITHIN THE THE NW 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY, NEVADA

JOB NO. 1660.026
 SHEET 2 OF 3

WOOD RODGERS
 BUILDING RELATIONS ONE PROJECT AT A TIME
 1891 Corporate Blvd
 Reno, NV 89502
 Tel: 775.853.4088
 Fax: 775.823.4088

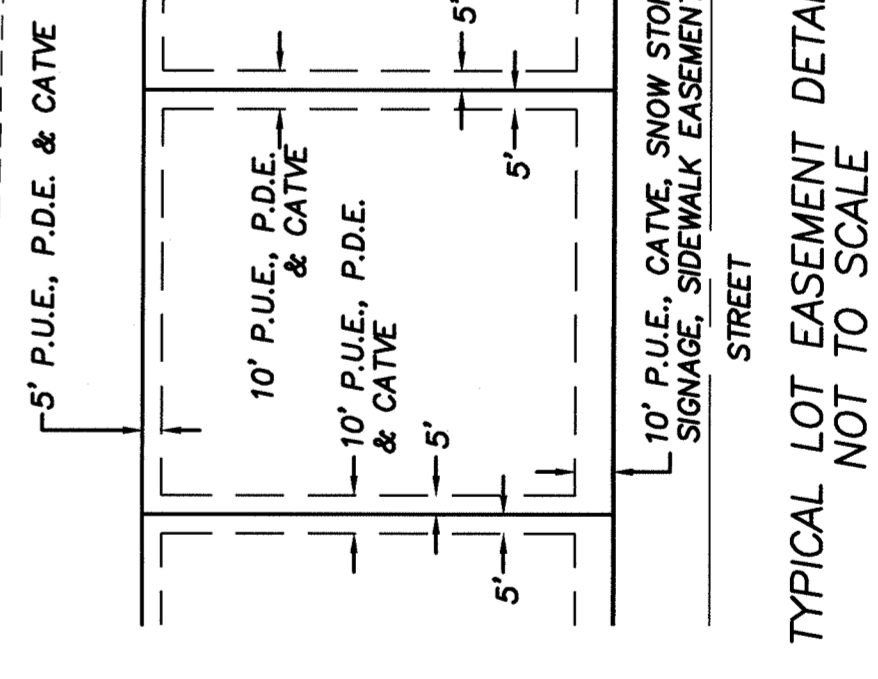
Subdivision Tract Map 5380A



LEGEND:

- FOUND 5/8" REBAR W/ CAP PLS 40x4" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR W/ CAP PLS 20x23"
- FND. CENTERLINE STREET MONUMENT PER T.M. 5162 & T.M. 5348
- ⊕ TYPICAL SECTION CORNER - AS NOTED
- ⊗ WASHOE COUNTY C.P.S. MONUMENT - AS NOTED
- ⊙ SET 5/8" REBAR & CAP - PLS 18716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- ⊕ STANDARD CENTERLINE STREET MONUMENT TO BE SET DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ RADIAL BEARING
- ⊙ SQUARE FEET
- ⊙ P.U.E. PER DOCUMENT NO. 5272
- ⊙ T.M. SUBDIVISION TRACT MAP
- ⊙ P.M. PRIVATE PARCEL MAP
- ⊙ P.D.E. PRIVATE DRAINAGE EASEMENT
- ⊙ CATVE CABLE TELEVISION EASEMENT
- ⊙ TMWA TRUCKEE MEADOWS WATER AUTHORITY
- ⊙ SUBDIVISION BOUNDARY
- ⊙ LOT LINE BORDER
- ⊙ RIGHT-OF-WAY CENTERLINE
- ⊙ ADJACENT PARCEL EASEMENT AS NOTED

PARCEL 2, P.M. 4491



Relinquished per the Permanent Easement granted on Tract Map 5348

TEMPORARY DRAINAGE EASEMENT PER DOCUMENT NO. 321853

PARCEL 4, P.M. 5272

TEMPORARY TURNAROUND EASEMENT PER DOCUMENT NO. 5046081

WATER FACILITIES EASEMENT PER DOCUMENT NO. 5088458

20' EFFLUENT & TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT NO. 2975286

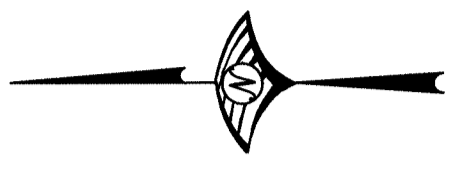
CENTERLINE 10' GAS LINE EASEMENT PER DOCUMENT NO. 3304676

QUALITATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

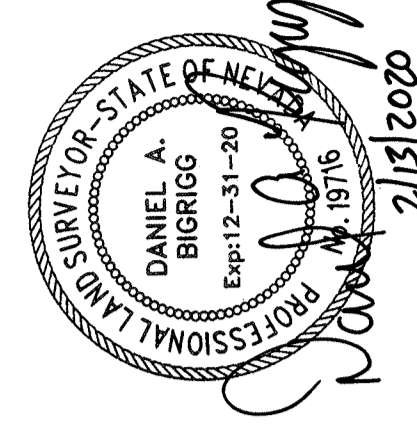
5380B

LEGEND:

- FOUND 5/8" REBAR W/ CAP PLS 4043" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR W/ CAP PLS 2023"
- TYPICAL SECTION CORNER - AS NOTED
- WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
- SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED
- STANDARD CENTERLINE STREET MONUMENT TO BE SET
- DIMENSION POINT, NOTHING FOUND OR SET
- RADIAL BEARING
- S.F. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- T.M. SUBDIVISION TRACT MAP
- P.M. PARCEL MAP
- P.D.E. PRIVATE DRAINAGE EASEMENT
- CATV CABLE TELEVISION EASEMENT
- TMWA TRUCKEE MEADOWS WATER AUTHORITY
- SUBDIVISION BOUNDARY
- LOT LINE BORDER
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED



NO.	RADIUS	DELTA	LENGTH
C1	100.00	84.11	15.16
C2	20.00	173.50	125.78



OFFICIAL PLAT
OF
EAGLE CANYON RANCH - UNIT 7

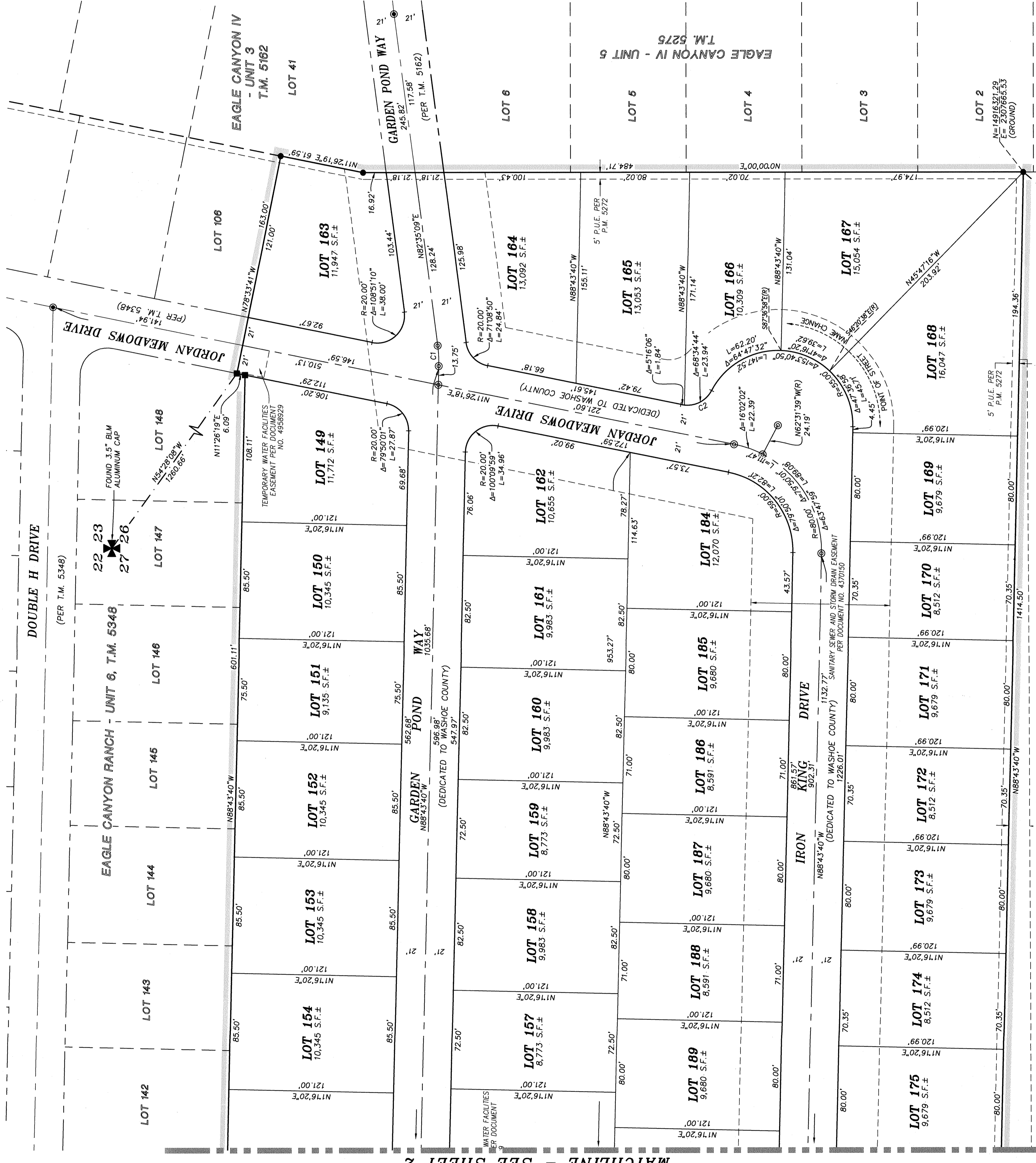
A DIVISION OF PARCEL 3A PER T.M. 5348
SITUATE WITHIN THE NW 1/4 OF SECTION 26,
AND THE NORTHEAST 1/4 OF SECTION 27,
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY
NEVADA

JOB NO. 1660.026

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
191 Corporate Blvd. Tel. 775.823.4088
Reno, NV 89502 Fax. 775.823.4088

SHEET 3 OF 3

Subdivision Tract Map 5380B



WASHOE COUNTY GPS CORNS
STATION "SS82"
N=14901614.58
E=2304218.89
(GROUND)

WASHOE COUNTY GPS CORNS
STATION "SS82"
N=14901614.58
E=2304218.89
(GROUND)

WASHOE COUNTY GPS CORNS
STATION "SS82"
N=14901614.58
E=2304218.89
(GROUND)

WASHOE COUNTY GPS CORNS
STATION "SS82"
N=14901614.58
E=2304218.89
(GROUND)

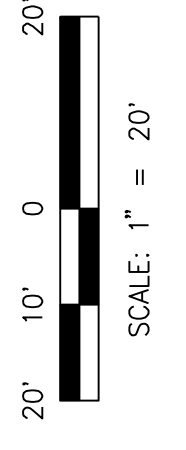
PARCEL 2, P.M. 4491

MATCHLINE - SEE SHEET 2

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

LEGEND:

- FOUND 5/8" REBAR & CAP PLS 19052" PER CERTIFICATE OF AMENDMENT NO.
- FOUND 5/8" REBAR & CAP PLS 4043" PER CERTIFICATE OF AMENDMENT NO.
- ⊗ STANDARD STREET CENTERLINE MONUMENT PER CERTIFICATE OF AMENDMENT NO.
- ⊕ TYPICAL SECTION CORNER - AS NOTED
- ⊙ NGN REFERENCE STATION - AS NOTED
- SET 5/8" REBAR & CAP - PLS 19052 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- ⊕ DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ RADIAL BEARING
- ⊙ SQUARE FEET
- (R) S.F.
- T.M. TRACT MAP
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT

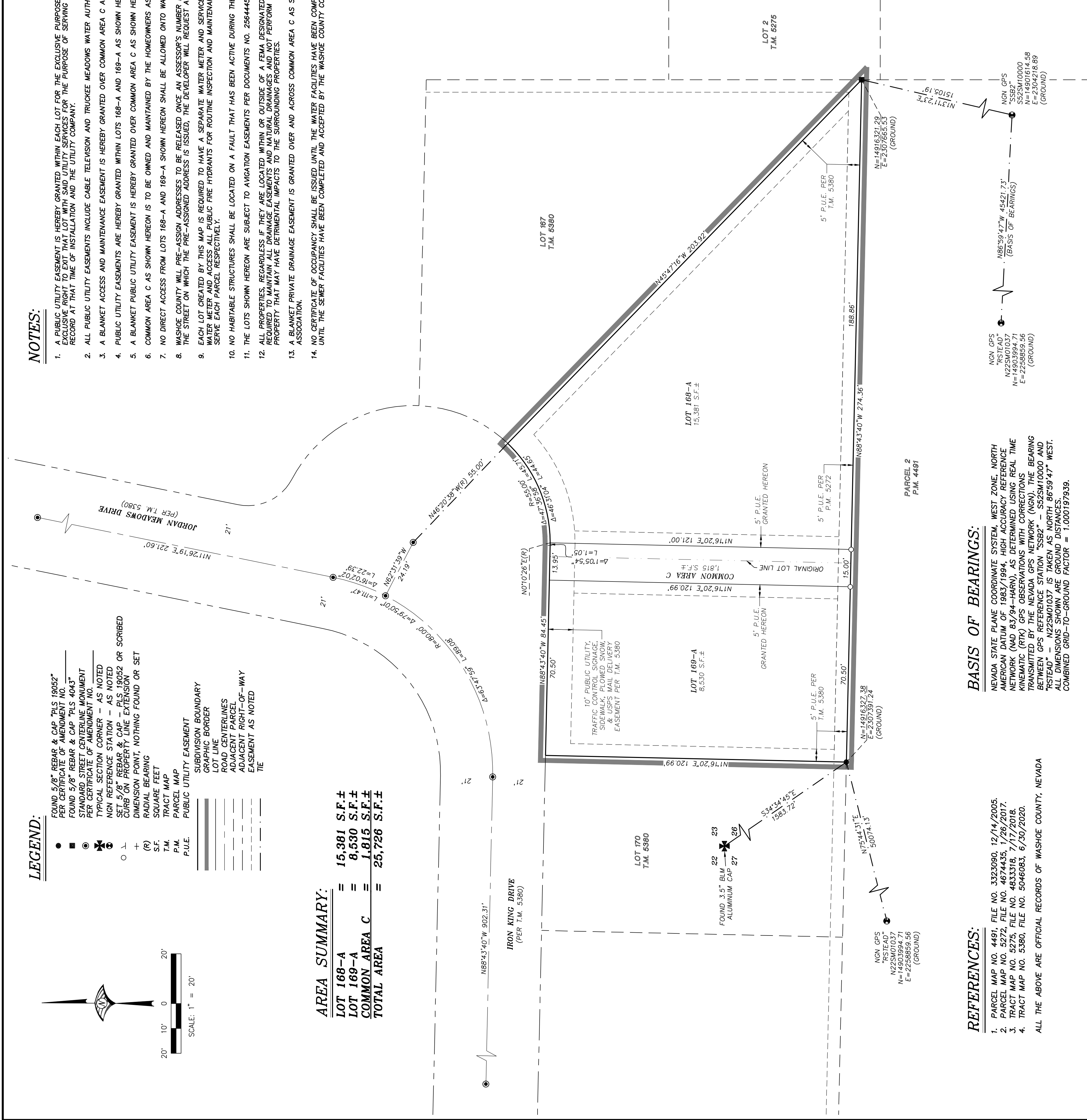


AREA SUMMARY:

LOT 168-A	=	15,381 S.F.±
LOT 169-A	=	8,530 S.F.±
COMMON AREA C	=	1,815 S.F.±
TOTAL AREA	=	25,726 S.F.±

NOTES:

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE ADJACENT LOTS FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF THE PROPERTY AND THE UTILITY COMPANY.
2. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
3. A BLANKET ACCESS AND MAINTENANCE EASEMENT IS HEREBY GRANTED OVER COMMON AREA C AS SHOWN HEREON FOR THE BENEFIT OF WASHOE COUNTY, NEVADA.
4. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN LOTS 168-A AND 169-A AS SHOWN HEREON, 5' IN WIDTH COINCIDENT WITH ALL INTERIOR PROPERTY LINES.
5. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER COMMON AREA C AS SHOWN HEREON.
6. COMMON AREA C AS SHOWN HEREON IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. NO DIRECT ACCESS FROM LOTS 168-A AND 169-A SHOWN HEREON SHALL BE ALLOWED ONTO WASHOE COUNTY PARCEL 2 OF PARCEL MAP NO. 4491.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S 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. EACH LOT CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER AND ACCESS ALL PUBLIC FIRE HYDRANTS FOR ROUTINE INSPECTION AND MAINTENANCE IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
10. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
11. THE LOTS SHOWN HEREON ARE SUBJECT TO AVIGATION EASEMENTS PER DOCUMENTS NO. 2864445, 2641850, & 4475933.
12. 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 THE SURROUNDING PROPERTIES.
13. A BLANKET PRIVATE DRAINAGE EASEMENT IS GRANTED OVER AND ACROSS COMMON AREA C AS SHOWN HEREON, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY TRUCKEE MEADOWS WATER AUTHORITY, AND UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.



REFERENCES:

1. PARCEL MAP NO. 4491, FILE NO. 3323090, 12/14/2005.
2. PARCEL MAP NO. 5272, FILE NO. 4674435, 1/26/2017.
3. TRACT MAP NO. 5275, FILE NO. 4833318, 7/17/2018.
4. TRACT MAP NO. 5380, FILE NO. 5046083, 6/30/2020.

ALL THE ABOVE ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN). THE BEARING BETWEEN GPS REFERENCE STATION "SSB2" - S525M10000 AND "RSTED" - N225M10137 IS TAKEN AS NORTH 86°59'47" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

NON GPS
"RSTED"
N=14803994.71
E=2258859.56
(GROUND)

NON GPS
"SSB2"
N=14901614.56
E=2258859.56
(GROUND)

NON GPS
"SSB2"
N=14901614.56
E=2258859.56
(GROUND)

PARCEL MAP FOR SILVERADO EAGLE CANYON, LLC

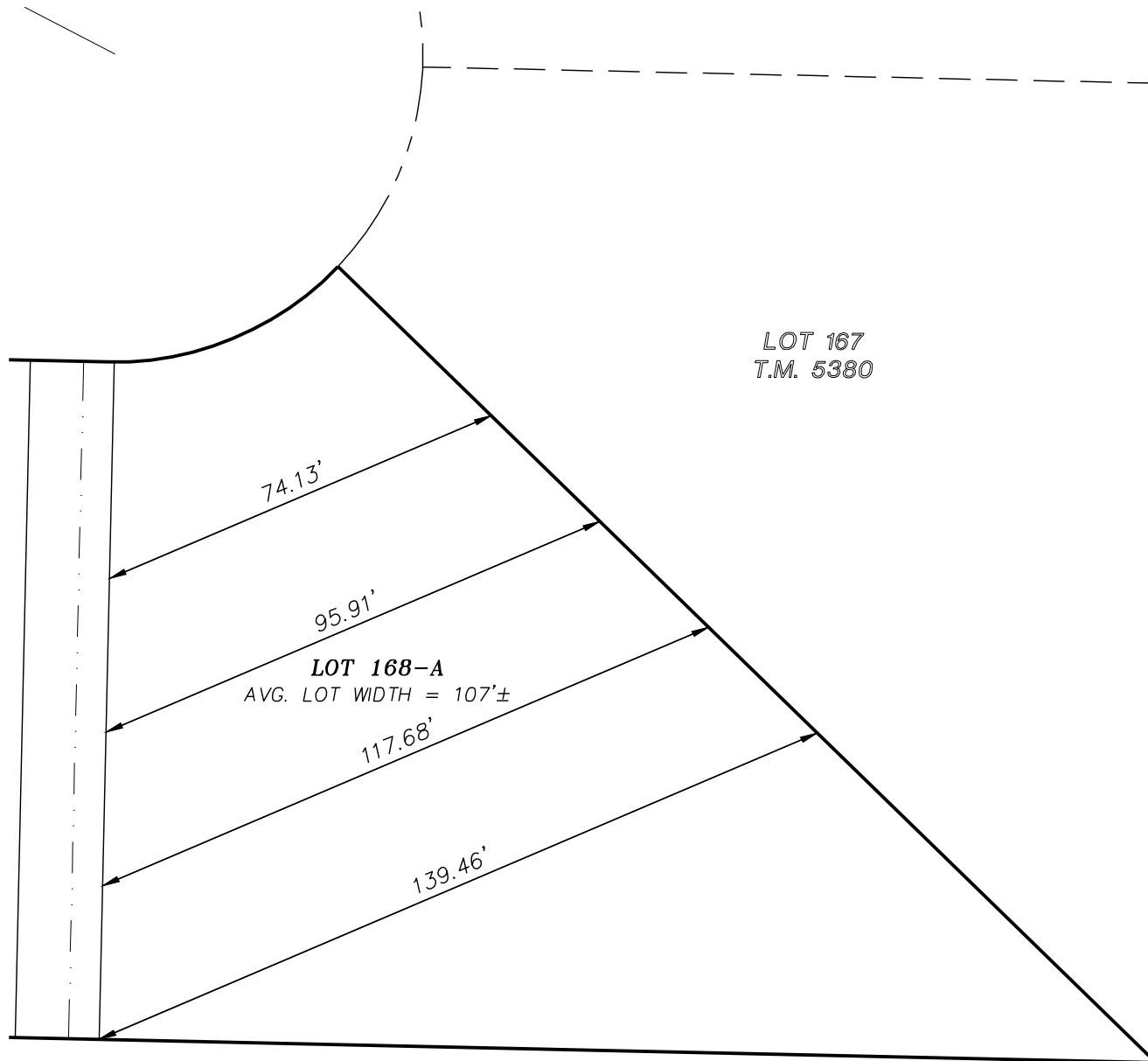
BEING A MERGER AND RESUBDIVISION OF LOTS 168 & 169 PER SUBDIVISION TRACT MAP NO. 5380 SITUATE WITHIN THE NORTHWEST 1/4 OF SECTION 26 TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.B.&M. WASHOE COUNTY, NEVADA

JOB NO. 8051058

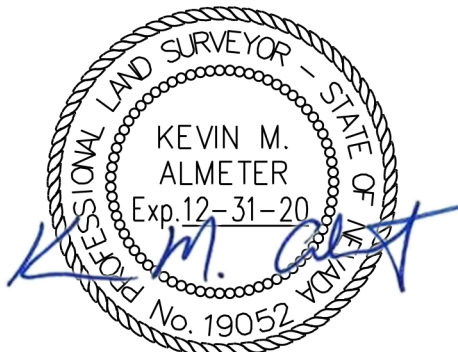
WOOD ROBBERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1801 Corporate Blvd
Reno, NV 89505
Tel: 775.853.4088
Fax: 775.853.4088

SHEET 2 OF 2


LOT WIDTH EXHIBIT
PROPOSED LOT 168-A
EAGLE CANYON RANCH UNIT 7



PARCEL 2
P.M. 4491



12-18-20


1" = 30'

JOB NO. 8051058
SHEET 1 OF 1



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

J:\Jobs\8051058_ECR_Unit_7_OA\Geomatics\mapping\ECR_U7_PM_Lot_Width_Exh.dwg 12/18/2020 3:04 PM Kevin Almeter

BOUNDARY LINE ADJUSTMENT EXHIBIT

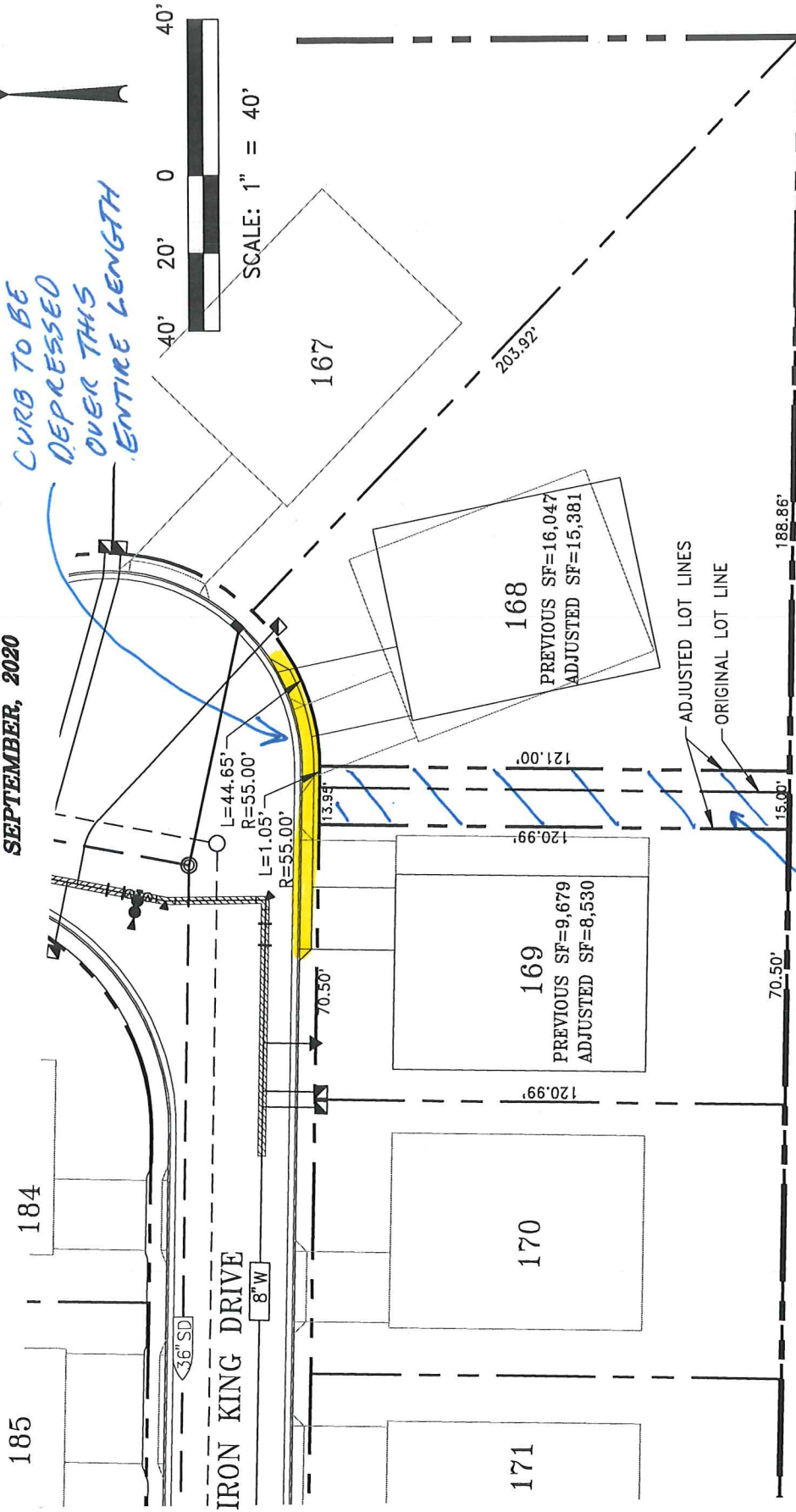
EAGLE CANYON RANCH UNIT 7

SILVERADO HOMES

NEVADA

WASHOE COUNTY

SEPTEMBER, 2020



CURB TO BE DEPRESSED OVER THIS ENTIRE LENGTH



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1981 Corporate Blvd
 Reno, NV 89502
 Tel 775.823.4086
 Fax 775.823.4086

PROPOSED ADDED COUNTY ACCESS PARCEL GRAVEL ROADWAY

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Tentative Parcel Map

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

Development Application Submittal Requirements

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

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

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

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

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

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

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

Professional Land Surveyor

Parcel Map Waiver

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

Development Application Submittal Requirements

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

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

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

Washoe County Development Application

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

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

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 #	

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

INSPECTION FEES	
CHARGES FOR PROJECT DURATION AND/OR LOCATION (See Note 9)	CHARGES PER ACRE
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
ADMINISTRATIVE SERVICE FEE (See Note 9)	FOR EACH APPLICATION
Per Site	\$30

NOTE 9: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority. This application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.