

**SHELDON & AIDA GOLDFIN,
HUSBAND AND WIFE, AS JOINT TENANTS**
Application to Washoe County for a:
Division of Land into Large Parcels

Prepared by:



Ryan Cook, PLS, WRS, CFedS

VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

www.summitnv.com

Prepared for:

Sheldon & Aida Goldfin

25 Towhee Way

Reno, NV 89508

775-972-9892

February 11, 2020

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: Sheldon & Aida Goldfin Land Map			
Project Description: To divide Parcel 18-1-2-2 of Land Map No. 5 that results into two different parcels.			
Project Address: 3655 Wilcox Ranch Road			
Project Area (acres or square feet): 164.20 acres			
Project Location (with point of reference to major cross streets AND area locator): 1000 feet Southeast of Basque Oven Road and Wilcox Ranch Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-920-01	164.20		
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: Sheldon & Aida Goldfin		Name: Ryan Cook	
Address: 25 Towhee Way,		Address: 5405 Mae Anne Ave.,	
Reno, NV	Zip: 89508	Reno, NV	Zip: 89523
Phone: 775-972-9892	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: sagnevada@gmail.com		Email: ryan@summitnv.com	
Cell: 775-972-9892	Other:	Cell: 775-787-4316	Other:
Contact Person:		Contact Person: Ryan Cook	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Sheldon & Aida Goldfin		Name:	
Address: 25 Towhee Way,		Address:	
Reno, NV	Zip: 89508		Zip:
Phone: 775-972-9892	Fax:	Phone:	Fax:
Email: sagnevada@gmail.com		Email:	
Cell: 775-972-9892	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

MAP OF DIVISION INTO LARGE PARCELS FOR

Applicant Name: SHELDON J. GOLDFIN & AIDA L. GOLDFIN

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, SHELDON & AIDA GOLDFIN
(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): 076-920-01

Printed Name Sheldon J. Goldfin - Aida L. Goldfin
Signed SHELDON GOLDFIN Aida L. Goldfin

Address 25 TOWHEE WAY
RENO, NV 89508

Subscribed and sworn to before me this 30 day of January, 2020.

Jana Lamoureux
Notary Public in and for said county and state

My commission expires: Nov. 15, 2023

(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

Washoe County Treasurer
Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07692001	Active	2/11/2020 2:09:26 AM

Current Owner:

GOLDFIN, SHELDON J & AIDA L

25 TOWHEE WAY
RENO, NV 89508

SITUS:

3655 WILCOX RANCH RD
WCTY NV

Taxing District

4400

Geo CD:

Legal Description

Range 22 Section 18 Township 21 SubdivisionName _UNSPECIFIED

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$944.53	\$986.22	\$0.00	\$0.00	\$0.00
2018	\$908.45	\$922.24	\$0.00	\$0.00	\$0.00
2017	\$878.15	\$878.15	\$0.00	\$0.00	\$0.00
2016	\$1,096.53	\$1,096.53	\$0.00	\$0.00	\$0.00
2015	\$703.12	\$703.12	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.


Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

1. What are the number and sizes of each lot?

Parcel 1=124.10 Acres Parcel 2=40.10 Acres

2. What is the average lot size?

82.10 Acres

3. What is the proposed use of each parcel?

Residential

4. Utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	N/A
g. Water Service	Well

5. 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 #	TBD	acre-feet per year	2.5
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

TBD

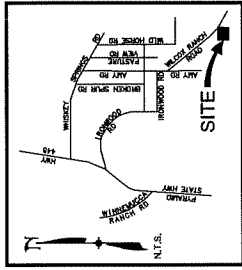
7. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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8. Surveyor:

Name	Ryan Cook
Address	5405 Mae Anne Ave, Reno, NV 89523
Phone	775-787-4316
Fax	775-747-8559
Nevada PLS #	15224

MAP OF DIVISION INTO LARGE PARCELS FOR SHELDON J. GOLDFIN & AIDA L. GOLDFIN, HUSBAND AND WIFE, AS JOINT TENANTS



VICINITY MAP
NOT TO SCALE

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE
 AFTER REVIEWING THE RECORDS AND RECORDS OF THE DIVISION OF PLANNING AND DEVELOPMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT ACT AND THE ZONING ORDINANCE OF THE COUNTY OF WISCONSIN.

BY: _____ DATE _____

WATER RIGHT DEDICATION CERTIFICATE
 THE WATER RIGHT DEDICATION REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WISCONSIN CONSTITUTION HAVE BEEN MET AND THE WATER RIGHT HAS BEEN DEDICATED TO THE PUBLIC.

BY: _____ DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE
 THE DISTRICT BOARD OF HEALTH HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT BOARD OF HEALTH ACT AND THE DISTRICT BOARD OF HEALTH ORDINANCE OF THE COUNTY OF WISCONSIN.

BY: _____ DATE _____

SURVEYOR'S CERTIFICATE
 I, FRANK S. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WISCONSIN, HEREBY CERTIFY THAT:
 1) THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF WISCONSIN.
 2) THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF WISCONSIN AND THE SURVEYING BOARD OF WISCONSIN.
 3) THE PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY OTHER LAWS OF THE STATE OF WISCONSIN.
 4) THE INFORMATION SET FORTH ON THE PLAT AND OF THE CHARACTER OF THE SURVEY IS TRUE AND CORRECT AND IS NOT FALSIFIED BY ANY INFORMATION NOT SET FORTH THEREON.



UTILITY COMPANIES' CERTIFICATE
 THE UTILITY COMPANIES SHOWN ON THE PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMMITTEE.

BY: _____ DATE _____

BY: _____ DATE _____

OWNER'S CERTIFICATE
 I, SHELDON J. GOLDFIN, HUSBAND AND WIFE, AS JOINT TENANTS, HEREBY CERTIFY THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT ACT AND THE ZONING ORDINANCE OF THE COUNTY OF WISCONSIN.

BY: SHELDON J. GOLDFIN DATE _____

BY: AIDA L. GOLDFIN DATE _____

NOTARY PUBLIC CERTIFICATE
 I, _____, a Notary Public in and for the State of Wisconsin, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by _____.

BY: _____ DATE _____

TITLE COMPANY CERTIFICATE
 THE UNDERSIGNED TITLE COMPANY HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT ACT AND THE ZONING ORDINANCE OF THE COUNTY OF WISCONSIN.

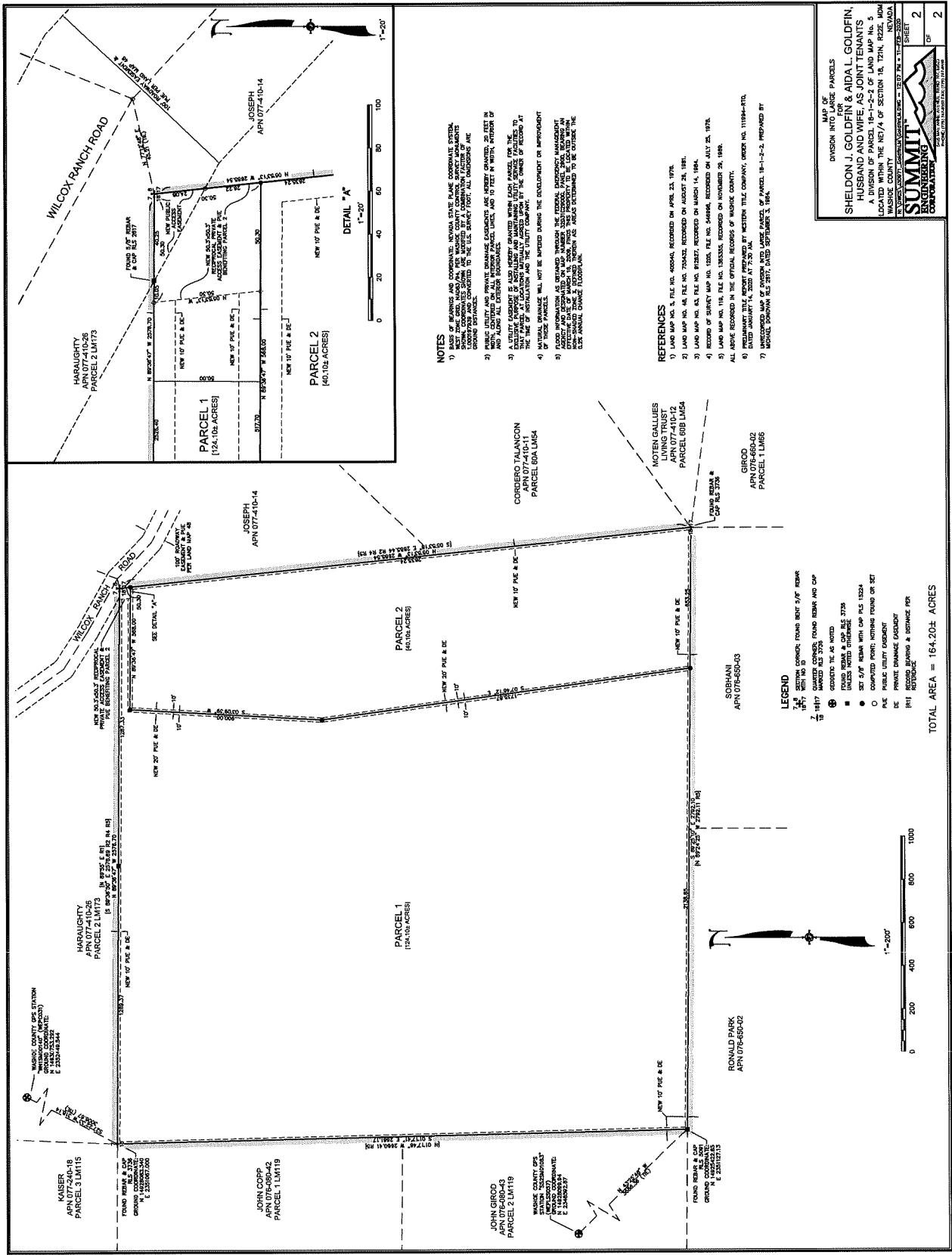
BY: _____ DATE _____

TAX CERTIFICATE
 THE UNDERSIGNED COUNTY CLERK HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT ACT AND THE ZONING ORDINANCE OF THE COUNTY OF WISCONSIN.

BY: _____ DATE _____

DIVISION INTO LARGE PARCELS SHELDON J. GOLDFIN & AIDA L. GOLDFIN, HUSBAND AND WIFE, AS JOINT TENANTS A DIVISION OF PARCEL 18-1-2-2 OF LAND MAP No. 5 LOCATED WITHIN THE NE 1/4 OF SECTION 18, T21N, R22E, W3E, WISCONSIN COUNTY, WISCONSIN.	
FILE NO. _____ FILED FOR RECORD AT THE RECORDS OF THE DISTRICT BOARD OF HEALTH ON THIS _____ DAY OF _____ 2008. AT _____ HOURS PAST _____ OF THE MONTH OF _____ IN THE OFFICE OF THE CLERK OF WISCONSIN COUNTY, WISCONSIN.	MAP OF DIVISION INTO LARGE PARCELS SHELDON J. GOLDFIN & AIDA L. GOLDFIN, HUSBAND AND WIFE, AS JOINT TENANTS A DIVISION OF PARCEL 18-1-2-2 OF LAND MAP No. 5 LOCATED WITHIN THE NE 1/4 OF SECTION 18, T21N, R22E, W3E, WISCONSIN COUNTY, WISCONSIN.
PREPARED BY: _____ DATE: _____	SHEET 1 OF 2

PRELIMINARY, FOR REVIEW ONLY



NOTES

- 1) LAND MAP NO. 3, FILE NO. 4000A, RECORDED ON APRIL 24, 1978.
- 2) LAND MAP NO. 48, FILE NO. 7040Z, RECORDED ON AUGUST 24, 1981.
- 3) LAND MAP NO. 43, FILE NO. 7042Z, RECORDED ON MARCH 14, 1984.
- 4) RECORD OF SURVEY MAP NO. 1038, FILE NO. 54886, RECORDED ON JULY 25, 1978.
- 5) LAND MAP NO. 118, FILE NO. 10838Z, RECORDED ON NOVEMBER 24, 1989.
- 6) RECORD OF SURVEY MAP NO. 1038, FILE NO. 54886, RECORDED ON JULY 25, 1978.
- 7) UNRECORDED MAP OF DIVISION AND LARSE PARCEL OF PARCEL 18-1-2-2, PREPARED BY MONTE DORWIN AND SRT, DATED OCTOBER 3, 1984.

REFERENCES

- 1) LAND MAP NO. 3, FILE NO. 4000A, RECORDED ON APRIL 24, 1978.
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LEGEND

- 1" = 200'
- 2" = 400'
- 4" = 800'
- 8" = 1600'
- 16" = 3200'
- 32" = 6400'
- 64" = 12800'
- 128" = 25600'
- 256" = 51200'
- 512" = 102400'
- 1024" = 204800'
- 2048" = 409600'
- 4096" = 819200'
- 8192" = 1638400'
- 16384" = 3276800'
- 32768" = 6553600'
- 65536" = 13107200'
- 131072" = 26214400'
- 262144" = 52428800'
- 524288" = 104857600'
- 1048576" = 209715200'
- 2097152" = 419430400'
- 4194304" = 838860800'
- 8388608" = 1677721600'
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SHEET 1 OF 1

SCALE
 HORIZ: 1"=200'
 VERT: 10' CI

REV.	DATE	DESCRIPTION	BY	APP'D

11/20/2020 11:20:20 AM 11/18/2020 12:02 PM 11/18/2020

3655 WILCOX RANCH ROAD
 GOLDEN DISPLAY OF EXISTING
 TOPOGRAPHY AND IMPROVEMENTS
 WASHOE COUNTY
 WAFM SPRINGS

DESIGNED BY: RGC
 DRAWN BY: Kcorshing
 CHECKED BY: RGC

SUMMIT
 ENGINEERING & CONSULTING
 5155 MARINE AVE. RENO, NV 89523
 PHONE: (775) 784-8500 FAX: (775) 747-8599

