

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.

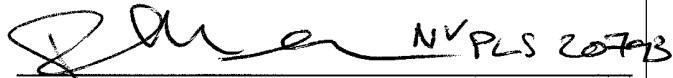
1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
 2. **Development Application:** A completed Washoe County Development 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.: <u>WTPM 19-0003</u> | |
| Project Name: SULLIVAN FOOTHILL ROAD PROPERTY | | | |
| Project Description: PARCEL MAP TO DIVIDE EXISTING PARCEL INTO 4 PARCELS | | | |
| Project Address: 1455 FOOTHILL ROAD RENO, NEVADA 89511 | | | |
| Project Area (acres or square feet): 66.786 | | | |
| Project Location (with point of reference to major cross streets AND area locator): FOOTHILL ROAD / THOMAS CREEK ROAD | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 044-391-13 | 66.786 | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). <u>NA</u> | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: MICHAEL, ALAN, DANIEL SULLIVAN | | Name: | |
| Address: 20690 EATON ROAD | | Address: | |
| RENO, NEVADA | Zip: 89521 | | Zip: |
| Phone: 775 560-7132 | Fax: 323-4790 | Phone: | Fax: |
| Email: mike@windymoonquilts.com | | Email: | |
| Cell: 775 560-7132 | Other: | Cell: | Other: |
| Contact Person: MICHAEL SULLIVAN | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: MICHAEL, ALAN, DANIEL SULLIVAN | | Name: | |
| Address: 20690 EATON ROAD | | Address: | |
| RENO, NEVADA | Zip: 89521 | | Zip: |
| Phone: 775 560-7132 | Fax: 323-4790 | Phone: | Fax: |
| Email: mike@windymoonquilts.com | | Email: | |
| Cell: 775 560-7132 | Other: | Cell: | Other: |
| Contact Person: MICHAEL SULLIVAN | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Property Owner Affidavit

Applicant Name: MICHAEL P. SULLIVAN, ALAN N. SULLIVAN AND DANIEL H. SULLIVAN

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, MICHAEL P. SULLIVAN (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): 044-391-13

Printed Name MICHAEL P. SULLIVAN

Signed [Signature]

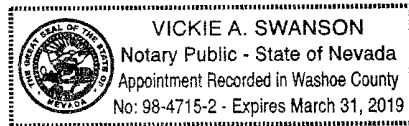
Address 20690 EATON ROAD

RENO, NEVADA 89521

Subscribed and sworn to before me this 13th day of February, 2019.

(Notary Stamp)

Vickie A. Swanson
Notary Public in and for said county and state



My commission expires: 03/31/2019

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

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

Property Owner Affidavit

Applicant Name: MICHAEL P. SULLIVAN, ALAN N. SULLIVAN AND DANIEL H. SULLIVAN

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, ALAN N. SULLIVAN (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): 044-391-13

Printed Name ALAN N. SULLIVAN

Signed [Signature]

Address 1455 Foothill Rd.

RENO, NV 89511

Subscribed and sworn to before me this 12th day of February, 2019.

(Notary Stamp)

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

My commission expires: 4-16-20



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

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

Property Owner Affidavit

Applicant Name: MICHAEL P. SULLIVAN, ALAN N. SULLIVAN AND DANIEL H. SULLIVAN

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, DANIEL M. SULLIVAN (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): 044-391-13

Printed Name DANIEL M. SULLIVAN

Signed [Signature]

Address 3475 NANTUCKET DRIVE
FAIRFIELD, CA 94534

Subscribed and sworn to before me this
day of

(Notary Stamp)

Notary Public in and for said county and state

My commission expires:

*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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

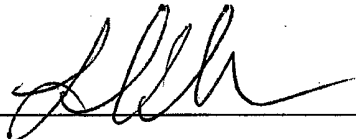
State of California
County of Alameda

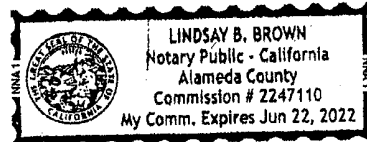
On February 12, 2019 before me, Lindsay B. Brown, Notary Public
(insert name and title of the officer)

personally appeared Daniel M. Sullivan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



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)?

1455 Foothill Road

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|------------------------|----------------|
| 044-391-13 | Rural Farm / Residence | 66.786 |
| | | |

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

Residence / Farm

3. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area | 15 | 15 | 15 | 15 |
| 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 checked="" type="checkbox"/> No |
|------------------------------|--|

6. Utilities:

| | |
|---------------------------------|----------------------|
| a. Sewer Service | Septic / Leach Field |
| b. Electrical Service/Generator | Public Utility |
| c. Water Service | Well |

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

- a. Water System Type:

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

b. Available:

| | | | |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

| | | | |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

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

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

| | | | |
|--------------------|--------|--------------------|-------------|
| a. Permit # | #27714 | acre-feet per year | 6 ACRE FEET |
| b. Certificate # | #8323 | 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):

| |
|----------------------|
| WHITE FIR WATER LLC, |
|----------------------|

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

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

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

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

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

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

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

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

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

| |
|--|
| |
|--|

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

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

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

| |
|--|
| |
|--|

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

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

Grading

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

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

| |
|----|
| NA |
|----|

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?

NA

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?

NA

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?

NA

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?

NO

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?

NO

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

NA

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?

NA

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

| |
|----|
| NA |
|----|

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

| |
|----|
| NA |
|----|

28. Surveyor:

| | |
|--------------|-------------------------------|
| Name | Meyers Surveying |
| Address | 1248 Bon Rea Way Reno, Nevada |
| Phone | 775 786-1166 |
| Cell | |
| E-mail | meyersurvey.com |
| Fax | |
| Nevada PLS # | 20793 |

**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 checked="" type="checkbox"/> No |
|------------------------------|--|

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

| |
|---------------------------|
| 1455 Foothill Road |
|---------------------------|

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|------------------------|----------------|
| 044-391-13 | Rural Farm / Residence | 66.786 |
| | | |
| | | |
| | | |

3. Please describe:

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

| |
|-------------------------|
| Residence / Farm |
|-------------------------|

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

| | |
|-------|------------------|
| North | Residence / Farm |
| South | Residence / Farm |
| East | Residence / Farm |
| West | Residence / Farm |

4. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area | 15 | 15 | 15 | 15 |
| Proposed Minimum Lot Width | | | | |

5. Utilities:

| | |
|---------------------------------|----------------------|
| a. Sewer Service | Septic / Leach Field |
| b. Electrical Service/Generator | Public Utility |
| c. Water Service | Well |

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

a. Water System Type:

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

b. Available:

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

b. Available:

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

Explanation:

| |
|--------------|
| Thomas Creek |
|--------------|

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 checked="" 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 checked="" type="checkbox"/> No, it does not. |
|---|--|

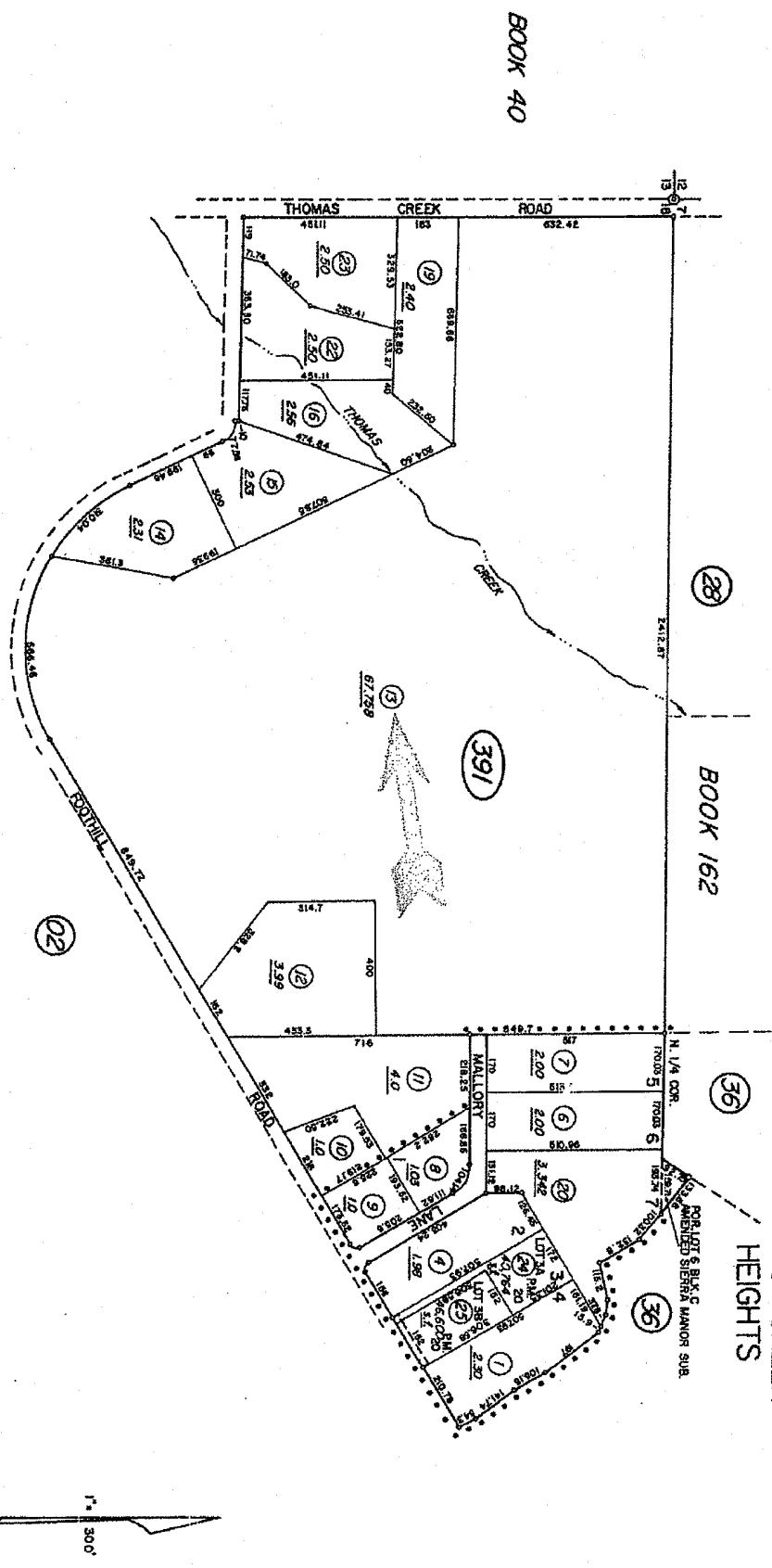
Explanation:

| |
|--|
| |
|--|

9. Surveyor:

| | |
|--------------|-------------------------------|
| Name | Meyers Surveying |
| Address | 1248 Bon Rea Way Reno, Nevada |
| Phone | 775 786-1166 |
| Fax | |
| Nevada PLS # | 20793 |

A PORTION OF N² SEC. 18
T. 18 N. - R. 20 E.



BOOK 40

BOOK 162

NOTE: This map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not constitute a warranty of accuracy or liability for the utility or accuracy of the data delineated herein.

Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by L.S. 5/87
 revised/drawn 2/17/08
 superseded

Property Tax Reminder Notice

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

PIN: 04439113
 AIN:

| | |
|---|-----------------|
| Balance Good Through: | 02/14/2019 |
| Current Year Balance: | \$465.17 |
| Prior Year(s) Balance: (see below for details) | \$0.00 |
| Total Due: | \$465.17 |

AUTO
 :895215:

SULLIVAN FAMILY 2005 TRUST
 20690 EATON RD
 RENO NV 89521

Description:

Situs: 1455 FOOTHILL RD
 WCTY

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

| Current Charges | | | | | | | | | |
|---------------------|------|-------------|------|------------|----------|----------|----------|----------|---------|
| PIN | Year | Bill Number | Inst | Due Date | Charges | Interest | Pen/Fees | Paid | Balance |
| 04439113 | 2018 | 2018061353 | 1 | 08/20/2018 | 805.33 | 0.00 | 0.00 | 805.33 | 0.00 |
| 04439113 | 2018 | | 2 | 10/01/2018 | 465.17 | 0.00 | 0.00 | 465.17 | 0.00 |
| 04439113 | 2018 | | 3 | 01/07/2019 | 465.17 | 0.00 | 0.00 | 465.17 | 0.00 |
| 04439113 | 2018 | | 4 | 03/04/2019 | 465.17 | 0.00 | 0.00 | 0.00 | 465.17 |
| Current Year Totals | | | | | 2,200.84 | 0.00 | 0.00 | 1,735.67 | 465.17 |

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

NOTES:

- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UNDERGROUND CABLE TELEVISION SERVICE. THE GRANTOR SHALL HOLD AND HOLDERS SHALL WAIVE THEIR RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY IDENTIFIED ON THIS PLAN AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 5' IN WIDTH ALONG THE CENTERLINE OF THE CABLE TELEVISION LINE AND 7.5' ON EITHER SIDE THEREOF, TOGETHER WITH 25' OF FRONTOFSET ALONG THE FRONTAGE OF FORTNALL ROAD & THOMAS CREEK ROADS.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.
- A RE-LOCATABLE IRRIGATION DITCH EASEMENT 15' IN WIDTH, 7.5' ON EITHER SIDE THEREOF, TOGETHER WITH 25' OF FRONTOFSET ALONG THE ADJACENT PARCELS 1 AND 2, PARCELS 3, 5, 6, 8, 9 AND 10.
- THE MATERIAL DRIVINGS WILL NOT BE IMPROVED.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL SUBMIT TO THE WASHINGTON COUNTY PLANNING AND ZONING DEPARTMENT AND PROVIDE WASHCO COUNTY WITH A WELL SERVE LETTER.
- WASHCO COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED, IF THE STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED. THE DEVELOPER WILL BE RESPONSIBLE FOR A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- WASHCO COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED, IF THE STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED. THE DEVELOPER WILL BE RESPONSIBLE FOR A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHCO COUNTY DEVELOPMENT CODE ARTICLE 416.
- THE FEMA FLOOD ZONE BOUNDARY SHOWN HEREON WAS OBTAINED FROM WASHCO COUNTY GIS AND IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE WASHCO COUNTY GIS AND ANY INTEREST HOLDERS OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING CHANNEL FLOWS CROSSING THESE PARCELS SHALL BE MAINTAINED AND THAT ACCESS TO AND FROM ADJACENT CHANNELS SHALL BE MAINTAINED. THE USACE HAS REVIEWED THE PLANS AND OPERATIONS WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.

LEGEND:

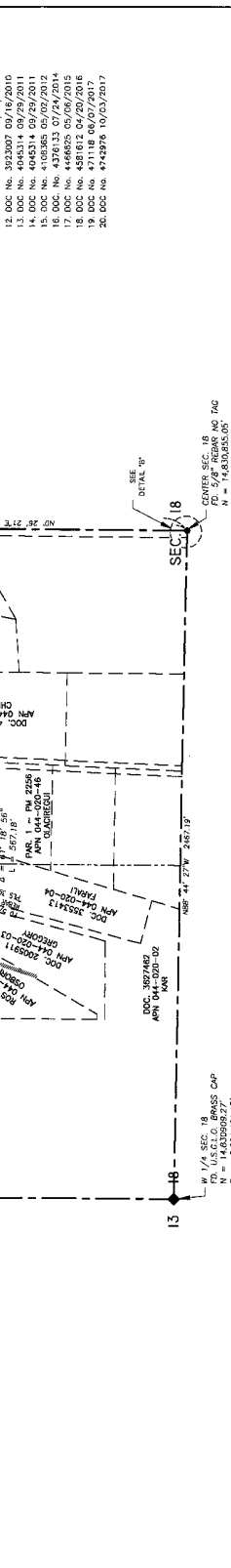
- SET 3/8" BRASS W/ PLASTIC CAP
- FOUND 3/8" REBAR OR AS NOTED
- SET 1/2" CONCRETE
- FOUND 1/2" REBAR W/ TAG "REBAR"
- SET 1/4" PIPE
- FOUND U.S.C.L.O. BRASS CAP
- SECTION CORNER

MAP REFERENCES:

- THE OFFICIAL PLAT OF T.B.M. R.306, H.D.M. U.S. SURVEYOR GENERAL'S OFFICE RENO, NV 1881.
- PL 1338, FILE No. 802725, 05/16/1982
- PL 2258, FILE No. 123182, 06/14/1988
- PL 2603, FILE No. 123182, 06/14/1988
- PL 3913, FILE No. 231185, 12/29/2001
- PL 3913, FILE No. 232287, 02/08/2001
- PL 214, FILE No. 21399, 02/09/1983
- PL 252, FILE No. 2588, 02/07/1985
- PL 252, FILE No. 2588, 02/07/1985
- PL 878, FILE No. 34745, 11/18/1974
- PL 1407, FILE No. 68860, 07/31/1980
- PL 2839, FILE No. 72448, 02/12/1989
- PL 3961, FILE No. 2407046, 12/12/2000
- PL 4412, FILE No. 3598078, 06/21/2004
- PLS XXXX 2017

DOCUMENT REFERENCES:

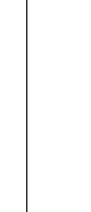
- BOOK 182 PAGE 603 08/11/1946
- BOOK 188 PAGE 576 10/25/1946
- BOOK 230 PAGE 79 01/20/1949
- BOOK 272 PAGE 181 01/20/1949
- BOOK 280 PAGE 449 02/08/1942
- DOC No. 2005882 06/20/1996
- DOC No. 2005911 06/21/1996
- DOC No. 2248067 09/23/1998
- DOC No. 3553413 07/11/2007
- DOC No. 387462 03/05/2008
- DOC No. 387463 03/05/2008
- DOC No. 4045314 09/29/2010
- DOC No. 4045314 09/29/2010
- DOC No. 4103805 05/02/2012
- DOC No. 4103806 05/02/2012
- DOC No. 4446815 07/06/2015
- DOC No. 4581612 04/20/2016
- DOC No. 471118 08/02/2017
- DOC No. 4742976 10/02/2017



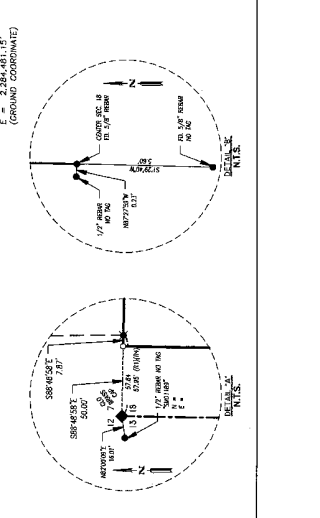
NOTES:

- THE PARCELS, BARBERS, WASHCO GIS AND ANY INTEREST HOLDERS OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING CHANNEL FLOWS CROSSING THESE PARCELS SHALL BE MAINTAINED AND THAT ACCESS TO AND FROM ADJACENT CHANNELS SHALL BE MAINTAINED. THE USACE HAS REVIEWED THE PLANS AND OPERATIONS WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.

MEYER SURVEYING
SURVEYING | MAPPING | GIS
1148 E. Baseline, Reno, NV
(775) 784-5346
meyer@meysurvey.com



BASIS OF BEARINGS:
NAD 83(G), NEVADA STATE PLANE COORDINATE SYSTEM, USING THE NAD 83(G) DATUM. DISTANCES UTILIZING THE AMERICAN HORIZONTAL REAL TIME NETWORK.
THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES, THE COMBINED GRID TO GROUND SCALE FACTOR = 1.00187938



SHEET 2 OF 2

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAN AND HAVE CONSIDERED THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS ACCURATE AND CORRECTLY REPRESENTS THE TRACT OF LAND DESCRIBED IN CHAPTER 278, THE PUBLIC UTILITY & IRRIIGABLE CANALS, SNOW STORAGE & STORAGE EASEMENTS AND RE-LOCATABLE IRRIGATION EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

DATE _____
MICHAEL P. SULLIVAN
DATE _____
DANIEL M. SULLIVAN
DATE _____
ALAN N. SULLIVAN

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT THE SAME IS ACCURATE AND CORRECTLY REPRESENTS THE TRACT OF LAND DESCRIBED IN CHAPTER 278, THE PUBLIC UTILITY & IRRIIGABLE CANALS, SNOW STORAGE & STORAGE EASEMENTS AND RE-LOCATABLE IRRIGATION EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

DATE _____
TITLE _____

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY COMPANIES SHOWN ON THIS PLAN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. THE EXISTING PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN AS SUBMITTED FOR THIS PLAN ARE HEREBY RE-LOCATED AND RE-LOCATED AS SHOWN HEREON.

DATE _____
SIERRA PACIFIC POWER COMPANY
DATE _____
NIP BELL TELEPHONE CO.
DATE _____
CHARTER COMMUNICATIONS
DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED TAXPAYER CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND HAVE BEEN PAID FOR AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE COMMISSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS. 36A.030.

APN 044-391-13
WASCO COUNTY TREASURER
DATE _____
TITLE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } SS.
ON THIS _____ DAY OF _____, 2019, DANIEL M. SULLIVAN DID PERSONALLY APPEAR BEFORE ME AND AFTER DUE AND CAREFUL INQUIRY INTO THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I FORWARDED SET MY HAND AND SEAL OF OFFICE, AS OF THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY SIGNATURE _____

STATE OF NEVADA }
COUNTY OF WASHOE } SS.
ON THIS _____ DAY OF _____, 2019, DANIEL M. SULLIVAN DID PERSONALLY APPEAR BEFORE ME AND AFTER DUE AND CAREFUL INQUIRY INTO THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I FORWARDED SET MY HAND AND SEAL OF OFFICE, AS OF THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY SIGNATURE _____

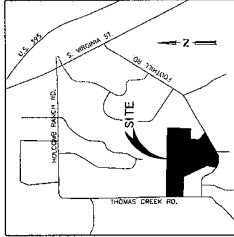
STATE OF NEVADA }
COUNTY OF WASHOE } SS.
ON THIS _____ DAY OF _____, 2019, ALAN N. SULLIVAN DID PERSONALLY APPEAR BEFORE ME AND AFTER DUE AND CAREFUL INQUIRY INTO THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I FORWARDED SET MY HAND AND SEAL OF OFFICE, AS OF THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY SIGNATURE _____

STATE OF NEVADA }
COUNTY OF WASHOE } SS.
ON THIS _____ DAY OF _____, 2019, ALAN N. SULLIVAN DID PERSONALLY APPEAR BEFORE ME AND AFTER DUE AND CAREFUL INQUIRY INTO THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I FORWARDED SET MY HAND AND SEAL OF OFFICE, AS OF THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY SIGNATURE _____

VICINITY MAP:



SURVEYOR'S CERTIFICATE:

- 1. JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY.
- 1. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF:
MICHAEL P. SULLIVAN
DANIEL M. SULLIVAN AND
ALAN N. SULLIVAN
- 2. THE LAND SURVEYED LIES WITHIN A PORTION OF NW 1/4 OF SECTION 18, T.18N., R.20E., AS 2015.
- 3. THIS PLAN COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE FOREGOING BODY PART IS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER
PLS 207953

PARCEL MAP FOR:

MICHAEL P. SULLIVAN,
DANIEL M. SULLIVAN &
ALAN N. SULLIVAN
A DIVISION OF FEED DOC, INC. 2118
APN 044-391-13
WASHOE COUNTY, NEVADA

SITUATE IN THE NW 1/4 OF SEC. 18 T.18N., R.20E., MD.M.
WASHOE COUNTY, NEVADA

SHEET 1 OF 2



MEYER SURVEYING
SURVEYING | MAPPING | GIS
12400 S. RAYBURN HWY
(775) 786-1166
meyersurvey.com

DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. 2019-12-0001 MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS. IT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THESE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION IN ACCORDANCE WITH NEVADA REVENUE STATUTES CHAPTER 278.

DATE _____
TITLE _____

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).

DATE _____
TITLE _____

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT CERTIFICATE:

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

DATE _____
TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

DATE _____
TITLE _____