# Community Services Department Planning and Development TENTATIVE PARCEL MAP

(see page 5)

# PARCEL MAP WAIVER (see page 15)

**APPLICATION** 



Community Services Department Planning and Development 1001 E. Ninth St., Bldg. A Reno, NV 89520

Telephone: 775.328.3600

#### **Washoe County Development Application**

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information	S	Staff Assigned Case No.:		
Project Name: Bucio Parcel N	Лар	4		
Project Subdivision for A Description:	APN into 2 parcels			
Project Address: 4915 Sun Val	ley Blvd			
Project Area (acres or square fee	et): 56,497			
Project Location (with point of re	ference to major cross	streets AND area locator):		
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
035-120-19	1.297			
Section(s)/Township/Range: T				
Indicate any previous Washo Case No.(s).	e County approval	s associated with this applicat	ion:	
Applicant Info	ormation (attach	additional sheets if necess	sary)	
Property Owner: Carlos Bucio		Professional Consultant:		
Name: Carlos Bucio		Name: Michael L Ulving		
Address: 4915 Sun Valley		Address: P.O. Box 104 Gerlach	n, NV	
	Zip: 89433		Zip: 89412	
Phone: 775-544-4034	Fax:	Phone: (775) 359-6671	Fax:	
Phone: 775-544-4034 Email: bucio 6363@9	mail. com	Email: ulvingm@gmail.com		
Cell:	Other:	Cell: (775) 304-4629	Other: 525 - 1983	
Contact Person:		Contact Person:		
Applicant/Developer: Owner		Other Persons to be Contacted:		
Name: Same As Above		Name: same as above		
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):		

## **Property Owner Affidavit**

Applicant Name. Canos Bucio	
requirements of the Washoe County Development	ittal does not guarantee the application complies with all nent Code, the Washoe County Master Plan or the oning, or t hat the application is deemed complete and
STATE OF NEVADA )	
COUNTY OF WASHOE )	
I, CAKIUS BUCI	
(prodot	e print name)
application as listed below and that the foregoin information herewith submitted are in all respects and belief. I understand that no assurance or Development.	e owner* of the property or properties involved in this ng statements and answers herein contained and the complete, true, and correct to the best of my knowledge guarantee can be given by members of Planning and
(A separate Affidavit must be provided by	each property owner named in the title report.)
Assessor Parcel Number(s): 035 - 120	)-19
	Printed Name CARUSYS VCLO
	Signed Liver Runs  Address 7150 CFTWN 81
	Address 7-150 ETTVON 81
	REND NV 89512
Subscribed and sworn to before me this Dud day of February, 2017.	(Notary Stamp)
Notary Public in and for said county and state  My commission expires: 08-08-2017	CAREN M. IDZINGA Notary Public - State of Nevada Appointment Recorded in Washoe County No: 08-8074-2 - Expires August 8, 2020
iviy commission expires:	The state of the s
*Owner refers to the following: (Please mark appr	opriate box.)
<ul><li>Owner</li></ul>	
☐ Corporate Officer/Partner (Provide copy of	f record document indicating authority to sign.)
<ul> <li>Power of Attorney (Provide copy of Power</li> </ul>	of Attorney.)
<ul> <li>Owner Agent (Provide notarized letter from</li> </ul>	n property owner giving legal authority to agent.)
☐ Property Agent (Provide copy of record do	cument indicating authority to sign.)
☐ Letter from Government Agency with Stew	vardship

# Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

		at is the location (addres						
	49	15 Sun Valley Blvd.						
		Places list the following						
	a.	Please list the following:						
		APN of Parcel 035-120-19	220	Land Us	e Designation		Existing Acres	
		033-120-19	220			1.2	97	
	Please describe the existing conditions, structures, and uses located at the site:  Mild sloping terrain with drainage. Existing manufacture home with awning and shed							
3.	Wha	at are the proposed lot st	andards	?				
				Parcel 1	Parcel 2	Parcel 3	Parcel 4	
[	1	Minimum Lot Area		12,000	12,000			
	1	Minimum Lot Width		20	81			

4.	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 Community Development staff for additional materials that are required to be submitted.)						
	□ Yes		ď	No			
5.	Utilities:				1		
	a. Sewer Service	Was	hoe Coui	nty			
	b. Electrical Service/Gene	erator NV E	nergy				
	c. Water Service	TMV	/A		11		
6. Please describe the source of the water facilities necessary to serve the proposed tenta map:				roposed tentative parcel			
	a. Water System Type:						
	☐ Individual wells						
	☐ Private water	Provider:					
	Public water	Provider:	TMWA		•		
	b. Available:						
	☑ Now	☐ 1-3 year	's	☐ 3-5 years	☐ 5+ years		
	c. Washoe County Capital	I Improvements	Program	/			
	■ Yes	-	₩	No			
7.	What sewer services are ne	ecessary to acc	ommodate	the proposed tentative p	parcel map?		
	What sewer services are necessary to accommodate the proposed tentative parcel map?  a. Sewage System Type:						
	☐ Individual septic						
	Public system	Provider:	rovider: County/Musicipal				
	b. Available:		,				
	Now	□ 1-3 year	s	☐ 3-5 years	☐ 5+ years		
	c. Washoe County Capital	Improvements	Program	project?			
	☐ Yes		<b>2</b>	No			
8.	For most uses, the Washo Requirements, requires the Please indicate the type a required:	dedication of v	vater rights	s to Washoe County who	en creating new parcels.		
	a. Permit #			acre-feet per year	1		
	b. Certificate #			acre-feet per year			
	c. Surface Claim #			acre-feet per year			
	d. Other, #			acre-feet per year			

		nent c	of Cons	(as filed with the State Engineer in the Division of Water Resources of the ervation and Natural Resources):
des	cribe the	impa	act the	ain wetlands? (If yes, please attach a preliminary delineation map and proposal will have on the wetlands. Impacts to the wetlands may require a.S. Army Corps of Engineers.)
		M	No	If yes, include a separate set of attachments and maps.
	169	<u> </u>	140	in you, molude a separate set of attachments and maps.
yes,	, and this	s is th	e secoi	lopes or hillsides in excess of 15 percent and/or significant ridgelines? (Ind parcel map dividing this property, Article 424, Hillside Development of the ment Code will apply.)
	Yes	Ø	No	If yes, include a separate set of attachments and maps.
Hvd	,000 00 0			
	Irologic F a of grou	Resou	rce as	defined in Article 418, or riparian area such as the Truckee River, and/or ar
	a of grou	Resou	rce as	defined in Article 418, or riparian area such as the Truckee River, and/or ar
Doe Cou	Yes es the ter	Resoundwar ndwar Eative	rce as ter rech No	defined in Article 418, or riparian area such as the Truckee River, and/or ar arge  If yes, include a separate set of attachments and maps.  I map involve common open space as defined in Article 408 of the Washoe
area Doe Cou	Yes es the ter	Resoundwar ndwar Eative	rce as ter rech No	defined in Article 418, or riparian area such as the Truckee River, and/or ar arge  If yes, include a separate set of attachments and maps.  I map involve common open space as defined in Article 408 of the Washoe
Doe Cou space	Yes  es the ter inty Deve ce parce Yes	ntative elopm ls.)?	No Perparce ent Coo No Reproper	defined in Article 418, or riparian area such as the Truckee River, and/or ar arge  If yes, include a separate set of attachments and maps.  I map involve common open space as defined in Article 408 of the Washoede? (If so, please identify all proposed non-residential uses and all the open If yes, include a separate set of attachments and maps.  Dised, will the community be gated? If so, is a public trail system easement.
Doe Cou space	Yes  es the ter inty Deve ce parce Yes	ntative elopm ls.)?	No Perparce ent Coo No Reproper	If yes, include a separate set of attachments and maps.  I map involve common open space as defined in Article 408 of the Washoede? (If so, please identify all proposed non-residential uses and all the open If yes, include a separate set of attachments and maps.  Dised, will the community be gated? If so, is a public trail system easement.
Doe Cou space	Yes  es the ter inty Deve ce parce Yes	ntative elopm ls.)?	No Perparce ent Coo No Reproper	defined in Article 418, or riparian area such as the Truckee River, and/or ar arge  If yes, include a separate set of attachments and maps.  I map involve common open space as defined in Article 408 of the Washoede? (If so, please identify all proposed non-residential uses and all the open If yes, include a separate set of attachments and maps.  Dised, will the community be gated? If so, is a public trail system easement.
Doe Cou space	Yes  es the ter inty Deve ce parce Yes	ntative elopm ls.)?	No Perparce ent Coo No Reproper	defined in Article 418, or riparian area such as the Truckee River, and/or ar arge  If yes, include a separate set of attachments and maps.  I map involve common open space as defined in Article 408 of the Washoede? (If so, please identify all proposed non-residential uses and all the open If yes, include a separate set of attachments and maps.  Dised, will the community be gated? If so, is a public trail system easement.

14.				ble policies of the adopted area plan in which the project is located that requich policies and how does the project comply	
		Yes	<b>☑</b> No	If yes, include a separate set of attachments and maps.	
	15. 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?				
	Non	ie			
				o Article 418, Significant Hydrologic Resources? If yes, please address Speci s within Section 110.418.30 in a separate attachment.	
		Yes	<b>☑</b> No	If yes, include a separate set of attachments and maps.	
				Grading	
(1) I build impound yard perro proi road dray	Distudings orted ic yalls to nane ect e lway vings	rbed ar and la and plot of e excent earth exceeds and no	ea excenandscape aced as arth to leavated, any of plan for this close.	wing additional questions if the project anticipates grading that involve eding twenty-five thousand (25,000) square feet not covered by streeting; (2) More than one thousand (1,000) cubic yards of earth to be fill in a special flood hazard area; (3) More than five thousand (5,00 pe imported and placed as fill; (4) More than one thousand (1,000) cube whether or not the earth will be exported from the property; or (5) If exture will be established over four and one-half (4.5) feet high. If you the above criteria, you shall either provide a preliminary grading are review OR if these criteria are exceeded with the final constructions at the Tentative Parcel Map Application, you shall be required to apport or grading and you will be delayed up to three months, if approved.	
				of material are you proposing to excavate on site?	
	5-10	yds			

18.	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?
	Cut/Fill Balanced, no import other than aggregate base for dwy. Approx. 5 yds
19.	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?
	None
20.	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?
	3H:1V, Compaction of loose material will stabilize the disturbed areas.

. .

21.	Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?
	None
22.	Are retaining walls going to be required? If so, how high will the walls be, will there be multiple wall with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber manufactured block)? How will the visual impacts be mitigated?
	None
23.	Will the grading proposed require removal of any trees? If so, what species, how many, and of wha size?
	None
24.	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?
	None, disturbance will be minimized and will require no re-vegetation.

25.	How are you providing temporary irrigation to the disturbed area?				
	Yes, as needed to	o control dust and stabilized loose material			
	Have you reviewed their	e revegetation plan with the Washoe Storey Conservation District? If yes, have suggestions?			
	Yes and not requi	red.			
27.	Surveyor:				
	Name	Michael L Ulving			

Name	Michael L Ulving
Address	P.O. Box 104 Gerlach, NV. 89412
Phone	(775) 359-6671
Cell	(775) 304-4629
E-mail	ulvingm@gmail.com
Fax	
Nevada PLS#	09111

#### **Parcel Map Waiver Application Supplemental Information**

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific

references to parcel maps may be found in Article 606	, Parcel Maps.

1.		c agency or utility for which the parcel is being created:
	Washoe	County
	a. If a utility, is it	t Public Utility Commission (PUC) regulated?
	☐ Yes	V <b>∑</b> No
2.	What is the locati	on (address or distance and direction from nearest intersection)?
	4915	Sun Valley Blvd.

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-120-19	270	1.297
		· ·

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

Existing home w/ dwy. Existing drainage channel in Lot. Back of Lot has sidehill. Mild sloping elsewhere.

b.	The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land roadways, buildings, etc.):							
	North Publ	üclltilit	1 Sase	ment (55	i wtr			
			k l					
	100 March 100 Ma		/					
			d					
Wh	nat are the proposed lot	standards?						
			Parcel 1	Parcel 2	Parcel 3	Parcel 4		
_		12		12,000				
	Wilnimum Lot Width		80	80				
Util	lities:						20.	
a.	. Sewer Service	4	Jashoe	County				
b.	. Electrical Service/Gen	erator N	V Ener	34				
C.	. Water Service		MWA					
Ple	ase describe the source	and timing of th	e water faci	lities necessary to	serve the nro	onosed waiver		
		and anning of a	o water laci	illoo Hoocoodi y to	ocive the piv	opodea warver.		
a.								
			+	\.O			_	
	Public water	Provider:	Ima	<del>3/1</del>			_	
b.	Available:							
	<b>✓</b> Now	□ 1-3 yea	ars	☐ 3-5 years		5+ years		
C.								
	What I was a second of the sec	roadways, buildings, e  North South Priva East West  What are the proposed lot  Minimum Lot Area Minimum Lot Width  Utilities:  a. Sewer Service b. Electrical Service/Gen c. Water Service  Please describe the source a. Water System Type:  Individual wells Private water Public water  Description  Now  C. If a public facility is Improvements Program	North Public (Lifting South Private Cand East Private Cand West Private Cand Winimum Lot Area Minimum Lot Width  Utilities:  a. Sewer Service b. Electrical Service/Generator c. Water Service  Please describe the source and timing of the a. Water System Type:  Individual wells Private water Provider: Public water Provider:  Public water Provider: Now  1-3 years.	roadways, buildings, etc.):  North Public (Itility Zase South Private Land East Private Land West Private Land What are the proposed lot standards?  Parcel 1  Minimum Lot Area Minimum Lot Width  Utilities:  a. Sewer Service b. Electrical Service/Generator c. Water Service  Please describe the source and timing of the water facilia. Water System Type:  Individual wells Private water Provider: Public water Provider: Public water Provider:  Now  1-3 years  C. If a public facility is proposed and is currer Improvements Program and not available, please	roadways, buildings, etc.):  North Public (Iffity Fasement (55) South Private Land East Private Land West Private Land What are the proposed lot standards?  Parcel 1 Parcel 2  Minimum Lot Area 17,000 17,000 Minimum Lot Width 80 80  Utilities:  a. Sewer Service b. Electrical Service/Generator c. Water Service  Please describe the source and timing of the water facilities necessary to a. Water System Type:  Individual wells Private water Provider: Public water Provider: Public water Provider:  Now 1-3 years 1-3 years  C. If a public facility is proposed and is currently not listed in Improvements Program and not available, please describe the file.	roadways, buildings, etc.):  North Public (Itruty Fascement (55 i wtr) South Private Land East Private Land West Private Land What are the proposed lot standards?  Parcel 1 Parcel 2 Parcel 3  Minimum Lot Area 17,000 12,000 Minimum Lot Width 80 80  Utilities:  a. Sewer Service b. Electrical Service/Generator c. Water Service  Please describe the source and timing of the water facilities necessary to serve the proposed and is currently not listed in the Wash Improvements Program and not available, please describe the funding mech	North Public (Lifting Fascenut (55 à Whr)  South Private Land  West Private Land  West Private Land  What are the proposed lot standards?  Parcel 1 Parcel 2 Parcel 3 Parcel 4  Minimum Lot Area 17,000 12,000  Minimum Lot Width 80 80  Utilities:  a. Sewer Service Lander County  b. Electrical Service/Generator NV Energy c. Water Service TAWA  Please describe the source and timing of the water facilities necessary to serve the proposed waiver.  a. Water System Type:  Individual wells Private water Provider: Public water Provider:  Now 1-3 years 3-5 years 5+ years  C. If a public facility is proposed and is currently not listed in the Washoe County Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the county Capilmprovements Program and not available, please describe the funding mechanism for ensuring the capilla program and not available.	

V V I	lat is the nature and liming of sewer services necessary to accommodate the proposed waiver?					
a.	Sewage System Type:					
	☐ Individual septic					
	Public system Provider: County					
b.	Available:					
	Now 🔲 1-3 years 🖂 5+ years					
c.	Washoe County Capital Improvements Program project?					
	□ Yes 💆 No					
d. If a public facility is proposed and is currently not listed in the Washoe Co- Improvements Program and not available, please describe the funding mechanism availability of sewer service. If a private system is proposed, please describe the sy- recommended location(s) for the proposed facility:						
Plea	ase describe whether any of the following natural resources are related to the proposed waiver:					
a.	Property located in the FEMA 100-year floodplain?					
	☐ Yes No					
	Explanation:					

8.

des	cribe the im		s, please attach a preliminary delineation map a on the wetlands. Impacts to the wetlands may requif Engineers.)				
	Yes		☑ No				
Exp	lanation:						
yes,	and this is		excess of 15 percent and/or significant ridgelines? ling this property, Article 424, Hillside Developmen apply.)				
	Yes, the l	Hillside Ordinance applies.	☐ No, it does not.				
Expl	Explanation:						
Surveyo	r:						
Name		Michael L Ulving					
Addres	SS	P.O. Box 104 Gerlac	h, NV 89412				
Phone		(775) 304-4629					
Fax							
Nevada	a PLS#	09111					

10 (0 k k

#### OWNER'S CERTIFICATE:

NOTARY PUBLIC

STATE OF NEVADA COUNTY OF WASHOE

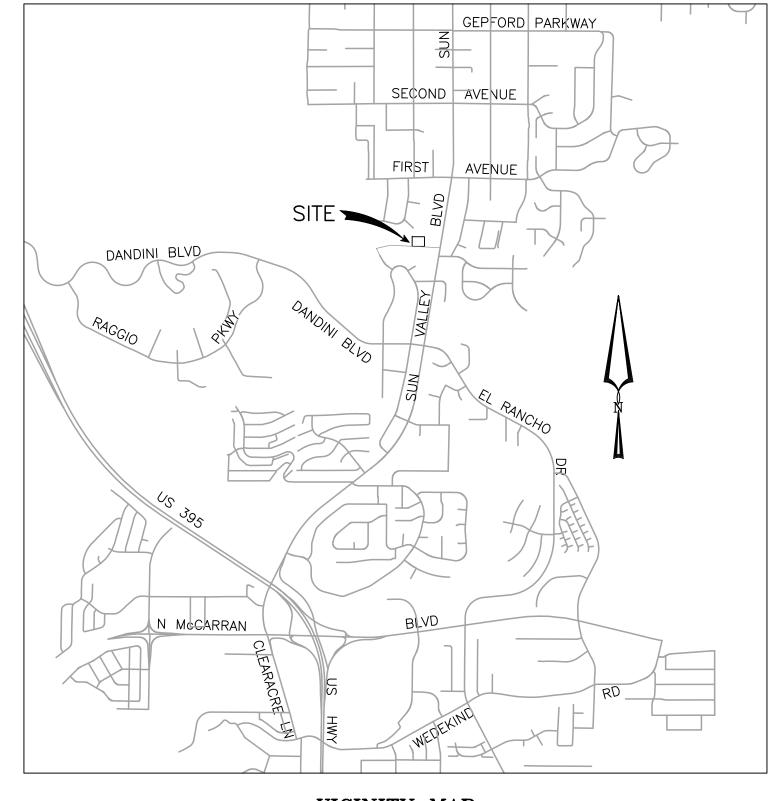
NOTARY PUBLIC

MY COMMISSION EXPIRES:\_\_\_\_\_

MY COMMISSION EXPIRES:\_\_\_\_\_

THIS IS TO CERTIFY THAT THE UNDERSIGNED, <u>CARLOS BUCIO JR.</u> IS THE RECORD OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE OWNER

# PARCEL MAP CARLOS BUCIO A DIVISION OF PARCEL 2 PARCEL MAP #1871 WASHOE COUNTY, NEVADA



VICINITY MAP

# HEREBY GRANTS (ACCESS, DRAINAGE, SEWER, PUBLIC UTILITY, ETC) PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. CARLOS BUCIO JR., OWNER NOTARY PUBLIC CERTIFICATE: STATE OF NEVADA COUNTY OF WASHOE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 NOTARY PUBLIC MY COMMISSION EXPIRES:\_\_ TITLE COMPANY CERTIFICATE: THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF \_\_\_\_\_\_, 20\_\_\_\_. WESTERN TITLE COMPANY OF NEVADA UTILITY COMPANY CERTIFICATE: THE UNDERSIGNED UTILITY COMPANIES HAVE REVIEWED THIS MAP AND FIND THAL THE UTILITY EASEMENTS DESIGNATED AND SHOWN HEREON HAVE BEEN REVIEWED AND ARE APPROVED. NV ENERGY TRUCKEE MEADOWS WATER AUTHORITY NEVADA BELL TELEPHONE CO., dba AT&T NEVADA CHARTER COMMUNICATIONS NOTARY PUBLIC CERTIFICATE: STATE OF NEVADA COUNTY OF WASHOE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2017

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2017

THIS INSTRUMENT V	WAS ACKNOWLEDGED	BEFORE	ME ON	THIS	DAY OF	 , 2
BY						
NOTARY PUBLIC		-				
MY COMMISSION EX	PIRES:					
STATE OF NEVADA COUNTY OF WASHOE	. }					
COUNTY OF WASHOE	VAS ACKNOWLEDGED	BEFORE	ME ON	THIS	_ DAY OF	, 2
COUNTY OF WASHOE	}	BEFORE	ME ON	THIS	_ DAY OF	, 2

MY COMMISSION EXPIRES:\_\_\_\_\_

#### SURVEYOR'S CERTIFICATE:

PLS 9111

I, MICHAEL L. ULVING, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY

- 1. THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CARLOS BUCIO JR.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M. WASHOE COUNTY, NEVADA, AND WAS COMPLETED DURING **DECEMBER 2016**.
- 3. THIS MAP COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

MICHAEL L. ULVING		DATE
IFVADA PROFFSSIONAL	LAND SURVEYOR	

#### <u>DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:</u>

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ \_ MEETS ALL APPLICABLE STATUES, 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 FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_ DIRECTOR PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUES 278.471 THROUGH 278.4725.

WILLIAM WHITNEY, DIRECTOR	DATE
PLANNING & DEVELOPMENT DIVISION	

#### WATER & SEWER RESOURCE REQUIREMENTS:

THE PROJECT/DEVELOPMENT SHOWN HEREON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY DEVELOPMENT CODE CHAPTER 110

WASHOE	COLINITY	CUMMI INITY	SERVICE	DISTRICT	DATE

## <u>TAX CERTIFICATE:</u> (APN # 011-502-08)

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 OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER	DATE
TITLE	

## COUNTY CERTIFICATE:

COUNTY RECORDER

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

DIRECTOR	_	COMMUNITY	DEVELOPMENT	DA	TE

FILE NUMBER	PARCEL MAP
FILED FOR RECORD AT THE REQUEST OF	CARLOS BUCIO
ON THIS DAY OF,	A DIVISION OF PARCEL 2 OF PARCEL MAP 1871, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA
20 ATMIN PASTO'CLOCKM.	
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	LYING WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. &

	SURVEYII
--	----------

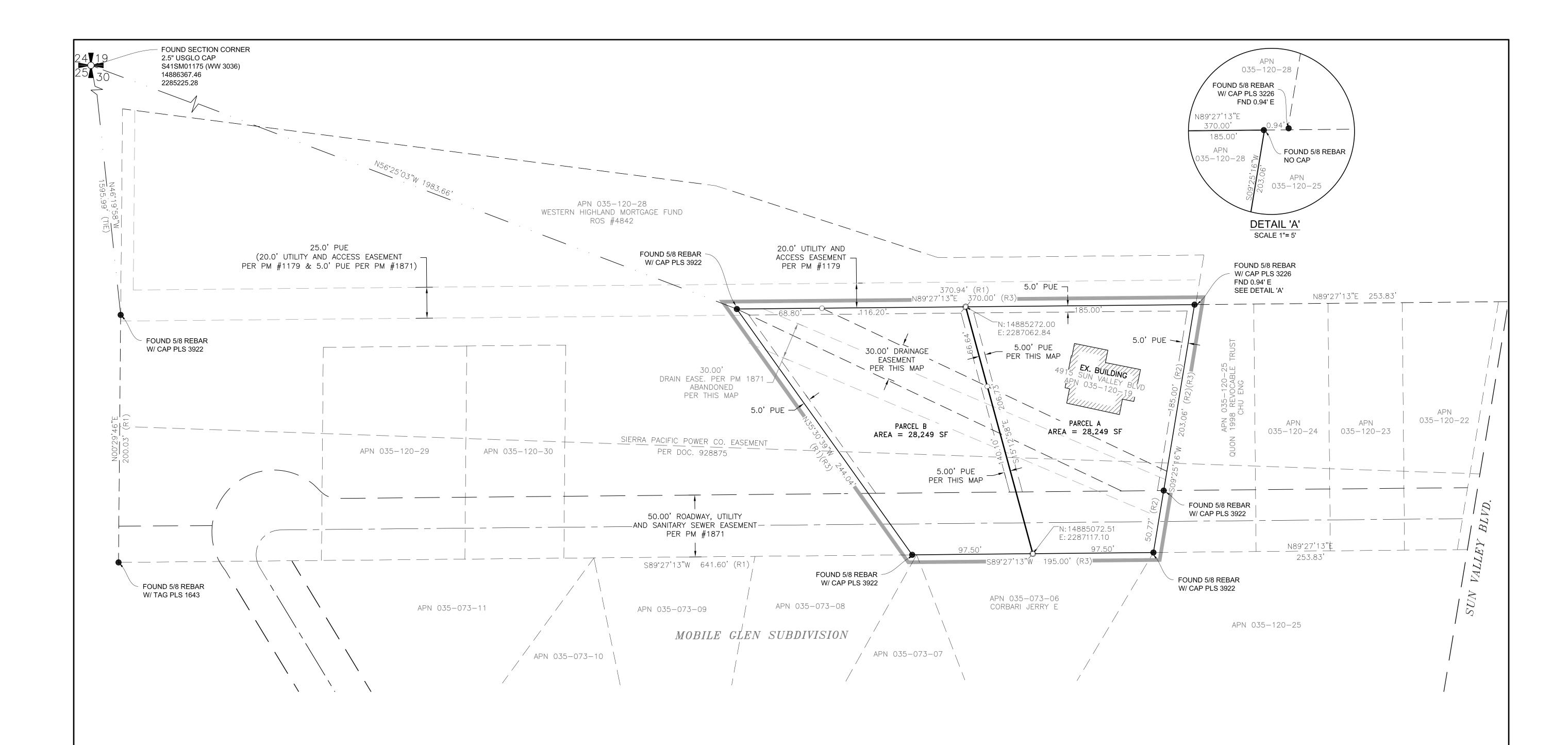
SHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M. WASHOE COUNTY, NEVADA

M	SURVEYING	М
	PO	BOY

MICHAEL L. ULVING PO BOX 104 GERLACH, NV 89412 ulvingm@gmail.com

FEBRUARY 2017

PAGE 1 OF 2



## BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS EASEMENT IS NAD 83/94. GPS RTK METHODS USING THE WASHOE COUNTY COMMUNITY BASE STATION IN RENO, NV. TO ESTABLISH THE GRID POSITIONS. THE VALUES SHOWN ARE USING THE WASHOE COUNTY GRID TO GROUND COMBO FACTOR OF 1.000197939.

## LEGEND:

- SET NO. 5 REBAR STAMPED LS7880, OR AS OTHERWISE NOTED.
- FOUND 5/8" REBAR, OR AS NOTED .
- O MEASURE/CALCULATED POINT, NOTHING SET OR FOUND
- RECORD BEARINGS AND DISTANCES PER RECORD

  (R1) CALCULATED POINT BASED ON RECORD INFORMATION
- (C1) MEASURED BEARINGS AND DISTANCES ARE NOT IN PARENTHESIS.
- NEW PROPERTY LINE
  PROPERTY LINE
- ---- EXISTING ADJACENT PROPERTY LINE
- · · HE LINI
- EXISTING DRAINAGE EASEMENT— PROPOSED DRAINAGE EASEMENT

## REFERENCES:

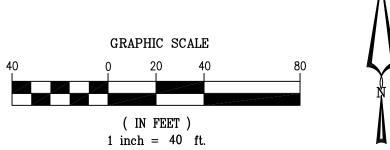
(R1) RECORD OF SURVEY 4842, DOCUMENT NO. 348682, WASHOE COUNTY RECORDS 01/2007

(R2) PARCEL MAP 3257, DOCUMENT NO. 2143869, WASHOE COUNTY RECORDS 08/2004

(R3) PARCEL MAP 1871, DOCUMENT NO. 1015528, WASHOE COUNTY RECORDS 08/1985

## NOTES:

- 1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE THE UTILITY COMPANY.
- 2. A BLANKET EASEMENT ACROSS EACH PARCEL EXCEPTING THEREFROM ANY AREA WITHIN EXISTING BUILDINGS IS GRANTED FOR THE PURPOSE OF OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TV SERVICE.
- 3. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. A BLANKET EASEMENT FOR THE PURPOSE OF THE INSTALLATION OF A PRIVATE WATER LINE IS HEREBY GRANTED OVER AND ACROSS EACH PARCEL. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 5' PRIVATE EASEMENT ADJACENT TO THE STREET TO SERVE THE PARCELS CREATED WITH THIS MAP.
- 4. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH ISSUANCE OF BUILDING PERMITS.
- 5. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- 6. A 30' WIDE CENTERED STORMDRAIN EASEMENT IS GRANTED AND CENTERED ALONG THE EXISTING DRAINAGE FLOW LINE AS SHOWN HEREON.



 $PARCEL A: \pm 28.249 SF$  $PARCEL B: \pm 28,249 SF$ 

	<u>:</u>
FILE NUMBER	
FILED FOR RECORD AT THE REQUEST OF	
ON THE DAY OF	

20\_\_\_\_ AT \_\_\_\_MIN PAST\_\_O'CLOCK \_\_\_\_M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER
BY:
DEPUTY
FFF·

# PARCEL MAP

TOTAL AREA:  $\pm 56,498$  SF

A DIVISION OF PARCEL 2 OF PARCEL MAP 1871, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA

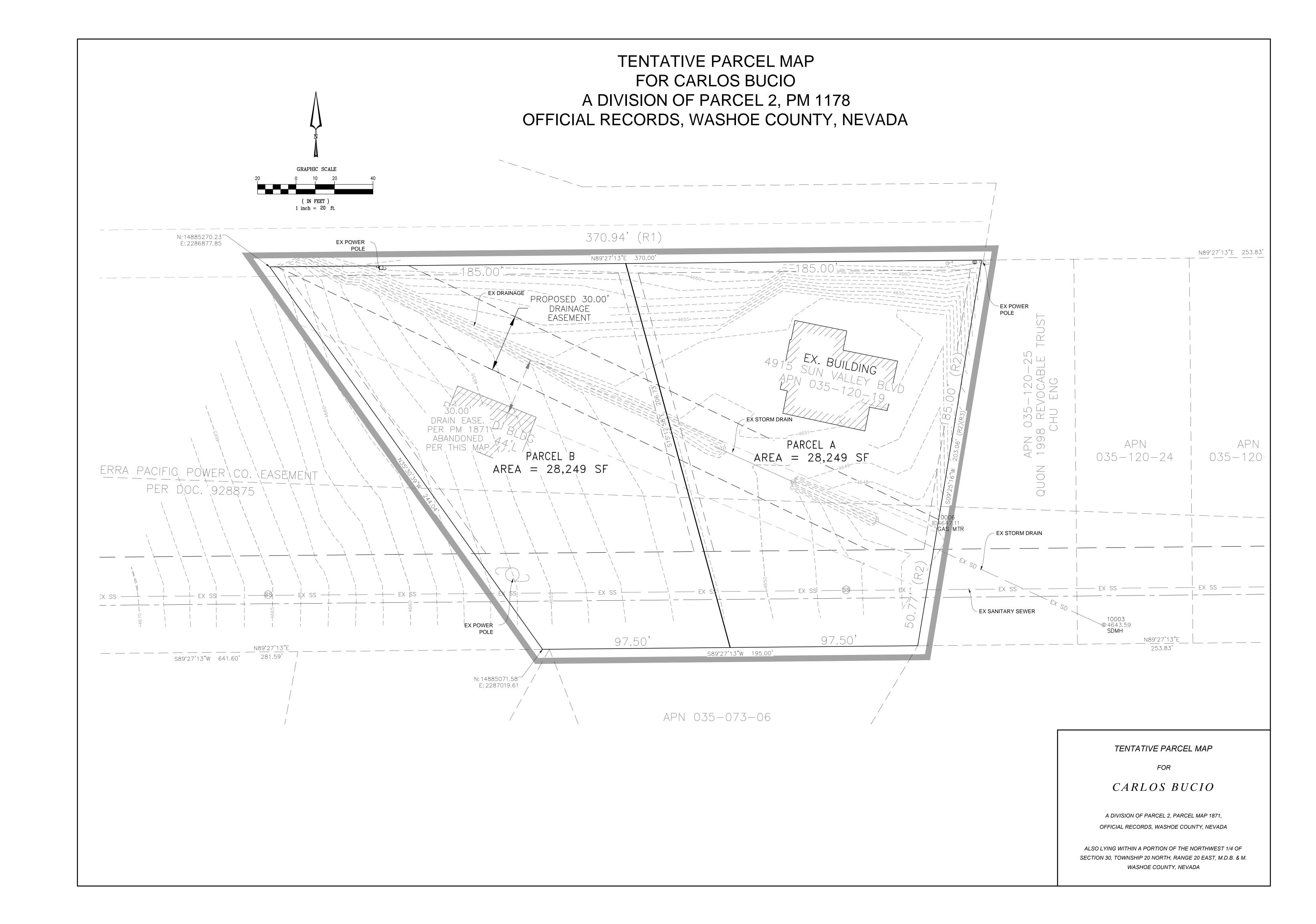
CARLOS BUCIO

LYING WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M.
WASHOE COUNTY, NEVADA

MICHAEL L. ULVING
PO BOX 104, GERLACH, NV 89412
ulvingm@gmail.com

FEBRUARY 2017

PAGE 2 OF 2



#### Exhibit "A"

# Legal Description for Parcel "A" A Portion of A.P.N. # 035-120-19

Whereas a piece of land which is located in the State of Nevada, in the county of Washoe. Township 20 North Range 20 East, in the S. ½ of the N.E. ¼ of the N.W. ¼ Section 30 M.D.B.& M. Commencing at the Common Northern Corner of Parcels 1 & 2 as shown on Parcel Map #1871 as recorded in the Washoe County recorder's office. A.K.A. the N.W. corner of Parcel 1-D as shown on Parcel map# 3257 in the Washoe County recorder's office. Which is the Point of Beginning

Thence S09°25'16"W 203.06ft;

Thence S89°27'13"W 97.50ft;

Thence N15°12'58" 206.73 ft;

Thence N89°27'13"E 389.62ft to the point of Beginning

Existing area contains 28,249 Sq Ft ±

The basis of bearing for this easement is NAD 83/94. GPS RTK methods using the Washoe County community base station at Reno, NV. to establish the grid positions. The values shown are using a grid to ground combo factor of 1.000197939.

The above described use area is not intended for inclusion in a document conveying fee of Ownership. To do so is a violation of state law and local ordinance.

#### Exhibit "B"

# Legal Description for Parcel "B" A Portion of A.P.N. # 035-120-19

Whereas a piece of land which is located in the State of Nevada, in the county of Washoe. Township 20 North Range 20 East, in the S. ½ of the N.E. ¼ of the N.W. ¼ Section 30 M.D.B.& M. Commencing at the Common Northern Corner of Parcels 1 & 2 as shown on Parcel Map #1871 as recorded in the Washoe County recorder's office. A.K.A. the N.W. corner of Parcel 1-D as shown on Parcel map# 3257 in the Washoe County recorder's office. Thence N89°27'13"W 185.00 ft to the Point of Beginning.

Thence S15°12'58"E 206.73 ft;

Thence S89°27'13"W 97.50ft;

Thence N35°30'39" 244.04 ft;

Thence N89°27'13"E 185.00 ft to the point of Beginning

Existing area contains 28,249 Sq Ft ±

The basis of bearing for this easement is NAD 83/94. GPS RTK methods using the Washoe County community base station at Reno, NV. to establish the grid positions. The values shown are using a grid to ground combo factor of 1.000197939.

The above described use area is not intended for inclusion in a document conveying fee of Ownership. To do so is a violation of state law and local ordinance.

## Parcel Map Check Report

Client:

Carlos Bucio

035-120-19 - 4915 SV BLVD

Date: 2/8/2017 9:23:19 AM

Prepared by:

MLU - PLS 9111

Michael Ulving

Parcel Name: Parcel A

North:14,885,273.76'

East:2,287,247.84'

Segment# 1: Line

Course: S9° 25' 16"W

North: 14,885,073.44'

Length: 203.06'

East: 2,287,214.60'

Segment# 2: Line

Course: S89° 27' 13"W

North: 14,885,072.51'

Length: 97.50'

East: 2,287,117.10'

Segment# 3: Line

Course: N15° 12' 58"W

North: 14,885,271.99'

Length: 206.731

East: 2,287,062.84'

Segment# 4: Line

Course: N89° 27' 13"E

North: 14,885,273.76'

Length: 185.00'

East: 2,287,247.83'

Perimeter: 692.30'

Error Closure: 0.00

Area: 28,249.50Sq.Ft.

Course: S16° 40' 59"W

Error North: -0.004 East: -0.001

Precision 1: 692,290,000.00

#### Parcel Name: Parcel B

North:14,885,272.00' East:2,287,062.84'

Segment# 1: Line

1000

Course: S15° 12' 58"E Length: 206.73'
North: 14,885,072.51' East: 2,287,117.10'

Segment# 2: Line

Course: S89° 27' 13"W Length: 97.50'

North: 14,885,071.58' East: 2,287,019.60'

Segment# 3: Line

Course: N35° 30' 39"W Length: 244.04'
North: 14,885,270.23' East: 2,286,877.85'

Segment# 4: Line

Course: N89° 27' 13"E Length: 185.00'
North: 14,885,272.00' East: 2,287,062.84'

Perimeter: 733.27' Area: 28,249.03Sq.Ft. Error Closure: 0.00 Course: N51° 05' 34"E

Error North: 0.002 East: 0.002

Precision 1: 733,270,000.00