

**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)?

16100 ROCKY VISTA RD & 1221 CHANCE LN

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-410-38	MDS / MDR	20 ACRES
017-410-39	MDR / LDS / GR	20 ACRES

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

SINGLE FAMILY RESIDENCE & VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5 AC	5 AC	5 AC	5 AC
Proposed Minimum Lot Width	250	250	250	250

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
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6. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	NV ENERGY
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:	



Property Owner Affidavit

Applicant Name: Harry C. Fry

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, Harry C. Fry  
(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.

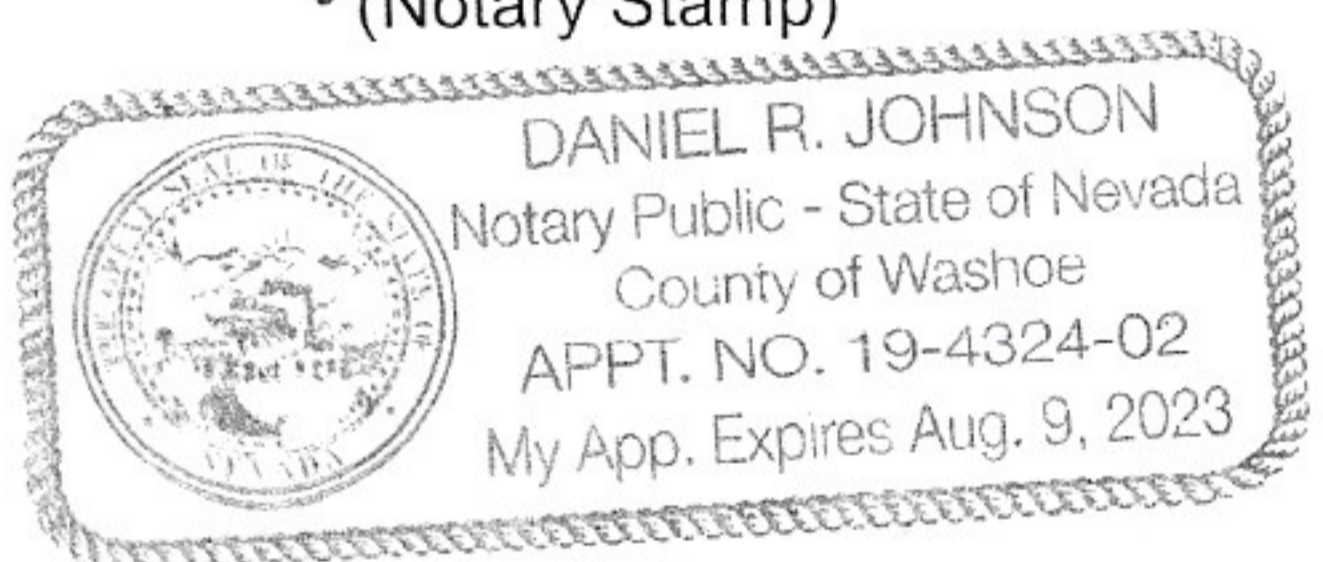
(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 017-410-38 & 017-410-39

Printed Name Harry C. Fry  
Signed Harry C. Fry  
Address 761 Greenbrae Dr.  
Sparks, NV 89431  
(Notary Stamp)

Subscribed and sworn to before me this 9<sup>th</sup> day of November, 2020.

[Signature]  
Notary Public in and for said county and state  
My commission expires: 09 Aug 2023



- \*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



b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 #	NA	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

NA
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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.
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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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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.
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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.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

NO
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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.
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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?

NA
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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.
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### 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
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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?

NO

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

NO
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28. Surveyor:

Name	PLEASANT VALLEY RANCH ESTATES LLC
Address	301 FLINT ST
Phone	775-544-7817
Cell	775-544-7817
E-mail	hcf2008@live.com
Fax	775-677-8408
Nevada PLS #	19567



**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:

NA

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

Yes  No

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

16100 ROCKY VISTA RD & 1221 CHANCE LN

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-410-38	MDS / MDR	20 ACRES
017-410-39	MDR / LDS / GR	20 ACRES

3. Please describe:

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

SINGLE FAMILY RESIDENCE

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

North	SINGLE FAMILY RESIDENCE
South	SINGLE FAMILY RESIDENCE
East	SINGLE FAMILY RESIDENCE
West	SINGLE FAMILY RESIDENCE

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5 AC	5 AC	5 AC	5 AC
Proposed Minimum Lot Width	250	250	250	250

5. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	NV ENERGY
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 checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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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 checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

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

NA

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 checked="" type="checkbox"/> No
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Explanation:

ZONE X

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
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Explanation:

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- 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.
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Explanation:

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9. Surveyor:

Name	PLEASANT VALLEY RANCH ESTATES LLC
Address	301 FLINT ST
Phone	775-544-7817
Fax	775-677-8408
Nevada PLS #	19567



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: 2ND PARCEL MAP FOR PLEASANT VALLEY RANCH ESTATES LLC			
Project Description: PARCEL MAP			
Project Address: 16100 ROCKY VISTA RD & 1221 CHANCE LN			
Project Area (acres or square feet): 40 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
<h3>Chance Lane</h3>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-410-38	20		
017-410-39	20		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: PLEASANT VALLEY RANCH ESTATES LLC		Name: MICHAEL TALONEN	
Address: 301 FLINT ST		Address: 15506 QUICKSILVER DR	
RENO, NV	Zip: 89501	RENO, NV	Zip: 89511
Phone:	Fax:	Phone: 775-544-7817	Fax: 775-677-8441
Email: hcf2008@live.com		Email: MSTSURVEYING@HOTMAIL.COM	
Cell:	Other:	Cell:	Other:
Contact Person: Harry C Fry		Contact Person: MICHAEL TALONEN	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Harry C Fry		Name: MIKE TALONEN	
Address: 301 FLINT ST		Address: 15506 QUICKSILVER DR	
RENO, NV	Zip: 89501	RENO, NV	Zip: 89511
Phone: 775-233-3963	Fax:	Phone: 775-544-7817	Fax: 775-6777-8441
Email: mtownsell@hotmail.com		Email: MSTSURVEYING@HOTMAIL.COM	
Cell: 775-233-3963	Other:	Cell: 775-544-7817	Other:
Contact Person: Harry C Fry		Contact Person: MIKE TALONEN	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



**EXHIBIT D**  
**LEGAL DESCRIPTION**

**PARCEL 8:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN SOUTH WEST (SW) 1/4 OF THE SOUTH EAST (SE) 1/4 OF THE SOUTH WEST (SW) 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST M. D. B. & M. & THE NORTH (N) 1/2 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 20 EAST M. D. B. & M. IN THE COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2, OF RECORD OF SURVEY MAP NO. 1674, FILED JUNE 25, 1984, AS FILE NO. 933025, A PORTION OF PARCELS A & B OF PARCEL MAP NO. 3702, FILED OCTOBER 13, 2000, AS FILE NO. 2490864 IN THE OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 00°44'43" WEST, 930.96 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°44'43" WEST, 374.99 FEET;

THENCE NORTH 89°36'18" WEST, 636.78 FEET;

THENCE NORTH 00°23'42" EAST, 322.81 FEET;

THENCE SOUTH 89°59'48" EAST, 369.79 FEET;

THENCE NORTH 65°32'23" EAST, 120.45 FEET;

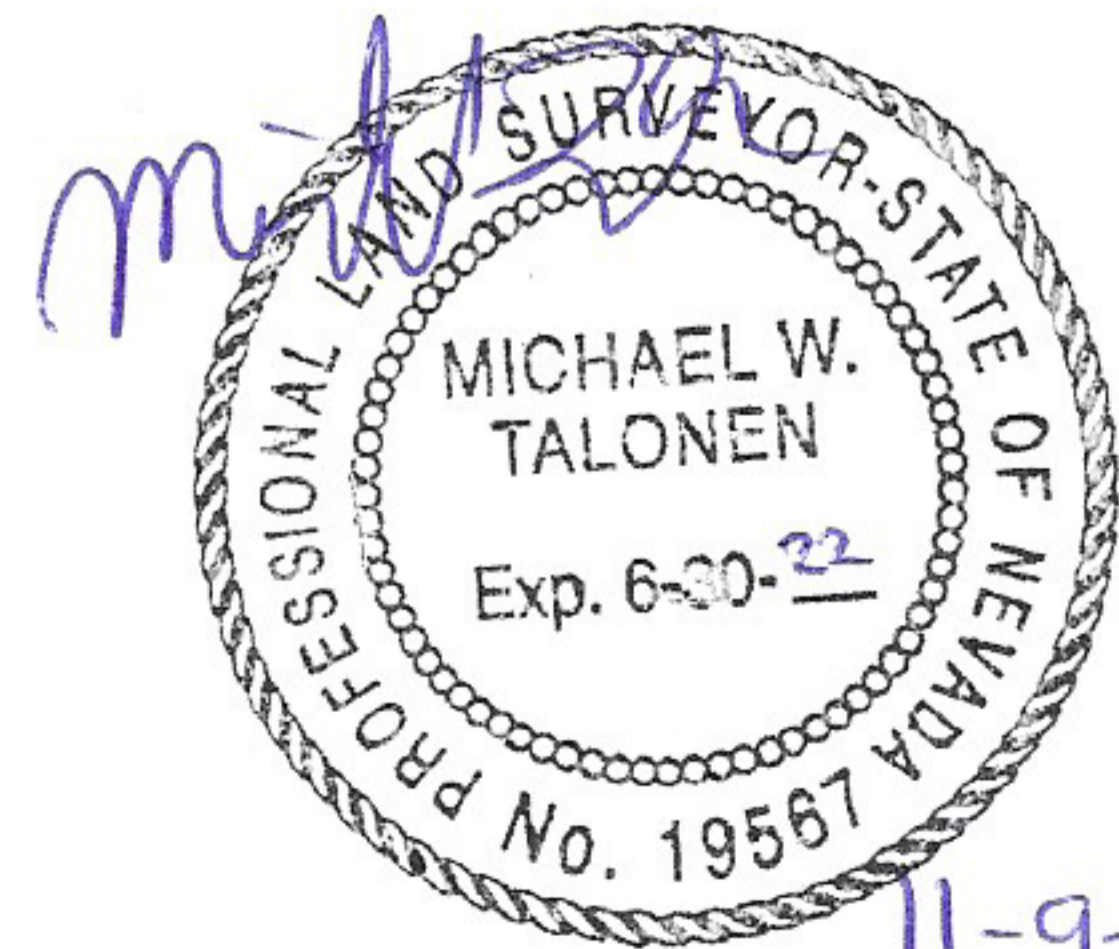
THENCE NORTH 89°15'17" EAST, 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

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

MICHAEL TALONEN, P.L.S. 19567





**EXHIBIT c**  
**LEGAL DESCRIPTION**

**PARCEL 7:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN SOUTH WEST (SW) 1/4 OF THE SOUTH EAST (SE) 1/4 OF THE SOUTH WEST (SW) 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST M. D. B. & M. & THE NORTH (N) 1/2 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 20 EAST M. D. B. & M. IN THE COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2, OF RECORD OF SURVEY MAP NO. 1674, FILED JUNE 25, 1984, AS FILE NO. 933025, A PORTION OF PARCELS A & B OF PARCEL MAP NO. 3702, FILED OCTOBER 13, 2000, AS FILE NO. 2490864 IN THE OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 00°44'43" WEST, 620.82 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°44'43" WEST, 310.14 FEET;

THENCE NORTH 89°15'17" WEST, 160.00 FEET;

THENCE SOUTH 65°32'23" WEST, 120.45 FEET;

THENCE NORTH 89°59'48" WEST, 369.79 FEET;

THENCE NORTH 02°23'42" EAST, 345.58 FEET;

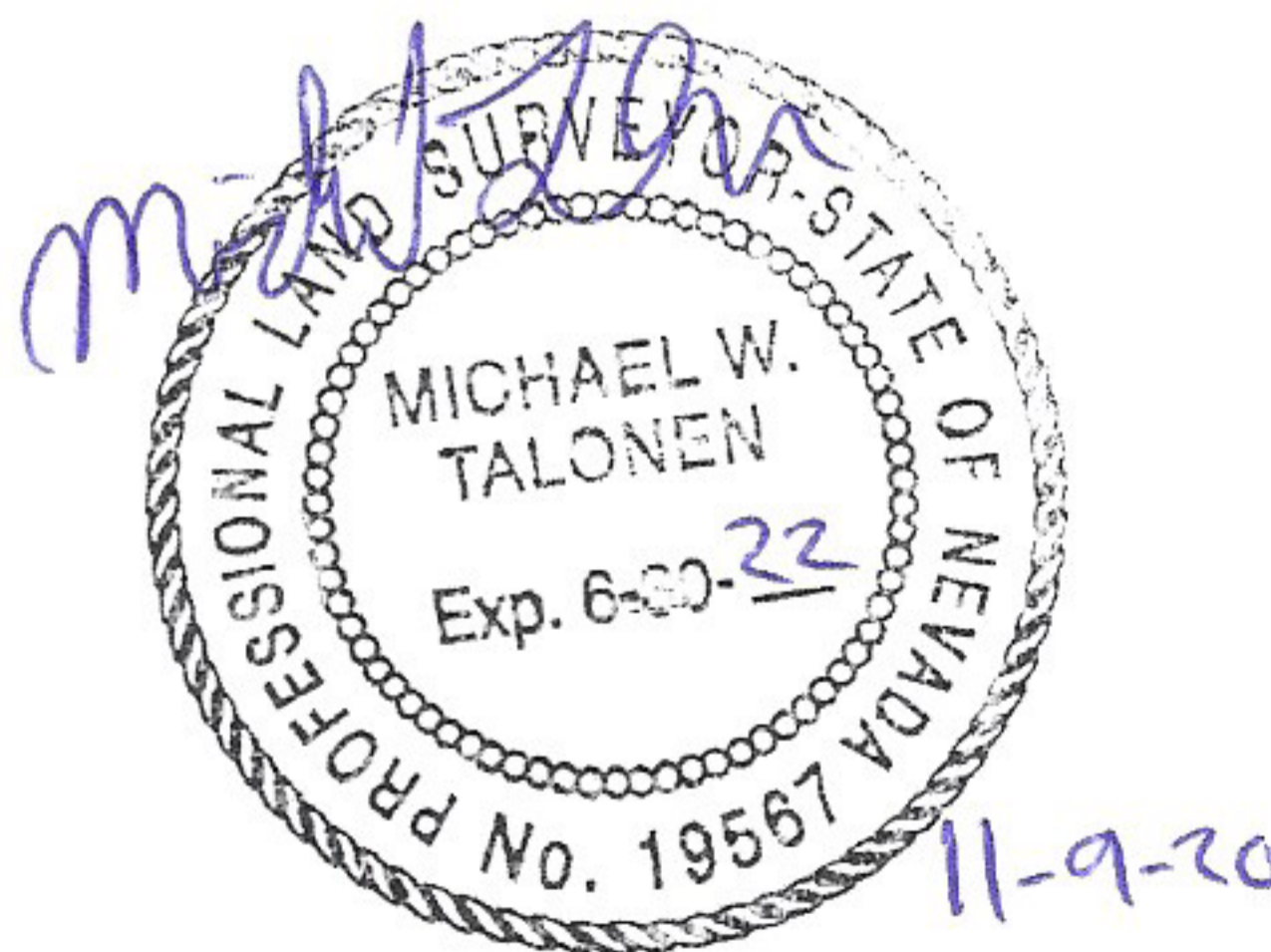
THENCE NORTH 89°48'29" EAST, 642.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:**

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

MICHAEL TALONEN, P.L.S. 19567





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

**PARCEL 6:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN SOUTH WEST (SW) 1/4 OF THE SOUTH EAST (SE) 1/4 OF THE SOUTH WEST (SW) 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST M. D. B. & M. & THE NORTH (N) 1/2 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 20 EAST M. D. B. & M. IN THE COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2, OF RECORD OF SURVEY MAP NO. 1674, FILED JUNE 25, 1984, AS FILE NO. 933025, A PORTION OF PARCELS A & B OF PARCEL MAP NO. 3702, FILED OCTOBER 13, 2000, AS FILE NO. 2490864 IN THE OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 00°44'43" WEST, 291.42 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°44'43" WEST, 329.40 FEET

THENCE SOUTH 89°48'29" WEST, 642.17 FEET;

THENCE NORTH 06°10'13" WEST, 331.16 FEET;

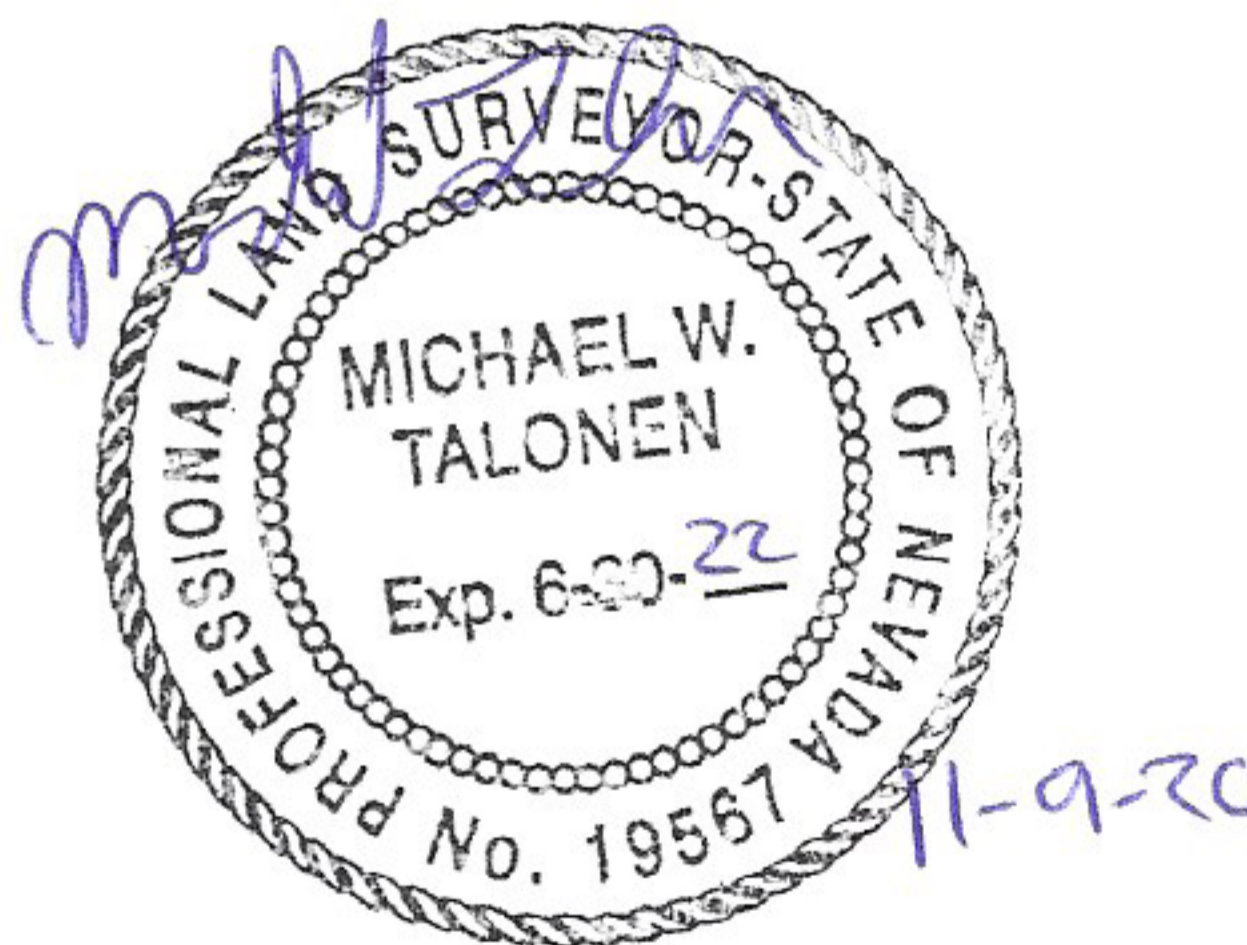
THENCE NORTH 89°48'29" EAST, 682.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.01 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

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

MICHAEL TALONEN, P.L.S. 19567





**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 5:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN SOUTH WEST (SW) 1/4 OF THE SOUTH EAST (SE) 1/4 OF THE SOUTH WEST (SW) 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST M. D. B. & M. & THE NORTH (N) 1/2 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 20 EAST M. D. B. & M. IN THE COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2, OF RECORD OF SURVEY MAP NO. 1674, FILED JUNE 25, 1984, AS FILE NO. 933025, A PORTION OF PARCELS A & B OF PARCEL MAP NO. 3702, FILED OCTOBER 13, 2000, AS FILE NO. 2490864 IN THE OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A;

THENCE SOUTH 00°44'43" WEST, 291.42 FEET;

THENCE SOUTH 89°48'29" WEST, 682.05 FEET;

THENCE NORTH 06°10'13" WEST, 290.51 FEET;

THENCE NORTH 00°27'26" EAST, 262.99 FEET;

THENCE NORTH 89°42'01" EAST, 56.31 FEET;

THENCE SOUTH 00°27'26" WEST, 262.91 FEET;

THENCE NORTH 89°36'46" EAST, 660.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

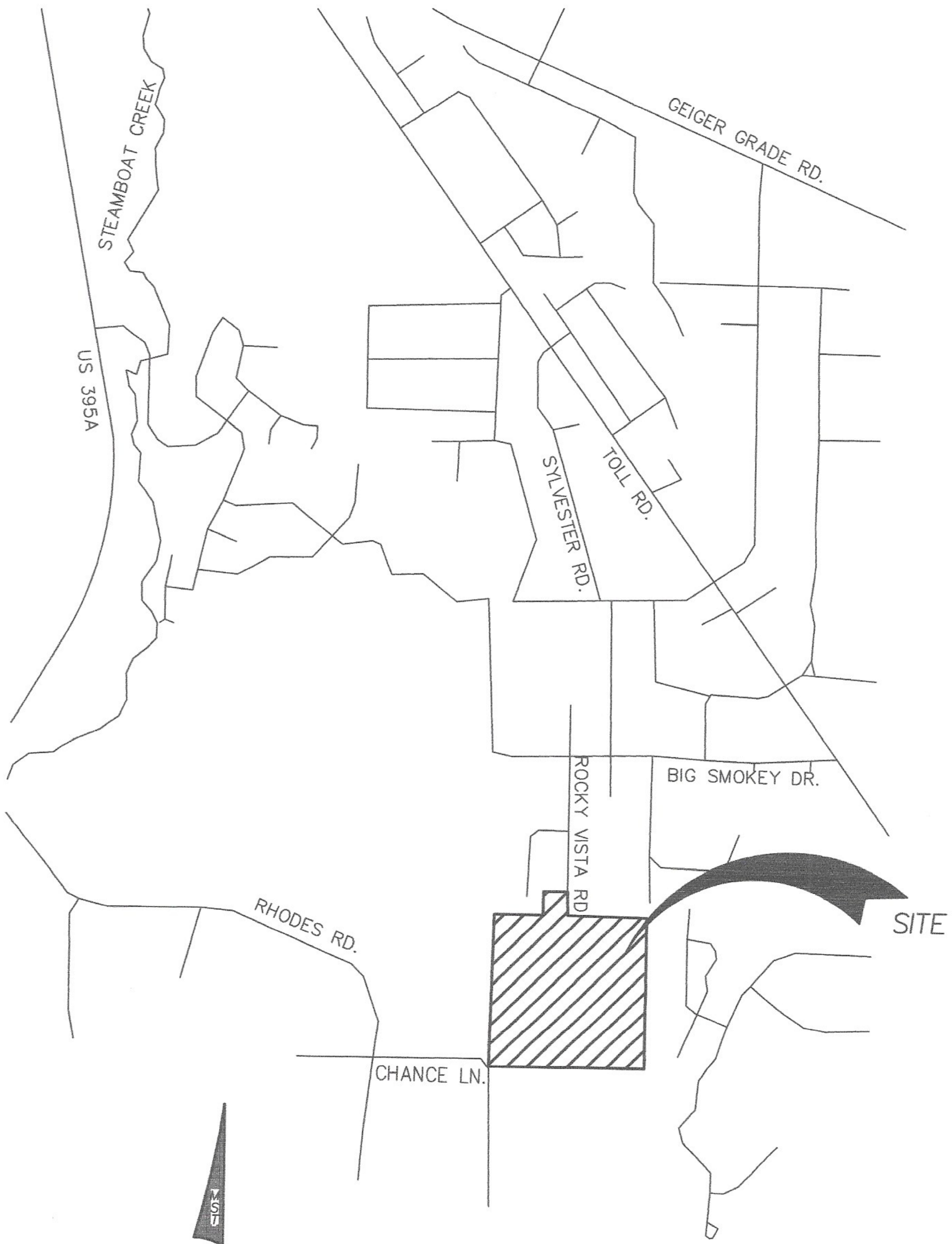
NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567



02-6-11





NOT TO SCALE

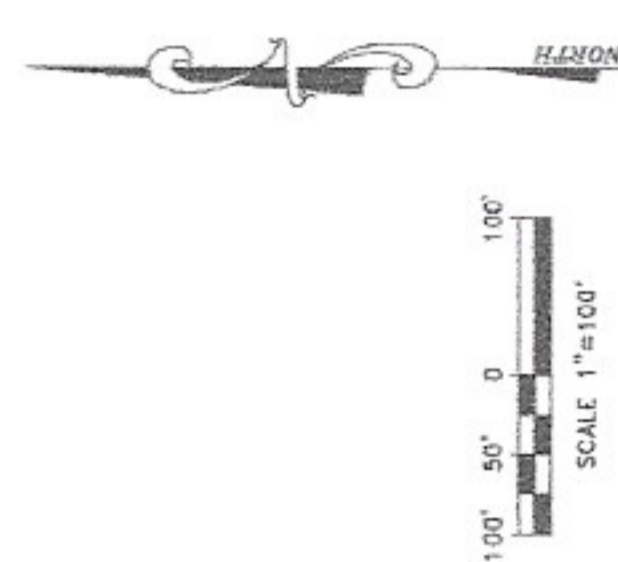
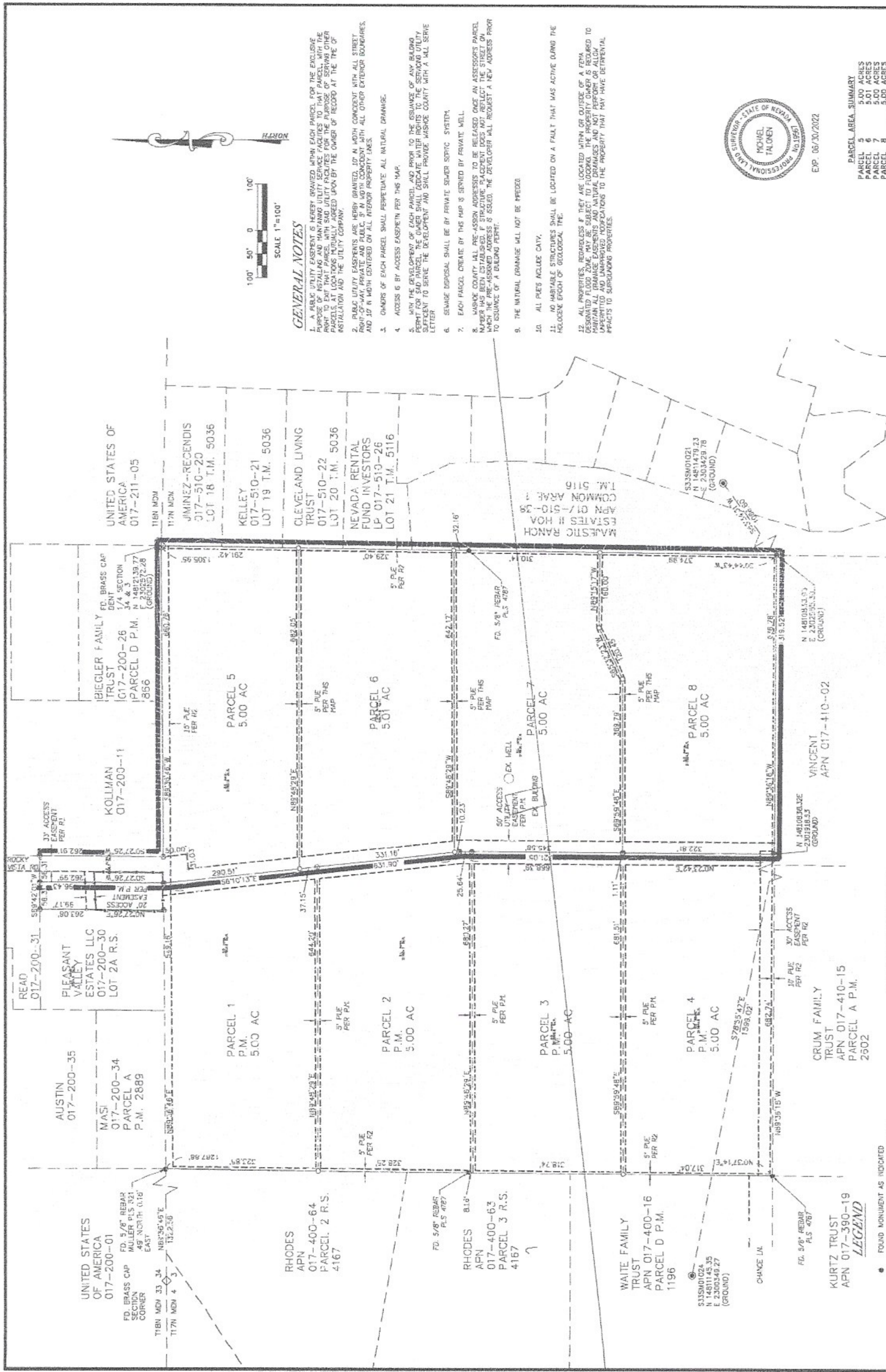
### VICINITY MAP

NOT TO SCALE









**GENERAL NOTES**

1. A PUBLIC UTILITY EXISTING IS HEREBY GRANTED WITH EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS ADJACENT TO SAID PARCEL, AND TO BE LOCATED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED TO ALL WORK CONDUCTED WITHIN ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC, 5' IN WIDTH CONSISTENT WITH ALL OTHER EXISTING EASEMENTS AND 10' IN WIDTH CENTERED ON ALL ADJACENT PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL REINSTATE ALL NATURAL DRAINAGE.
4. ACCESS 6 BY ACCESS EASEMENT PER THIS MAP.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SEWING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WELL SERVE LETTER.
6. SEWER DISPOSAL SHALL BE BY PRIVATE SEWER SEPTIC SYSTEM.
7. EACH PARCEL SHALL BE SERVED BY PRIVATE WELL.
8. WASHOE COUNTY SHALL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSORS PARCEL MAP IS FILED AND THE PRE-ASSIGNED ADDRESS IS ISSUED. THE DEVELOPER SHALL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE NATURAL DRAINAGE WILL NOT BE PRECEDED.
10. ALL PLOTS ACROSS CANY.
11. NO ABUTTABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS ACTIVE DURING THE FLOODING EPISODE OF SEISMOLOGICAL TYPE.
12. ALL IMPROVEMENTS, REPAIRS, OR OTHER WORK LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW IMPROVEMENTS AND UNAUTHORIZED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL EFFECTS TO SURROUNDING PROPERTIES.



**PARCEL AREA SUMMARY**

PARCEL 1	5.00 ACRES
PARCEL 2	5.00 ACRES
PARCEL 3	5.00 ACRES
PARCEL 4	5.00 ACRES
PARCEL 5	5.00 ACRES
PARCEL 6	5.00 ACRES
PARCEL 7	5.00 ACRES
PARCEL 8	5.00 ACRES
<b>TOTAL</b>	<b>40.00 ACRES</b>

**2ND PARCEL MAP**  
FOR  
**PLEASANT VALLEY RANCH ESTATES LLC**

A DIVISION OF A PARCEL MAP OF RECORDED SURVEY MAP NO. 01111 IN THE SW 1/4, SE 1/4, E 1/4 OF SECTION 16, T17N, R02E, NEM. & A PORTION OF THE NORTH HALF OF SECTION 9, T17N, R02E, NEM. WASHOE COUNTY, NEVADA  
SHEET 2 OF 2

**MST Surveying**  
SURVEYORS  
15506 CIRCLEVIEW DRIVE, RENO, NEVADA 89511  
(775) 344-7812 • (775) 677-8408 Fax • [info@mstsurveying.com](mailto:info@mstsurveying.com)

- BASIS OF BEARINGS**  
NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83, GSA, WEST ZONE, ZONE 12N, DATUM: NAD 83, ELEVATION: 1000.00, UNITS: METERS, DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A REDUCTION WHICH UNLESS A CORRECTED GRID TO GROUND FACTOR OF 1.00000000.
- REFERENCES**
1. RECORD OF SURVEY MAP NO. 1674 FILE NO. 110202 RECORDED 6/25/1984
  2. PARCEL MAP NO. 3102 FILE NO. 249084 RECORDED 10/13/2000
  3. RECORD OF SURVEY MAP NO. FILE NO. RECORDED
  4. PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY AS ORDER No. 102269-100, 102271-100 & 102272-100 DATED 11-4-2020
- LEGEND**
- FOUND MONUMENT AS INDICATED
  - FOUND MONUMENT PLS 19887, UNLESS INDICATED OTHERWISE
  - SET 5/8" REBAR CAPPED PLS 19887, UNLESS INDICATED OTHERWISE
  - DIMENSION POINT NOTHING FOUND OR SET
  - WASHOE COUNTY CONTROL MONUMENT
  - ◇ SECTION MONUMENT
  - R2 REFERENCE NUMBER
  - FO FOUND
  - PUE PUBLIC UTILITY EASEMENT
  - BOUNDARY LINE THIS PLAT
  - - - PUBLIC UTILITY EASEMENT
  - - - ADJACENT PROPERTY LINE
  - - - STREET CENTERLINE
  - GRAPHIC BORDER







**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PLEASANT VALLEY RANCH ESTATES LLC, IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AND THAT THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED, HEREBY GRANTS TO ALL PUBLIC UTILITIES AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT.

HARRY C. FRY / HAWKING MEMBER  
PLEASANT VALLEY RANCH ESTATES LLC

DATE

STATE OF                      S.S.  
COUNTY OF                     

ON THIS            DAY OF           , 2021, HARRY C. FRY, HAWKING MEMBER OF PLEASANT VALLEY RANCH ESTATES LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERELYNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

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

**TAX CERTIFICATE**

THE UNDERSIGNED, HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE 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 PAID PURSUANT TO NRS 361A.265.

APN: 017-410-38  
WASHOE COUNTY TREASURER

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

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, 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.

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

**UTILITY COMPANIES' CERTIFICATES**

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

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

**DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE**

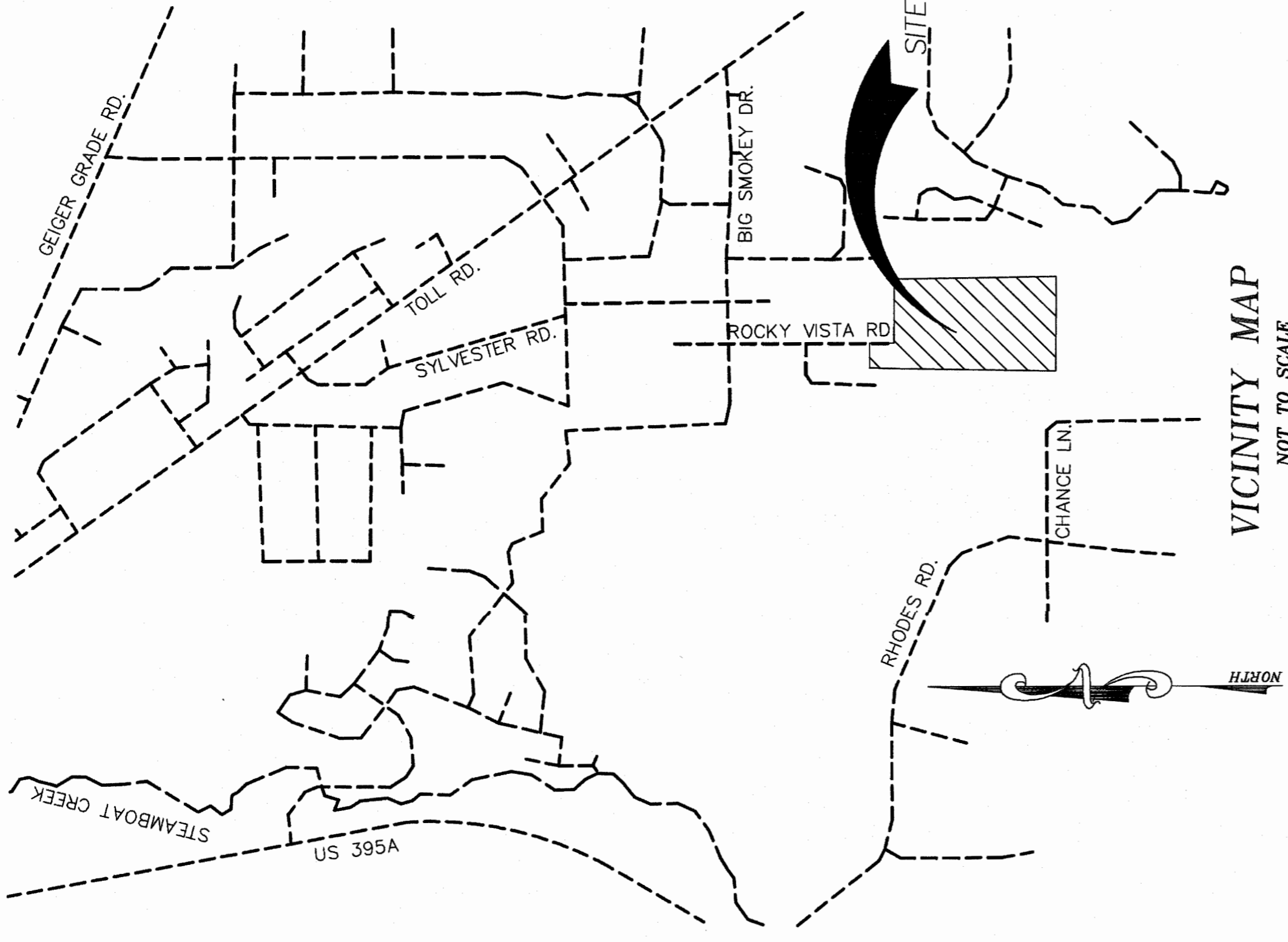
THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS, IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS THAT ARE INCORPORATED HEREIN BY REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFERS OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS            DAY OF           , 2021, BY THE DIRECTOR OF THE PLANNING AND DEVELOPING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOURA HAUENSTEIN \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPING DIVISION

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

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

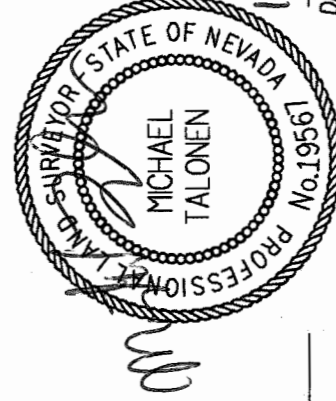
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PLEASANT VALLEY RANCH ESTATES LLC.
2. THE PROPERTY SURVEYED BEING SITUATE IN THE SW 1/4, SE 1/4 SW 1/4 OF SECTION 34, T16N, R20E, M20W, PORTION OF THE NORTH HALF OF SECTION 34, T16N, R20E, M20W, MOUNT DABLO BASE, HERDMAN COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 5TH, 2020.
3. THIS PLAT COMPLES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE OF THE SURVEY. MY BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



MICHAEL TALONEN (P.L.S.) \_\_\_\_\_ DATE 11-9-20  
EXP. 06/30/2022

**MST Surveying**

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

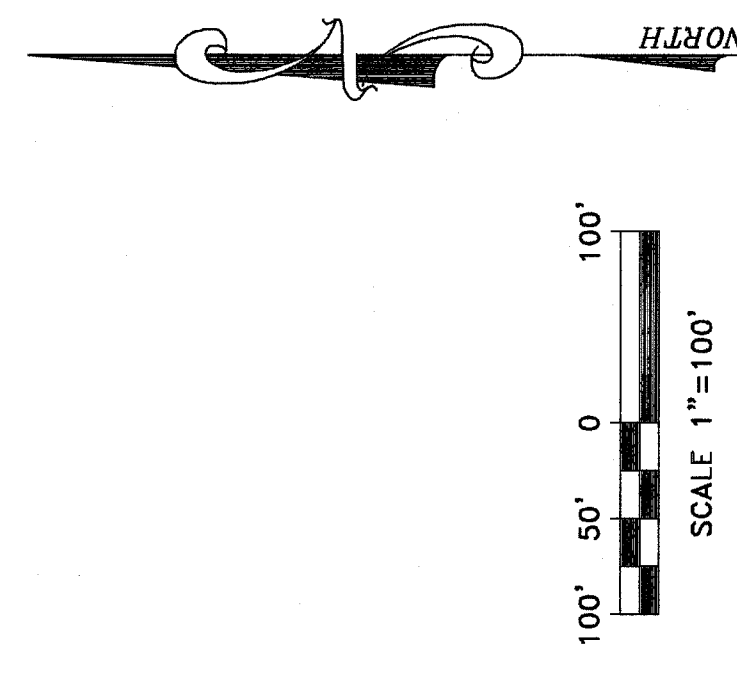
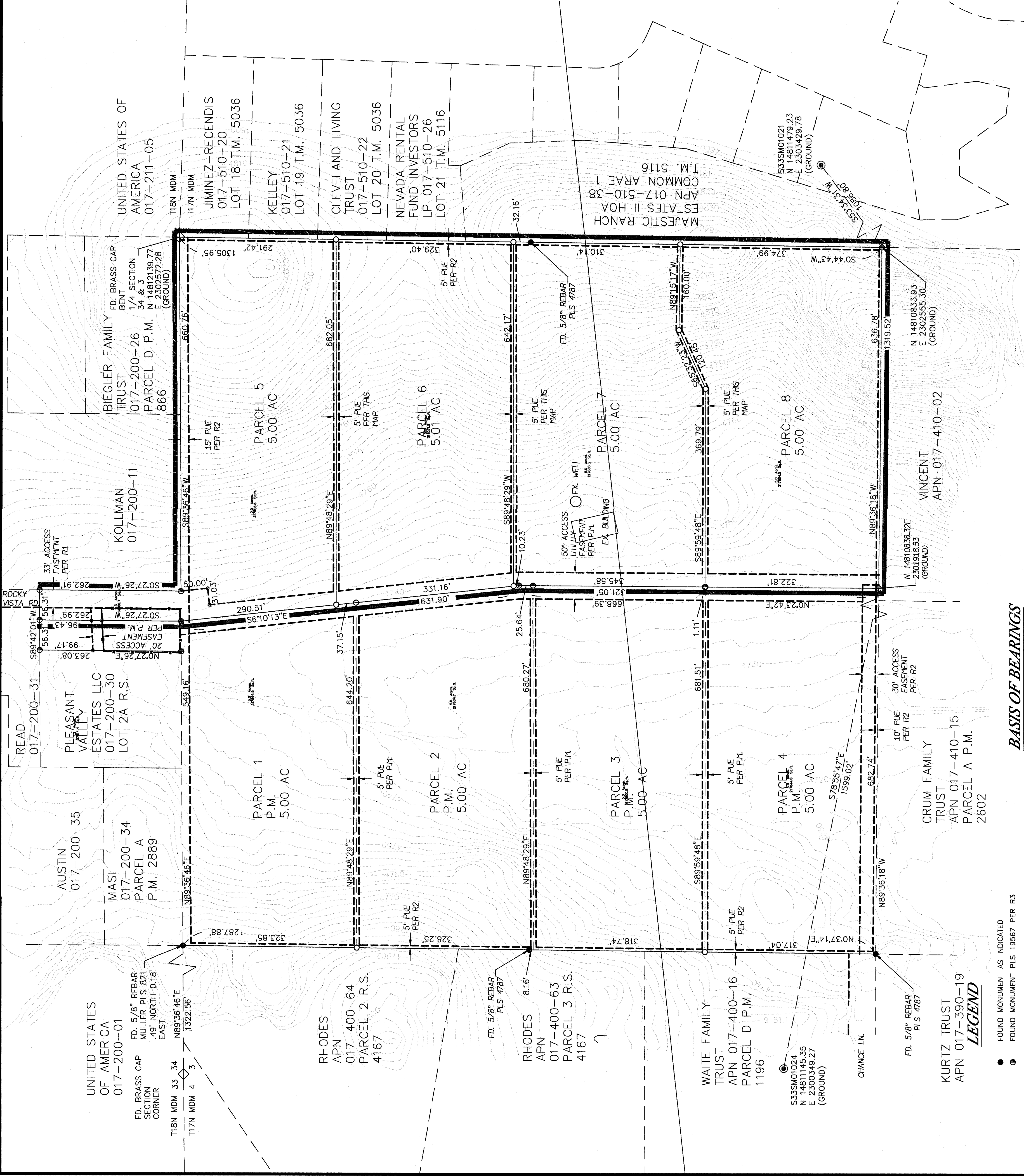
TOTAL AREA 20.01 ACRES

2ND PARCEL MAP  
FOR  
PLEASANT VALLEY RANCH ESTATES LLC

A DIVISION OF A PARCELS 2B OF RECORD OF SURVEY MAP NO. \_\_\_\_\_ SITUATE IN THE SW 1/4, SE 1/4 SW 1/4 OF SECTION 34, T16N, R20E, M20W & A PORTION OF THE NORTH HALF OF SECTION 3, T17N, R20E, M20W

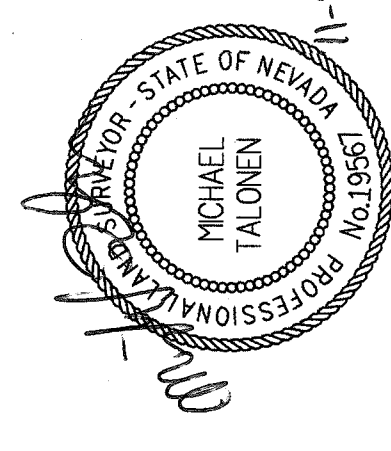
WASHOE COUNTY NEVADA  
SHEET 1 OF 2





**GENERAL NOTES**

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE EXCEPTION OF THE UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL STREET AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY ACCESS EASEMENT PER THIS MAP.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY PRIVATE SEWER SEPTIC SYSTEM.
7. EACH PARCEL CREATE BY THIS MAP IS SERVED BY PRIVATE WELL.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
10. ALL PUE'S INCLUDE CANY.
11. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
12. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, ARE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL EFFECTS TO SURROUNDING PROPERTIES.



EXP. 06/30/2022

PARCEL AREA SUMMARY

PARCEL 5	5.00 ACRES
PARCEL 6	5.01 ACRES
PARCEL 7	5.00 ACRES
PARCEL 8	5.00 ACRES
TOTAL	20.01 ACRES

**2ND PARCEL MAP**  
FOR  
**PLEASANT VALLEY RANCH ESTATES LLC**

A DIVISION OF A PARCELS 2B OF RECORD OF SURVEY MAP NO. SITUATE IN THE SW 1/4, SE 1/4 SW 1/4 OF SECTION 34, T18N, R20E, MDW & A PORTION OF THE NORTH HALF OF SECTION 3, T17N, R20E, MDW

WASHOE COUNTY NEVADA

SHEET 2 OF 2

**MST Surveying**

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

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83, 83, WEST ZONE DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS 2335901021 & S335901024 BEING S 83°48'51" W SHOWN HEREON. THE DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A COMBINED GRID TO GROUND FACTOR OF 1.00019358.

**REFERENCES**

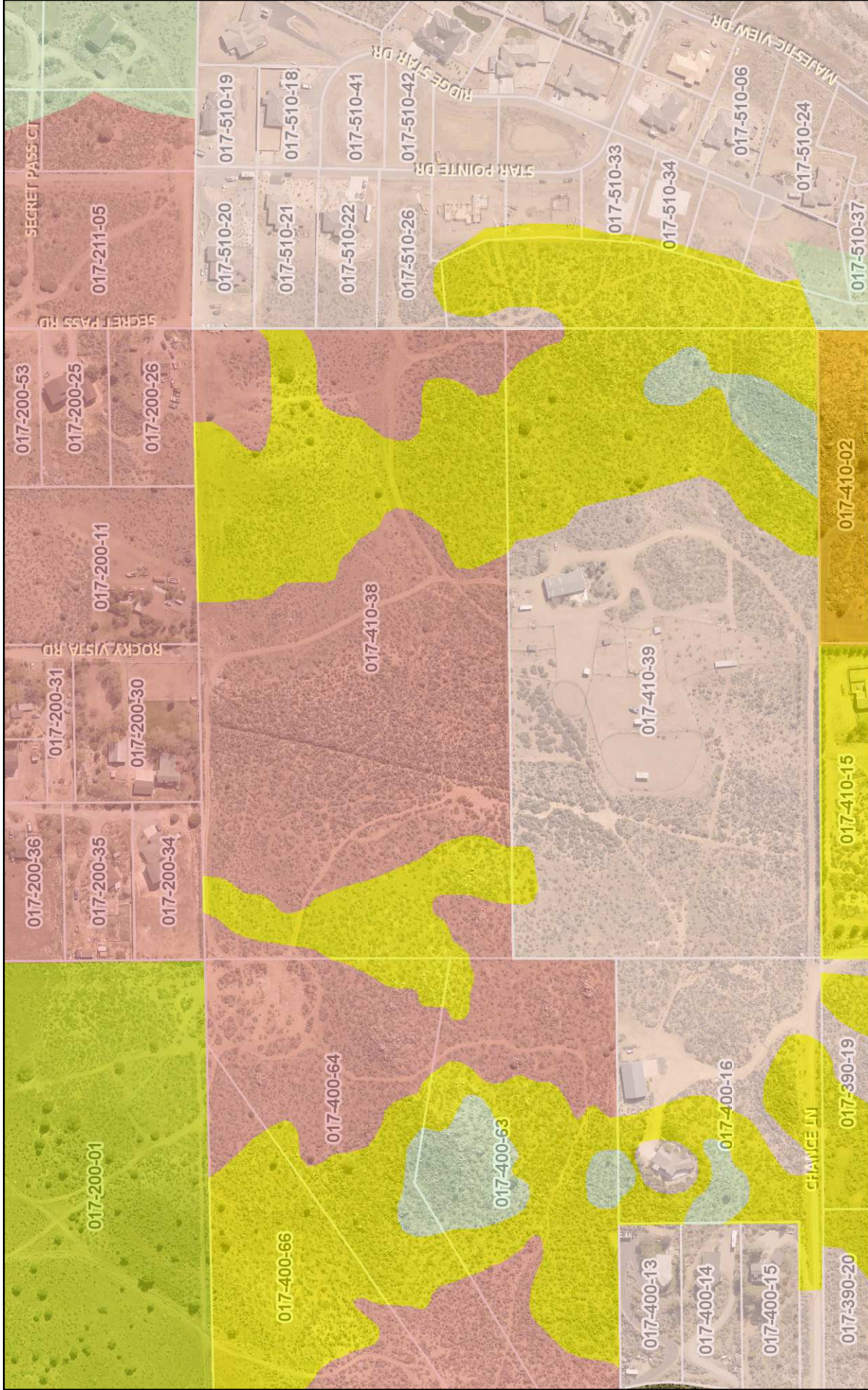
1. RECORD OF SURVEY MAP NO. 1674 FILE NO. 933025 RECORDED 6/25/1984
2. PARCEL MAP NO. 3702 FILE NO. 2460864 RECORDED 10/13/2000
3. RECORD OF SURVEY MAP NO. FILE NO. RECORDED
4. PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY AS ORDER No. 102289-000, 102271-000 & 102272-000 DATED 11-4-2020

**LEGEND**

- FOUND MONUMENT AS INDICATED
- FOUND MONUMENT PLS 19567 PER R3
- SET 5/8" REBAR CAPPED PLS 19567, UNLESS INDICATED OTHERWISE
- DIMENSION POINT NOTHING FOUND OR SET
- WASHOE COUNTY CONTROL MONUMENT
- ◇ SECTION MONUMENT
- R2 REFERENCE NUMBER
- FD FOUND
- PUE PUBLIC UTILITY EASEMENT
- BOUNDARY LINE THIS PLAT
- PUBLIC UTILITY EASEMENT
- ADJOINER PROPERTY LINE
- STREET CENTERLINE
- GRAPHIC BORDER

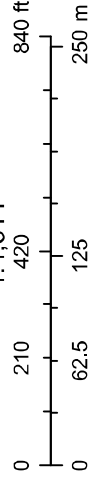


# ZONING



November 7, 2020

1:4,514



Washoe County  
 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.  
 Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512. www.washocounty.us/gis (775) 328-2345