# 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

## **Washoe County Development Application**

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

Project Information	;	Staff Assigned Case No.:				
Project Name: 4th Parce	Dyke & Beth Kauf	fmann				
Project Parcel Map Description:						
Project Address:						
Project Area (acres or square feet): 25.05 Acres						
Project Location (with point of re	ference to major cross	s streets AND area locator):				
Washoe Valley -	East Lake	Blvd./Kauffmann (	Court			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:			
050-550-20	25.05 ac.					
Indicate any previous Washo Case No.(s).	e County approva	ls associated with this applica	tion:			
Applicant Info	ormation (attach	additional sheets if necess	sary)			
Property Owner:		Professional Consultant:				
Name: Dyke & Beth Kauffmar	nn	Name: J-U-B Engineers, Inc.				
Address: 4744 Jumbo Grade		Address: 6190 Double Diamond Pk	wy			
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89521			
Phone: 775-303-3088	Fax:	Phone: 775-852-1440	Fax:			
Email: jjaurez@jub.com		Email: jjuarez@jub.com				
Cell: 775-303-3088	Other:	Cell: 775-300-5050	Other:			
Contact Person: Gary Kauffma	an	Contact Person: Jerry Juarez, PLS				
Applicant/Developer:		Other Persons to be Contacted:				
Name: Gary Kauffmann		Name:				
Address: 3030 Kauffmann Court		Address:				
Washoe County, NV	Zip: 89511		Zip:			
Phone:	Fax:	Phone:	Fax:			
Email: gskconst@gmail.com		Email:				
Cell: 775-303-3088	Other:	Cell:	Other:			
Contact Person: Gary Kauffman		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**

Appl	icant Name:
require	ceipt of this application at the time of submittal does not guarantee the application complies with all ments of the Washoe County Development Code, the Washoe County Master Plan or the albeing and the applicable regulatory zoning, or that the application is deemed complete and will cessed.
STATE	OF NEVADA )
COUN	TY OF WASHOE )
ī	
Ι,	(please print name)
applica informa and be Building	duly sworn, depose and say that I am the owner* of the property or properties involved in this ition as listed below and that the foregoing statements and answers herein contained and the ation herewith submitted are in all respects complete, true, and correct to the best of my knowledge lief. I understand that no assurance or guarantee can be given by members of Planning and g.
(A	A separate Affidavit must be provided by each property owner named in the title report.)
Assess	or Parcel Number(s):
	Printed Name
	Signed
	Address
	Addiess
	ibed and sworn to before me this _ day of,,, (Notary Stamp)
	· · · · · · · · · · · · · · · · · · ·
Notary	Public in and for said county and state
My con	nmission expires:
*Ownei	r 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

# Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

0 Kauffmann Court, Wash	oe Coun	ty, NV - ±1375'	west from East L	ake Blvd. and	I Kauffmann Co
a. Please list the following	<b>j</b> :				
APN of Parcel		Land Us	se Designation		Existing Acres
050-550-20			110		25.07 acres
Please describe the existing	g conditio	ons, structures,	and uses located	at the site:	
vacant					
What are the proposed lot s	standards	s?			
		Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot	Area	35,000 sf	35,000 sf	35,000 sf	35,000 sf
Proposed Minimum Lot	Width	120'	120'	120'	120'
Proposed Zoning Area					
Proposed Zoning Area					
	el map w	rill be required.			
Was the parcel or lot that is public review of the parce	el map w	rill be required. mitted.)			
Was the parcel or lot that is public review of the parce materials that are required.  Yes	el map w	rill be required. mitted.)	See Planning		
Was the parcel or lot that is public review of the parcel materials that are required.  Yes  Utilities:	el map w	rill be required. mitted.)	See Planning		
Was the parcel or lot that is public review of the parce materials that are required.  Yes  Utilities:  a. Sewer Service	el map w	rill be required. mitted.)  C Septic	See Planning		
Was the parcel or lot that is public review of the parce materials that are required.  Yes  Utilities:  a. Sewer Service  b. Electrical Service/Gene	el map w	rill be required. mitted.)	See Planning		
Was the parcel or lot that is public review of the parce materials that are required.  Yes  Utilities:  a. Sewer Service b. Electrical Service/General Company of the parce of	el map w to be sub	Septic NV Energy Well	See Planning  No	and Building	staff for addition
Was the parcel or lot that is public review of the parce materials that are required.  Yes  Utilities:  a. Sewer Service  b. Electrical Service/Gene	el map w to be sub	Septic NV Energy Well	See Planning  No	and Building	staff for addition
Was the parcel or lot that is public review of the parce materials that are required.  Yes  Utilities:  a. Sewer Service  b. Electrical Service/Gene c. Water Service  Please describe the source map:	el map w to be sub	Septic NV Energy Well	See Planning  No	and Building	staff for addition
Was the parcel or lot that is public review of the parce materials that are required.  Yes  Utilities:  a. Sewer Service  b. Electrical Service/Gene c. Water Service  Please describe the source map:  a. Water System Type:	el map w to be sub	Septic  NV Energy  Well  water facilities	See Planning  No	and Building	staff for addition

			□ 1-3 years	rogram	□ 3-5 years project?	☐ 5+ years
			ital Improvements P	rogram	project?	
Wha	☐ Y	es				
Wha					No	
	at sewe	services are	necessary to accom	nmodate	the proposed tentative	e parcel map?
a.	Sewage	e System Typ	e:			
	■ In	dividual septi	c			
		ublic system	Provider:			
b	Availab	le:				
	■ N	ow	☐ 1-3 years		☐ 3-5 years	☐ 5+ years
	Macha	County Con	ital Improvements D	roarom	nroin at?	
C.			ital Improvements P			
	□ Y	es			No	
	Permit		57914		acre-feet per year	7.64
b.	Certific	ate #	15563		acre-feet per year	7.64
C.	Surface	: Claim #	57914		acre-feet per year	7.64
d.	Other, 7	#	Deed 4915897		acre-feet per year	7.64
			(as filed with the St ervation and Natural			of Water Resources of the
	Kyke K	auffmann and	d Beth Kauffmann			
desc	cribe th	e impact the		n the w	etlands. Impacts to th	nary delineation map and ne wetlands may require a
	Yes	☑ No	If yes, include a se	parate	set of attachments and	maps.
_				oveces	of 15 percent and/or	oignificant ridgelines? (I
Doe yes,	and th	s is the seco	lopes or hillsides in nd parcel map dividi ment Code will appl	ng this i	-	lillside Development of the

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							
		Yes		No	If yes, include a separate set of attachments and maps.			
13.	B. 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.)?							
		Yes	Ø	No	If yes, include a separate set of attachments and maps.			
14.	-	ivate roa ided thro			osed, will the community be gated? If so, is a public trail system easement division?			
	N/A							
15.					policies of the adopted area plan in which the project is located that require policies and how does the project comply.			
		Yes		No	If yes, include a separate set of attachments and maps.			
16.					area plan modifiers in the Development Code in which the project is located If so, which modifiers and how does the project comply?			
	N/	Ą						
17.					rticle 418, Significant Hydrologic Resources? If yes, please address Special ithin Section 110.418.30 in a separate attachment.			
		Yes		No	If yes, include a separate set of attachments and maps.			
(1) bui imp cub yar per pro roa dra	Distriction of the control of the co	urbed and pards of cobe exceeds y design ecial use	rea ex lands laced earth cavate hen s s any n plau ot dis e perr	xceedi caping as fil to be i ed, wh structu of the closed nit for	Grading  ng additional questions if the project anticipates grading that involves: ng twenty-five thousand (25,000) square feet not covered by streets, ng; (2) More than one thousand (1,000) cubic yards of earth to be l in a special flood hazard area; (3) More than five thousand (5,000) imported and placed as fill; (4) More than one thousand (1,000) cubic either or not the earth will be exported from the property; or (5) If a re will be established over four and one-half (4.5) feet high. If your e above criteria, you shall either provide a preliminary grading and eview OR if these criteria are exceeded with the final construction at the Tentative Parcel Map Application, you shall be required to apply grading and you will be delayed up to three months, if approved.  material are you proposing to excavate on site?			

19.	How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?
	N/A
20.	roadways? What measures will be taken to mitigate their impacts?
	N/A
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?
	N/A
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?
	N/A
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?
	N/A
24.	Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?
	N/A
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?
	N/A

N/A		
Have you reviewed ou incorporated th	If the revegetation plan with the Washoe Storey Conservation District? neir suggestions?	If yes, hav
N/A		
Surveyor:		
Surveyor: Name	Gerald D. Juarez	
	Gerald D. Juarez 1960 Double Diamond Pkwy	
Name		
Name Address	1960 Double Diamond Pkwy	
Name Address Phone	1960 Double Diamond Pkwy 775-852-1440	
Name Address Phone Cell	1960 Double Diamond Pkwy 775-852-1440 775-300-5050	

# Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

Identify the public agency or utility for which the			or which the pa	rcel is being create	ed:				
	a.	If a utility, is	it Public Utility Com	nmission (PUC)	regulated?				
		Yes			□ No				
2.	Wh	hat is the location (address or distance and direction from nearest intersection)?							
	0 ł	Kauffmann C	ourt, Washoe Cour	nty, NV - ±1375	' west from East L	ake Blvd. and k	(auffmann Court		
	a.	Please list t	he following:						
		APN	of Parcel	Land	Use Designation		Existing Acres		
			50-550-20		110		25.07 acres		
3.	Ple a.	ase describe The existing	։ յ conditions and use	s located at the	site:				
	b.		g conditions and use ouildings, etc.):	s in the vicinity	to the north, south	n, east and west	(i.e. vacant land		
		North							
		South							
		East							
		West							
4.	Wh	at are the pro	oposed lot standard	s?					
				Parcel 1	Parcel 2	Parcel 3	Parcel 4		
			inimum Lot Area	35,000 sf	35,000 sf	35,000 sf	35,000 sf		
		Proposed Mi	inimum Lot Width	120'	120'	120'	120'		
5.	Util	ities:							
	a.	Sewer Serv	ice	Septic					
	b.	Electrical Se	ervice/Generator	NV Energy					
	c.	Water Servi	ce	Well					
				ı					

<ol><li>Please describe the source and timing of the water facilities necessary to serve the plant.</li><li>Water System Type:</li></ol>					he proposed waiver.			
		■ Individual wells						
		☐ Private water	Provider:					
		□ Public water	Provider:					
	b.	Available:						
	٠.			D 25	D. 5			
		■ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years			
	C.		proposed and is curre m and not available, plea rvice:					
7.	Wh	nat is the nature and tim	ing of sewer services nec	essary to accommodate t	the proposed waiver?			
	a.	Sewage System Type:	_	occurry to accommodate t	ino propossa warver.			
		☐ Individual septic						
		☐ Public system	Provider:					
	b.	Available:						
		■ Now	■ 1-3 years	☐ 3-5 years	☐ 5+ years			
	c.	Washoe County Capita	al Improvements Program	project?				
		☐ Yes		) No				
	d.	Improvements Programavailability of sewer se	proposed and is curre m and not available, plea ervice. If a private system n(s) for the proposed facili	use describe the funding n is proposed, please des	mechanism for ensuring			
8.	Ple	ease describe whether a	nv of the following natura	I resources are related to	the proposed waiver:			
	a.	ease describe whether any of the following natural resources are related to the proposed waiver:  Property located in the FEMA 100-year floodplain?						
		☐ Yes ☐ No						
		Explanation:						
	b.	describe the impact th	n wetlands? (If yes, pl e proposal will have on th ne U.S. Army Corps of En	ne wetlands. Impacts to t				
		☐ Yes		<b>)</b> No				
			<u></u>					

	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.)							
	☐ Yes, the	Hillside Ordinance applies.		No, it does not.				
	Explanation:							
Sur	veyor:							
Ν	ame	Gerald D. Juarez						
Α	ddress	1960 Double Diamond Pkwy						
Р	hone	775-852-1440						
Fa	ax							
N	Nevada PI S # 12140							

9.

#### **OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND HAST TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALSO, THE DRAINAGE, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREOM ARE HEREBY GRANTED TOGETHER WITH THE RICHT OF ACCESS FOREVER.

OWNERS:	
DYKE KAUFFMANN	DATE
BETH KAUFFMANN	DATE

NOTARY CERTIFICATE
STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS DAY OF , 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, DYKE KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF NEVADA 
COUNTY OF WASHOE

S.S.

NOTARY PUBLIC

#### DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THIS FINAL PARCEL MAP CASE NO.

ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCES WITH THE TENTINES MAP AND ITS CONDITIONS WHICH ARE INCORPORATED HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

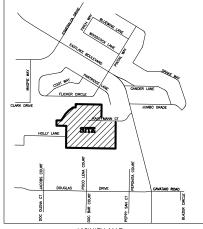
THE FINAL MAP IS APPROVED AND ACCEPTED THIS DAY OF 2021, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4726.

MOIRA HAUENSTEIN, DIRCTOR OF PLANNING AND BUILDING DIVISION

#### 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



VICINITY MAP

#### SURVEYOR'S CERTIFICATE

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DYKE & BETH KAUFFMANN.
- THE LAND SURVEYED LIES WITHIN THE NORTH HALF OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 14, 2020.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GERALD D. JUAREZ, P.L.S. NEVADA CERTIFICATE NO. 12140



#### TITLE COMPANY'S CERTIFICATE

PRIST CENTENNAL TITLE COLUMNY OF HEMBA	
BY:	DATE
TITLE	DATE.

#### UTILITY COMPANIES CERTIFICATE

THE	UTILITY	EASEMENTS	SHOWN OF	I THIS	PLAT HA	E BEEN	CHECKED,	ACCEPTED	AND	APPROVED	B
THE	UNDERS	SIGNED PUBL	IC UTILITIES	COMP	ANIES AN	D CABLE	T.V. COMF	ANIES.			

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY	DATE
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA	DATE
CHARTER COMMUNICATIONS	DATE

#### NOTES

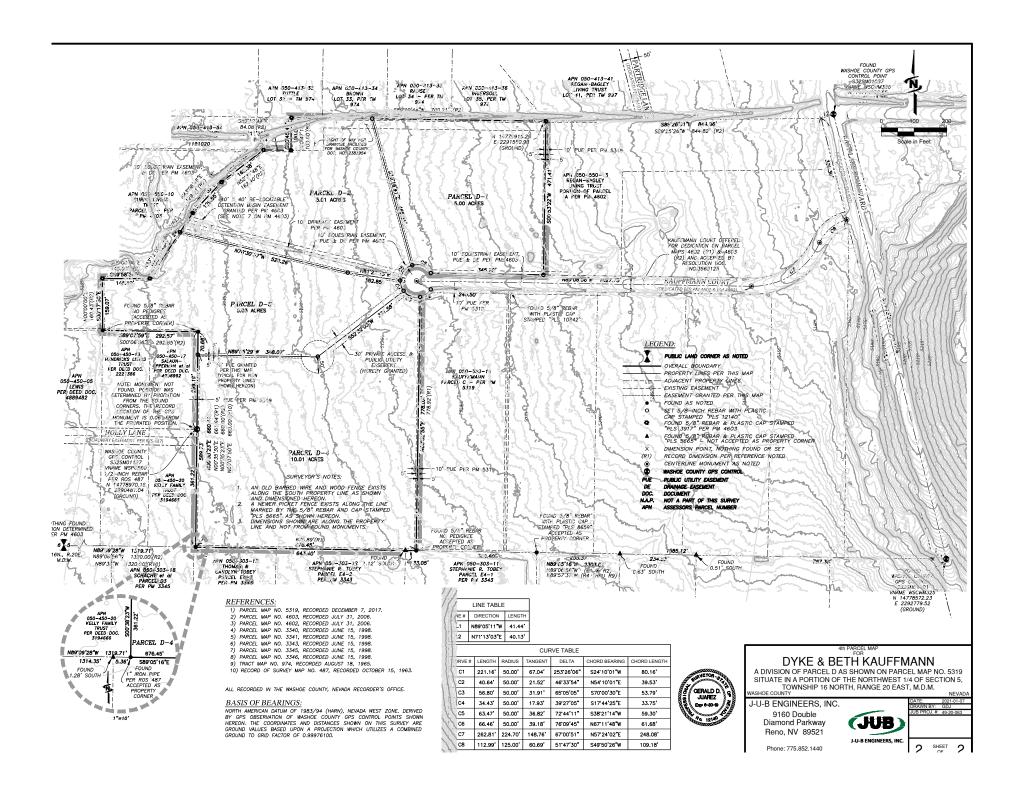
- 1. A 10-FOOT PUBLIC UTILITY EASEMENT, 5-FEET ON EACH SIDE OF THE PROPERTY LINES BEING CREATED PER THIS MAP. PUBLIC UTILITY EASEMENTS INCLUDE CABLE TV.
- 2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES 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 UTILITY COMPANY.
- 3. NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE DEVELOPMENT OF THESE PARCELS.
- 4. THE LAND SHOWN HEREON IS WITHIN FLOOD ZONE
- 5. A DEPARTMENT OF THE ARMY PERMIT IS REQUIRED PRIOR TO FILLING ANY OF THE WATERS OF THE UNITED STATES, INCLUDING WETLANDS.
- 6. JUMBO CREEK, A DESIGNATED SIGNIFICANT HYDROLOGIC RESOURCE, IS LOCATED ON PARCEL D AS SHOWN HEREON. A SPECIAL USE PERMIT MAY BE REQUIRED PRIOR TO THE DEVELOPMENT PURSUANT TO ARTICLES 418 AND 810 OF THE WASHOE COUNTY CODE.

#### TAX CERTIFICATE

THE UNDERSIONED 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 PAID PURSUANT TO N.R.S. 3612/265.

APN 050-550-20	
WASHOE COUNTY TREASURER	
BY:	DATE
TITLE:	_

#### DYKE & BETH KAUFFMANN A DIVISION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 5319 FILE NO:\_ SITUATE IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, FILED FOR RECORD AT THE REQUEST TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M. J-U-B ENGINEERS, INC. 2021-01-07 9160 Double (JUB) Diamond Parkway Reno, NV 89521 COUNTY RECORDER J-U-B ENGINEERS, INC. BY: DEPUTY Phone: 775.852.1440 www.jub.com



## **OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME ARE EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALSO, THE DRAINAGE, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS FOREVER.

OWNERS:

DYKE KAUFFMANN	DATE
BETH KAUFFMANN	DATE

## NOTARY CERTIFICATE

STATE OF NEVADA } s.s. COUNTY OF WASHOE 5

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_ \_\_\_\_\_\_, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, DYKE KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

## NOTARY CERTIFICATE

STATE OF NEVADA } s.s. COUNTY OF WASHOE

ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, BETH KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

## DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THIS 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 HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

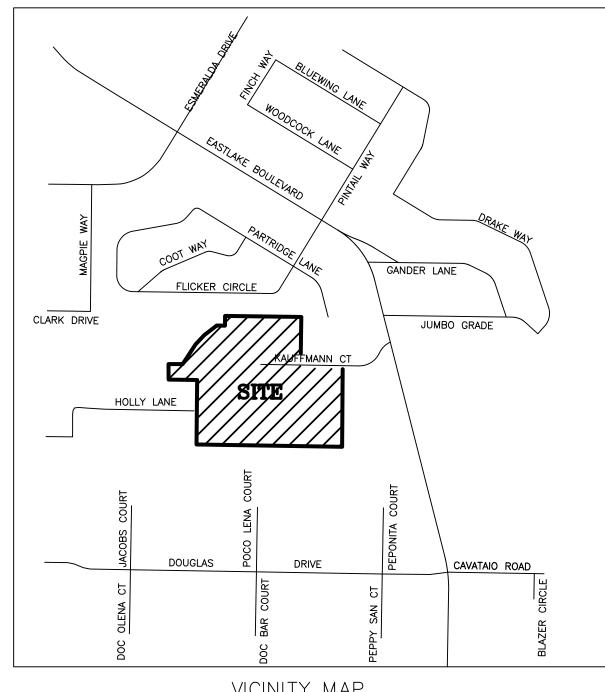
THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_ 2021, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4726.

MOIRA HAUENSTEIN, DIRCTOR OF PLANNING ANB BUILDING DIVISION

## 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



VICINITY MAP NOT TO SCALE

## SURVEYOR'S CERTIFICATE

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DYKE & BETH KAUFFMANN.
- 2. THE LAND SURVEYED LIES WITHIN THE NORTH HALF OF SECTION 5. TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 14, 2020.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S 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.

GERALD D. JUAREZ, P.L.S. NEVADA CERTIFICATE NO. 12140



## TITLE COMPANY'S 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 \_\_\_\_\_, 2021.

## FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY:		
	DATE	
TITLE		

### UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITIES COMPANIES AND CABLE T.V. COMPANIES.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY	DATE
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA	DATE
CHARTER COMMUNICATIONS	DATE

## **NOTES**

- 1. A 10-FOOT PUBLIC UTILITY EASEMENT, 5-FEET ON EACH SIDE OF THE PROPERTY LINES BEING CREATED PER THIS MAP. PUBLIC UTILITY EASEMENTS INCLUDE CABLE TV.
- 2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE 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 UTILITY COMPANY.
- 3. NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE DEVELOPMENT OF THESE PARCELS.
- 4. THE LAND SHOWN HEREON IS WITHIN FLOOD ZONE
- 5. A DEPARTMENT OF THE ARMY PERMIT IS REQUIRED PRIOR TO FILLING ANY OF THE WATERS OF THE UNITED STATES, INCLUDING WETLANDS.
- 6. JUMBO CREEK, A DESIGNATED SIGNIFICANT HYDROLOGIC RESOURCE, IS LOCATED ON PARCEL D AS SHOWN HEREON. A SPECIAL USE PERMIT MAY BE REQUIRED PRIOR TO THE DEVELOPMENT PURSUANT TO ARTICLES 418 AND 810 OF THE WASHOE COUNTY CODE.

## TAX CERTIFICATE

TITLE:

FILED FOR RECORD AT THE REQUEST

AT\_\_\_\_\_ MINUTES PAST\_\_\_\_O'CLOCK,

\_\_\_\_ .M., OFFICIAL RECORDS OF

ON THIS\_\_\_\_ DAY OF \_\_\_

WASHOE COUNTY, NEVADA.

COUNTY RECORDER

DEPUTY

FEE:

FILE NO:\_\_

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 PAID PURSUANT TO N.R.S. 361A265.

PN 050-550-20	
ASHOE COUNTY TREASURER	
Y:	DATE

4th PARCEL MAP FOR

## DYKE & BETH KAUFFMANN

A DIVISION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 5319 SITUATE IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY J-U-B ENGINEERS, INC.

9160 Double Diamond Parkway Reno, NV 89521

J-U-B ENGINEERS, INC.

Phone: 775.852.1440 www.jub.com

SHEET OF

DATE: 2021-01-07 DRAWN BY: GDJ

JUB PROJ. #: 49-2<u>0-063</u>

**NEVADA** 

