



Parcel Map Review Committee Staff Report

Meeting Date: January 14, 2021

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0015 Pleasant Valley Ranch 2

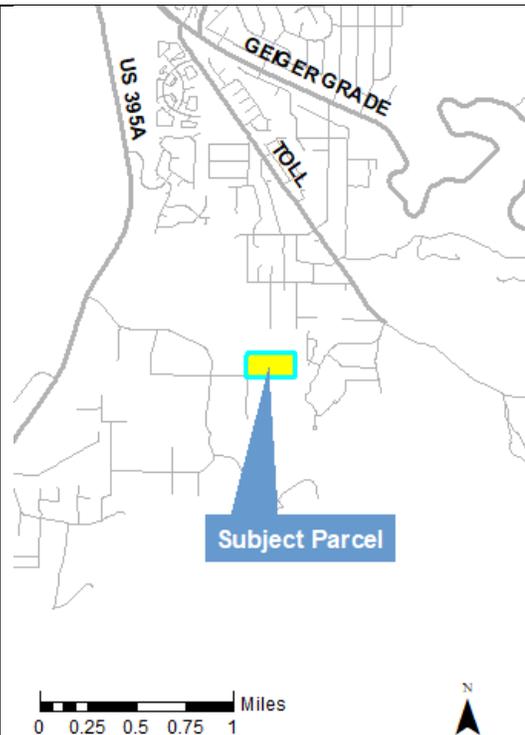
BRIEF SUMMARY OF REQUEST: Request to divide 20 acres into four lots of five acres.

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a 20-acre parcel into four parcels of five (5) acres each. This is a second or subsequent parcel map.

Applicant: Harry C Fry
Property Owner: Pleasant Valley Ranch Estates LLC
Location: 16100 Rocky Vista Rd
APN: 017-410-39
Parcel Size: 20 acres
Master Plan: General Rural, Rural Residential, Suburban Residential
Regulatory Zone: General Rural (±4.92%)
Medium Density Rural (±48.30%), Low Density Suburban (±17.45%)
Medium Density Suburban (±29.44%)
Area Plan: South Valleys
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 606
Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0015 for Pleasant Valley Ranch Estates LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

(Motion with Findings on Page 9)

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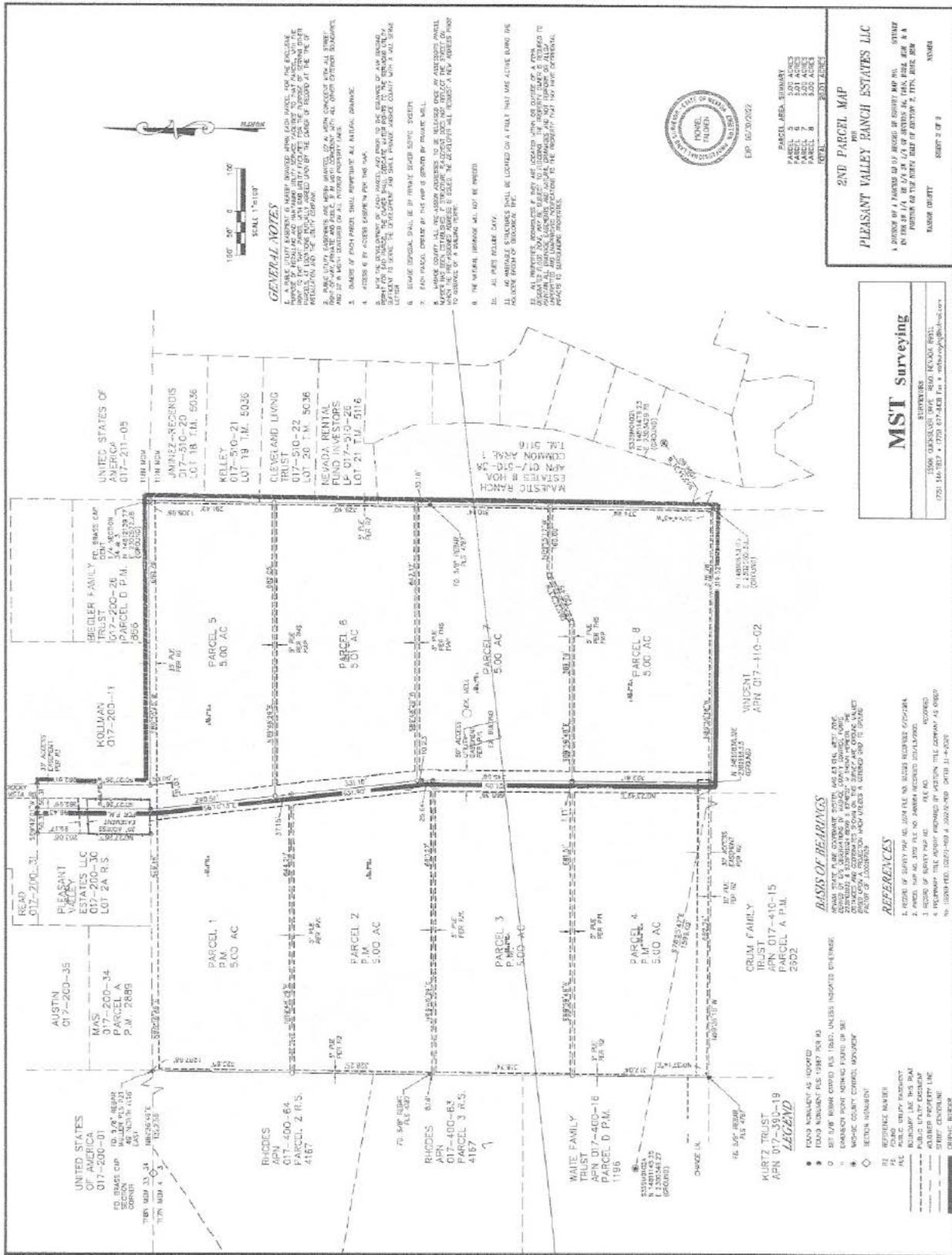
Parcel Map

The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

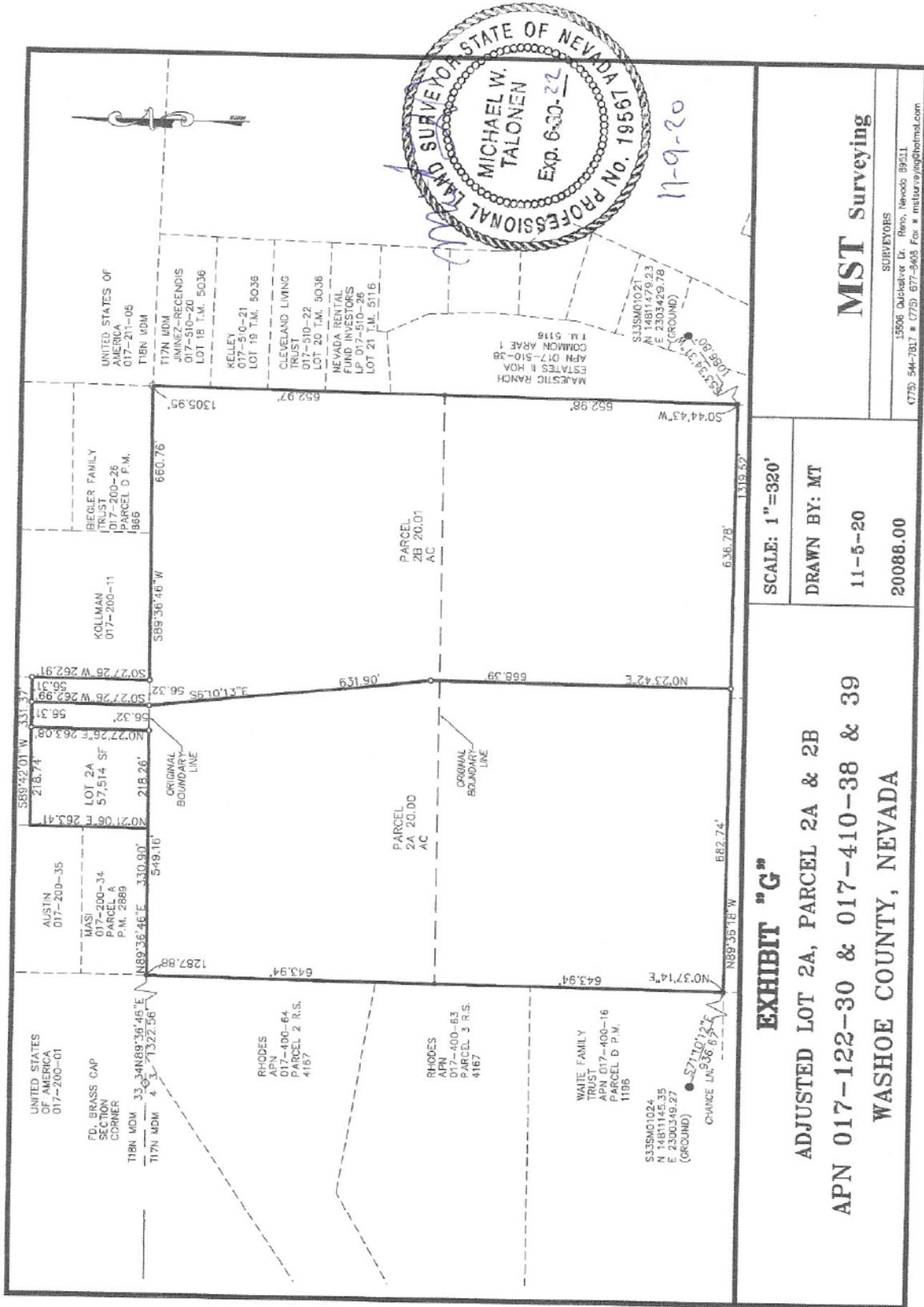
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two-year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM20-0015 is attached to this staff report and will be included with the action order, if approved by the Parcel Map Review Committee.



Site Plan



WBLA20-0014

Tentative Parcel Map Evaluation

Regulatory Zone: General Rural (±4.92%) Medium Density Rural (±48.30%), Low Density Suburban (±17.45%) Medium Density Suburban (±29.44%)

Maximum Lot Potential: 20 dwelling units (1 MDR/GR, 1 MDR, 1 LDS, 17 MDS)

Number of Lots on Parcel Map: 4

Minimum Lot Size Required: 4 acres (Medium Density Rural)

Minimum Lot Size on Parcel Map: 5 acres

Minimum Lot Width Required: 200ft

Minimum Lot Width on Parcel Map: 291ft

The tentative parcel map meets all minimum requirements for the *Medium Density Rural* regulatory zone. The legal non-conforming General Rural zoning is completely contained within proposed parcel 8. This does not make a legal non-conforming lot less conforming.

Development Suitability Constraints: The *South Valleys* Development Suitability Map, a part of the *South Valleys Area Plan*, identifies the subject parcel as *most suitable for development and slopes greater than 15%*.

Hydrographic Basin: The subject parcel is within the Pleasant Valley Hydrographic Basin.

The subject parcel is *inside* the Truckee Meadows Service Area (TMSA).

The requested parcel map is not proposed to be a second or subsequent division of a parcel map approved within the last five years. However, the property is contiguous to another parcel under the same ownership in which a separate parcel map application has been submitted and is under review by Washoe County. Therefore, this is considered a second or subsequent parcel map in accordance with NRS 278.462(3)(b), and Washoe County may require any reasonable improvement, but not more than would be required if the parcel were a subdivision.

Currently, APN 017-410-39 is 19.67-acres in size. The lot lines are in the process of being adjusted within WBLA20-0014, as referenced above, in order to make APN 017-410-38 20-acres in size prior to this application and re-orientate the parcel. Staff has conditioned the approval of this parcel map on the recordation of WBLA20-0014

South Valleys Area Plan

The subject parcel is located within the South Valleys Area Plan. The following is the pertinent policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV 2.14	Efficient use of infrastructure; conservation of recharge area, habitat & open vistas	Yes	NA
SV 3.6	Emergency/secondary access from Toll Road Area to US 395 via Rhodes Rd is desired	Yes	NA
SV 15.6	Access to existing trails will be protected and improved through dedication whenever possible	Yes	The Washoe County Parks Program provided conditions of approval in Exhibit A.
SV 24.1	Protection and Enhancement of Groundwater Recharge; Water Resources & Land Use; Water Resource Commitments; Groundwater Resource	Yes	The Washoe County Water Rights Coordinator provided conditions of approval in Exhibit A.

	Development & Management of Water Quality		
SV 24.5	New development in Eagle Valley, Pleasant Valley, and Truckee Meadows hydro-basins require certificated or permitted water rights	Yes	The Washoe County Water Rights Coordinator provided conditions of approval in Exhibit A.
SV 24.7	Water rights shall be dedicated to Washoe County	Yes	The Washoe County Water Rights Coordinator provided conditions of approval in Exhibit A.

South Valleys Area Plan Modifiers

110.210.05(b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin

Staff Comment: The application was forwarded to the Washoe County Water Rights Coordinator, who provided conditions of approval in Exhibit A.

Development Information The subject parcel is developed with a single family residence on proposed parcel 7. The existing parcel meets the required Low Density Suburban setbacks:

Front	Side	Rear
30ft	12ft	30ft

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building and Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks and Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman – Parks Planner skirschenman@washoecounty.us
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram – Water Rights Manager vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wayne Handrock – County Surveyor whandrock@washoecounty.us
Washoe County Sheriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly – EHS Supervisor dakelly@washoecounty.us
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: The application was routed to the Washoe County Health District and Washoe County Water Rights Coordinator. Environmental Health provided conditions of approval regarding septic soil standards. The Water Rights coordinator provided conditions regarding domestic wells and relinquishment of water rights.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The application was routed to the Washoe County Health District and Washoe County Water Rights Coordinator. Environmental Health provided conditions of approval regarding septic soil standards. The Water Rights coordinator provided conditions regarding domestic wells and relinquishment of water rights.
 - c) The availability and accessibility of utilities.

Staff Comment: The parcel does not have access to municipal water or sewerage. Therefore, the applicant is required to complete a test trench prior to the installation of a septic system and relinquish water rights in accordance with the conditions provided by Environmental Health and the Water Rights Coordinator.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed application will only create 4 parcels. The impact of these 4 parcels are considered minimal and will be addressed at the building permit stage, particularly fire access conditions. The application was forwarded to Washoe County Sheriff, Washoe County Engineering, RTC Washoe, and Washoe County Parks Program. The Washoe County Parks Program provided conditions requiring a 20ft public trail easement and a historic preservation note as outlined in Exhibit A.
 - e) Conformity with the zoning ordinances and master plan.

Staff Comment: Staff reviewed the application against the Development Code as outlined in the Tentative Parcel Map evaluation above. Staff also reviewed the application against South Valleys Area plan policies SV 2.14, SV3.2, SV3.6, SV24.1, SV24.2, SV24.5, and SV 24.7 as outlined above.
 - f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The proposed application is in conformity with the master plan's streets and highways. It specifically advances South Valleys Area Plan policy 3.6 by providing a public access easement that connects Toll Road to US 395 via Rocky Vista Rd and Chance Ln.
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The proposed application will only create 4 parcels. This is not sufficient to require new streets or highways.
 - h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The eastern part of the proposed parcels have slopes greater than 15%. However, each parcel is more than 5 acres in size, providing ample area to build a single family residence on areas considered more suitable for development.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application includes public access sufficient for TMFPD to provide fire access. All additional fire access and fire regulation will be addressed at the building permit stage.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: There is access to CATV conduit and pull wire.

- l) Recreation and trail easements.

Staff Comment: The application was forwarded to Washoe County Parks Program, who provided conditions requiring a 20ft public trail easement connecting two BLM parcels as outlined in Exhibit A in accordance with WCC 110.604.55.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: Staff and reviewing agencies provided conditions for any reasonable improvement up to subdivision requirements in accordance with NRS278.462(3)(b). This application has been noticed in accordance with WCC 110.606.30(d).

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM20-0015 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0014 for Pleasant Valley Ranch Estates LLC , subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) The availability and accessibility of utilities;

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - e) Conformity with the zoning ordinances and master plan;
 - f) General conformity with the governing body’s master plan of streets and highways;
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - h) Physical characteristics of the land such as floodplain, slope and soil;
 - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
 - k) Community antenna television (CATV) conduit and pull wire; and
 - l) Recreation and trail easements.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Harry C Fry
301 Flint St.
Reno, NV 89501

Owner: Pleasant Valley Ranch Estates LLC
301 Flint St.
Reno, NV 89501

Representatives: Michael Talonen
15506 Quicksilver Dr.
Reno, NV 89511



Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0015

The tentative parcel map approved under Parcel Map Case Number WTPM20-0015 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on January 14, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Dan Cahalane, Planner, dcahalane@washoecounty.us 775-328-3628

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM20-0015 MEETS ALL APPLICABLE STATUTES, 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 OFFER(S) 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 _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article

438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- h. Approval of the application is conditioned upon the recordation of WBLA20-0014. No final map shall be processed without proof of recordation of WBLA20-0014.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Wayne Handrock, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor's Certificate.
- c. Add the following note to the final map; "For each parcel created by this final map, access roadway and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit. Said improvements shall include minimum 20' wide gravel roadway able to support emergency vehicle travel with appurtenant drainage improvements".
- d. All boundary corners must be set.
- e. Place a note on the map stating that the natural drainage will not be impeded.
- f. Add a Security Interest Holder's Certificate to the map if applicable.
- g. Place a note on the map stating that the natural drainage will not be impeded.
- h. Grant easements for snow storage and signage.
- i. Prior to final map approval, the following preliminary designs meeting the requirements of Washoe County Development Code Chapter 110 shall be prepared by a licensed engineer and submitted to Washoe County Engineering for review:
 - a. Preliminary design of access roadway and drainage improvements to each proposed parcel with associated access/drainage easements shown on the final map. The preliminary design shall include minimum 20' wide gravel roadway able to support emergency vehicle travel with appurtenant drainage improvements. Preliminary design drawings shall include, but not limited to, existing ground contours (2' maximum interval), finished grade contours, extents of cut/fill slopes, roadway profile with grades (14% max), roadway cross section, culvert locations, and drainage improvements to perpetuate existing drainage patterns.
 - b. Preliminary lot grading plan for each parcel {OR IDENTIFY SPECIFIC PARCELS} to determine a buildable site is available. Preliminary lot grading plan shall include existing ground contours (2' maximum interval), finished grade contours, extents of cut and fill slopes, and drainage improvements needed to perpetuate existing and proposed drainage.
- j. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.

- k. Add the following note to the map; "All properties, regardless if they are 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 unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Washoe County Health District

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact: David Kelly, dakelly@washoecounty.us

- a. Washoe County Health District (WCHD) requires a test trench to be completed on each proposed parcel. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with WCHD prior to excavation and inspection

Washoe County Water Rights

4. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, vbehmaram@washoecounty.us

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- c. The Relinquishment form is available at the following site:
<http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- d. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- f. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- g. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Washoe County Parks Department

5. The following conditions are requirements of Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirschenman, skirschenman@washoecounty.us

- a. In conformance with the recreational opportunities maps in the South Valleys Area Plan and Southeast Truckee Meadows Area Plan, the applicant shall provide a 20'-wide non-motorized, public trail easement along the northern and eastern boundary of the parcel currently identified as APN 017-410-38. This will ensure that connectivity is maintained between the two neighboring Bureau of Land Management parcels located to the northeast and northwest of the subject site and the common open space parcel bordering the eastern/southeastern portion of the subject site, as consistent with Recreational Resource Goal 6.2 in the Open Space and Natural Resource Management Plan.

Pursuant to the Cultural Resources Map included in the Washoe County Open Space and Natural Resource Management Plan (OSNRMP), the subject site is located in an area with known cultural resources. These resources shall be documented and/or conserved should they be identified or discovered when these lots are developed. A note shall be included on the final map that states: Should any Native American artifact, cairn or grave be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the Nevada State Historic Preservation Office (SHPO) of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

Truckee Meadows Fire Protection District

6. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Dale Way, dway@tmfpd.us

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: December 31, 2020

TO: Dan Cahalane, Planner - Department of Community Services

FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division

SUBJECT: *Parcel Map for: Pleasant Valley Ranch 2*
Parcel Map Case No.: WTPM20-0015
APN: 017-410-39
Review Date: December 11, 2020

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Complete the Surveyor's Certificate.
3. Add the following note to the final map; "For each parcel created by this final map, access roadway and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit. Said improvements shall include minimum 20' wide gravel roadway able to support emergency vehicle travel with appurtenant drainage improvements".
4. All boundary corners must be set.
5. Place a note on the map stating that the natural drainage will not be impeded.
6. Add a Security Interest Holder's Certificate to the map if applicable.
7. Place a note on the map stating that the natural drainage will not be impeded.
8. Grant easements for snow storage and signage.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Memo to: Dan Cahalane, Planner
Subject: Parcel Map Case No.: WTPM20-0015
Date: December 31, 2020
Page: 2

9. Prior to final map approval, the following preliminary designs meeting the requirements of Washoe County Development Code Chapter 110 shall be prepared by a licensed engineer and submitted to Washoe County Engineering for review:
 - a. Preliminary design of access roadway and drainage improvements to each proposed parcel with associated access/drainage easements shown on the final map. The preliminary design shall include minimum 20' wide gravel roadway able to support emergency vehicle travel with appurtenant drainage improvements. Preliminary design drawings shall include, but not limited to, existing ground contours (2' maximum interval), finished grade contours, extents of cut/fill slopes, roadway profile with grades (14% max), roadway cross section, culvert locations, and drainage improvements to perpetuate existing drainage patterns.
 - b. Preliminary lot grading plan for each parcel {OR IDENTIFY SPECIFIC PARCELS} to determine a buildable site is available. Preliminary lot grading plan shall include existing ground contours (2' maximum interval), finished grade contours, extents of cut and fill slopes, and drainage improvements needed to perpetuate existing and proposed drainage.

10. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.

11. Add the following note to the map; "All properties, regardless if they are 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 unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

December 4, 2020

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Pleasant Valley Ranch Estates PM 1 & 2; 017-410-38 & 39
Parcel Map; WTPM20-0014 & 15

Dear Washoe County Staff:

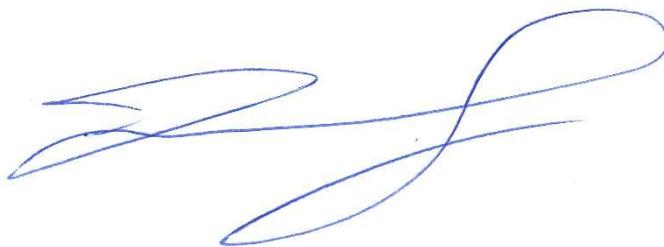
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly

- a) Washoe County Health District (WCHD) requires a test trench to be completed on each proposed parcel. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with WCHD prior to excavation and inspection.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.us regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

December 29, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM20-0015 (Pleasant Valley Ranch 2).

Project description:

The applicant is proposing to approve the division of a ±20 acres into four separate 5-acre parcels.

The property is located at 1221 Chance Ln (Eastern Terminus of Chance Ln), Assessor's Parcel Number: 017-410-39.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- 4) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

created parcels and one existing or remains thereof. This parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.

- 7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: December 3, 2020

SUBJECT: Tentative Parcel Map Case Number WTPM20-0014 (Pleasant Valley Ranch 1) & Tentative Parcel Map Case Number WTPM20-0015 (Pleasant Valley Ranch 2)

I've reviewed Tentative Parcel Map Case Number WTPM20-0014 and WTPM20-0015 (Pleasant Valley Ranch 1 & 2) on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and have prepared the following comments:

The proposed parcel maps would reconfigure two existing ±20-acre lots into eight ±5-acre lots. The parcels in question are located in Pleasant Valley. There are a number of existing social trails on the site (see photos below), primarily used for hiking, biking and horseback riding, although it should be noted that tire tracks and shell casings indicate that the site has also been used for illegal shooting and off-highway vehicle use. Public lands managed by the Bureau of Land Management (BLM) are located kitty-corner to the subject site to the northwest and northeast. There is also a large swath of BLM land located ±0.5 mile to the east. These public lands provide excellent recreational opportunities to residents of the area and the broader community. Additionally, the parcel (APN 017-510-38) that borders the eastern boundary of Pleasant Valley Ranch 2 is a common area owned and managed by the Majestic Ranch Estates Homeowners Association. There is a blanket pedestrian access easement over all common areas in that subdivision, including the parcel to the east of Pleasant Valley Ranch 2.

Photo 1: Existing access road/social trail looking west along the northern property boundary from Rocky Vista Road.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WTPM20-0015
 EXHIBIT E

Memo to: Dan Cahalane
Subject: WTPM20-0014 and WTPM20-0015
Date: December 3, 2020
Page: 2



Photo 2: Existing social trail along the eastern property boundary of the subject site looking north.

Most of the subject site is located within the South Valleys Planning Area, but a small portion is located within the Southeast Truckee Meadows Planning Area. Both area plans contain a recreational opportunities map that identifies proposed trail alignments that traverse the subject site, including both a north-south and east-west trail alignment. The east-west alignment would connect the two BLM parcels and the north-south alignment would provide connectivity to the parcel managed by the neighboring HOA. Additionally, Recreational Resource Goal 6.2 in the Washoe County Open Space and Natural Resource Management Plan (OSNRMP) states: *Require public access easements from subdivisions that are adjacent to public lands.*

Finally, the site is in an area with known cultural resources that should be documented and/or conserved when the properties are developed, as consistent with requirements from the Nevada State Historic Preservation Office under the Nevada Revised Statutes. Based on the trail alignments identified in the area plans, OSNRMP policies, existing social trails on site, and proximity to public lands, Parks Program staff have determined that it is crucial to maintain public access through the property. Given these considerations, the Parks Program requires the following conditions of approval:

Conditions of Approval:

1. In conformance with the recreational opportunities maps in the South Valleys Area Plan and Southeast Truckee Meadows Area Plan, the applicant shall provide a 20'-wide non-motorized, public trail easement along the northern and eastern boundary of the parcel currently identified as APN 017-410-38. This will ensure that connectivity is maintained

Memo to: Dan Cahalane
Subject: WTPM20-0014 and WTPM20-0015
Date: December 3, 2020
Page: 3

between the two neighboring Bureau of Land Management parcels located to the northeast and northwest of the subject site and the common open space parcel bordering the eastern/southeastern portion of the subject site, as consistent with Recreational Resource Goal 6.2 in the Open Space and Natural Resource Management Plan.

2. Pursuant to the Cultural Resources Map included in the Washoe County Open Space and Natural Resource Management Plan (OSNRMP), the subject site is located in an area with known cultural resources. These resources shall be documented and/or conserved should they be identified or discovered when these lots are developed. A note shall be included on the final map that states: Should any Native American artifact, cairn or grave be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the Nevada State Historic Preservation Office (SHPO) of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

**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.)

Yes
 No

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.

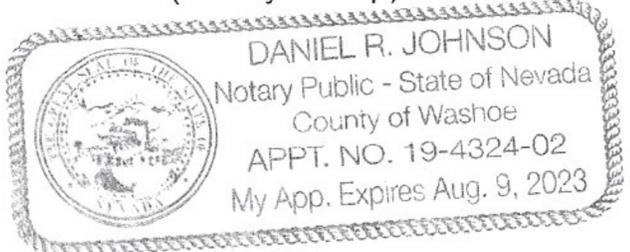
(A separate Affidavit must be provided by each property owner named in the title report.)

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 9th 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

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

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

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

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

NA

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

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

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

NO

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
---	---	------------------------------------	-----------------------------------

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
---	--

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
------------------------------	--

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.
---	--

Explanation:

--

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.

Project Information		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 AND 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).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
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: 775-677-84
Email: hcf2008@live.com		Email: MSTSURVEYING@HOTMAIL.COM	
Cell:	Other:	Cell:	Other:
Contact Person: Harry C Fry		Contact Person: MICHAEL TALONEN	
Applicant/Developer:		Other Persons to be Contacted:	
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: 775-6777-8
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	
For Office Use Only			
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

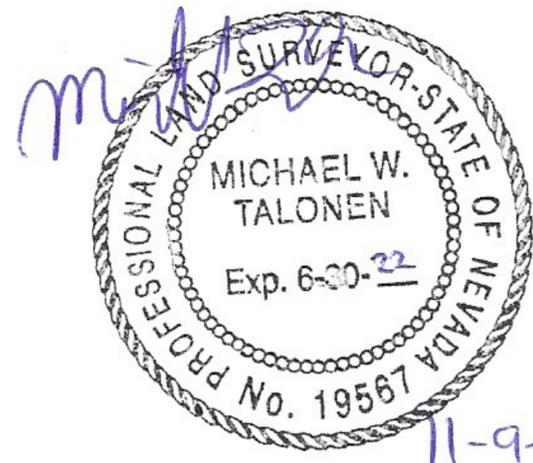


EXHIBIT c
LEGAL DESCRIPTION

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

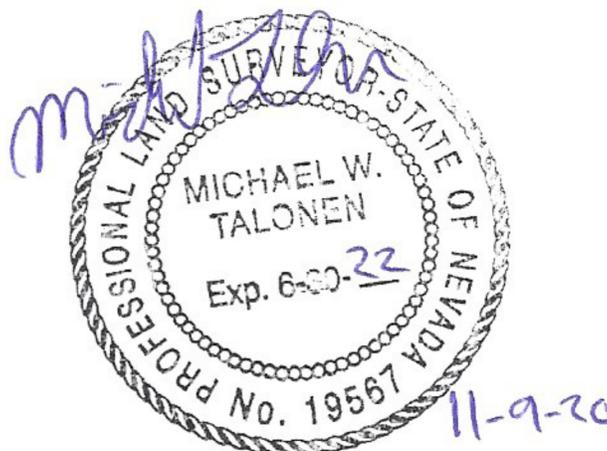


EXHIBIT B
LEGAL DESCRIPTION

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

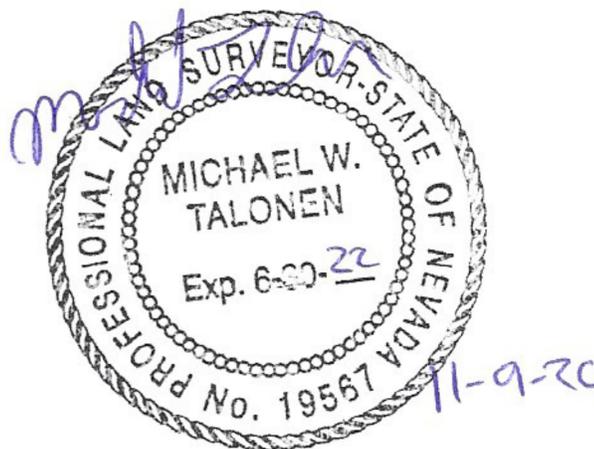


EXHIBIT A
LEGAL DESCRIPTION

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:

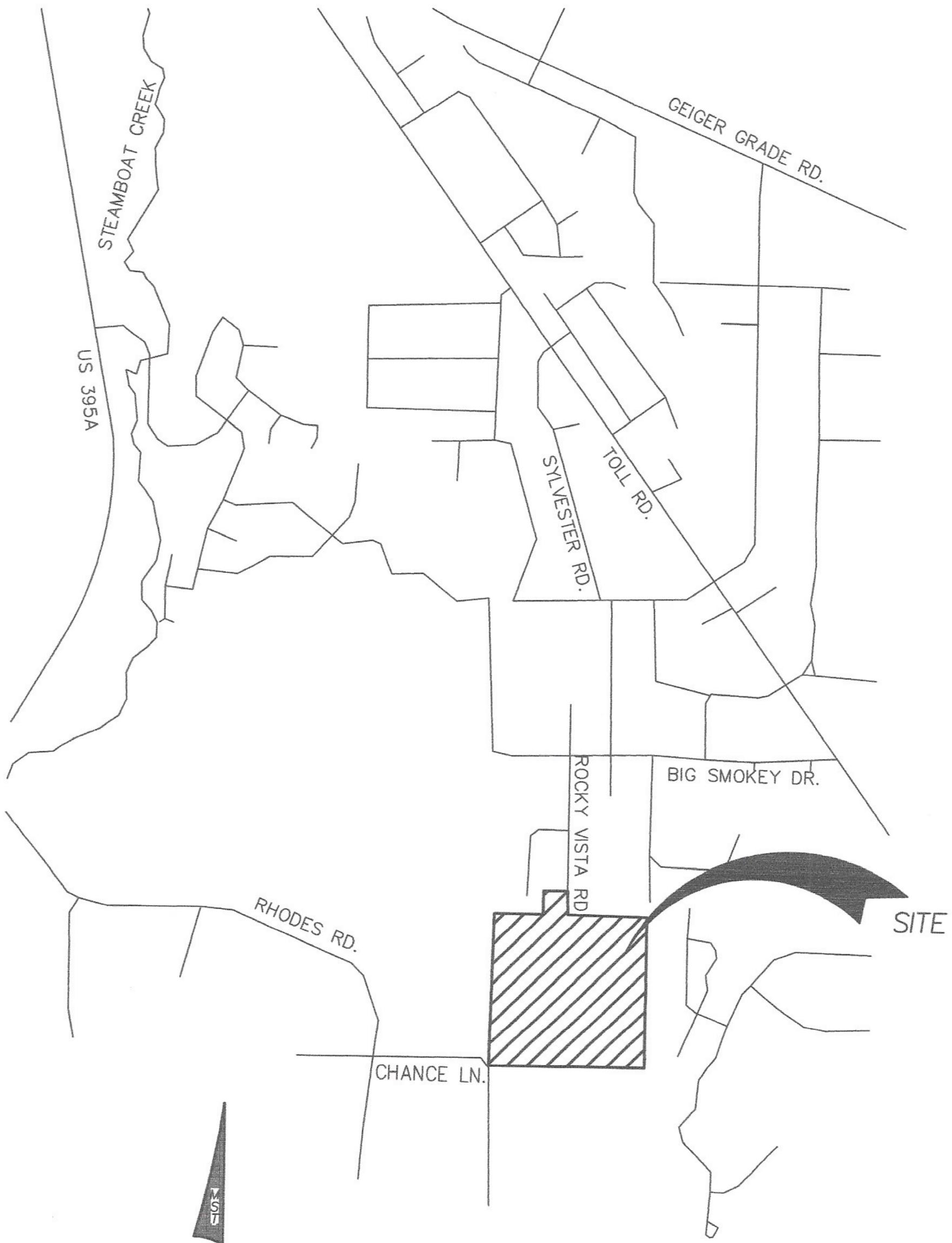
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A;
THENCE SOUTH 00°44'43" WEST, 291.42 FEET;
THENCE SOUTH 89°48'29" WEST, 682.05 FEET;
THENCE NORTH 06°10'13" WEST, 290.51 FEET;
THENCE NORTH 00°27'26" EAST, 262.99 FEET;
THENCE NORTH 89°42'01" EAST, 56.31 FEET;
THENCE SOUTH 00°27'26" WEST, 262.91 FEET;
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





NOT TO SCALE

VICINITY MAP

NOT TO SCALE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED PLEASANT VALLEY RANCH ESTATES, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THE PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NEVADA CHAPTER 201, THE PUBLIC UTILITY EXPENSES AND SURVIVAL STATUTES, AND NEVADA CHAPTER 201, THE PUBLIC UTILITY AND WASHOE COUNTY PERMITTING EXPENSES STATUTE, ON THIS DATE:

WERRY C. RYAN / MANAGING MEMBER
PLEASANT VALLEY RANCH ESTATES LLC
DATE _____

STATE OF _____ S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ 2021, WERRY C. RYAN, MANAGING MEMBER OF PLEASANT VALLEY RANCH ESTATES LLC, HAS INSTRUMENTARILY APPEARED BEFORE ME, A NOTARY PUBLIC, AND HAS EXECUTED THE ABOVE INSTRUMENT IN MY PRESENCE. I HEREBY 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 CONVESSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 363A.060.

APR 01-06-20
WASHOE COUNTY TREASURER

DEPUTY _____ DATE _____
NAME _____
TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THE 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

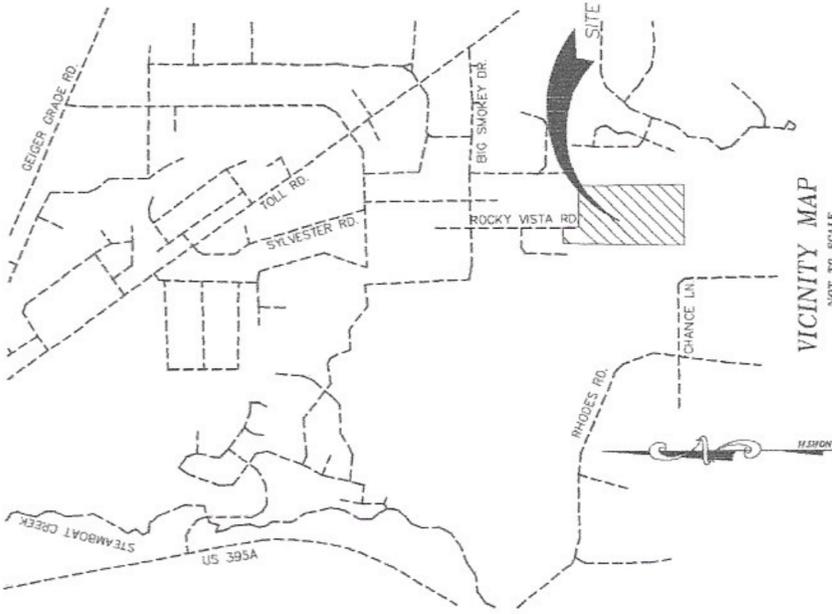
THE UTILITY EXPENSES SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. ALL PUBLIC UTILITY EXPENSES INCLUDE CITY.

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY, DBA. NV ENERGY
BY: _____ DATE _____
NEVADA BELL TELEPHONE COMPANY, DBA. AT&T NEVADA
BY: _____ DATE _____
CHARTER COMMUNICATIONS

DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE

THE FINAL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THESE CONDITIONS HAVE BEEN SATISFIED IN ACCORDANCE WITH THE REVISIONS AND REVISED STATUTES CHAPTER 201 AND REVISIONS AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 201. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____ 20____ BY THE DIRECTOR OF THE WASHOE COUNTY DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.041 THROUGH 278.072.

YVONIA HALENSTEIN _____ DATE _____
DIRECTOR OF PLANNING AND DEVELOPING DIVISION



VICINITY MAP
NOT TO SCALE

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 LOCATED IN THE SW 1/4, SE 1/4, SW 1/4 OF SECTION 34, T13N, R02E, M01 & A PORTION ON THE NORTH HALF OF SECTION 3, T17N, R02E, M01, MOUNT DABLO BASE MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER SIX, 2020.
- 3. THIS PLAT COMPLES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE THE APPROVAL OF THIS PLAT AND WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THE INFORMATION FURNISHED ON THIS PLAT AS TO THE CHARACTER, SIGN, AND OCCUPY THE EVIDENCE INDICATED, AND ARE OF SUFFICIENT DURABILITY.

MICHAEL TALONEN
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 19550

DATE: 06/30/2022
EMP: 06/30/2022

MST Surveying

SURVEYORS
15506 QUICKSLIVER DRIVE (R240), NEVADA 89511
(775) 544-7817 • (775) 677-8408 Fax • msta@vyrgh.com

TOTAL AREA 2001 ACRES

2ND PARCEL MAP
FOR
PLEASANT VALLEY RANCH ESTATES LLC

A DIVISION OF A PARCELS 20 OF RECORD OF SURVEY MAP NO. _____ SITUATE IN THE SW 1/4, SE 1/4 OF SECTION 34, T13N, R02E, M01 & A PORTION ON THE NORTH HALF OF SECTION 3, T17N, R02E, M01

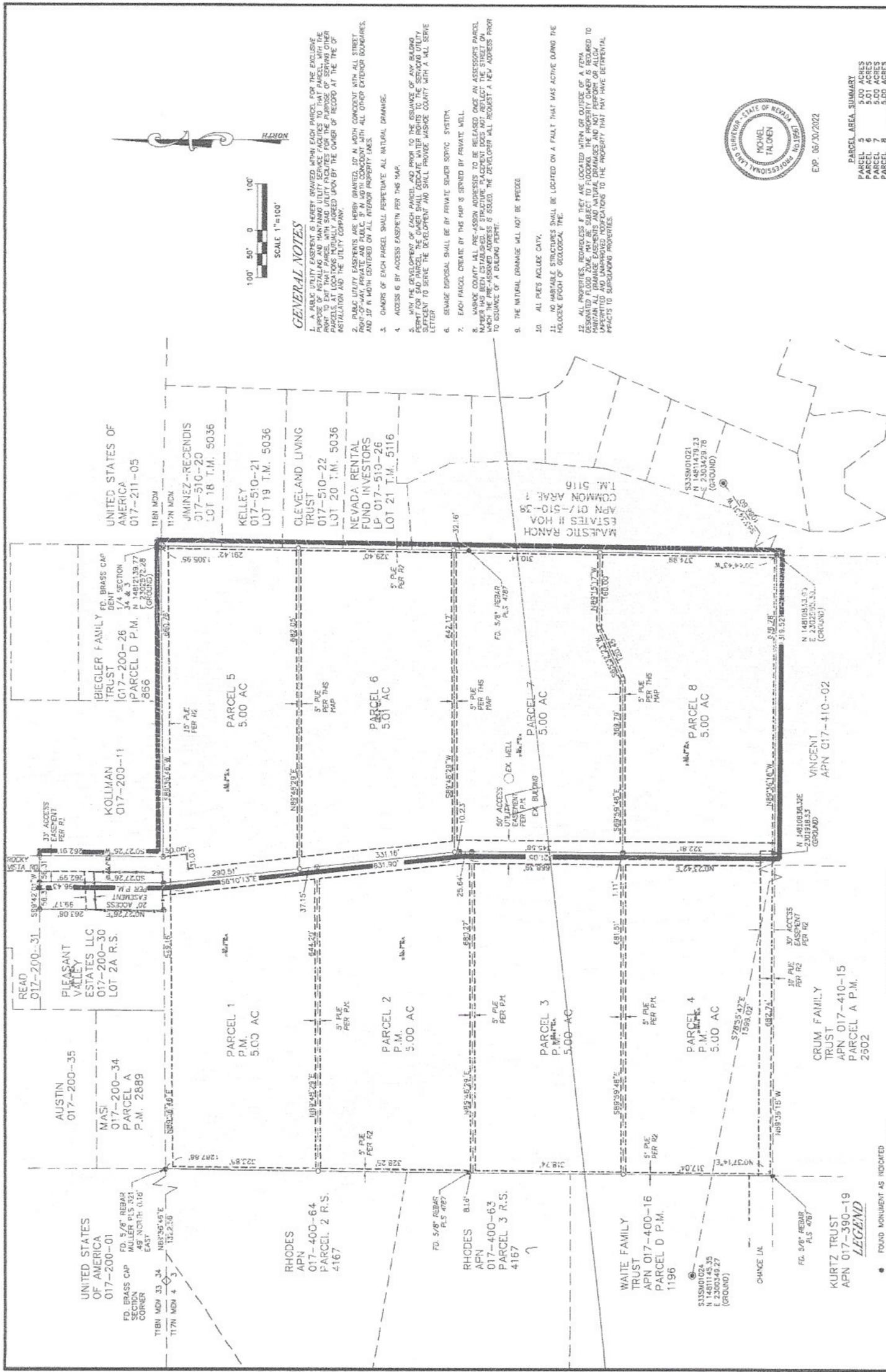
WASHOE COUNTY SHEET 1 OF 2
NEVADA

FILE NO. & RECORD AT THE
REGISTER OF

THIS _____ DAY OF _____
2021, AT _____ MINUTES PAST
O'CLOCK, _____, OFFICIAL
RECORDS OF WASHOE COUNTY,
NEVADA

COUNTY RECORDER

BY: DEPUTY _____
FEE: _____



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 FACILITIES ARE HEREBY GRANTED UPON ALL LOTS CONVEYED WITH ALL STREET FRONTAGE AND PRIVATE AND PUBLIC 5' IN WIDTH CONDUIT WITH ALL OTHER EXISTING BOUNDARIES 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 TIME.
12. ALL IMPROVEMENTS, REPAIRS OR IF THEY ARE 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
TOTAL	40.00 ACRES

2ND PARCEL MAP
FOR
PLEASANT VALLEY RANCH ESTATES LLC

A DIVISION OF A PARTIAL SET OF RECORDED SURVEY MAP NO. 01114 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 CHELSEA DRIVE, RENO, NEVADA 89511
(775) 344-7812 • (775) 677-8408 Fax • info@mstsurveying.com

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83, GSA, WEST ZONE, ZONE 12N, DATUM: NAD 83, ELEVATION: 1149.000, Spheroid: GRS 1980, DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A REDUCTION WHICH UNLESS A CORRECTED GRID TO GROUND FACTOR OF 1.000000000.

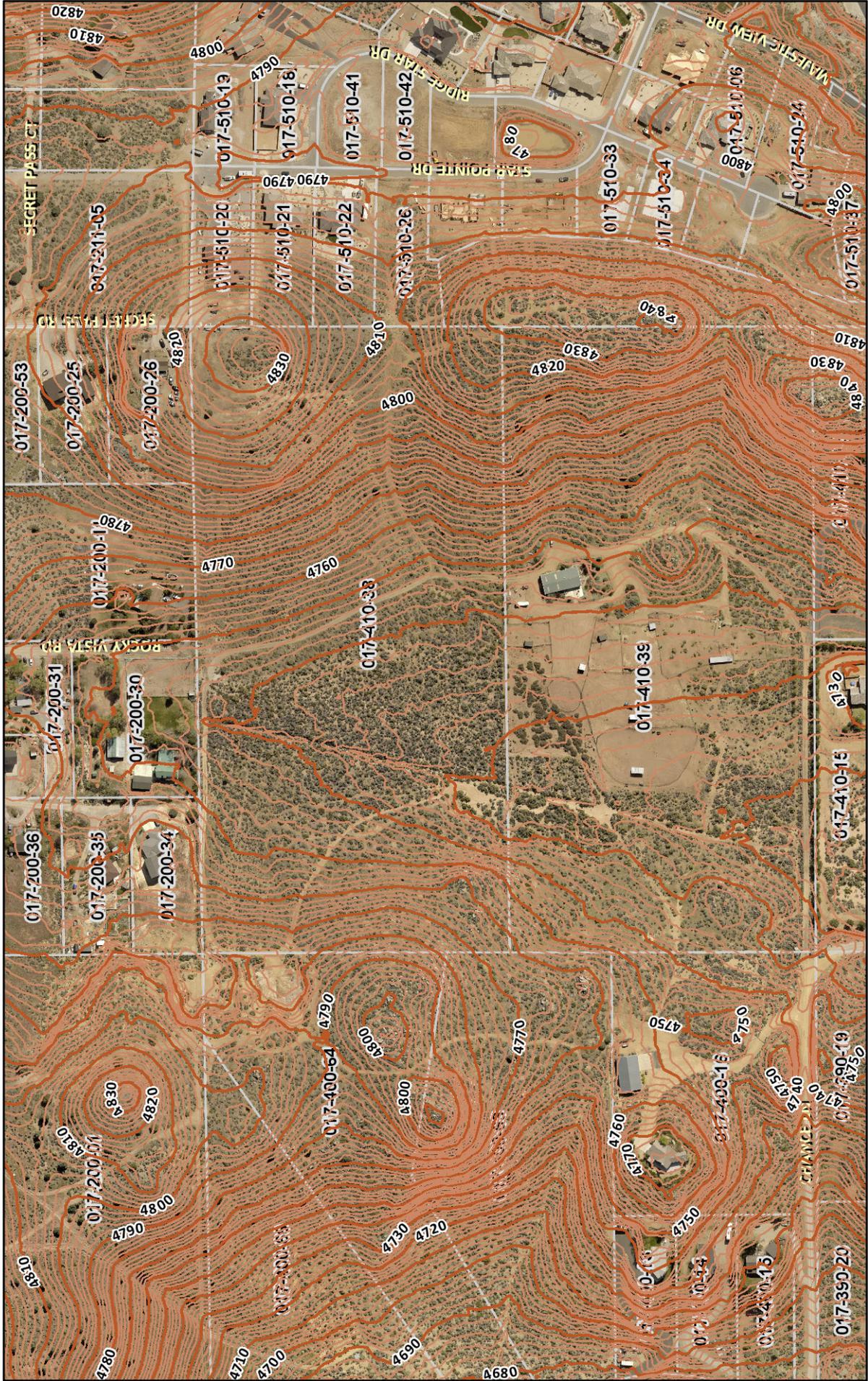
REFERENCES

1. RECORD OF SURVEY MAP NO. 1674 FILE NO. 010202 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
- FD FOUND
- PUE PUBLIC UTILITY EASEMENT
- BOUNDARY LINE THIS PLAT
- - - PUBLIC UTILITY EASEMENT
- - - ADJACENT PROPERTY LINE
- - - STREET CENTERLINE
- GRAPHIC BORDER

CONTOURS

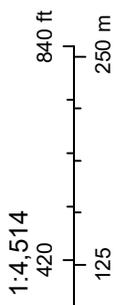


November 7, 2020

Contour Mosaic (2013) APN

INDEX

INTERVAL



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

This information for illustrative purposes only. Not 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.washoecounty.us/gis (775) 328-2345

WTPM20-0015
EXHIBIT F

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PLEASANT VALLEY RANCH ESTATES LLC, IS THE OWNER OF THE TRACT DESCRIBED HEREIN AND HEREBY CERTIFIES 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 HERELY 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

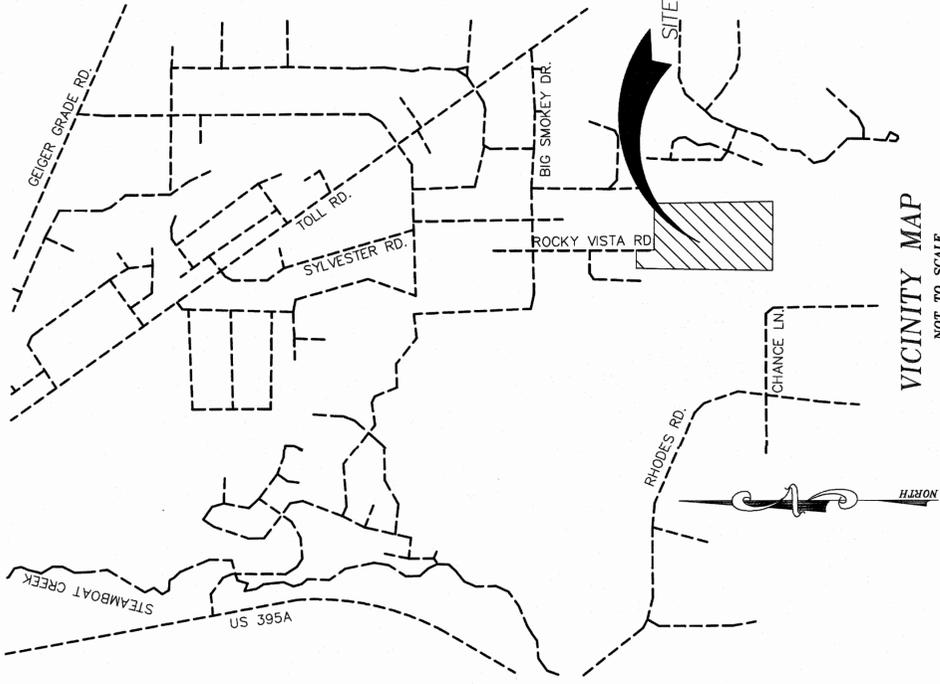
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE 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 278.473.

MOURA HAUENSTEIN _____ DATE _____
DIRECTOR OF PLANNING AND DEVELOPING DIVISION

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, HERMAN 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) 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

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).

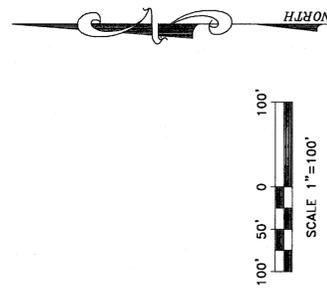
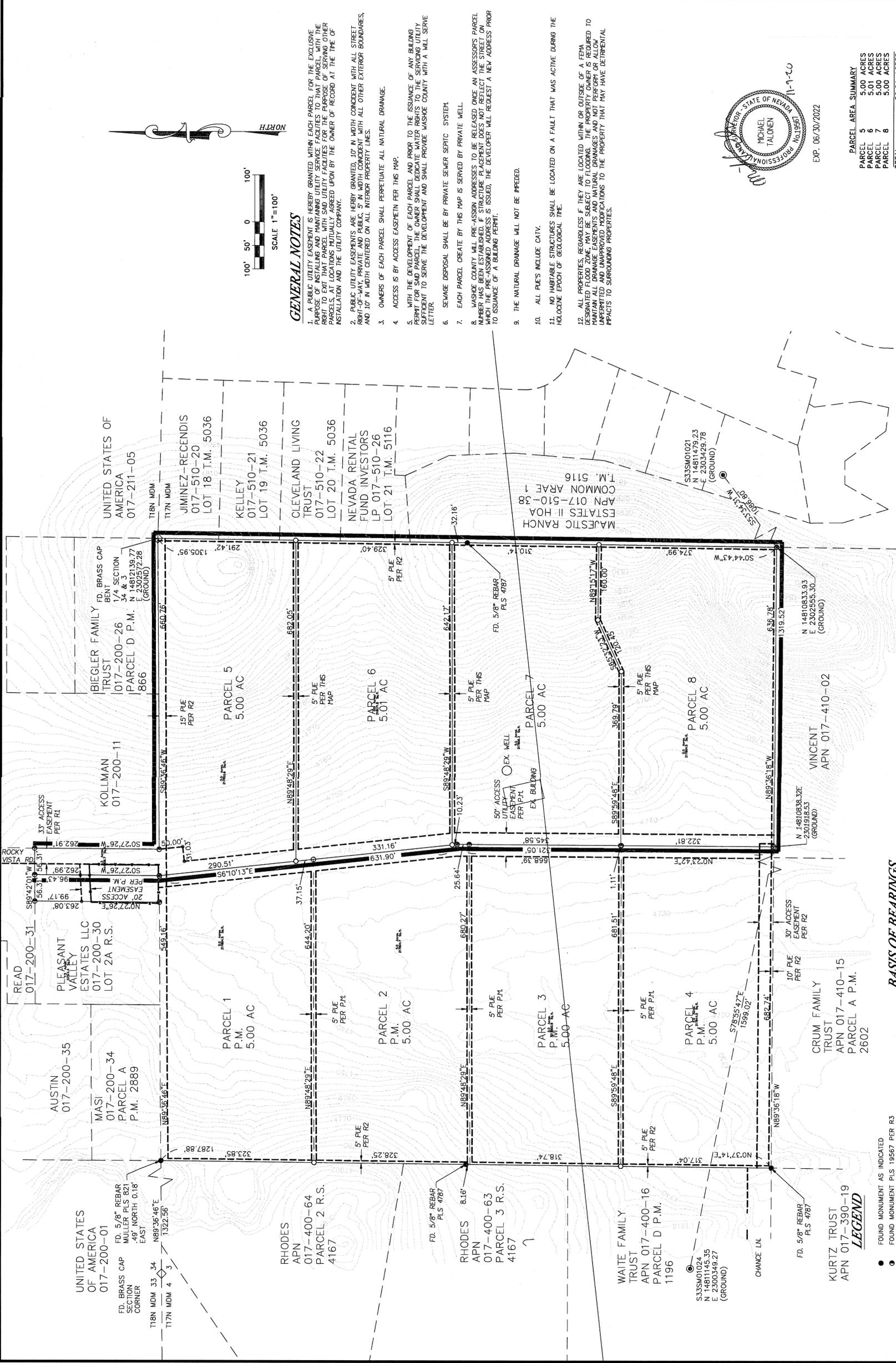
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

TOTAL AREA 20.01 ACRES

2ND PARCEL MAP
FOR
PLEASANT VALLEY RANCH ESTATES LLC

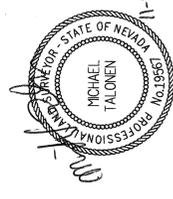
A DIVISION OF A PARCELS 2B OF RECORD OF SURVEY MAP NO. _____ SITUATE IN THE SW 1/4, SE 1/4 SW 1/4 OF SECTION 34, T16N, R20E, M20W & A PORTION OF THE NORTH HALF OF SECTION 3, T17N, R20E, M20W

WASHOE COUNTY _____ SHEET 1 OF 2
BY: _____ DEPUTY
FEE: _____



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, MAY BE 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, MDN & A PORTION OF THE NORTH HALF OF SECTION 3, T17N, R20E, MDN NEVADA
WASHOE COUNTY 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.

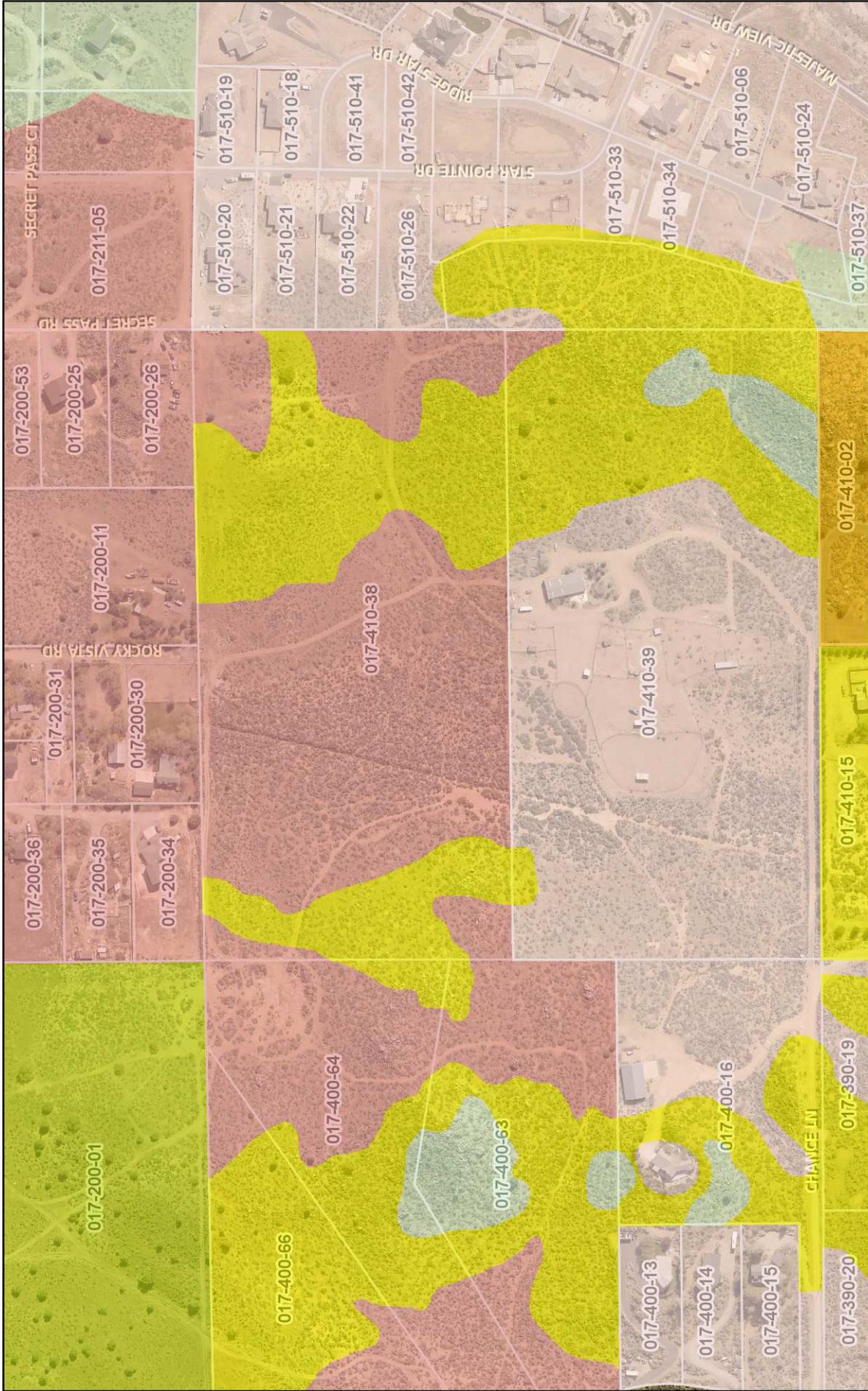
REFERENCES

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

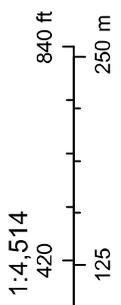
LEGEND

- 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



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