



# Parcel Map Review Committee Staff Report

Meeting Date: December 9, 2021

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0016 (Jackpot Trust)

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BRIEF SUMMARY OF REQUEST: Division of a parcel of land into two parcels of land

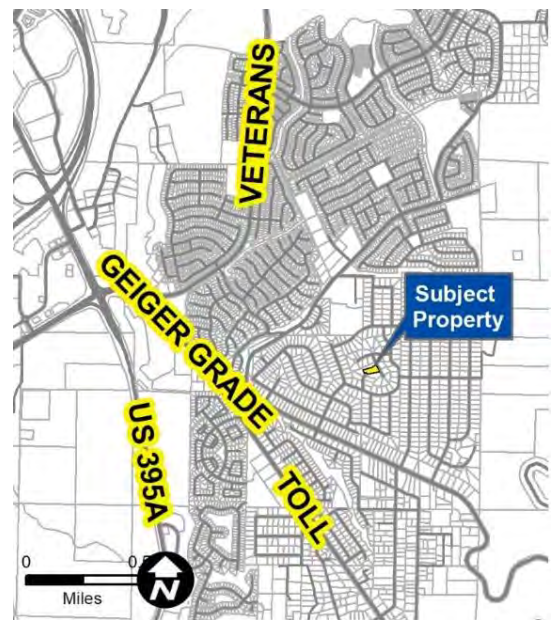
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STAFF PLANNER: Planner's Name: Katy Stark  
 Phone Number: 775.328.3618  
 E-mail: [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

### CASE DESCRIPTION

For hearing, discussion and possible action to approve a tentative parcel map dividing a 1.001-acre parcel into two parcels of 21,784 square feet and 21,805 square feet.

Applicant/Property Owner: Jackpot Trust U/D/T  
 Location: 14415 Sitting Bull Circle, Reno, NV 89521  
 APN: 016-592-28  
 Parcel Size: 1.001 acres  
 Master Plan: Suburban Residential  
 Regulatory Zone: Medium Density Suburban (MDS)  
 Area Plan: Southeast Truckee Meadows  
 Development Code: Authorized in Article 606, Parcel Maps  
 Commission District: 2 – Commissioner Lucey



Vicinity Map

### 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 WTPM21-0016 for Jackpot Trust U/D/T, 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(e).

*(Motion with Findings on Pages 9 & 10)*

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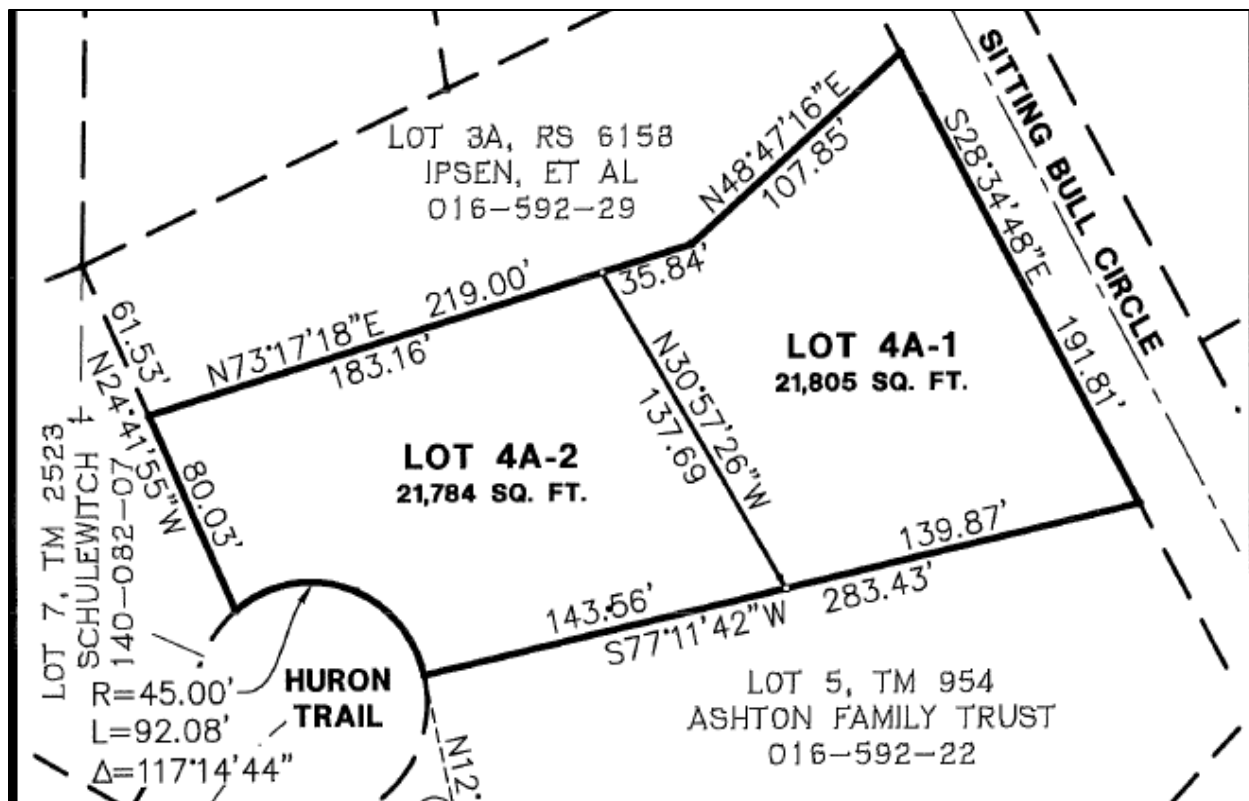
## **Parcel Map**

The purpose of a parcel map is to allow for the division of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer units 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any parcel map 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 submit a final parcel map along with any required supporting materials to 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 22-month 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 WTPM21-0016 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



**Site Plan**

**Tentative Parcel Map Evaluation**

Requirement	Evaluation
Area Plan	Southeast Truckee Meadows
TMSA	Inside
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	2, per the Southeast Truckee Meadows Area Plan Modifiers
Number of Lots on Parcel Map	2
Minimum Lot Size Required	14,375 sq. ft., per the Southeast Truckee Meadows Area Plan Modifiers
Minimum Lot Size on Parcel Map	21,786 sq. ft.
Minimum Lot Width Required	80 ft.
Minimum Lot Width on Parcel Map	135 ft.
Development Suitability Map	Slopes Greater than 15%
Hydrographic Basin	Truckee River Hydrographic Basin

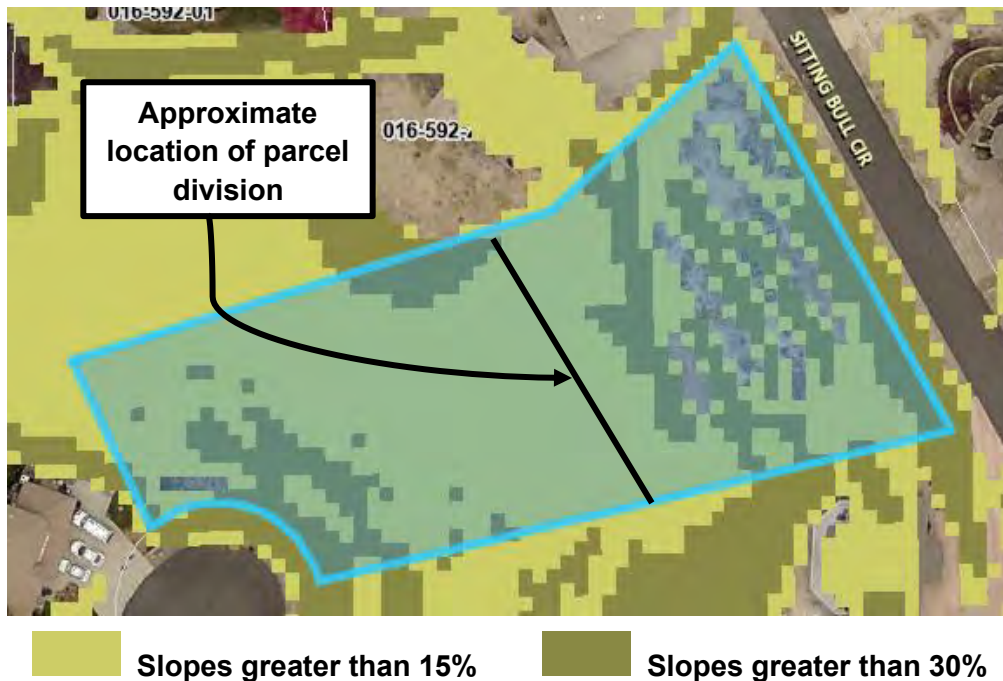
The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) regulatory zone.

The proposed division of land is not a second or subsequent division of a parcel map approved within the last five years.

**Development Information**

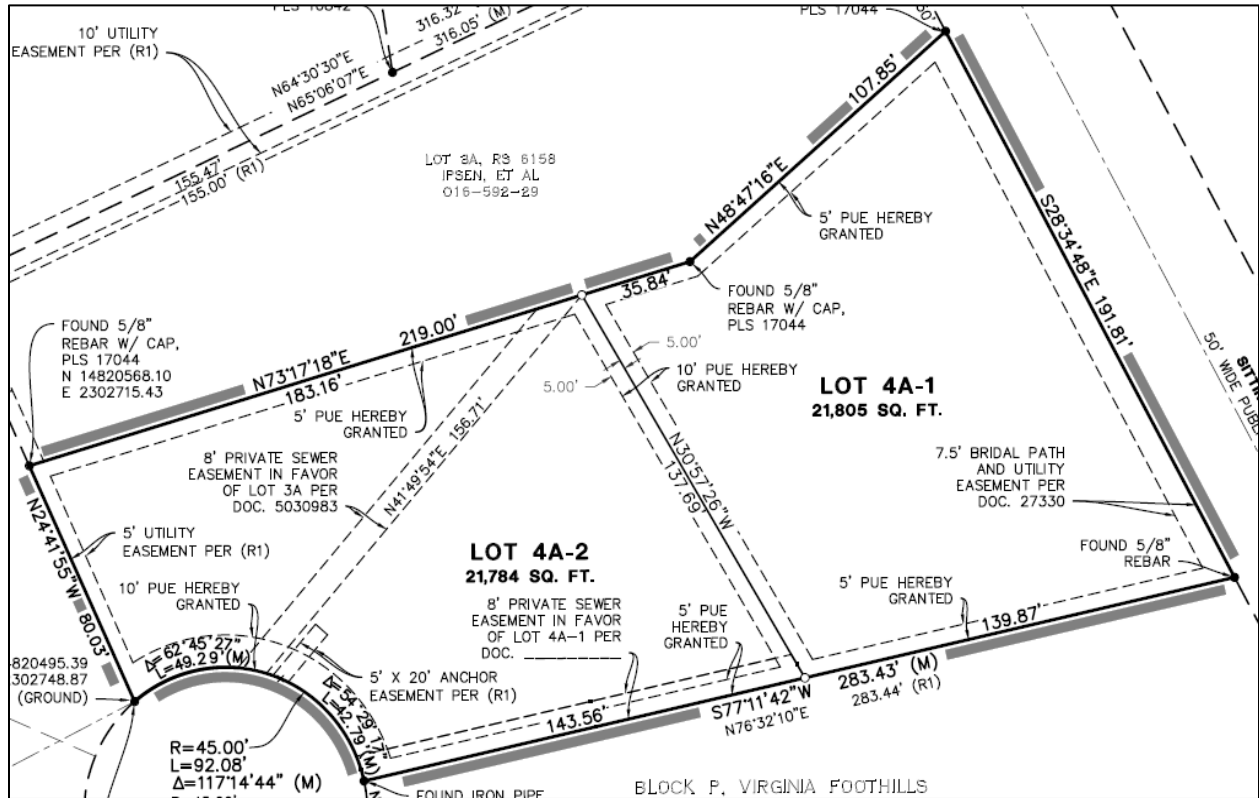
The subject parcel is not developed. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks.

The parcel is covered by slopes greater than 15%. Certain portions of proposed Lot 4A-1 on the east side of the property show slopes greater than 30%. However, the site was previously graded in a way that makes the lot more buildable. Staff visited the site, and several flattened areas have been cut into the slope and appear to provide opportunity for a home to be built more easily. The lots to the north and south of the subject parcel each have homes built on land graded in a similar fashion.



**View of proposed Lot 4A-1, Looking southeast**

Proposed Lot 4A-2 is the western side of the property. There is a sewer easement that runs through Lot 4A-2 as shown in the image below. Additionally, there are slopes greater than 30% in the southwest portion of this proposed lot, near the cul-de-sac on Huron Trail, and in the northeast corner of the proposed lot. However, there would be space to build a home in the middle and east side of the proposed lot.



**Site Plan showing easements**

**Southeast Truckee Meadows Area Plan Modifiers**

The subject parcel is located within the Southeast Truckee Meadows Area Plan. The following are the pertinent Southeast Truckee Meadows Area Plan Modifiers:

- Section 110.212.05(a) Density – The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- Section 110.212.05(b) Minimum Lot Area – The minimum lot area allowed in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is fourteen thousand three hundred seventy-five (14,375) square feet.

If this parcel map is approved, then the 1.001-acre lot will be divided into two parcels, which will allow two dwelling units per acre. The two proposed parcels each meet the minimum lot area.

**Area Plan Evaluation**

The subject parcel is located within the Southeast Truckee Meadows Area Plan. The following are the pertinent policies from the Area Plan:

**Relevant Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Condition of Approval
SETM 2.13	Ensure that future residential development within the medium density suburban land use designation is constructed at a maximum of two single-family dwelling units per acre. Lot sizes shall not be less than one-third acre and this size may be allowed only under the following conditions: a. New subdivisions must provide one-half acre minimum lot sizes on exterior lots when abutting a developed medium density suburban land use designation with one-half acre or greater lot sizes (roads or open space do not create non-abutting parcels). b. Exterior lots may be reduced to one-third acre when abutting a developed higher intensity land use designation or a ten-acre or larger undeveloped medium density suburban designation.	Yes	The proposed parcel map would result in two approximately 0.5-acre lots (0.50009 acres and 0.50057 acres). Requirements for lot size and building density will be met.
SETM 10.5	As new development occurs in the Southeast Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.	Yes	Washoe County Regional Parks and Open Space staff reviewed the application and provided no comments or conditions.
SETM 16.3	The creation of parcels and lots in the Southeast Truckee Meadows planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.	Yes	The applicant has indicated that the water service will be municipal. Washoe County Water Rights staff has reviewed the application and has provided conditions (Exhibit A) requiring the applicant to submit appropriate TMWA documentation for water service.
SETM 16.4	In the Southeast Truckee Meadows planning area, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required.	Yes	"See note above regarding TMWA water service."

**Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman / <a href="mailto:skirschenman@washoecounty.gov">skirschenman@washoecounty.gov</a>
Washoe County Water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss /

Rights				<a href="mailto:tweiss@washoecounty.gov">tweiss@washoecounty.gov</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Matt Philumalee / <a href="mailto:mphilumalee@washoecounty.gov">mphilumalee@washoecounty.gov</a>
Washoe County Sherriff	<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"/>	James English / <a href="mailto:jenglish@washoecounty.gov">jenglish@washoecounty.gov</a>
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson / <a href="mailto:jlawson@washoecounty.gov">jlawson@washoecounty.gov</a>
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / <a href="mailto:BLemon@tmfpd.us">BLemon@tmfpd.us</a>
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Regional Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / <a href="mailto:shafferjam51@gmail.com">shafferjam51@gmail.com</a> & <a href="mailto:brettyler2@gmail.com">brettyler2@gmail.com</a>

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(e) 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:
  - i. 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:* Compliance with 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.  
*Staff Comment:* Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA). Conditions of approval to require documentation of TMWA's water service to the parcels has been included with the recommendation.
  - iii. The availability and accessibility of utilities.  
*Staff Comment:* The existing and proposed lots will be served by municipal water and sewer. Power will be provided through NV Energy.
  - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.



Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Southeast Truckee Meadows Planning Area.

- v. Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.

- vi. General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.

- vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for new streets or highways was received.

- viii. Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The majority of the project site is identified as "Slopes Greater than 15%" by the Southeast Truckee Meadows Area Plan Development Suitability Map. However, the parcels on either side of the project site have similar slopes, and they are currently developed with single-family homes. The proposed parcels at this project site could be developed in similar fashion.

- ix. 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 recommended conditions of approval from the reviewing agencies have been included with the staff report.

- x. 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 was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies, and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- xii. Recreation and trail easements.

Staff Comment: The application was reviewed by Washoe County Regional Parks and Open Space (Parks) staff, and no conditions or recommendation for denial was received.

## **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM21-0016 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

## **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 WTPM21-0016 for Jackpot Trust U/D/T, 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(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - i. 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;
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
  - iii. The availability and accessibility of utilities;
  - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - v. Conformity with the zoning ordinances and master plan;
  - vi. General conformity with the governing body's master plan of streets and highways;
  - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
  - viii. Physical characteristics of the land such as floodplain, slope and soil;
  - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - x. 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;
  - xi. Community antenna television (CATV) conduit and pull wire; and
  - xii. Recreation and trail easements.

## **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/Owner:      Jackpot Trust U/D/T  
Email:                      dgdow@yahoo.com

Consultant: MAPCA Surveys, Inc.,  
Email: bedard@mapcasurveys.com



# Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0016

The tentative parcel map approved under Parcel Map Case Number WTPM21-0016 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 9, 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.**

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: Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)**

- 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. WTPM21-0016 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.

### **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: Matt Philumalee, PLS, 775.328.2315, [MPhilumalee@washoecounty.gov](mailto:MPhilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- c. All boundary corners must be set.
- d. Place a note on the map stating that the natural drainage will not be impeded.
- e. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- f. Add a Security Interest Holder's Certificate to the map if applicable.
- g. 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 Water Rights**

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

**Contact: Timber Weiss, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. The Parcel Map shall contain Truckee Meadows Water Authority's (TMWA) note regarding all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

### **Washoe County Health District**

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

**Contact: James English, 775.328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. Property to be served by municipal water and sewer disposal systems as described in the application.

### **Truckee Meadows Fire Protection District**

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name: Brittany Lemon, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

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#### INTEROFFICE MEMORANDUM

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#### PARCEL MAP REVIEW

DATE: November 1, 2021

TO: Katy Stark, Planner - Department of Community Services

FROM: Matt Philumalee, PLS, Engineering and Capital Projects Division

**SUBJECT: Parcel Map for: JACK POT TRUST**  
**Parcel Map Case No.: WTPM21-0016**  
**APN:016-592-28**  
**Review Date: 10/19/2021**

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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. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
3. All boundary corners must be set.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
6. Add a Security Interest Holder's Certificate to the map if applicable.
7. 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."



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WTPM21-0016**  
**EXHIBIT B**



**From:** [Lemon, Brittany](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM-21-0016 (Jackpot Trust) Conditions of Approval  
**Date:** Monday, October 25, 2021 3:51:02 PM  
**Attachments:** [image001.png](#)

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Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

Thank you!

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*

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

November 13, 2021

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

RE: Jackpot Trust; 016-592-28  
Tentative Parcel Map; WTPM21-0016

Dear Washoe County Staff:

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

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: Property to be served by municipal water and sewer disposal systems as described in the application.
- b) Condition #2: Based on water and sewage disposal for the property, the WCHD has no objections or conditions for this application as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District

**From:** [Program, EMS](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: October Agency Review Memo 1  
**Date:** Tuesday, October 19, 2021 2:31:02 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[October Agency Review Memo I.pdf](#)

---

Good afternoon,

The EMS Oversight Program has reviewed Tentative Parcel Map Case Number WTPM21-0016 (Jackpot Trust) and has no comments or concerns regarding this project.

*Thank you.*

*Jackie Lawson*

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)  
[Jlawson@washoecounty.gov](mailto:Jlawson@washoecounty.gov) | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

---

**From:** Kerfoot, Lacey <LKerfoot@washoecounty.gov>  
**Sent:** Monday, October 18, 2021 8:29 AM  
**To:** English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>  
**Cc:** EHS Plan Review <EHSPlanReview@washoecounty.gov>  
**Subject:** October Agency Review Memo 1

Good morning,

Please find the attached Agency Review Memo with cases received in October by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item description and links to the application are provided in the memo. Comments for items #1-4 are due by November 1<sup>st</sup>. Comments for items #5-8 are due by November 2<sup>nd</sup>.

Please remember to send any agency review responses/comments directly to the Planner for the

**WTPM21-0016**  
**EXHIBIT B**

case, rather than replying to me.

~~~~~

Environmental Health – **Items 1, 5, 6, 7 and 8**

EMS – **Items 1, 3, 6 and 7**

Regards,



**Lacey Kerfoot**

**Office Support Specialist | Community Services Department**

[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

For Planning call (775) 328-3600, Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**From:** [Kirschenman, Sophia](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Parks Comments Re: WTPM21-0016 (Jackpot Trust)  
**Date:** Tuesday, October 26, 2021 1:54:57 PM  
**Attachments:** [Outlook-w02gzqvc.png](#)  
[Outlook-hek10ftd.png](#)  
[Outlook-rc5b5npc.png](#)  
[Outlook-z2wjdyzp.png](#)  
[Outlook-cdslo1zm.png](#)

---

Hi Katy,

I've reviewed WTPM21-0016 (Jackpot Trust) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions. It was interesting to see the bridal easements on the property, but I don't think there's any intention on Washoe County's end of establishing an official trail system through that area (it also looks like the bridal path easements are only for the benefit of the property owners in the subdivision, although I'd have to check with legal to be sure on that one).

Thank you,



[Sophia Kirschenman](#)

Park Planner | Community Services Department

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.



## Washoe-Storey Conservation District

Bret Tyler Chairman  
Jim Shaffer Treasurer  
Cathy Carfield Storey app.  
Jean Herman Washoe app.

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadacconservation.com

November 2, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0016 Jackpot Trust

Dear Katy,

In reviewing the 1.0 acre parcel to divide into two parcels, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

October 28, 2021

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM21-0016 (Jackpot Trust)

**Project description:**

The applicant is proposing to approve a tentative parcel map dividing a 1.001-acre parcel into two parcels: Lot 4A-1 – 0.5006 acres and Lot 4A-2 – 0.5001 acres.

The property is located at 14451 Sitting Bull Circle, Reno, NV 89521, Assessor's Parcel Number: 016-592-28.

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

Comment: The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA).

Conditions: The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

## Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

### Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by  
the Professional Land Surveyor.**

- ✓ 1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
- ✓ 2. **Development Application:** A completed Washoe County Development Application form.
- ✓ 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly



shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
- h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
- i. Vicinity map showing the proposed development in relation to the surrounding area.
- j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
- k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.

- N/A 8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.

  
Professional Land Surveyor

## Washoe County Development Application

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

|                                                                                                                                                                                                                                    |                 |                                       |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>                                                                                                                                                                                                         |                 | Staff Assigned Case No.: _____        |                 |
| Project Name: Parcel Map for Jackpot Trust U/D/T                                                                                                                                                                                   |                 |                                       |                 |
| Project Description: A division of Parcel 4-A of the Boundary Line Adjustment for Ipsen and Dow described in Doc. 5030985 and shown on Record of Survey Map #6158, Official Records, into two (2) 1/2-acre lots.                   |                 |                                       |                 |
| Project Address: 14415 Sitting Bull Circle, Washoe County, Nevada 89521                                                                                                                                                            |                 |                                       |                 |
| Project Area (acres or square feet): 43,589 square feet                                                                                                                                                                            |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>The lot fronts Sitting Bull Circle and Huron Trail, approximately 3,300 feet east of the intersection of Toll Road and Geiger Grade. |                 |                                       |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                                                          | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| 016-592-28                                                                                                                                                                                                                         | 1.00            |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s). WBLA19-017                                                                                                                         |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                                                                                                                                                               |                 |                                       |                 |
| <b>Property Owner:</b>                                                                                                                                                                                                             |                 | <b>Professional Consultant:</b>       |                 |
| Name: Jackpot Trust U/D/T                                                                                                                                                                                                          |                 | Name: MAPCA Surveys, Inc.             |                 |
| Address: 18124 Wedge Parkway Unit 427                                                                                                                                                                                              |                 | Address: 580 Mt. Rose Street          |                 |
| Reno, NV                                                                                                                                                                                                                           | Zip: 89511      | Reno, NV                              | Zip: 89509      |
| Phone:                                                                                                                                                                                                                             | Fax:            | Phone: 775.432.2067                   | Fax:            |
| Email: dgdow@yahoo.com                                                                                                                                                                                                             |                 | Email: bedard@mapcasurveys.com        |                 |
| Cell: 415.235.8636                                                                                                                                                                                                                 | Other:          | Cell: 775.741.7898                    | Other:          |
| Contact Person: David Dow                                                                                                                                                                                                          |                 | Contact Person: James Bedard, PLS     |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                                                        |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: Same as Owner                                                                                                                                                                                                                |                 | Name:                                 |                 |
| Address:                                                                                                                                                                                                                           |                 | Address:                              |                 |
|                                                                                                                                                                                                                                    | Zip:            |                                       | Zip:            |
| Phone:                                                                                                                                                                                                                             | Fax:            | Phone:                                | Fax:            |
| Email:                                                                                                                                                                                                                             |                 | Email:                                |                 |
| Cell:                                                                                                                                                                                                                              | Other:          | Cell:                                 | Other:          |
| Contact Person:                                                                                                                                                                                                                    |                 | Contact Person:                       |                 |
| <b>For Office Use Only</b>                                                                                                                                                                                                         |                 |                                       |                 |
| Date Received:                                                                                                                                                                                                                     | Initial:        | Planning Area:                        |                 |
| County Commission District:                                                                                                                                                                                                        |                 | Master Plan Designation(s):           |                 |
| CAB(s):                                                                                                                                                                                                                            |                 | Regulatory Zoning(s):                 |                 |

# Property Owner Affidavit

**Applicant Name:** David Dow

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, David Dow, as Trustee of the Jackpot Trust U/D/T dated August 29, 2006  
(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): 016-592-28

Printed Name DAVID DOW

Signed [Signature]

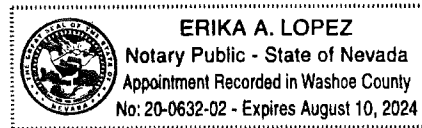
Address 15700 MINNETONKA  
RENO NV 89521

Subscribed and sworn to before me this 21<sup>st</sup> day of September, 2021.

(Notary Stamp)

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

My commission expires: 8.10.2024



\*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

Washoe County Treasurer  
 Tammi Davis

Account Detail

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**CollectionCart**

| Collection Cart | Items | Total  | <a href="#">Checkout</a> | <a href="#">View</a> |
|-----------------|-------|--------|--------------------------|----------------------|
| Collection Cart | 0     | \$0.00 |                          |                      |

**Pay Online**

**Washoe County Parcel Information**

| Parcel ID | Status | Last Update          |
|-----------|--------|----------------------|
| 01659228  | Active | 9/20/2021 1:38:32 AM |

**Current Owner:**  
 JACKPOT TRUST

18124 WEDGE PKWY UNIT 427  
 RENO, NV 89511

**SITUS:**  
 14415 SITTING BULL CIR  
 WASHOE COUNTY NV

**Taxing District**  
 4000

**Geo CD:**

**Tax Bill (Click on desired tax year for due dates and further details)**

| Tax Year             | Net Tax  | Total Paid | Penalty/Fees | Interest | Balance Due   |
|----------------------|----------|------------|--------------|----------|---------------|
| <a href="#">2021</a> | \$474.26 | \$474.26   | \$0.00       | \$0.00   | \$0.00        |
| <a href="#">2020</a> | \$444.30 | \$444.30   | \$0.00       | \$0.00   | \$0.00        |
| <b>Total</b>         |          |            |              |          | <b>\$0.00</b> |

**Disclaimer**

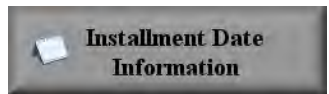
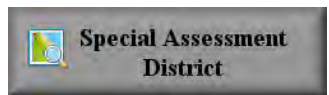
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



## 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)?

14415 Sitting Bull Circle, approximately 300 feet southerly from the intersection of Sioux Trail and Sitting Bull Circle.

- a. Please list the following:

| APN of Parcel | Land Use Designation    | Existing Acres |
|---------------|-------------------------|----------------|
| 016-592-28    | Single Family Residence | 1.00           |
|               |                         |                |

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

The lot is currently vacant. The sloped lot fronts both Sitting Bull Circle and the cul-de-sac on Huron Trail.

3. What are the proposed lot standards?

|                            | Parcel 1    | Parcel 2    | Parcel 3 | Parcel 4 |
|----------------------------|-------------|-------------|----------|----------|
| Proposed Minimum Lot Area  | 21,786 s.f. | 21,802 s.f. |          |          |
| Proposed Minimum Lot Width | 137 ft.     | 135 ft.     |          |          |

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 | n/a      | n/a      |          |          |
| Proposed Zoning Area |          |          |          |          |

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

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

6. Utilities:

|                                 |           |
|---------------------------------|-----------|
| a. Sewer Service                | Municipal |
| b. Electrical Service/Generator | NV Energy |
| c. Water Service                | Municipal |

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

|                    |  |                    |  |
|--------------------|--|--------------------|--|
| a. Permit #        |  | 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):

|                                                                            |
|----------------------------------------------------------------------------|
| Additional water rights will be purchased on the open market, if required. |
|----------------------------------------------------------------------------|

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

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

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

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

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

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

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

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

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

|     |
|-----|
| N/A |
|-----|

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?

|                                                                                   |
|-----------------------------------------------------------------------------------|
| Southeast Planning Area. 1/2 acre lots required. The parcel map is in compliance. |
|-----------------------------------------------------------------------------------|

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

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

## Grading

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

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

|     |
|-----|
| N/A |
|-----|

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. 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?

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



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

|     |
|-----|
| N/A |
|-----|

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

|     |
|-----|
| N/A |
|-----|

28. Surveyor:

|              |                         |
|--------------|-------------------------|
| Name         | James Bedard            |
| Address      | 580 Mt. Rose Street     |
| Phone        | 775.432.2067            |
| Cell         | 775.741.7898            |
| E-mail       | bedard@mapcasurveys.com |
| Fax          |                         |
| Nevada PLS # | 17044                   |

## EXHIBIT "C"

### DESCRIPTION OF PRIVATE SEWER EASEMENT

A portion of Lot 4A shown on that Record of Survey in support of a Boundary Line Adjustment map 6158, recorded May 19, 2020 as File No. 5030986, official Records of Washoe County, Nevada, situate in the Northeast 1/4 of Section 27, Township 18 North, Range 20 East, Mount Diablo Base & Meridian, County of Washoe, State of Nevada, described as follows:

COMMENCING at a 5/8" rebar with 2" aluminum cap marking the North 1/4 Corner of said Section 27;

THENCE South 00°42'49" West, along the center of section line, a distance of 2096.69 feet, to the northwest corner of Lot 3A show on said map;

THENCE along the westerly line of said Lots 3A and 4A, South 24°41'55" East, a distance of 141.56 feet to the northerly right-of way of Huron Trail, being a point on a 45.00-foot radius curve to the right;

THENCE departing said westerly line, along said right-of-way, along the arc of said curve, from a tangent which bears North 49°58'53" East, an arc length of 92.08 feet through a central angle of 117°14'44" to the southwest corner of said Lot 4A, marked by an iron pipe capped "PLS 8321", being the POINT OF BEGINNING;

THENCE along said right-of-way, along the arc of a 45.00-foot radius curve to the left, from a tangent which bears North 12°46'23" West, a distance of 8.04 feet, through a central angle of 10°14'23";

THENCE departing said right-of-way, North 77°11'42" East, a distance of 141.65 feet;

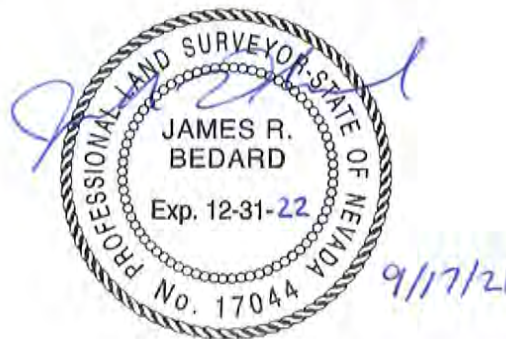
THENCE South 30°57'26" East, a distance of 8.42 feet, to a point on the southerly line of said Lot 4A;

Thence along said southerly line, South 77°11'42" West, a distance of 143.56 feet, to the POINT OF BEGINNING.

Containing 1,140 square feet, more or less.

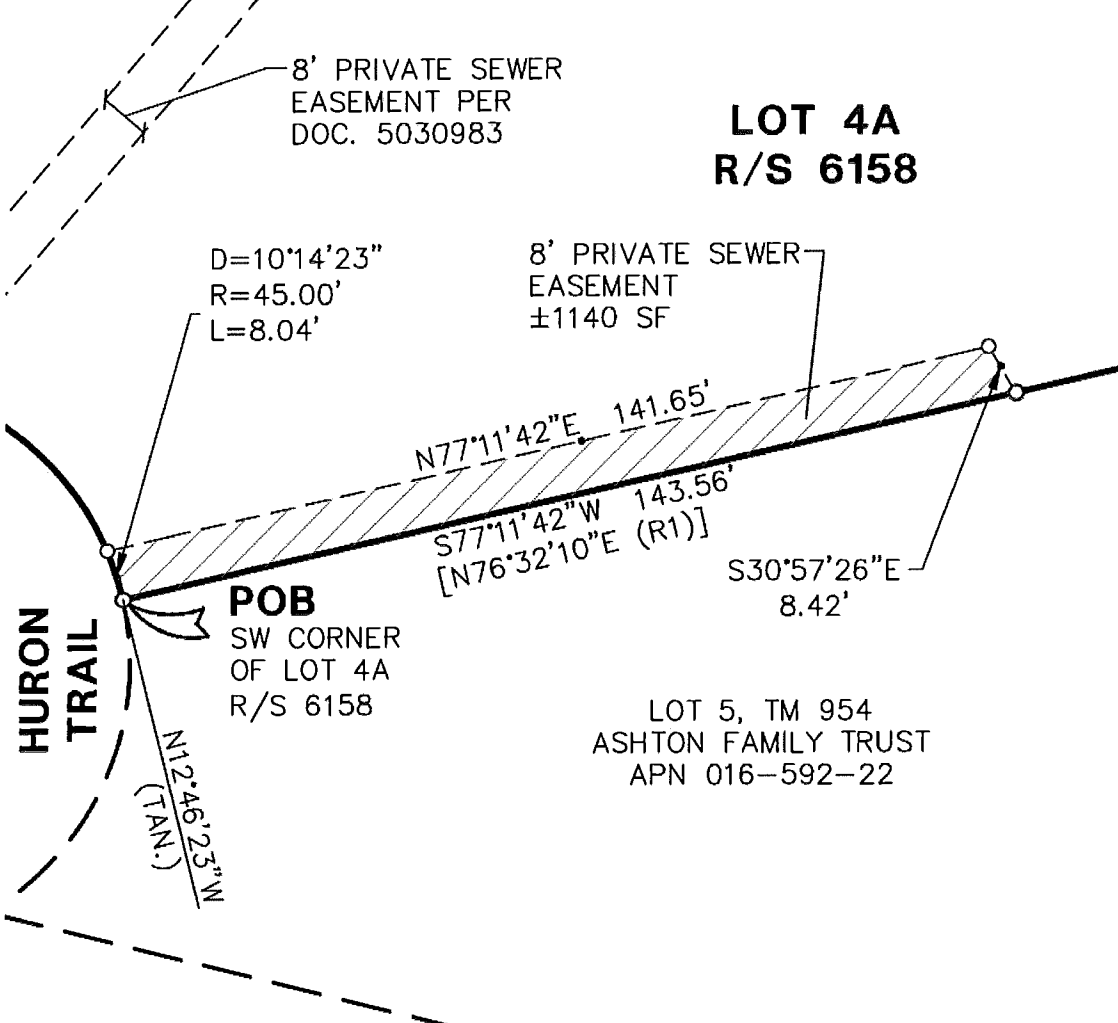
BASIS OF BEARINGS: Grid North, NAD83 (94 HARN) Nevada State Plane Coordinate System, West Zone, based on GPS observations using corrections from the Washoe County Continuously Operating Reference Station (CORS) "NW Reno".

James R. Bedard  
Nevada PLS 17044  
on behalf of MAPCA Surveys, Inc.  
580 Mount Rose St.  
Reno, Nevada 89509  
(775) 432-2067



**BASIS OF BEARING**

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".



(R1) TM 954, OFFICIAL PLAT OF VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, RECORDED APRIL 27, 1965 AS FILE NO. 26749, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



SCALE:  
1"=30'

**EXHIBIT D  
PRIVATE SEWER EASEMENT EXHIBIT  
PARCEL MAP FOR JACKPOT TRUST**

WASHOE COUNTY - NEVADA  
NORTHEAST 1/4 OF SECTION 27  
T.18N., - R.20E., M.D.M

9.7.2021

PARCEL MAP FOR JACKPOT TRUST  
14415 SITTING BULL CIRCLE, WASHOE COUNTY, NEVADA  
APN 016-592-28

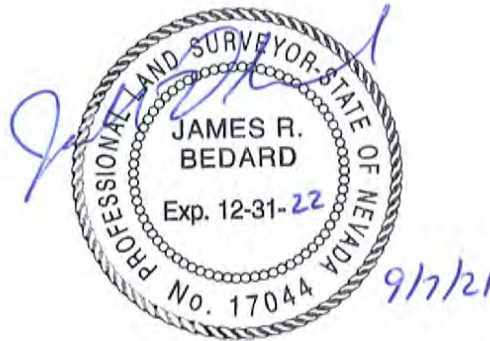
LOT CLOSURE CALCULATIONS

Prepared for:

David Dow, Trustee  
18124 Wedge Parkway, Unit 427  
Reno, Nevada 89511

Prepared by:

MAPCA Surveys, Inc.  
James Bedard, PLS  
580 Mt. Rose Street  
Reno, Nevada 89509



Lot Closure Report - Lot : JACKPOT

=====

Starting location (North, East) = ( 14820568.351, 2302707.589 )

(In the table below, the Length of Curves refers to the chord length.

and the Bearing of Curves refers to the chord bearing.)

| Leg | Segment | Bearing     | Length  | Front | End_Northing | End_Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1   | Line    | N73°17'18"E | 219.000 | No    | 14820631.325 | 2302917.339 |
| 2   | Line    | N48°47'16"E | 107.850 | No    | 14820702.382 | 2302998.472 |
| 3   | Line    | S28°34'48"E | 191.810 | No    | 14820533.944 | 2303090.231 |
| 4   | Line    | S77°11'42"W | 283.430 | No    | 14820471.127 | 2302813.850 |
| 5   | Curve   | 288°36'15"  | 76.838  | No    | 14820495.640 | 2302741.027 |

ARC= 92.084, RAD= 45.000, DELTA= 117°14'44"

BC\_TO\_RAD= S77°13'37"W

RAD\_TO\_EC= N40°01'07"W

SUBTRACT\_ARC\_AREA = 1171.734

|   |      |             |        |    |              |             |
|---|------|-------------|--------|----|--------------|-------------|
| 6 | Line | N24°41'55"W | 80.030 | No | 14820568.349 | 2302707.587 |
|---|------|-------------|--------|----|--------------|-------------|

Ending location (North, East) = ( 14820568.349, 2302707.587 )

Total Distance : 974.204

Total Traverse Stations : 7

Misclosure Direction : N51°35'55"E (from ending location to starting location)

Misclosure Distance : 0.003

Error of Closure : 1:365603.9

AREA : 43588.717 sq. ft. (straight segment added to close traverse)

= 1.000659 Acres

\*\*\*\*\*

Lot Closure Report - Lot : Lot 4A-1

=====

Starting location (North, East) = ( 14820621.020, 2302883.017 )

(In the table below, the Length of Curves refers to the chord length.

and the Bearing of Curves refers to the chord bearing.)

| Leg | Segment | Bearing     | Length  | Front | End_Northing | End_Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1   | Line    | N73°17'18"E | 35.840  | No    | 14820631.326 | 2302917.343 |
| 2   | Line    | N48°47'16"E | 107.850 | No    | 14820702.383 | 2302998.476 |
| 3   | Line    | S28°34'48"E | 191.810 | No    | 14820533.945 | 2303090.235 |
| 4   | Line    | S77°11'42"W | 139.870 | No    | 14820502.945 | 2302953.844 |
| 5   | Line    | N30°57'26"W | 137.690 | No    | 14820621.021 | 2302883.016 |

Ending location (North, East) = ( 14820621.021, 2302883.016 )

Total Distance : 613.060

Total Traverse Stations : 6

Misclosure Direction : S28°06'15"E (from ending location to starting location)

Misclosure Distance : 0.002

Error of Closure : 1:388651.5

AREA : 21805.262 sq. ft. (straight segment added to close traverse)

= 0.500580 Acres

\*\*\*\*\*

Lot Closure Report - Lot : Lot 4A-2

=====

Starting location (North, East) = ( 14820568.351, 2302707.589 )

(In the table below, the Length of Curves refers to the chord length.

and the Bearing of Curves refers to the chord bearing.)

| Leg | Segment | Bearing     | Length  | Front | End_Northing | End_Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1   | Line    | N73°17'18"E | 183.160 | No    | 14820621.019 | 2302883.013 |
| 2   | Line    | S30°57'26"E | 137.690 | No    | 14820502.943 | 2302953.841 |
| 3   | Line    | S77°11'42"W | 143.560 | No    | 14820471.125 | 2302813.851 |
| 4   | Curve   | 288°36'15"  | 76.838  | No    | 14820495.639 | 2302741.028 |

ARC= 92.084, RAD= 45.000, DELTA= 117°14'44"

BC\_TO\_RAD= S77°13'37"W

RAD\_TO\_EC= N40°01'07"W

SUBTRACT\_ARC\_AREA = 1171.734

5 Line N24°41'55"W 80.030 No 14820568.348 2302707.588

Ending location (North, East) = ( 14820568.348, 2302707.588 )

Total Distance : 636.524

Total Traverse Stations : 6

Misclosure Direction : N23°49'21"E (from ending location to starting location)

Misclosure Distance : 0.003

Error of Closure : 1:191128.6

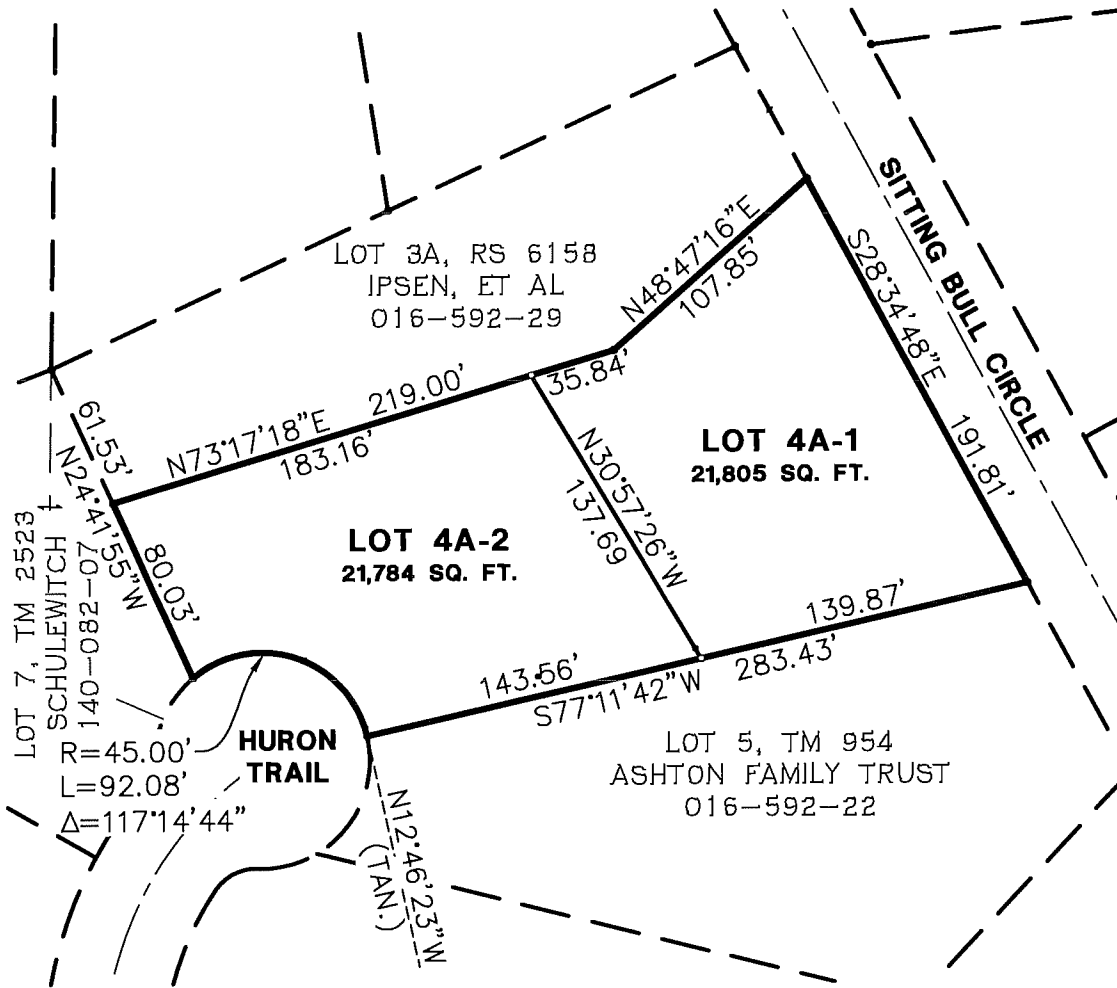
AREA : 21783.738 sq. ft. (straight segment added to close traverse)

= 0.500086 Acres

\*\*\*\*\*

BASIS OF BEARING

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".



(R1) TM 954, OFFICIAL PLAT OF VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, RECORDED APRIL 27, 1965 AS FILE NO. 26749, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



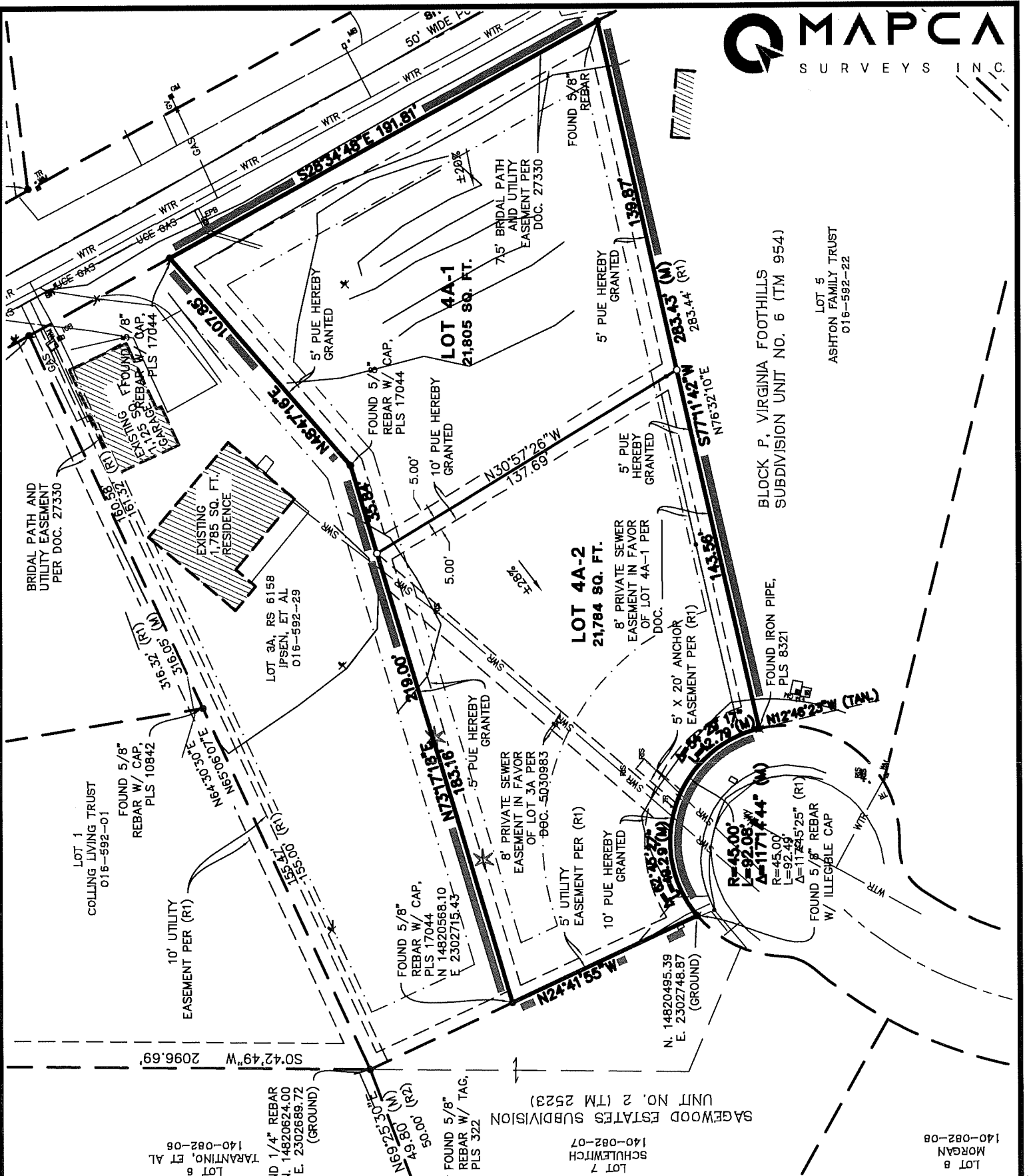
SCALE:  
1"=80'

**EXHIBIT E**  
**PARCEL EXHIBIT**  
**PARCEL MAP FOR JACKPOT TRUST**

WASHOE COUNTY - NEVADA  
NORTHEAST 1/4 OF SECTION 27  
T.18N., - R.20E., M.D.M

PAGE 1 OF 1





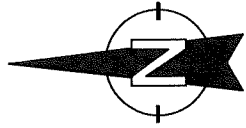
LOT 5  
ASHTON FAMILY TRUST  
016-592-22

FOUND IRON PIPE,  
PLS 8321

FOUND 5/8" REBAR  
W/ ILLEGIBLE CAP

**SITE MAP**  
**PARCEL MAP FOR JACKPOT TRUST**

WASHOE COUNTY - NEVADA  
NORTHEAST 1/4 OF SECTION 27  
T.18N., - R.20E., M.D.M



SCALE:  
1"=50'

6158

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW

LOTS 3 & 4, BLOCK "P", VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, WITHIN THE NE 1/4 OF SECTION 27, T.18 N. - R.20 E., M.D.B.&M. WASHOE COUNTY, NEVADA

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS SHOWN ON THIS RECORD OF SURVEY DO HEREBY STATE:

- 1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING;
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.360, INCLUSIVE;
4. ALL PROPERTY TAXES ON THE LAND FOR THE CURRENT FISCAL YEAR HAVE BEEN PAID;
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY OR THE TRANSFER OF LAND;
6. WE AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

David Dow 4/2/20
TRUSTEE JACKPOT TRUST u/d/t DATED AUGUST 29, 2006
Christopher G. Ipsen 4-2-20
Jennifer Hallett 4-2-20

NOTARY CERTIFICATE

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF April, 2020, BY DAVID DOW AS TRUSTEE OF THE JACKPOT TRUST u/d/t DATED AUGUST 29, 2006.

Nora Holliday
NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF April, 2020, BY CHRISTOPHER G. IPSEN AND JENNIFER C. HALLETT.

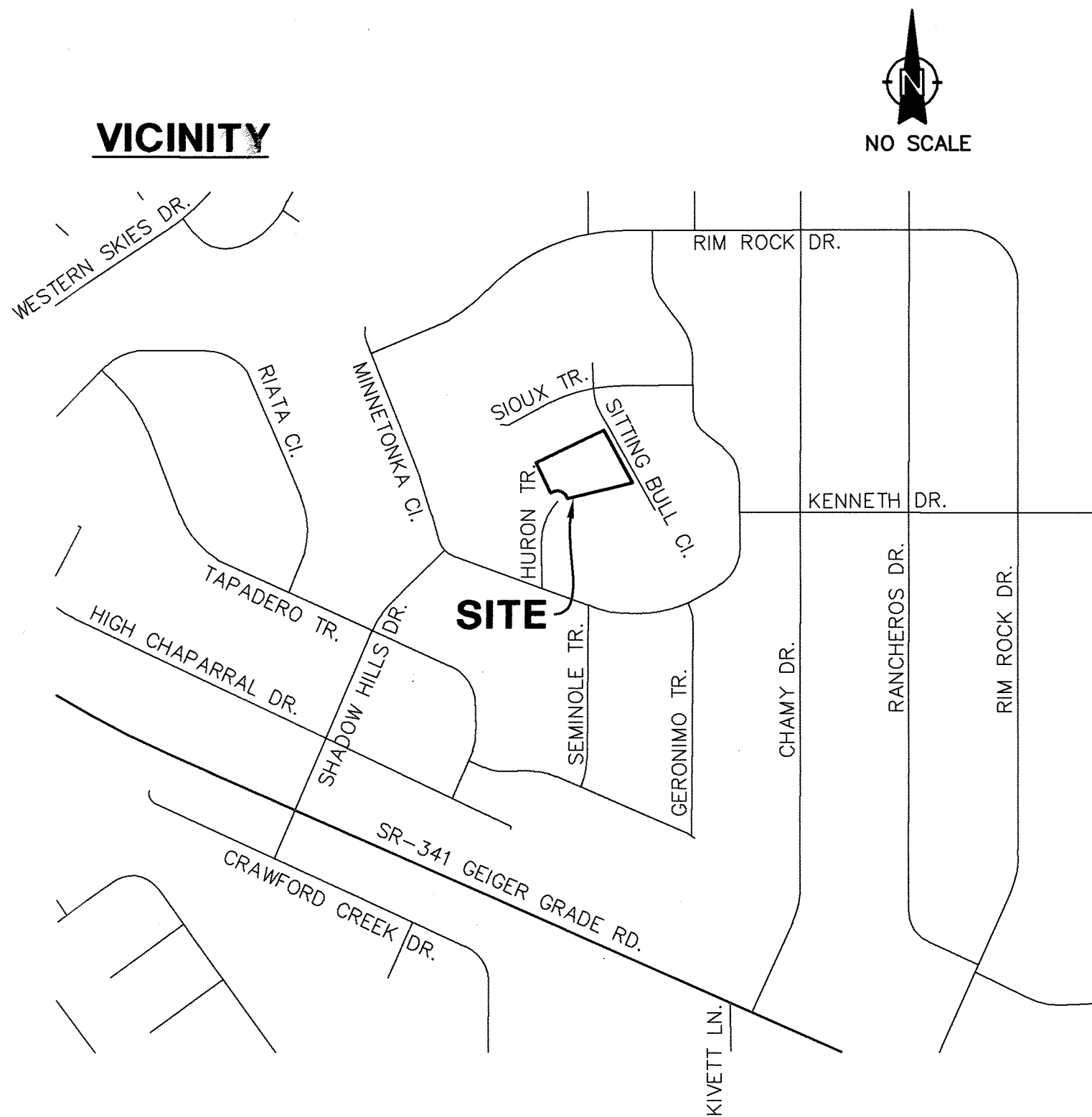
Nora Holliday
NOTARY PUBLIC

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.

Wesley Ruboid 4/9/2020
FOR THE DISTRICT BOARD OF HEALTH
DATE
Wesley Ruboid
NAME
Ellis Supervisor
ITS

VICINITY



TAX CERTIFICATE

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 NRS 361A.265.

APN 016-592-23 & 016-592-24

TAMMI DAVIS
WASHOE COUNTY TREASURER

Maggi Z 4/7/2020
BY DEPUTY DATE
Margaret Lazzari
NAME
DEPUTY TREASURER

GOVERNING AGENCY CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

Wayne Handrock 5-19-20
NAME DATE

County Supervisor
ITS
Wayne Handrock
Professional Land Surveyor Seal

SURVEYOR'S CERTIFICATE

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CHRIS IPSEN AND DAVID DOW.
2. THE LAND SURVEYED LIES WITHIN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 26, 2019.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTERS 278 AND 625 OF THE NEVADA REVISED STATUTES AND CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.
5. NO NEW PARCELS ARE BEING CREATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

James R. Bedard
NEVADA LICENSED LAND SURVEYOR NO. 17044
ON BEHALF OF MAPCA SURVEYS, INC.
Professional Land Surveyor Seal

COUNTY RECORDER'S CERTIFICATE

FILE NO. 5030986, FILED FOR RECORD AT THE REQUEST OF David C. Dow ON THIS 12th DAY OF May, 2020 AT 23 MINUTES PAST 9 O'CLOCK A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. FEE: 45.00

Kalie M. Work 4/9/2020
WASHOE COUNTY RECORDER
BY DEPUTY
A. Peaslee
NAME
DEPUTY RECORDER

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW
LOTS 3 & 4, BLOCK "P", VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, WITHIN THE NE 1/4 OF SECTION 27, T.18 N. - R.20 E., M.D.B.&M. WASHOE COUNTY, NEVADA
JANUARY, 2020

MAPCA SURVEYS INC.
580 MOUNT ROSE STREET
RENO, NV 89509
(775) 432-2067
SHEET 1 OF 2

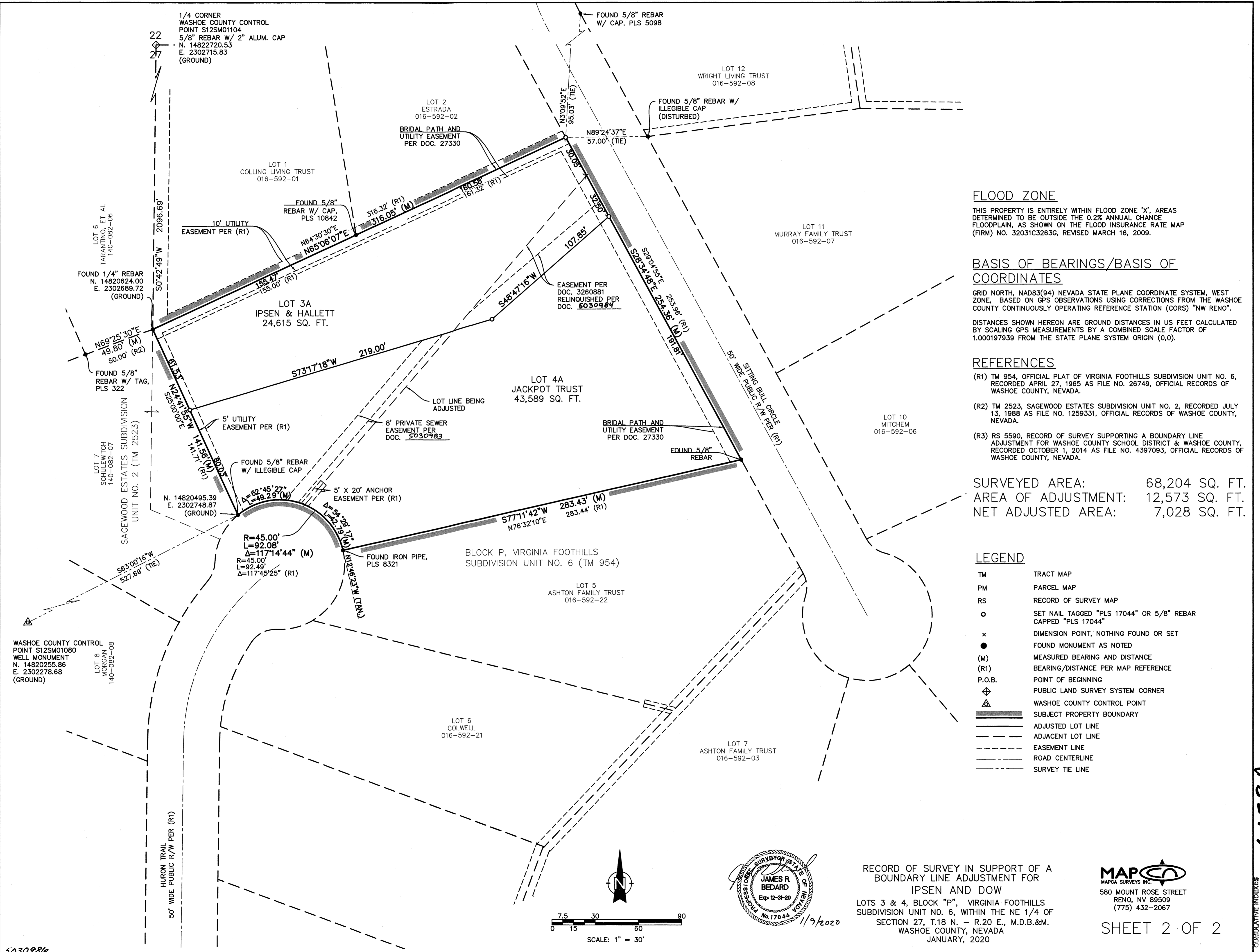
Record of Survey Map 6158

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

6158

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

6158A



**FLOOD ZONE**

THIS PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 32031C3263G, REVISED MARCH 16, 2009.

**BASIS OF BEARINGS/BASIS OF COORDINATES**

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".

DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US FEET CALCULATED BY SCALING GPS MEASUREMENTS BY A COMBINED SCALE FACTOR OF 1.000197939 FROM THE STATE PLANE SYSTEM ORIGIN (0,0).

**REFERENCES**

- (R1) TM 954, OFFICIAL PLAT OF VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, RECORDED APRIL 27, 1965 AS FILE NO. 26749, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R2) TM 2523, SAGEWOOD ESTATES SUBDIVISION UNIT NO. 2, RECORDED JULY 13, 1988 AS FILE NO. 1259331, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) RS 5590, RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR WASHOE COUNTY SCHOOL DISTRICT & WASHOE COUNTY, RECORDED OCTOBER 1, 2014 AS FILE NO. 4397093, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**SURVEYED AREA:** 68,204 SQ. FT.  
**AREA OF ADJUSTMENT:** 12,573 SQ. FT.  
**NET ADJUSTED AREA:** 7,028 SQ. FT.

**LEGEND**

- TM TRACT MAP
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- o SET NAIL TAGGED "PLS 17044" OR 5/8" REBAR CAPPED "PLS 17044"
- x DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- (M) MEASURED BEARING AND DISTANCE
- (R1) BEARING/DISTANCE PER MAP REFERENCE
- P.O.B. POINT OF BEGINNING
- ⊕ PUBLIC LAND SURVEY SYSTEM CORNER
- △ WASHOE COUNTY CONTROL POINT
- ▭ SUBJECT PROPERTY BOUNDARY
- ▬ ADJUSTED LOT LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - ROAD CENTERLINE
- - - SURVEY TIE LINE

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW LOTS 3 & 4, BLOCK "P", VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, WITHIN THE NE 1/4 OF SECTION 27, T.18 N. - R.20 E., M.D.B.&M. WASHOE COUNTY, NEVADA JANUARY, 2020

**MAP**  
 MAPCA SURVEYS INC.  
 580 MOUNT ROSE STREET  
 RENO, NV 89509  
 (775) 432-2067

SHEET 2 OF 2

Record of Survey Map 6158A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

6158A

**PARCEL MAP FOR  
JACKPOT TRUST  
A DIVISION OF LOT 4A SHOWN ON RECORD  
OF SURVEY / BLA 6158  
SECTION 27, T.18 N. - R.20 E., M.D.B.&M.  
WASHOE COUNTY, NEVADA  
JULY, 2021**

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JACKPOT TRUST U/D/T DATED AUGUST 29, 2006, 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 IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, AND WASHOE COUNTY, PERMANENT EASEMENTS AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, POTABLE WATER, AND UTILITIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JACKPOT TRUST U/D/T DATED AUGUST 29, 2006

\_\_\_\_\_  
DAVID DOW, TRUSTEE DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, DAVID DOW, TRUSTEE OF JACKPOT TRUST U/D/T DATED AUGUST 29, 2006, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JACKPOT TRUST U/D/T DATED AUGUST 29, 2006 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS, EXCEPT THE FOLLOWING DOCUMENTS:

NONE.

\_\_\_\_\_  
FIRST CENTENNIAL TITLE COMPANY OF NEVADA DATE \_\_\_\_\_

\_\_\_\_\_  
NAME  
\_\_\_\_\_  
ITS

**TAX CERTIFICATE**

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 NRS 361A.265.

APN 016-592-28

TAMMI DAVIS  
WASHOE COUNTY TREASURER

\_\_\_\_\_  
BY DEPUTY DATE \_\_\_\_\_

\_\_\_\_\_  
NAME  
DEPUTY TREASURER

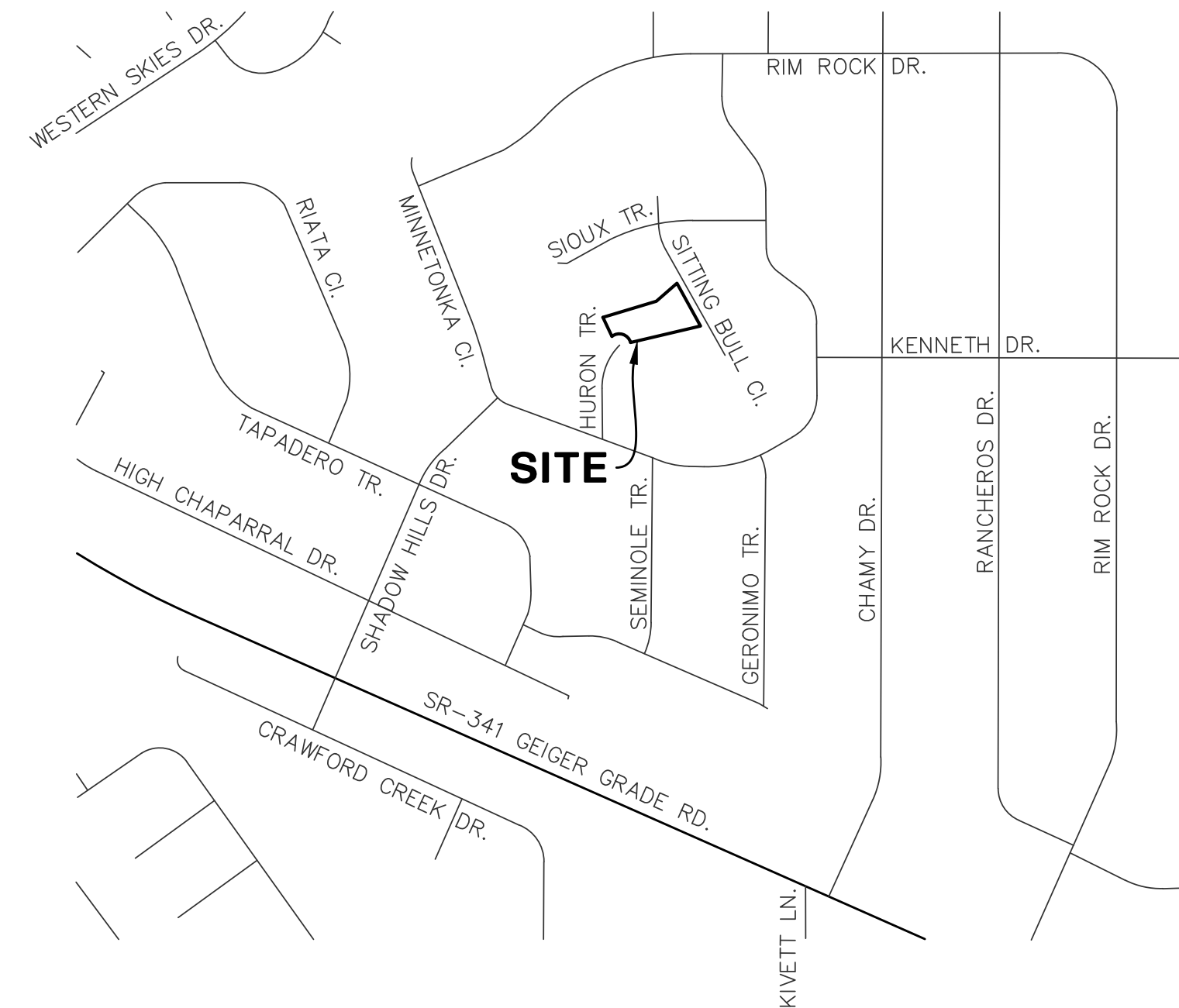
**DISTRICT BOARD OF HEALTH CERTIFICATE**

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 \_\_\_\_\_

\_\_\_\_\_  
NAME  
\_\_\_\_\_  
ITS

**VICINITY**



**GOVERNING AGENCY CERTIFICATE**

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

\_\_\_\_\_  
NAME DATE \_\_\_\_\_

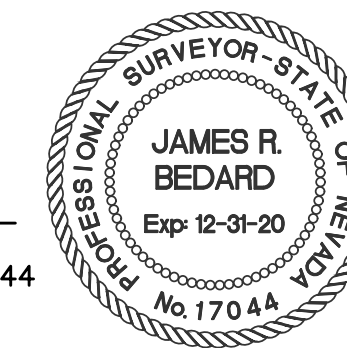
\_\_\_\_\_  
ITS

**SURVEYOR'S CERTIFICATE**

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAVID DOW.
2. THE LAND SURVEYED LIES WITHIN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 6, 2021.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.

\_\_\_\_\_  
JAMES R. BEDARD  
NEVADA LICENSED LAND SURVEYOR NO. 17044  
ON BEHALF OF MAPCA SURVEYS, INC.



**UTILITY COMPANIES' CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV, UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

\_\_\_\_\_  
BY: SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE \_\_\_\_\_

\_\_\_\_\_  
BY: NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA DATE \_\_\_\_\_

\_\_\_\_\_  
BY: CHARTER COMMUNICATIONS DATE \_\_\_\_\_

\_\_\_\_\_  
BY: TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_

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

**WATER & SEWER RESOURCE REQUIREMENTS**

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 \_\_\_\_\_

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL 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 THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL PARCEL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
MOJRA HAUENSTEIN DATE \_\_\_\_\_  
DIRECTOR OF PLANNING AND BUILDING DIVISION

**COUNTY RECORDER'S CERTIFICATE**

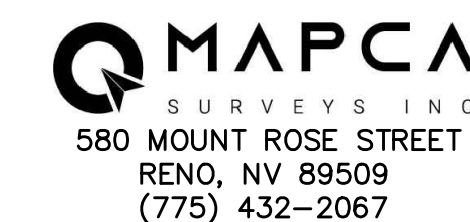
FILE NO. \_\_\_\_\_, FILED FOR RECORD AT THE REQUEST OF MAPCA SURVEYS, INC. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_\_\_M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

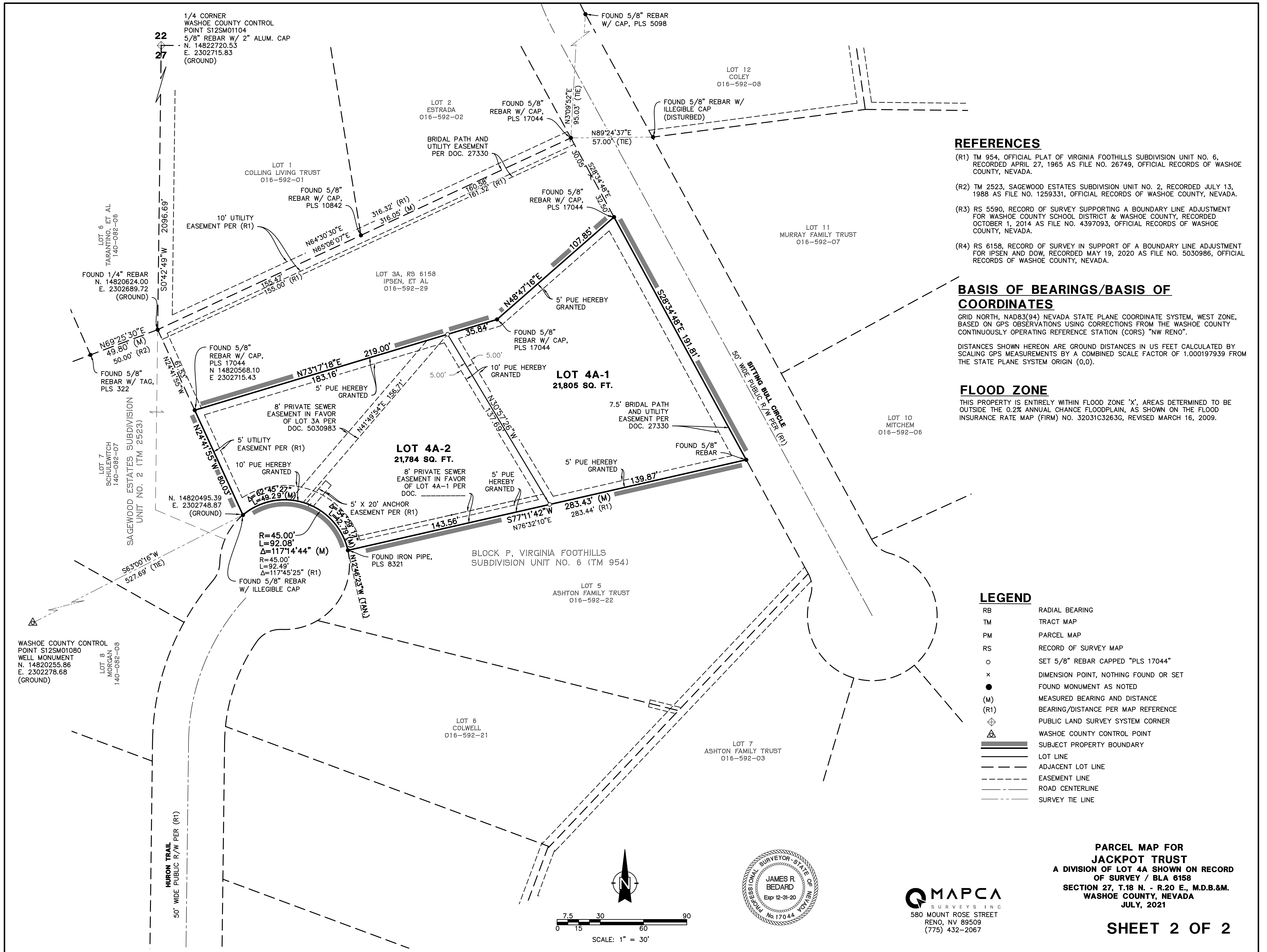
FEE: \_\_\_\_\_

\_\_\_\_\_  
KALIE M. WORK BY DEPUTY  
WASHOE COUNTY RECORDER

\_\_\_\_\_  
NAME  
DEPUTY RECORDER

**PARCEL MAP FOR  
JACKPOT TRUST  
A DIVISION OF LOT 4A SHOWN ON RECORD  
OF SURVEY / BLA 6158  
SECTION 27, T.18 N. - R.20 E., M.D.B.&M.  
WASHOE COUNTY, NEVADA  
JULY, 2021**





**REFERENCES**

- (R1) TM 954, OFFICIAL PLAT OF VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, RECORDED APRIL 27, 1965 AS FILE NO. 26749, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R2) TM 2523, SAGEWOOD ESTATES SUBDIVISION UNIT NO. 2, RECORDED JULY 13, 1988 AS FILE NO. 1259331, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) RS 5590, RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR WASHOE COUNTY SCHOOL DISTRICT & WASHOE COUNTY, RECORDED OCTOBER 1, 2014 AS FILE NO. 4397093, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R4) RS 6158, RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW, RECORDED MAY 19, 2020 AS FILE NO. 5030986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**BASIS OF BEARINGS/BASIS OF COORDINATES**

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".  
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US FEET CALCULATED BY SCALING GPS MEASUREMENTS BY A COMBINED SCALE FACTOR OF 1.000197939 FROM THE STATE PLANE SYSTEM ORIGIN (0,0).

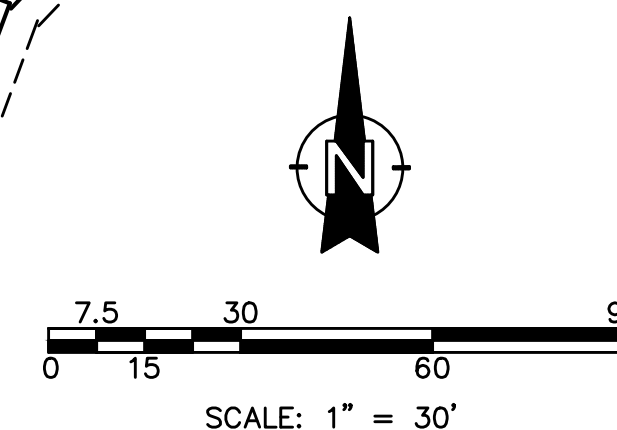
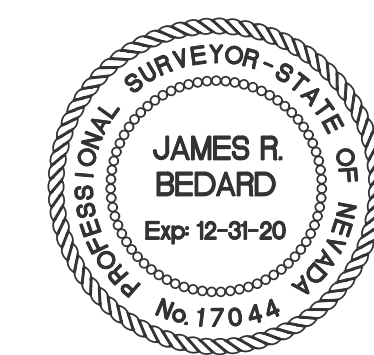
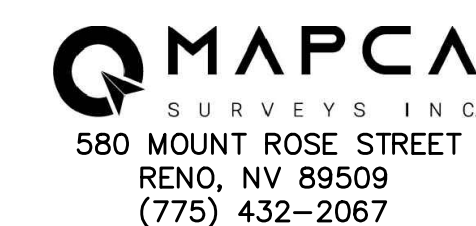
**FLOOD ZONE**

THIS PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 32031C3263G, REVISED MARCH 16, 2009.

**LEGEND**

- RB RADIAL BEARING
- TM TRACT MAP
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- o SET 5/8" REBAR CAPPED "PLS 17044"
- x DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- (M) MEASURED BEARING AND DISTANCE
- (R1) BEARING/DISTANCE PER MAP REFERENCE
- ⊕ PUBLIC LAND SURVEY SYSTEM CORNER
- △ WASHOE COUNTY CONTROL POINT
- ▬ SUBJECT PROPERTY BOUNDARY
- ▬ LOT LINE
- ▬ ADJACENT LOT LINE
- ▬ EASEMENT LINE
- ▬ ROAD CENTERLINE
- ▬ SURVEY TIE LINE

**PARCEL MAP FOR JACKPOT TRUST**  
 A DIVISION OF LOT 4A SHOWN ON RECORD OF SURVEY / BLA 6158  
 SECTION 27, T.18 N. - R.20 E., M.D.B.&M.  
 WASHOE COUNTY, NEVADA  
 JULY, 2021



**ZONING & DEVELOPMENT STANDARDS**

PROPERTY ADDRESS: 14415 SITTING BULL CIRCLE  
 ASSESSOR'S PARCEL NO. 016-592-28

LAND ZONE: MDS, MEDIUM DENSITY SUBURBAN  
 PLANNING AREA: SOUTHEAST TRUCKEE MEADOWS AREA

MAXIMUM DENSITY: 2 DWELLING UNITS  
 MINIMUM LOT AREA: 1/2 ACRE WHEN ABUTTING 1/2 ACRE OR GREATER LOTS

MAXIMUM BUILDING HEIGHT: 35 FEET  
 FRONT YARD SETBACK: 20 FEET  
 SIDE YARD SETBACK: 8 FEET  
 REAR YARD SETBACK: 20 FEET

**FLOOD ZONE**

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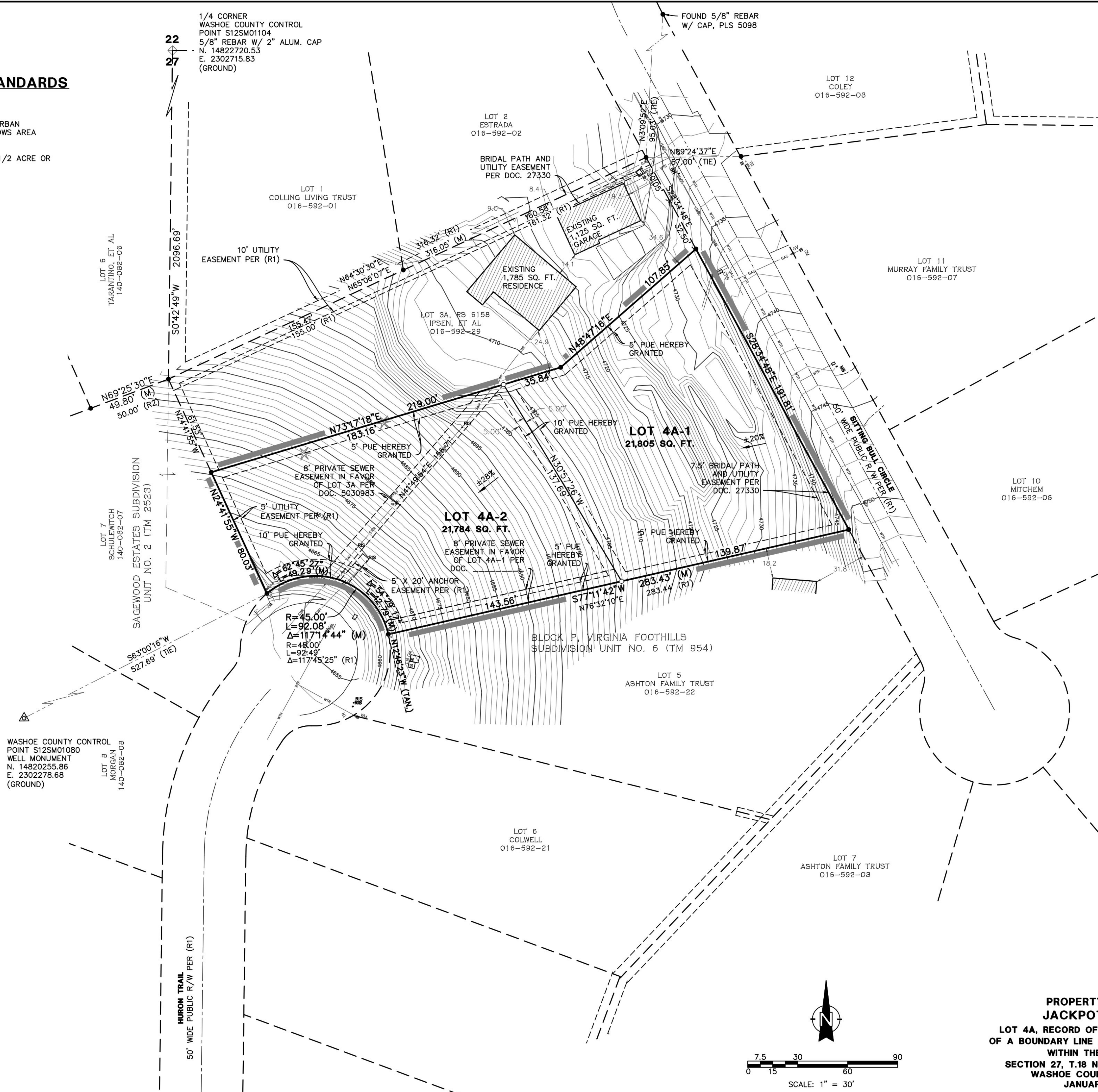
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**LEGEND**

- TM TRACT MAP
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- o SET NAIL TAGGED "PLS 17044" OR 5/8" REBAR CAPPED "PLS 17044"
- x DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- (M) MEASURED BEARING AND DISTANCE
- (R1) BEARING/DISTANCE PER MAP REFERENCE
- P.O.B. POINT OF BEGINNING
- ⊕ PUBLIC LAND SURVEY SYSTEM CORNER
- △ WASHOE COUNTY CONTROL POINT
- ▬ SUBJECT PROPERTY BOUNDARY
- ▬ ADJUSTED LOT LINE
- ▬ ADJACENT LOT LINE
- ▬ EASEMENT LINE
- ▬ ROAD CENTERLINE
- ▬ SURVEY TIE LINE
- ▬ EXISTING FENCE LINE



**PROPERTY EXHIBIT  
 JACKPOT TRUST**  
 LOT 4A, RECORD OF SURVEY IN SUPPORT  
 OF A BOUNDARY LINE ADJUSTMENT MAP 6158  
 WITHIN THE NE 1/4 OF  
 SECTION 27, T.18 N. - R.20 E., M.D.B.&M.  
 WASHOE COUNTY, NEVADA  
 JANUARY, 2020

**MAP**  
 MAPCA SURVEYS INC.  
 580 MOUNT ROSE STREET  
 RENO, NV 89509  
 (775) 432-2067

**SHEET 1 OF 1**