

Community Services Department
Planning and Building
DIVISION OF LAND INTO LARGE
PARCELS APPLICATION



**Division of Land into Large Parcels
for Ronald A. Crossley and Wende L. Crossley,
husband and wife as joint tenants
Tentative Land Map application to Washoe County**

Prepared by:

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Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

July 8, 2022



Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Map of Division into Large Parcels for Crossley			
Project Description: Divide the existing 82.44acre parcel into two 40+ acre parcels			
Project Address: 355 CURNOW CANYON ROAD			
Project Area (acres or square feet): 82.44 acres			
Project Location (with point of reference to major cross streets AND area locator): PALOMINO VALLEY; APPROXIMATELY 1/2 MILE EAST CANYON DR & CURNOW CANYON RD			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-190-08	82.44 (82.37 per Assessor)		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: RONALD & WENDE CROSSLEY		Name: SUMMIT ENGINEERING CORP.	
Address: 355 CURNOW CANYON ROAD		Address: 5405 MAE ANNE AVENUE	
RENO NV	Zip: 89510	RENO NV	Zip: 89523
Phone: 775-750-6175	Fax: N/A	Phone: 775-787-4316	Fax: 747-8559
Email: advfencing@aol.com		Email: ryan@summitnv.com	
Cell: 775-750-6175	Other:	Cell: 775-223-7432	Other:
Contact Person: RON CROSSLEY		Contact Person: RYAN COOK	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

1. What are the number and sizes of each lot?

TOTAL OF 2 PARCELS; PARCEL 1 = 42.11AC PARCEL 2 = 40.34AC

2. What is the average lot size?

41.22 ACRES

3. What is the proposed use of each parcel?

SINGLE FAMILY RESIDENTIAL

4. Utilities:

a. Sewer Service	SEPTIC; PARCEL 1 IS EXISTING; PARCEL 2 IS PROPOSED
b. Electrical Service	NV ENERGY
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NONE
e. Solid Waste Disposal Service	WASTE MANAGEMENT
f. Cable Television Service	CHARTER
g. Water Service	WELL; PARCEL 1 IS EXISTING; PARCEL 2 IS PROPOSED

5. 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 #	74441	acre-feet per year	2.5
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

MPG LAND HOLDINGS, LLC (CHRIS WIGGINS, WIGGINS58@GMAIL.COM, 775-224-8188)

7. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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8. Surveyor:

Name	RYAN COOK / SUMMIT ENGINEERING CORPORATION
Address	5405 MAE ANNE AVENUE, RENO NV 89523
Phone	775-787-4316
Fax	775-747-8559 / ryan@summitnv.com
Nevada PLS #	15224

Property Owner Affidavit

Applicant Name: RONALD A & WENDE L CROSSLEY

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, Ronald A. and Wendel L. Crossley
(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): 076-190-08

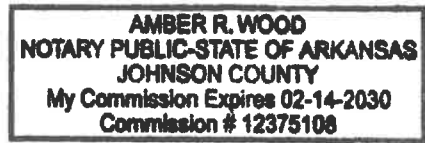
Printed Name Ronald A & Wendel L Crossley
Signed [Signature]
Address 355 Currow Canyon Rd
Reno, NV. 89510

Subscribed and sworn to before me this
2 day of June, 22.

(Notary Stamp)

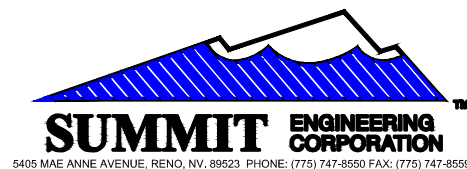
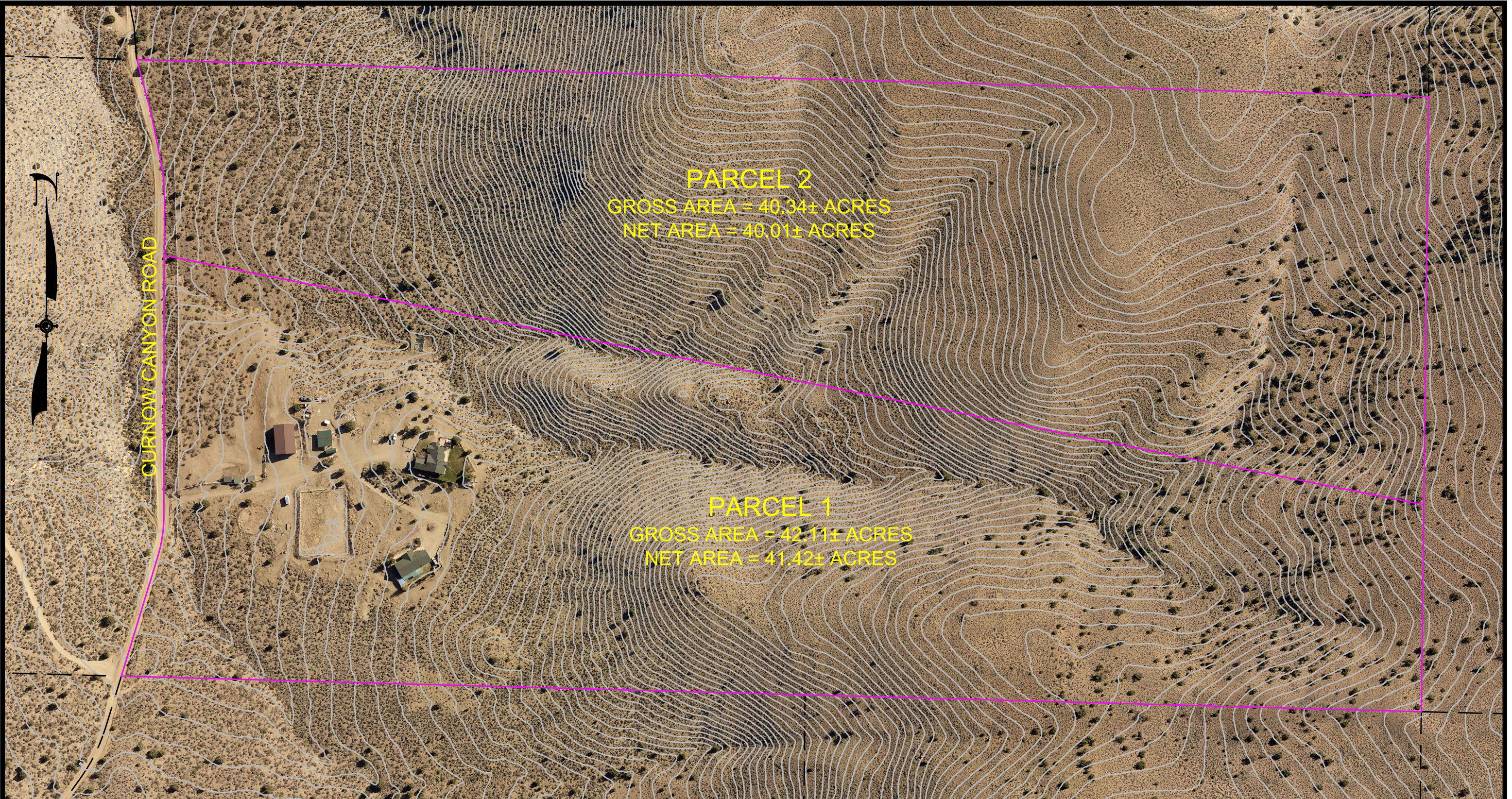
Amber R Wood, Johnson Co, AR
Notary Public in and for said county and state

My commission expires: 2-14-2030



*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

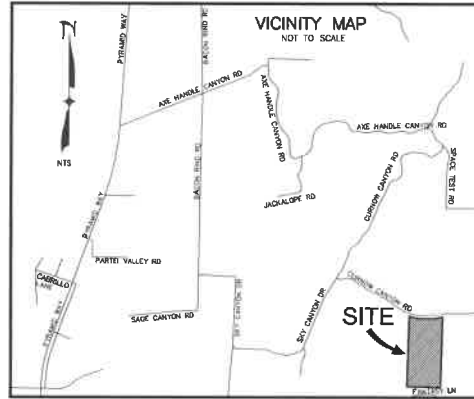


SCALE: 1"=200', 5' CI TOPO	DESIGNED BY: RGC
JOB #: 82852	CHECKED BY: RGC
Copyright SUMMIT ENG 2022	DRAWN BY: rcook
N:\DWGS\J82852_355CurnowCanyonRd\CURNOW_DISPLAY.DWG ~ 11:53 AM * 08-JUL-2022	

APN 076-190-08; 355 CURNOW CANYON ROAD
 DISPLAY OF PROPOSED LAND MAP
 CONFIGURATION AS OF 7/8/2022

SHEET
 1
 OF
 1

MAP OF DIVISION OF LARGE PARCELS FOR RONALD A. CROSSLEY AND WENDE L. CROSSLEY, HUSBAND AND WIFE AS JOINT TENANTS



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RONALD A. CROSSLEY AND WENDE L. CROSSLEY, HUSBAND AND WIFE AS JOINT TENANTS, 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 NRS, CHAPTER 278, THE PRIVATE ACCESS EASEMENTS, PUBLIC UTILITY EASEMENTS, AND WIRING/EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED.

RONALD A. CROSSLEY AND WENDE L. CROSSLEY, HUSBAND AND WIFE AS JOINT TENANTS

BY: RONALD A. CROSSLEY DATE AS: OWNER

BY: WENDE L. CROSSLEY DATE AS: OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHINGTON }
JSS

ON THIS DAY OF 2023, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN SAID COUNTY, RONALD A. CROSSLEY AND WENDE L. CROSSLEY, HUSBAND AND WIFE AS JOINT TENANTS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT ON 0 FINANCIAL, INC., A CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF NEVADA AND MORTGAGE ELECTRONIC RECORDATION SYSTEMS, INC., HERE IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A MONITOR FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS, WISE IS THE BENCHMARK UNDER THIS SECURITY INSTRUMENT (BANK 1001185-002191808-4) DOCUMENT NO. 3106221, MORE TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT NO. _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT RONALD A. CROSSLEY AND WENDE L. CROSSLEY, HUSBAND AND WIFE AS JOINT TENANTS, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, THAT ON 0 FINANCIAL, INC. / MERS HELDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELAWAREMENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR

SPECIAL ASSESSMENTS, AS OF 2023, PER ORDER NO. 2020084-07.

FIRST CENTRAL TITLE COMPANY OF NEVADA

BY: DATE

TAX CERTIFICATE (47N 076-180-08)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS 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 21A.120.

WASHINGTON COUNTY TREASURER

TITLE DATE

SURVEYOR'S CERTIFICATE:

- 1. I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:
1. I HAVE PREPARED THIS MAP AT THE INSTANCES OF RONALD A. CROSSLEY AND WENDE L. CROSSLEY, HUSBAND AND WIFE AS JOINT TENANTS.
2. THE LANDS SURVEYED ARE WITHIN THE EAST HALF OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 21 EAST, 10N4, WASHINGTON COUNTY, NEVADA. THE SURVEY WAS COMPLETED 2023.
3. ALL PARCELS SHOWN HEREON CONTAIN FORTY (40) ACRES OR MORE.
4. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
5. THE BOUNDARIES DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND QUALITY.



NOTES:

- 1) TOTAL AREA = 82.414 ACRES.
2) THE NET AREA OF PARCELS 1 AND PARCEL 2 HAS BEEN CALCULATED BY SUBTRACTING THE AREA OF THE EXISTING 33' BOUNDARY AND PUBLIC UTILITY EASEMENT OF CROWN CANYON ROAD FROM THE GROSS AREA OF THE RESPECTIVE PARCELS.
3) THE NATURAL DRAINAGE WILL NOT BE IMPAIRED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4) SEWAGE DISPOSAL SHALL BE BY OWNER DESIGNED SEPTIC SYSTEM.
5) PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN EACH PARCEL, AS FOLLOWS: 10 FEET IN WIDTH CENTERED ON THE PARCEL LINE. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO CUT THROUGH THE PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS UNUSUALLY ARISED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
6) NATURAL DRAINAGE WILL NOT BE IMPAIRED.
7) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
8) 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 FACILITIES AND NATURAL DRAINAGE AND NOT REMOVE OR ALLOW UNMAINTAINED AND UNIMPROVED MODIFICATIONS TO THIS PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SUBSEQUENT PROPRIETORS.
9) PER REFERENCE TO THE PARCELS 1 AND PARCEL 2 ARE SUBJECT TO THE DECLARATION OF RESERVATIONS, RECORDED APRIL 5, 1976, IN BOOK 883, PAGE 633, AS DOCUMENT # 409547, OFFICIAL RECORDS, WASHINGTON COUNTY, NEVADA.

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP OF DIVISION OF LAND INTO LARGE PARCELS CASE NO. 100122-00 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS RESOLUTION, AND THESE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS DAY OF 2023, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHINGTON COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472.

ROSA HAUENSTEIN DATE PLANNING AND BUILDING DIRECTOR

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHINGTON COUNTY DEVELOPMENT CODE RELATED TO THE LOCATION OF WATER RESOURCES HAVE BEEN SATISFIED.

WASHINGTON COUNTY DEPARTMENT OF WATER RESOURCES DATE

UTILITY COMPANY CERTIFICATE

THE EASEMENTS SHOWN AND NOTED ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SERRA PACIFIC POWER COMPANY DBA IN ENERGY DATE

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE

CHARTER COMMUNICATIONS DATE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHINGTON COUNTY DISTRICT BOARD OF HEALTH. THE APPROVAL CONCERNS SCENIC, CRITICAL, 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 WASHINGTON COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH DATE

Form containing file number, fee (\$78.00), and recording information for the map of division of large parcels for Ronald A. Crossley and Wendel L. Crossley.



