

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.6100

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		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):	

# Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

4. 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 type="checkbox"/> No
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5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

6. 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 type="checkbox"/> Public water	Provider:	

- b. Available:

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

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

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

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

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9. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

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

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14. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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15. 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?

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16. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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### Grading

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

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

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# Tentative Parcel Map 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.**
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.
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 flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original 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





August 30, 2022 - 11:36 Dwg Name: L:\Element\Engineering\79\_Duarte\Cobalt Lane\CAD\DUARTE PARCEL MAP.dwg Updated By: PC

**OWNER'S CERTIFICATE:**

THE IS TO CERTIFY THAT THE UNDERSIGNED, ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001, IS THE OWNER OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAVE 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. CHAPTER 278, AND HEREBY GRANTS THE ACCESS EASEMENT SHOWN HEREON AND TO WASHOE COUNTY, ALL PUBLIC UTILITY COMPANIES AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM FOREVER.

ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001

\_\_\_\_\_  
ZONDRA R. DUARTE, TRUSTEE DATE

**NOTARY CERTIFICATE**

STATE OF NEVADA )  
COUNTY OF WASHOE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

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

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

**UTILITY COMPANY CERTIFICATE**

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CATV COMPANIES.

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

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

\_\_\_\_\_  
NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA DATE

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

\_\_\_\_\_  
CHARTER COMMUNICATIONS DATE

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**SECURITY INTEREST HOLDER STATEMENT**

THE IS TO CERTIFY THAT THE BENEFICIARY LISTED ON DEED OF TRUST DOCUMENT NO. 4493258, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AGREES TO THE PREPARATION AND RECORDATION OF THIS MAP PER DOCUMENT NO. \_\_\_\_\_

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001, OWN OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE ADJUSTED EXCEPT AS LISTED BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

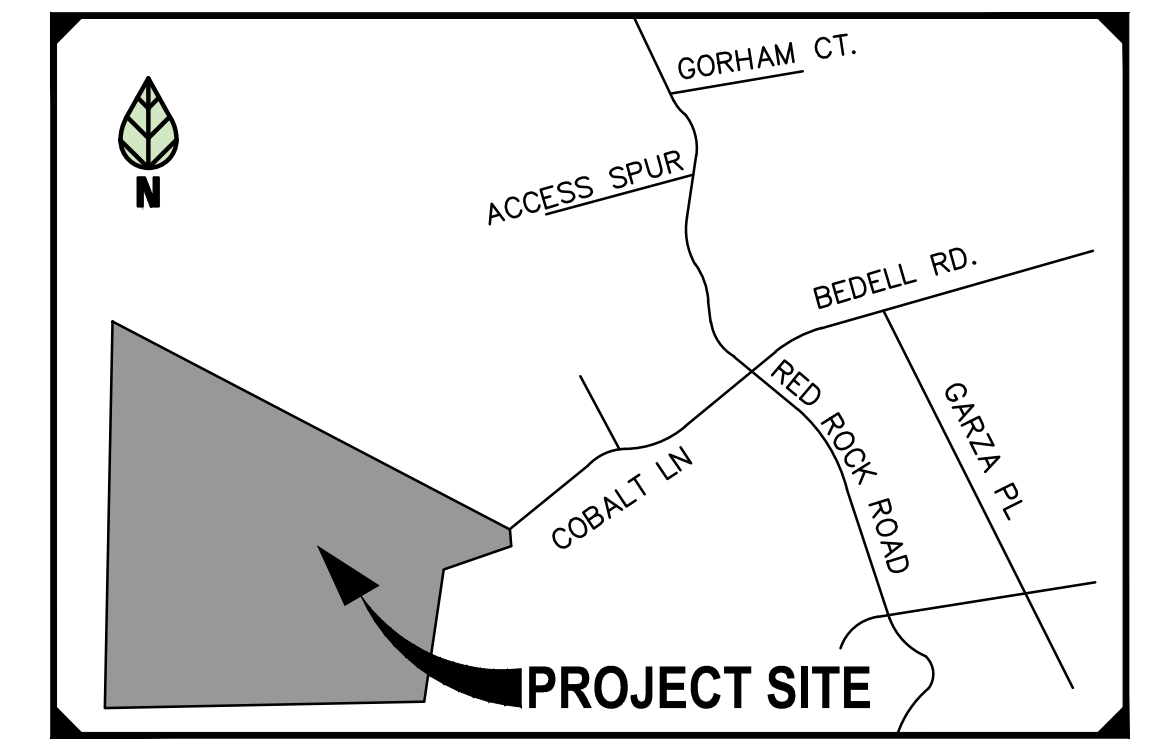
\_\_\_\_\_  
DEED OF TRUST MORTGAGE ELECTRONIC REGRESSION SYSTEMS, INC. PER DOC. 4493258

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

BY: \_\_\_\_\_ DATE

\_\_\_\_\_  
PRINT NAME/TITLE

# TENTATIVE PARCEL MAP FOR: DUARTE 2001 REVOCABLE TRUST



**VICINITY MAP**  
NOT TO SCALE

**NOTES**

- 1. WASHOE COUNTY WILL ASSIGN ADDRESSES ONCE THE ASSESSORS PARCEL NUMBER HAS BEEN ESTABLISHED. IF THE PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**WATER AND 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) APN: 079-371-23

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

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

**TAX CERTIFICATE**

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 N.R.S. 361A.265.

APN: 079-371-23

TAMMI DAVIS  
WASHOE COUNTY TREASURER

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

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

**DIRECTOR OF PLANNING AND DEVELOPMENT 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 MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

BY: \_\_\_\_\_  
KELLY MULLIN  
PLANNING AND BUILDING DIVISION

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LANDS SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

APN: 079-371-23

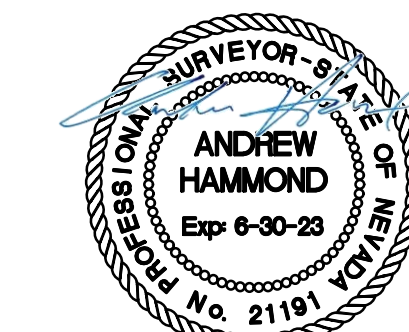
\_\_\_\_\_  
WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DATE  
JILL L. STEVENS-COMBS  
DEPUTY TREASURER

**SUREYOR'S CERTIFICATE**

I, ANDREW HAMMOND, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001.
- 2. THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF SECTION 13, T22N, R18E, MDM, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON DECEMBER 24, 2017.
- 3. 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.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



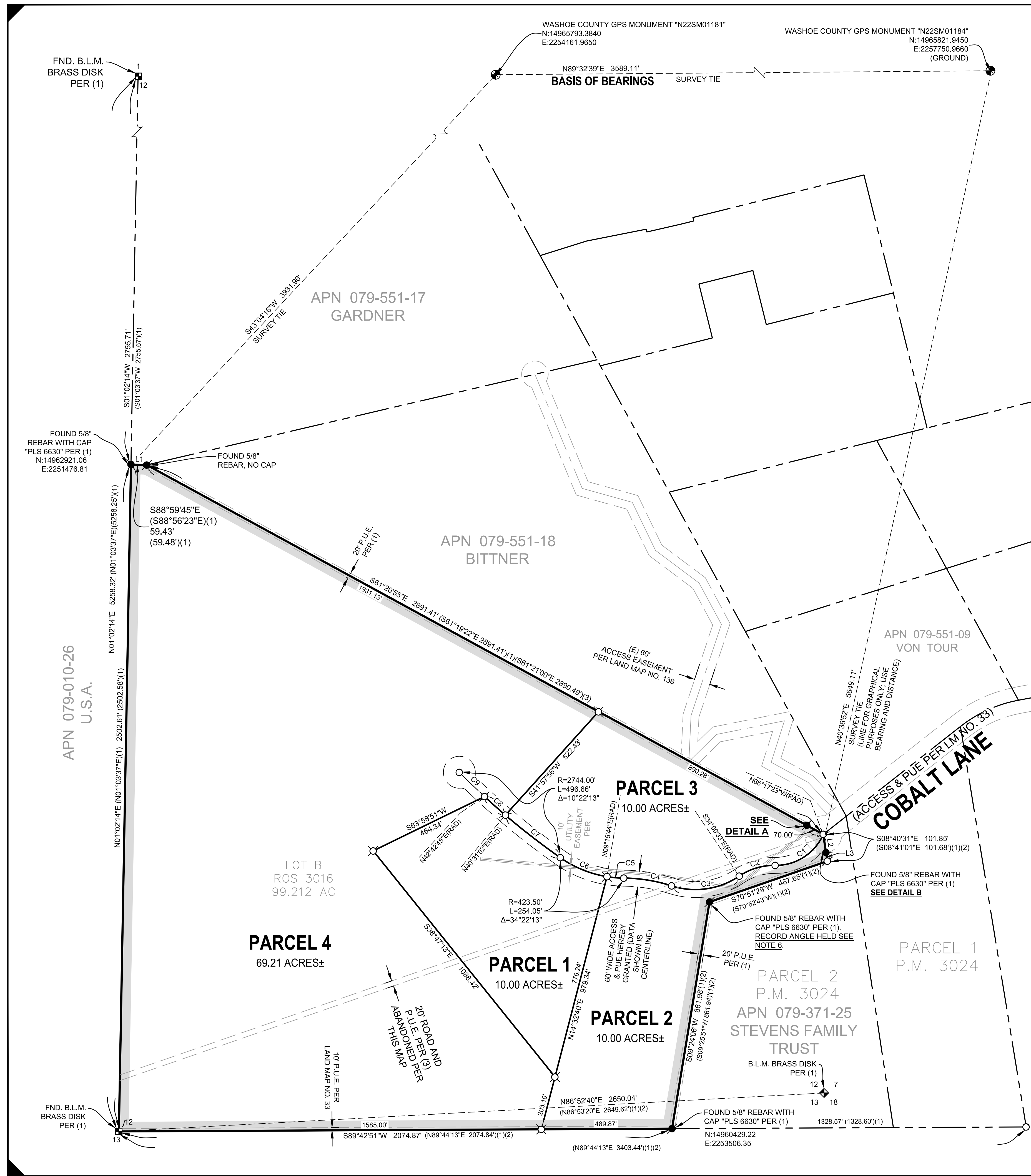
10/20/22  
ANDREW HAMMOND, P.L.S.  
NEVADA CERTIFICATE NO. 21191

**TENTATIVE PARCEL MAP FOR DUARTE 2001 REVOCABLE TRUST**  
A DIVISION OF LOT B OF RECORD OF SURVEY MAP NO. 3016  
A PORTION OF THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF SECTION 13, T22N, R18E, MDM,

WASHOE COUNTY	NEVADA
3960 Glenview Terrace, Reno, NV 89503 (775) 762-5461	
DRAWN BY: AH DATE: AUG 2022 PROJ. CODE: EE PROJ. #: 20-079	SHEET <b>1</b> OF <b>2</b>

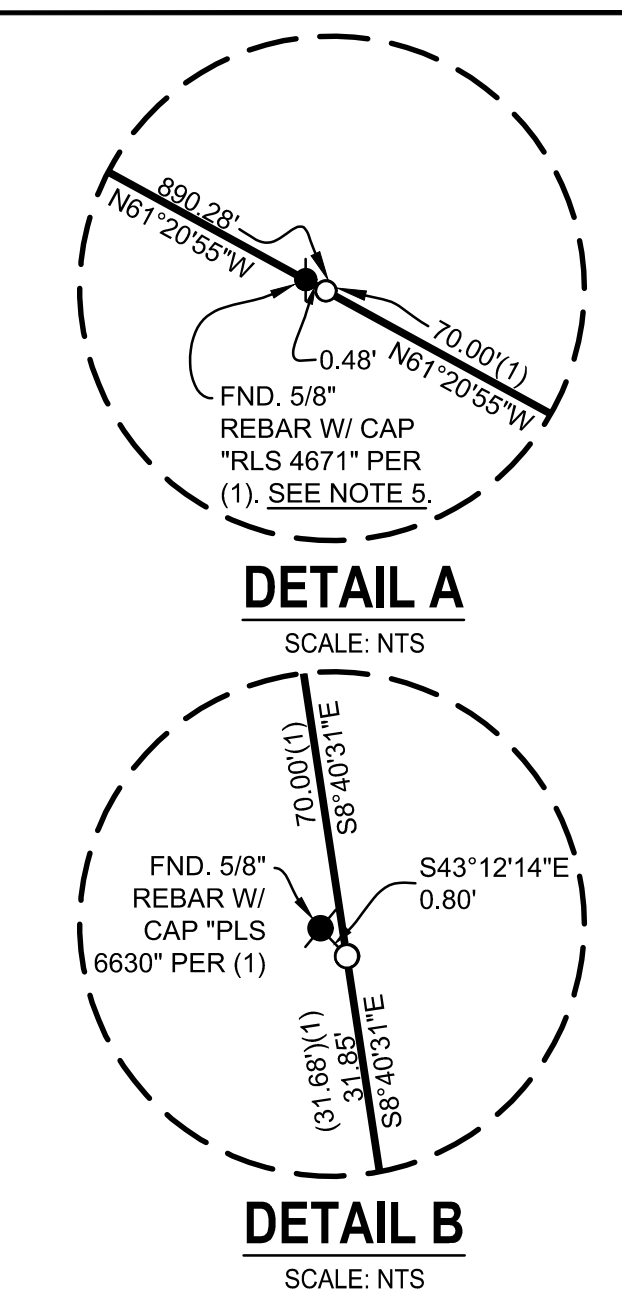


August 30, 2022 - 11:36 Dwg Name: L:\Element\Engineering\79\_Duarte Cobalt Lane\CAD\DUARTE PARCEL MAP.dwg Updated By: PC



### LEGEND

- OVERALL PROJECT BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SURVEY TIE
- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND MONUMENT AS NOTED
- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET 5/8" REBAR OR BRASS TAG \*PLS 21191"
- WASHOE COUNTY GPS CONTROL
- P.U.E. PUBLIC UTILITY EASEMENT
- APN ASSESSORS PARCEL NUMBER
- B.L.M. BUREAU OF LAND MANAGEMENT
- (E) EXISTING
- FND. FOUND
- O.R. OFFICIAL RECORDS WASHOE COUNTY
- R# / (#) REFERENCE DOCUMENT #
- ROS RECORD OF SURVEY



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS ESTABLISHED BY GPS OBSERVATIONS SHOWN HEREON, AND BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS "N22SM01181" AND "N22SM01184", HAVING A BEARING OF N89°32'39"E AS SHOWN HEREON.

A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

### REFERENCE DOCUMENTS

- RECORD OF SURVEY MAP NO. 3016, RECORDED APRIL 8, 1996.
- PARCEL MAP NO. 3024, RECORDED APRIL 17, 1996.
- DIVISION OF LAND MAP NO. 33 FOR RED ROCK ESTATES, INC., FILE NO. 578296, FILED DECEMBER 20, 1978, OFFICIAL RECORDS OF WASHOE COUNTY.

### NOTES:

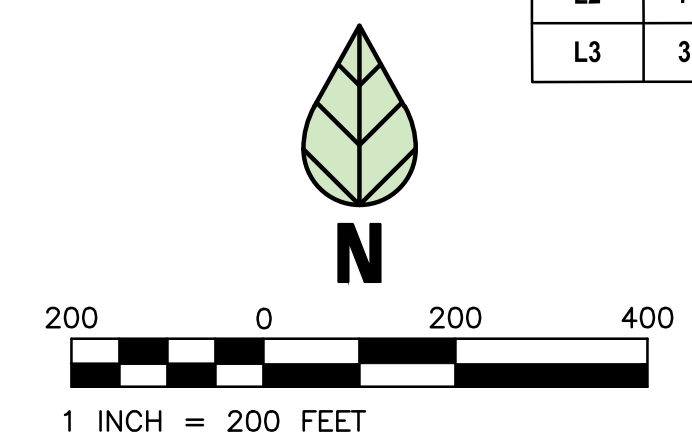
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES CREATED HEREON.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FROM THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
- FOUND REBAR SHOWN ON PARCEL 3 OF THIS MAP AND IN DETAIL A WAS HELD FOR LINE ONLY. OVERALL RECORD DISTANCE OF 2891.41' FOR THE NORTH LINE HELD, AND THE 70.00' RECORD DIMENSION WAS ALSO HELD.
- THE RECORD ANGLE AT THE FOUND MONUMENT OF PARCEL 2 (NE CORNER ANGLE POINT) WAS HELD AS WELL AS THE DISTANCE OF 467.65' TO ESTABLISH THIS LINE OF PARCEL 2.

### LINE TABLE

LINE #	LENGTH	DIRECTION
L1	59.43'	S88°59'45"E
L2	70.00'	S08°40'31"E
L3	31.85'	S08°40'31"E

### CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	227.65'	195.00'	66°53'	N57°09'16"E	214.94'
C2	142.65'	236.00'	34°38'	N73°16'56"E	140.49'
C3	265.41'	294.00'	51°43'	N81°49'40"E	256.49'
C4	182.25'	615.00'	16°59'	S80°47'58"E	181.58'
C5	63.21'	423.50'	8°33'	S85°00'48"E	63.15'
C6	190.84'	423.50'	25°49'	S67°49'42"E	189.23'
C7	260.33'	2744.00'	5°26'	S52°12'03"E	260.23'
C8	105.14'	2744.00'	2°12'	S48°23'06"E	105.14'
C9	131.18'	2744.00'	2°44'	S45°55'04"E	131.17'



**TENTATIVE PARCEL MAP FOR DUARTE 2001 REVOCABLE TRUST**

A DIVISION OF LOT B OF RECORD OF SURVEY MAP NO. 3016  
A PORTION OF THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF SECTION 13, T22N, R18E, MDM,

WASHOE COUNTY NEVADA

3960 Glenview Terrace, Reno, NV 89503  
(775) 762-5461

DRAWN BY: AH  
DATE: AUG 2022  
PROJ. CODE: EE  
PROJ. #: 20-079

SHEET  
**2** OF **2**





Washoe County  
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
Planning and Building Division

**Early Application Waiver**

I, Patty Duarte Applicant or Representative  
Print name (circle one)

Acknowledge and understand that for the privilege and convenience of submitting my application before the scheduled application date, I am waiving my right to claim that the county has failed to process my application in a timely manner, as required by NRS 278.02327. I understand that my application will be assigned to a staff planner and processed during the next application cycle and the County will conform to the State and Washoe County Development Code mandated processing requirements as of the date of that application cycle.

Application Type and Case Number: Tentative Parcel Map WTPM22-0021

Property Address or APN: 120 COBALT LN, RENO, NV 89508

Date Submitted: October 20, 2022

Application Date: November 8, 2022

Signature: 

Print Name: Patty Duarte