



# Parcel Map Review Committee Staff Report

**Meeting Date: May 11, 2017**

**Subject:** Parcel Map Case Number WTPM17-0004  
**Applicant:** Carlos Bucio  
**Agenda Item Number:** 7A  
**Project Summary:** Divide one parcel of  $\pm 56,497$  square feet ( $\pm 1.297$  acre) into two parcels of  $\pm 28,249$  square feet ( $\pm 0.65$  acre) each  
**Recommendation:** **Approval with Conditions**  
**Prepared by:** Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
**Phone:** 775.328.3622  
**E-Mail:** rpelham@washoecounty.us

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## **Description**

**Tentative Parcel Map Case Number WTPM17-0004 (Carlos Bucio)** – For possible action, hearing, and discussion to approve a tentative parcel map to allow the division of one parcel of  $\pm 56,497$  square feet ( $\pm 1.297$  acre) into two parcels of  $\pm 28,249$  square feet ( $\pm 0.65$  acre) each.

- **Applicant/Property Owner:** Carlos Bucio  
4915 Sun Valley Boulevard  
Reno, NV 89433
- **Location:** 4915 Sun Valley Boulevard, directly west of its intersection with Rampion Way
- **Assessor's Parcel Number:** 035-120-19
- **Parcel Size:**  $\pm 56,497$  square feet ( $\pm 1.297$  acre)
- **Master Plan Category:** Suburban Residential (SR)
- **Regulatory Zone:** Medium Density Suburban (MDS)
- **Area Plan:** Sun Valley
- **Citizen Advisory Board:** Sun Valley
- **Development Code:** Authorized in Article 606, Parcel Maps
- **Commission District:** 3 – Commissioner Jung
- **Section/Township/Range:** Section 30, T20N, R20E, MDM,  
Washoe County, NV

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## **Parcel Map**

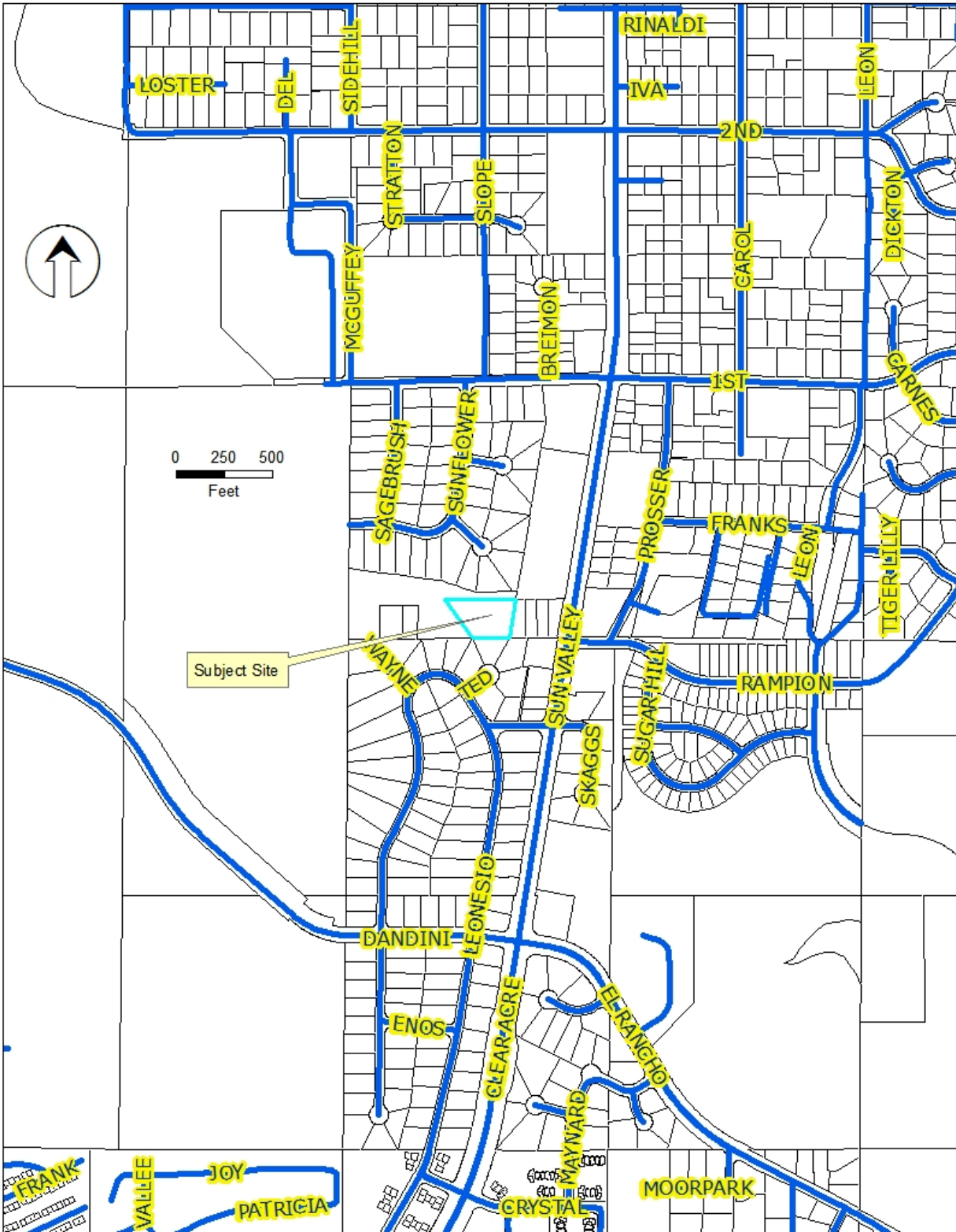
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to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

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

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development 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 Development Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

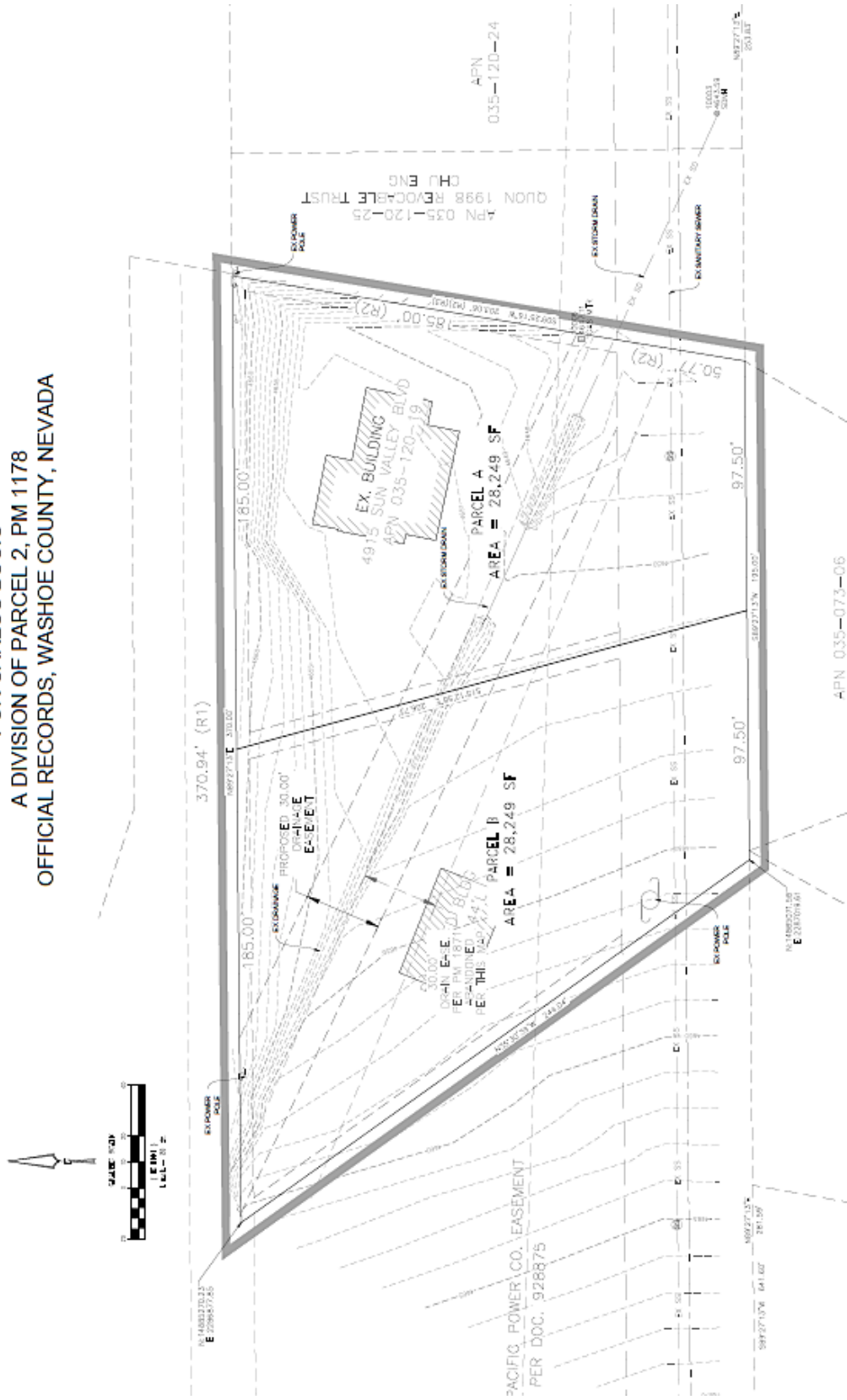
The Conditions of Approval for Tentative Parcel Map Case Number WTPM17-0004 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Suburban which allows three dwellings to the acre and a minimum lot size of 12,000 square feet in accordance with WCC 110.106.15 and may be divided in accordance with WCC 110.606. The current request, to divide the subject parcel into two parcels of  $\pm 28,249$  square feet ( $\pm .65$  acre) each, is in accordance with the applicable portions of WCC.



**Vicinity Map**

TENTATIVE PARCEL MAP  
 FOR CARLOS BUCIO  
 A DIVISION OF PARCEL 2, PM 1178  
 OFFICIAL RECORDS, WASHOE COUNTY, NEVADA



**Site Plan**

**Tentative Parcel Map Evaluation**

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Regulatory Zone:                 | Medium Density Suburban (MDS)         |
| Maximum Lot Potential:           | 3                                     |
| Number of Lots on Parcel Map:    | 2                                     |
| Minimum Lot Size Required:       | 12,000 square feet ( $\pm$ .275 acre) |
| Minimum Lot Size on Parcel Map:  | 28,249 square feet ( $\pm$ .65 acre)  |
| Minimum Lot Width Required:      | 80 feet                               |
| Minimum Lot Width on Parcel Map: | 97.5 feet                             |

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

Development Suitability Constraints: The Sun Valley Area Plan Development Suitability Map, a part of the Sun Valley Area Plan, identifies the subject parcel as most suitable for development.

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

**Sun Valley Area Plan Modifiers**

There are no Sun Valley Area Plan Modifiers within Article 218 of the Washoe County Code Chapter 110 (Development Code) that are applicable to the proposed parcel map.

**Development Information**The subject parcel is developed with one single family dwelling. The required setbacks for the Medium Density Suburban zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks. The single family dwelling will continue to meet the above-mentioned setbacks, if the parcel map is approved.

**Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Development Division
- Engineering and Capital Projects Division
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- Sun Valley General Improvement District

Three of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval. Washoe County Planning and Development Division requires the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

**Contact: Roger Pelham, 328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

- Washoe County Engineering and Capital Projects Division requires the final map comply with the technical map check and required certain notes regarding drainage easements.

**Contact: Mike Gump, 328-2041, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- Truckee Meadows Fire Protection District requires the final map be in compliance with Washoe County Code Chapter 60 (Fire Code).

**Contact: Amy Ray, 326-6000, [aray@tmfspd.us](mailto:aray@tmfspd.us)****Staff Comment on Required Findings**

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

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

*Staff Comment: Compliance with all applicable 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 will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the District Health Department and no recommendation for denial was received.*
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
 

*Staff Comment: The existing and proposed lots will be served by community water and sewer services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.*
  - c) The availability and accessibility of utilities.
 

*Staff Comment: The existing and proposed lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.*
  - d) 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 within a previously developed area that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.*
  - e) Conformity with the zoning ordinances and master plan.
 

*Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Washoe County Development Code and Master Plan.*
  - f) 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.*

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

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

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

*Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received. Appropriate conditions of approval have been provided to address natural constraints of the land.*

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

*Staff Comment: All recommended conditions of approval have been included with the staff report.*

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

*Staff Comment: The application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District, and no recommendation for denial was received.*

- k) 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.*

- l) Recreation and trail easements.

*Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Parks and Open Spaces program within the Planning and Development Division, and no recommendation for denial was received.*

### **Recommendation**

Those agencies which reviewed the application, either recommended conditions in support of approval of the tentative parcel map or provided no comments. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0004 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Review Criteria**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0004 for Carlos Bucio, 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 Development Code, Section 110.606.30:

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



- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- c) The availability and accessibility of utilities;
- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body's master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

### **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 after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Property Owner: Carlos Bucio  
4915 Sun Valley Boulevard  
Reno, NV 89433

Representatives: Michael Ulving  
PO Box 10  
Gerlach, NV 89412

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Amy Ray, Truckee Meadows Fire Protection District; Sun Valley Citizen Advisory Board, Chair.



# Conditions of Approval

Parcel Map Case Number WTPM17-0004

The tentative parcel map approved under Parcel Map Case Number WTPM17-0004 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on May 11, 2017. 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 Development 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 Development Division**

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

**Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us**

- a. 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 Development Division.
- b. 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 Development 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.
- c. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM17-0004 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 DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.

- e. The applicant shall provide verification to the Planning and Development 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; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Development Division.
- 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. Compliance shall be determined by the Planning and Development Division.

### **Washoe County Engineering and Capital Projects Division**

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

**Contact: Mike Gump, PLS, 775.328.2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a note about the FEMA floodplains and map# to the map.
- c. Add a drainage easement for surface drainage.
- d. Remove debris from the proposed division.
- e. The private access easements show hereon shall be maintained by the property owners, not Washoe County.

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

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

**Contact: Amy Ray, 775.326.6000, [aray@tmfspd.us](mailto:aray@tmfspd.us)**

- a. Any developments on the property shall meet the requirements of WCC 60. This may include, but is not limited to. Driveway access at 12 feet shall be provided to all buildings per the WUI and turn-arounds may be required to be placed on property for emergency vehicle access.
- b. Access to all parcels shall be shown on the final map. Turnarounds and access shall be approved by TMFPD for compliance.

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



Amy Ray  
*Fire Marshal*

Tim Leighton  
*Division Chief*

Charles A. Moore  
*Fire Chief*

March 28, 2017

Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

Re: Tentative Parcel Map WTPM17-0004 (Carlos Bucio)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Tentative Parcel Map WTPM17-0004 (Carlos Bucio) with the following conditions and requires additional information:

- Any developments on the property shall meet the requirements of WCC 60. This may include, but is not limited to. Driveway access at 12 feet shall be provided to all buildings per the WUI and turn-arounds may be required to be placed on property for emergency vehicle access.
- Access to all parcels shall be shown on the final map. Turnarounds and access shall be approved by TMFPD for compliance.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray  
Fire Marshal

**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**  
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520  
*Office 775.326.6000 Fax 775.326.6003*



Washoe County  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: March 21, 2017  
TO: Department of Community Services, Roger Pelham  
FROM: Mike Gump, PLS, Engineering Division  
**SUBJECT:** *Parcel Map for: Bucio, Carlos*  
*Parcel Map Case No.: WTPM17-0004*  
*APN: 035-120-19*  
*Review Date: 3/09/17*  
*Existing Zoning/Land Use Designation:*

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a note about the FEMA floodplains and map# to the map.
3. Add a drainage easement for surface drainage.
4. Remove debris from the proposed division.
5. The private access easements show hereon shall be maintained by the property owners, not Washoe County.

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

March 30, 2017

Roger Pelham, MPA, Senior Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Carlos Bucio; 035-120-19  
Tentative Parcel Map; WTPM17-0004


Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the proposed Tentative Parcel map application and has no objections to the approval of this project as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



Bob Sack, Division Director  
Environmental Health Services Division  
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES  
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)  
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer



Thank you for the Agency Review Memo for 4915 Sun Valley Blvd., this is out of our territory so we have **no comments at this time.**

Thank you,

Jennifer Merritt  
Administrative Assistant  
jmerritt@svgid.com

Sun Valley General Improvement District  
5000 Sun Valley Blvd.  
Sun Valley, NV 89433  
Phone (775) 673-2220  
Fax (775) 673-1835  
www.svgid.com

From: Lawson, Clara  
Sent: Friday, March 24, 2017 2:37 PM  
To: Pelham, Roger  
Subject: Tentative parcel 17-0004 Carlos Buccino

I don't have any recommendations for approval of this project.

89520 Clara Lawson, PE, PTOE, Licensed Engineer  
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth St., Reno NV  
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699  
Connect with us: cMail | Twitter | Facebook | www.washoecounty.us



Community Services Department

Planning and Development

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



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

Telephone: 775.328.3600

**WTPM17-0004**  
**EXHIBIT C**

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

|  |                 |   |                 |
|--|-----------------|---|-----------------|
| <b>Project Information</b>   |                 | Staff Assigned Case No.: _____              |                 |
| Project Name: Bucio Parcel Map   |                 |   |                 |
| Project Description: Subdivision for APN into 2 parcels                                    |                 |   |                 |
| Project Address: 4915 Sun Valley Blvd  |                 |   |                 |
| Project Area (acres or square feet): 56,497  |                 |   |                 |
| 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: |
| 035-120-19   | 1.297           |   |                 |
| Section(s)/Township/Range: T20N, R20E  |                 |   |                 |
| <b>Indicate any previous Washoe County approvals associated with this application:</b>     |                 |   |                 |
| Case No.(s).   |                 |   |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>                       |                 |   |                 |
| <b>Property Owner:</b> Carlos Bucio  |                 | <b>Professional Consultant:</b>             |                 |
| Name: Carlos Bucio   |                 | Name: Michael L Ulving                      |                 |
| Address: 4915 Sun Valley   |                 | Address: P.O. Box 104 Gerlach, NV           |                 |
| Zip: 89433   |                 | Zip: 89412                                  |                 |
| Phone: <i>775-544-4034</i> Fax:  |                 | Phone: (775) 359-6671 Fax:                  |                 |
| Email: <i>bucio6363@gmail.com</i>  |                 | Email: ulvingm@gmail.com                    |                 |
| Cell: Other:   |                 | Cell: (775) 304-4629 Other: <i>525-1983</i> |                 |
| Contact Person:  |                 | Contact Person:                             |                 |
| <b>Applicant/Developer:</b> Owner  |                 | <b>Other Persons to be Contacted:</b>       |                 |
| Name: Same As Above  |                 | Name: same as above                         |                 |
| 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:** Carlos Bucio

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, Carlos Bucio  
(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 Development.

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

Assessor Parcel Number(s): 035-120-19

Printed Name Carlos Bucio

Signed [Signature]

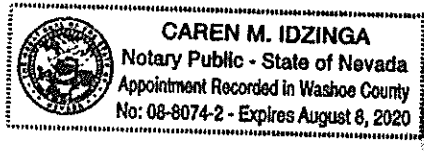
Address 7150 Cotton St  
Reno NV 89512

Subscribed and sworn to before me this 2nd day of February, 2017.

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

My commission expires: 08-08-2017

(Notary Stamp)



\*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

## 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)?

4915 Sun Valley Blvd.

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 035-120-19    | 220                  | 1.297          |
|               |                      |                |

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

Mild sloping terrain with drainage. Existing manufacture home with awning and shed

3. What are the proposed lot standards?

|                   | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|-------------------|----------|----------|----------|----------|
| Minimum Lot Area  | 12,000   | 12,000   |          |          |
| Minimum Lot Width | 80       | 80       |          |          |

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 Community Development staff for additional materials that are required to be submitted.)

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

5. Utilities:

|                                 |               |
|---------------------------------|---------------|
| a. Sewer Service                | Washoe County |
| b. Electrical Service/Generator | NV Energy     |
| c. Water Service                | TMWA          |

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 checked="" type="checkbox"/> Public water | Provider: | TMWA |

- 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 |
|------------------------------|--|

7. 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: | County / Municipal |

- 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. 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):

|  |
|--|
|  |
|--|

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

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

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

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

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

|  |
|--|
|  |
|--|

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

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?

|      |
|------|
| None |
|------|

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 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.

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

|          |
|----------|
| 5-10 yds |
|----------|

18. 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?

Cut/Fill Balanced, no import other than aggregate base for dwy. Approx. 5 yds

19. 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?

None

20. 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?

3H:1V, Compaction of loose material will stabilize the disturbed areas.



21. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

None

22. 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?

None

23. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

None

24. 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?

None, disturbance will be minimized and will require no re-vegetation.

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

Yes, as needed to control dust and stabilized loose material

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

Yes and not required.

27. Surveyor:

|              |                                 |
|--------------|---------------------------------|
| Name         | Michael L Ulving                |
| Address      | P.O. Box 104 Gerlach, NV. 89412 |
| Phone        | (775) 359-6671                  |
| Cell         | (775) 304-4629                  |
| E-mail       | ulvingm@gmail.com               |
| Fax          |                                 |
| Nevada PLS # | 09111                           |

## Parcel Map Waiver 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 parcel maps may be found in Article 606, Parcel Maps.

1. Identify the public agency or utility for which the parcel is being created:

Washoe County

- a. If a utility, is it Public Utility Commission (PUC) regulated?

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

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

4915 Sun Valley Blvd.

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 035-120-19    | 220                  | 1.297          |
|               |                      |                |
|               |                      |                |
|               |                      |                |

3. Please describe:

- a. The existing conditions and uses located at the site:

Existing home w/ drwy. Existing drainage channel in lot. Back of lot has sidehill. Mild sloping elsewhere.

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

|       |                                    |
|-------|------------------------------------|
| North | Public Utility easement (SS & Wtr) |
| South | Private Land                       |
| East  | Private Land                       |
| West  | Private Land                       |

4. What are the proposed lot standards?

|                   | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|-------------------|----------|----------|----------|----------|
| Minimum Lot Area  | 12,000   | 12,000   |          |          |
| Minimum Lot Width | 80       | 80       |          |          |

5. Utilities:

|                                 |               |
|---------------------------------|---------------|
| a. Sewer Service                | Washoe County |
| b. Electrical Service/Generator | NV Energy     |
| c. Water Service                | TMWA          |

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

- a. Water System Type:

|  |           |      |
|--|-----------|------|
| <input type="checkbox"/> Individual wells        |           |      |
| <input type="checkbox"/> Private water           | Provider: |      |
| <input checked="" type="checkbox"/> Public water | Provider: | TMWA |

- 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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

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

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

Explanation:

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

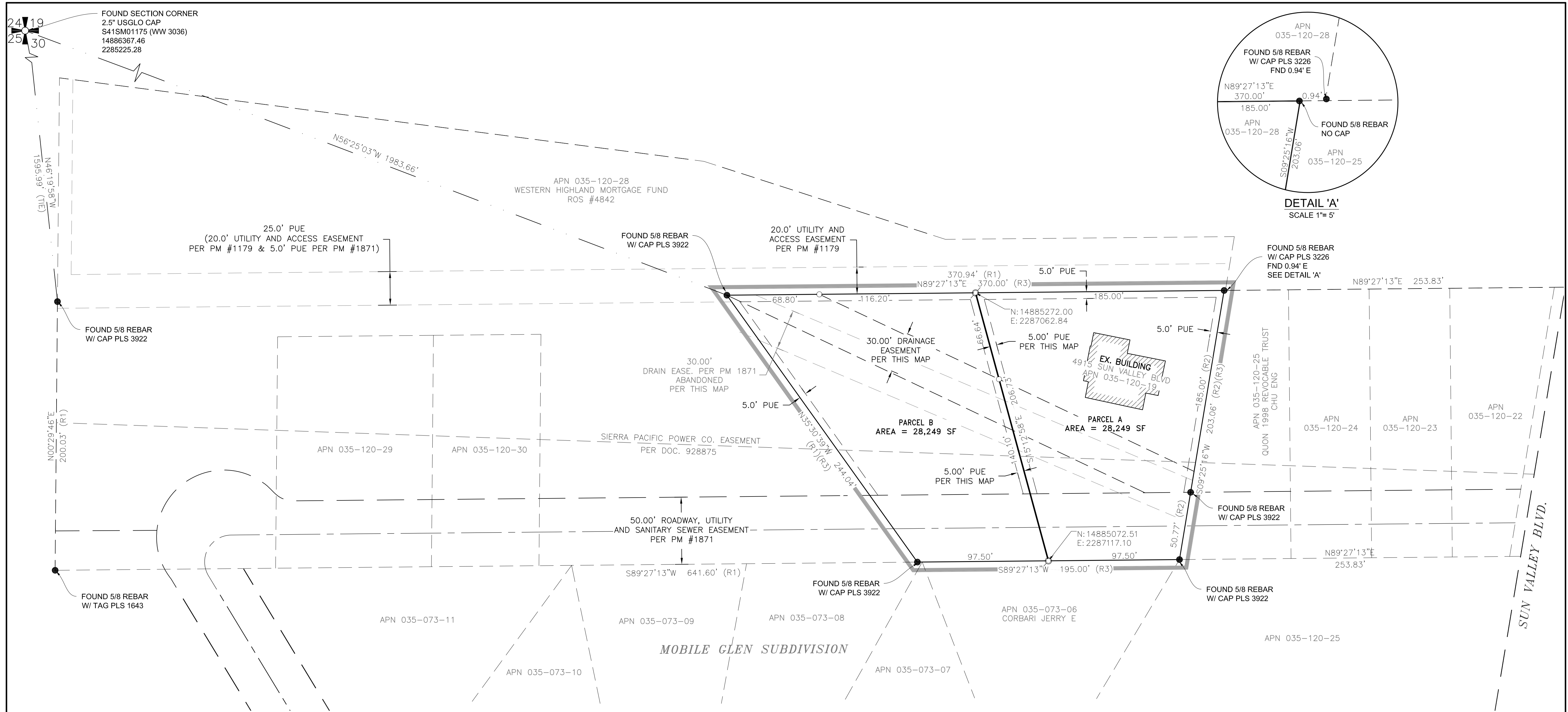
|   |  |
|---|--|
| <input type="checkbox"/> Yes, the Hillside Ordinance applies. | <input checked="" type="checkbox"/> No, it does not. |
|---|--|

Explanation:

9. Surveyor:

|              |                                |
|--------------|--------------------------------|
| Name         | Michael L Ulving               |
| Address      | P.O. Box 104 Gerlach, NV 89412 |
| Phone        | (775) 304-4629                 |
| Fax          |                                |
| Nevada PLS # | 09111                          |





**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS EASEMENT IS NAD 83/94. GPS RTK METHODS USING THE WASHOE COUNTY COMMUNITY BASE STATION IN RENO, NV. TO ESTABLISH THE GRID POSITIONS. THE VALUES SHOWN ARE USING THE WASHOE COUNTY GRID TO GROUND COMBO FACTOR OF 1.000197939.

**REFERENCES:**

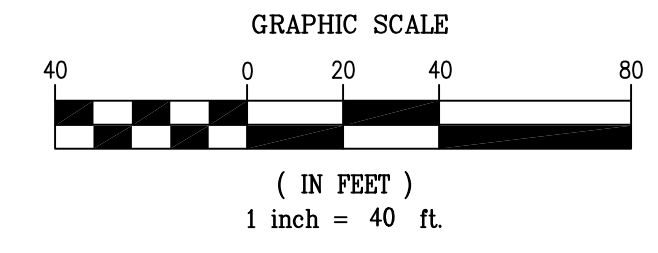
- (R1) RECORD OF SURVEY 4842, DOCUMENT NO. 348682, WASHOE COUNTY RECORDS 01/2007
- (R2) PARCEL MAP 3257, DOCUMENT NO. 2143869, WASHOE COUNTY RECORDS 08/2004
- (R3) PARCEL MAP 1871, DOCUMENT NO. 1015528, WASHOE COUNTY RECORDS 08/1985

**LEGEND:**

- SET NO. 5 REBAR STAMPED LS7880, OR AS OTHERWISE NOTED.
- FOUND 5/8" REBAR, OR AS NOTED
- MEASURE/CALCULATED POINT, NOTHING SET OR FOUND
- RECORD BEARINGS AND DISTANCES PER RECORD
- (R1) CALCULATED POINT BASED ON RECORD INFORMATION
- (C1) MEASURED BEARINGS AND DISTANCES ARE NOT IN PARENTHESIS.
- NEW PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- CENTERLINE
- TIE LINE
- EXISTING DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT

**NOTES:**

1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE THE UTILITY COMPANY.
2. A BLANKET EASEMENT ACROSS EACH PARCEL EXCEPTING THEREFROM ANY AREA WITHIN EXISTING BUILDINGS IS GRANTED FOR THE PURPOSE OF OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TV SERVICE.
3. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. A BLANKET EASEMENT FOR THE PURPOSE OF THE INSTALLATION OF A PRIVATE WATER LINE IS HEREBY GRANTED OVER AND ACROSS EACH PARCEL. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 5' PRIVATE EASEMENT ADJACENT TO THE STREET TO SERVE THE PARCELS CREATED WITH THIS MAP.
4. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH ISSUANCE OF BUILDING PERMITS.
5. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
6. A 30' WIDE CENTERED STORMDRAIN EASEMENT IS GRANTED AND CENTERED ALONG THE EXISTING DRAINAGE FLOW LINE AS SHOWN HEREON.



PARCEL A: ±28,249 SF  
PARCEL B: ±28,249 SF  
TOTAL AREA: ±56,498 SF

**COUNTY RECORDERS CERTIFICATE:**

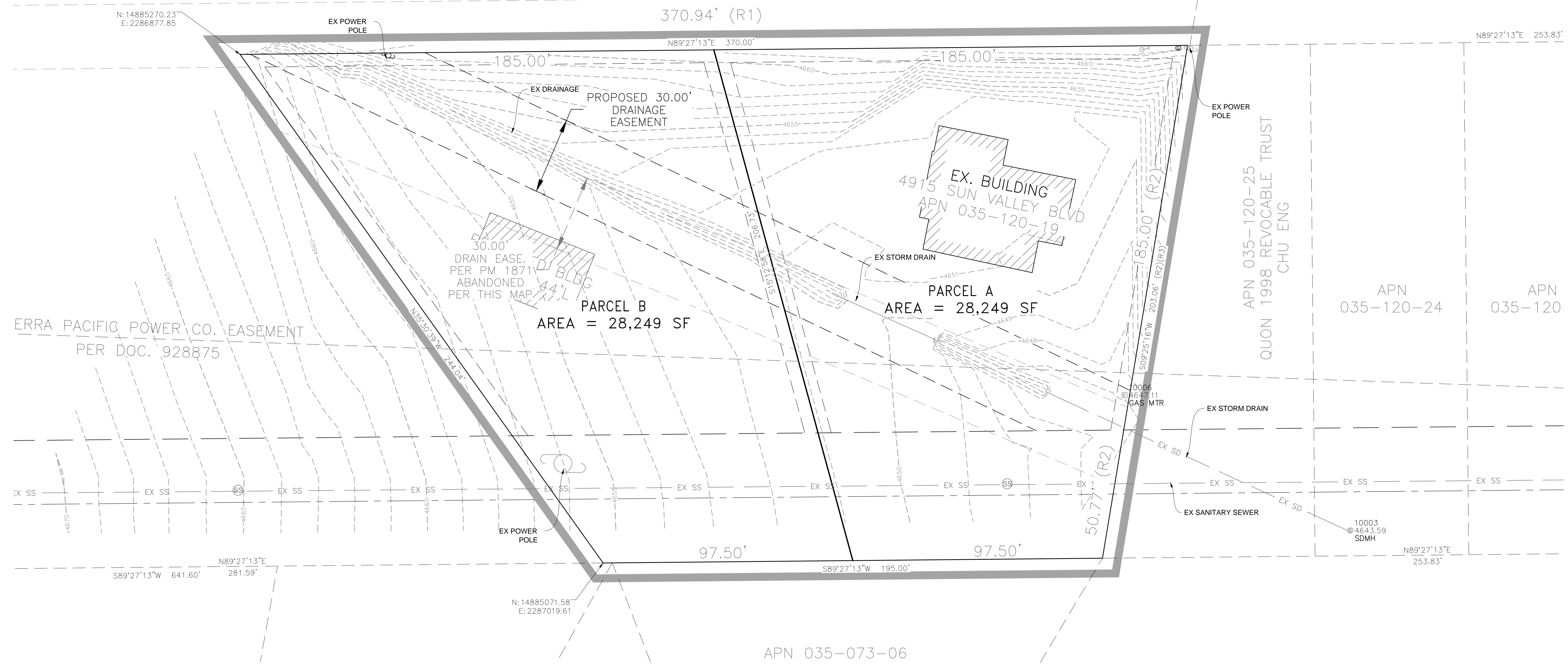
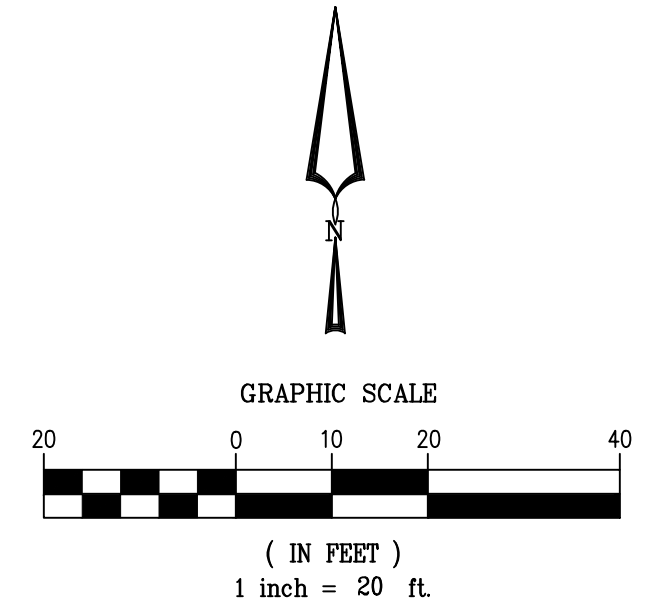
FILE NUMBER \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_ AT \_\_\_\_ MIN PAST \_\_\_\_ O'CLOCK \_\_\_\_ M.  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
COUNTY RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_

**PARCEL MAP**  
**CARLOS BUCIO**  
A DIVISION OF PARCEL 2 OF PARCEL MAP 1871,  
OFFICIAL RECORDS, WASHOE COUNTY, NEVADA  
LYING WITHIN A PORTION OF THE NORTHWEST 1/4 OF  
SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M.  
WASHOE COUNTY, NEVADA

**M SURVEYING** MICHAEL L. ULVING  
PO BOX 104, GERLACH, NV 89412  
ulvingm@gmail.com  
FEBRUARY 2017 PAGE 2 OF 2



**TENTATIVE PARCEL MAP  
FOR CARLOS BUCIO  
A DIVISION OF PARCEL 2, PM 1178  
OFFICIAL RECORDS, WASHOE COUNTY, NEVADA**



**TENTATIVE PARCEL MAP**  
FOR  
**CARLOS BUCIO**

A DIVISION OF PARCEL 2, PARCEL MAP 1871,  
OFFICIAL RECORDS, WASHOE COUNTY, NEVADA

ALSO LYING WITHIN A PORTION OF THE NORTHWEST 1/4 OF  
SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M.  
WASHOE COUNTY, NEVADA

## Exhibit "A"

### Legal Description for Parcel "A"

A Portion of A.P.N. # 035-120-19

Whereas a piece of land which is located in the State of Nevada, in the county of Washoe.

Township 20 North Range 20 East, in the S.  $\frac{1}{2}$  of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  Section 30 M.D.B.& M. Commencing at the Common Northern Corner of Parcels 1 & 2 as shown on Parcel Map #1871 as recorded in the Washoe County recorder's office. A.K.A. the N.W. corner of Parcel 1-D as shown on Parcel map# 3257 in the Washoe County recorder's office. Which is the Point of Beginning

Thence S09°25'16"W 203.06ft;

Thence S89°27'13"W 97.50ft;

Thence N15°12'58" 206.73 ft;

Thence N89°27'13"E 389.62ft to the point of **Beginning**

Existing area contains 28,249 Sq Ft  $\pm$

The basis of bearing for this easement is NAD 83/94. GPS RTK methods using the Washoe County community base station at Reno, NV. to establish the grid positions. The values shown are using a grid to ground combo factor of 1.000197939.

The above described use area is not intended for inclusion in a document conveying fee of Ownership. To do so is a violation of state law and local ordinance.

## Exhibit "B"

### Legal Description for Parcel "B" A Portion of A.P.N. # 035-120-19

Whereas a piece of land which is located in the State of Nevada, in the county of Washoe.

Township 20 North Range 20 East, in the S. ½ of the N.E. ¼ of the N.W. ¼ Section 30 M.D.B.& M. Commencing at the Common Northern Corner of Parcels 1 & 2 as shown on Parcel Map #1871 as recorded in the Washoe County recorder's office. A.K.A. the N.W. corner of Parcel 1-D as shown on Parcel map# 3257 in the Washoe County recorder's office. Thence N89°27'13"W 185.00 ft to the Point of Beginning.

Thence S15°12'58"E 206.73 ft;

Thence S89°27'13"W 97.50ft;

Thence N35°30'39" 244.04 ft;

Thence N89°27'13"E 185.00 ft to the point of **Beginning**

Existing area contains 28,249 Sq Ft ±

The basis of bearing for this easement is NAD 83/94. GPS RTK methods using the Washoe County community base station at Reno, NV. to establish the grid positions. The values shown are using a grid to ground combo factor of 1.000197939.

The above described use area is not intended for inclusion in a document conveying fee of Ownership. To do so is a violation of state law and local ordinance.

# Parcel Map Check Report

**Client:**

Carlos Bucio  
035-120-19 – 4915 SV BLVD

Date: 2/8/2017 9:23:19 AM

**Prepared by:**

MLU – PLS 9111  
Michael Ulving

---

**Parcel Name: Parcel A**

North:14,885,273.76'

East:2,287,247.84'

**Segment# 1: Line**

Course: S9° 25' 16"W

Length: 203.06'

North: 14,885,073.44'

East: 2,287,214.60'

**Segment# 2: Line**

Course: S89° 27' 13"W

Length: 97.50'

North: 14,885,072.51'

East: 2,287,117.10'

**Segment# 3: Line**

Course: N15° 12' 58"W

Length: 206.73'

North: 14,885,271.99'

East: 2,287,062.84'

**Segment# 4: Line**

Course: N89° 27' 13"E

Length: 185.00'

North: 14,885,273.76'

East: 2,287,247.83'

Perimeter: 692.30'

Area: 28,249.50Sq.Ft.

Error Closure: 0.00

Course: S16° 40' 59"W

Error North : -0.004

East: -0.001

Precision 1: 692,290,000.00

---

**Parcel Name: Parcel B**

North:14,885,272.00'

East:2,287,062.84'

Segment# 1: Line

Course: S15° 12' 58"E

Length: 206.73'

North: 14,885,072.51'

East: 2,287,117.10'

Segment# 2: Line

Course: S89° 27' 13"W

Length: 97.50'

North: 14,885,071.58'

East: 2,287,019.60'

Segment# 3: Line

Course: N35° 30' 39"W

Length: 244.04'

North: 14,885,270.23'

East: 2,286,877.85'

Segment# 4: Line

Course: N89° 27' 13"E

Length: 185.00'

North: 14,885,272.00'

East: 2,287,062.84'

Perimeter: 733.27'

Area: 28,249.03Sq.Ft.

Error Closure: 0.00

Course: N51° 05' 34"E

Error North : 0.002

East: 0.002

Precision 1: 733,270,000.00