



Parcel Map Review Committee Staff Report

Meeting Date: June 14, 2018

Agenda Item: 7A

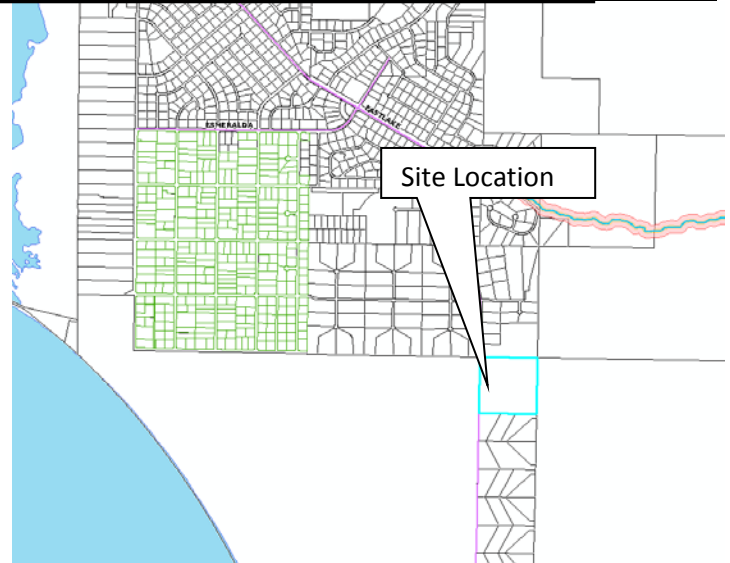
TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0006 Skaggs

BRIEF SUMMARY OF REQUEST: Petition to create four (4) parcels from one existing 40.5 acre parcel.

STAFF PLANNER:	Planner's Name:	Chris Bronczyk
	Phone Number:	775.328.3612
	E-mail:	Cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map to create four (4) parcels from one existing 40.5 acre parcel. The change will result in three (3) 5.07 acre parcels and one (1) remaining 25.36 acre parcel. The property is currently vacant and is located at 0 Eastlake Blvd.



Applicant / Owner:	Skaggs Family Trust
Location:	0 Eastlake Blvd. Washoe County, NV 89704
APN:	050-470-05
Parcel Size:	40.5 Acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	High Density Rural (HDR)
Area Plan:	South Truckee Meadows / Washoe Valley
Citizen Advisory Board:	South Valleys
Development Code:	Authorized in 606, Parcel Maps
Commission District:	2 – Commissioner Bob Lucey

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0006 for Skaggs Family Trust subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

(Motion with Findings on Page 7)

Staff Report Contents

Parcel Map3

Site Plan (Not to Scale)4

Tentative Parcel Map Evaluation5

Development Information5

Reviewing Agencies5

Recommendation7

Motion / Review Criteria7

Appeal Process8

Exhibits Contents

Conditions of ApprovalExhibit A

Water Management Comments.....Exhibit B

Engineering and Capital Projects Exhibit C

Project Application..... Exhibit D

Parcel Map

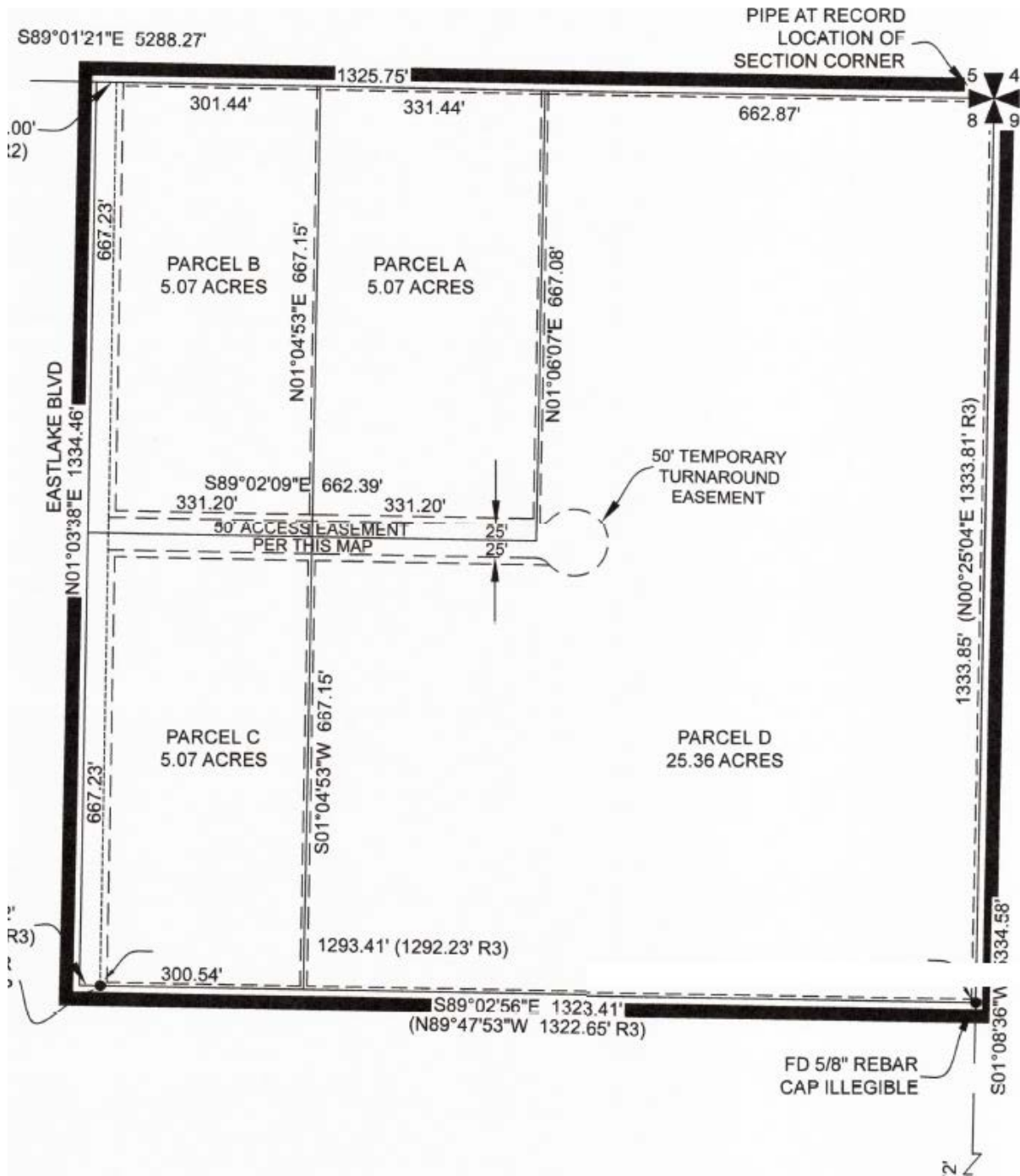
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to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

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

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

The Conditions of Approval for Tentative Parcel Map Case Number WTPM18-0006 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 High Density Rural (HDR), which allows the proposed parcel map and subsequent residential use.



Site Plan (Not to Scale)

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural (HDR)

Maximum Lot Potential: 16

Number of Lots on Parcel Map: 4

Minimum Lot Size Required: 2 Acres

Minimum Lot Size on Parcel Map: 5.07 Acres

Minimum Lot Width Required: 150 Feet

Minimum Lot Width on Parcel Map: 300 Feet

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) regulatory zone.

Development Suitability Constraints: The South Valleys Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as located within a 100 year floodplain. The western portion of the parcel is covered by the floodplain.

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

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

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

Development InformationThe subject parcel is currently vacant and undeveloped. The proposed parcel map will result in three (3) 5.07 acre parcels and one (1) remaining 25.36 acre parcel. The intended use of the newly created parcels is residential development.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Water Rights Coordinator Manager
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Washoe-Storey Conservation District
- Regional Transportation Commission (RTC)
- South Truckee Meadows/Washoe Valley CAB

3 out of the 9 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 Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Chris Bronczyk, 775.328.3626, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements and floodplain related requirements.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Water Management Planner provided comments related to water service for each parcel.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.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.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.
 - c) The availability and accessibility of utilities.
Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.
 - 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 will create three new parcels, which is anticipated to have minimal impact on local services. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed division of land conforms to the applicable provisions of the Washoe County Development Code and Master Plan, to include the South Valleys Area Plan.
 - f) General conformity with the governing body's master plan of streets and highways.

Staff Comment. The application was reviewed by the Engineering and Capital Projects Division and Truckee Meadows Regional Transportation Commission. The proposal is in conformance with the Master Plan 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 Washoe County Engineering and Capital Projects and the Regional Transportation Commission. No recommendations for new streets or highways to serve the subdivision were received.

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

Staff Comment The property is located within a 100 year floodplain. Future development will have to comply with development standards and regulations regarding development within the 100 year floodplain,

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

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

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

Staff Comment. The project was reviewed by the Truckee Meadows Fire Protection District. No recommendations for denial were received.

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

Staff Comment. Utility easements are located on the Eastern side of the property, along Eastlake Blvd.

- l) Recreation and trail easements.

Staff Comment: The project was reviewed by Washoe County Regional Parks and Open Space. No recommendations for denial were received.

Recommendation

Those agencies which reviewed the application, 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 WTPM18-0006 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion / 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 WTPM18-0006 for Skaggs Family Trust subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

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

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

Appeal Process

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

Applicant/Owner: Skaggs Family Trust
15630 Minnetonka Circle
Reno, NV 89521

Representatives: Daniel T. Kelsoe
846 Victorian Ave, #20
Sparks, NV 89431



Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0006

The tentative parcel map approved under Parcel Map Case Number WTPM18-0006 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on June 14, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@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 Building 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 Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM18-0006 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 THE PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- e. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
- 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.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

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

Contact: Mike Gump, PLS, 775.328.2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. All boundary corners must be set.
- d. Add a Security Interest Holder's Certificate to the map if applicable.
- e. Add the following note on the plat – "All structures on parcels created by this map, whether located within or outside of the FEMA designated flood plain, shall be constructed to meet the requirements of Washoe County Code Article 416 requiring, among other things, the finished floor elevation be raised above the highest adjacent original ground elevation, installation of crawl flood vents as applicable, etc. (reference Article 416 for elevation requirements for crawl space or slab on grade construction). As an alternative, a detailed hydrologic and hydraulic analysis may be prepared and submitted to FEMA for review and a Letter of Map Revision (LOMR) approved prior to approval of any building permit, with construction of structures within the revised floodplain conforming to Article 416."
- f. Add the FEMA floodplain to the map.
- g. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- h. Place a note on the map stating that the natural drainage will not be impeded.
- i. Prior to the recordation of the parcel map, provide a minimum 20-foot wide all-weather access roadway and turn-around at the terminus of the access easement that meets the emergency vehicle access requirements in place at the time of permit application and takes drainage into consideration.

Washoe County Water Rights Manager

3. The following conditions are requirements of Washoe County Water Management.

Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.

- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The Skaggs parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

April 19, 2018

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM18-006 (Skaggs) APN: 050-470-05

Project description:

The applicant is proposing a parcel map dividing one existing 40.5 acre parcel. The change will result in three (3) 5.07 acre parcels and one (1) remaining 25.36 acre parcel. The property is currently vacant, and is located at 0 Eastlake Blvd, Assessor's Parcel Number: 050-470-05. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The Skaggs parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
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water rights.

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



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: May 21, 2018
TO: Chris Bronczyk, Planner - Department of Community Services
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: *The Skaggs Family Trust*
Parcel Map Case No.: WTPM18-0006
APN: 050-470-05
Review Date: April 19, 2018

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 the names of the adjacent property owners.
3. All boundary corners must be set.
4. Add a Security Interest Holder’s Certificate to the map if applicable.
5. Add the following note on the plat – “All structures on parcels created by this map, whether located within or outside of the FEMA designated flood plain, shall be constructed to meet the requirements of Washoe County Code Article 416 requiring, among other things, the finished floor elevation be raised above the highest adjacent original ground elevation, installation of crawl flood vents as applicable, etc. (reference Article 416 for elevation requirements for crawl space or slab on grade construction). As an alternative, a detailed hydrologic and hydraulic analysis may be prepared and submitted to FEMA for review and a Letter of Map Revision (LOMR) approved prior to approval of any building permit, with construction of structures within the revised floodplain conforming to Article 416.”
6. Add the FEMA floodplain to the map.
7. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Memo to: Chris Bronczyk, Planner
Subject: Parcel Map Case No.: WTPM18-0006
Date: May 21, 2018
Page: 2

owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

8. Place a note on the map stating that the natural drainage will not be impeded.
9. Prior to the recordation of the parcel map, provide a minimum 20-foot wide all-weather access roadway and turn-around at the terminus of the access easement that meets the emergency vehicle access requirements in place at the time of permit application and takes drainage into consideration.

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: SKAGGS PARCEL MAP			
Project Description: DIVISION OF EXISTING PARCEL INTO 4 PARCELS.			
Project Address: 0 EASTLAKE BLVD , WASHOE COUNTY 89704			
Project Area (acres or square feet): 40.5 ACRES			
Project Location (with point of reference to major cross streets AND area locator): 0.4 MILES SOUTH OF THE INTERSECTION OF EASTLAKE BLVD AND DOUGLAS DR.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-470-05	40.5		
Section(s)/Township/Range: SEC 8, T16N, R20E.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: SKAGGS FAMILY TRUST		Professional Consultant:	
Name: JEFF AND SHANNON SKAGGS		Name: DANIEL T. KELSOE	
Address: 15630 MINNETONKA CIR		Address: 846 VICTORIAN AVE, #20	
RENO, NV	Zip: 89521	SPARKS, NV	Zip: 89431
Phone:	Fax:	Phone: 775-852-2251	Fax:
Email:		Email: DAN@ROBISONENG.COM	
Cell:	Other:	Cell: 775-852-2251	Other:
Contact Person:		Contact Person: DANIEL T. KELSOE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SKAGGS FAMILY TRUST		Name:	
Address: SAME		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):	

Property Owner Affidavit

Applicant Name: SKAGGS FAMILY TRUST

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, Jeff Skaggs
(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): 50-470-05

Printed Name Jeff Skaggs

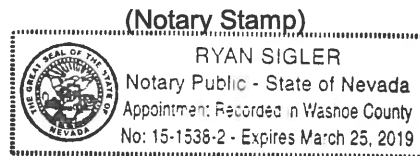
Signed [Signature]

Address 15630 MINNETONKA CIR

Subscribed and sworn to before me this 13 day of April, 2018.

Ryan Sigler
Notary Public in and for said county and state

My commission expires: March 25, 2019



*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

Property Owner Affidavit

Applicant Name: SKAGGS FAMILY TRUST

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, Shannon Skaggs
(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): 50-470-05

Printed Name Shannon Skaggs

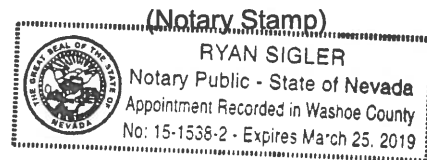
Signed [Signature]

Address 15630 MINNETONKA CIR

Subscribed and sworn to before me this 13 day of April, 2018.

Ryan Sigler
Notary Public in and for said county and state

My commission expires: March 25, 2019



*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)?

0.4 MILES SOUTH OF THE INTERSECTION OF EASTLAKE BLVD AND DOUGLAS DR.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-470-05	120	40.5

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

VACANT LAND.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	5.06	5.06	5.06	25.32
Minimum Lot Width	330.52	330.52	330.58	661.03

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 checked="" type="checkbox"/> No
------------------------------	--

5. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	NONE
c. Water Service	NONE

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

a. Water System Type:

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

b. Available:

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

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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?

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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.
------------------------------	-----------------------------	---

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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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?

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?

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?

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?

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?

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

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?

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

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

27. Surveyor:

Name	DANIEL T. KELSOE
Address	846 VICTORIAN AVE. #20 SPARKS, NEVADA 89431
Phone	775-852-2251
Cell	775-750-0584
E-mail	DAN@ROBISONENG.COM
Fax	
Nevada PLS #	18974

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 proceeding 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

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____
 Address: _____

 Phone : _____ Fax: _____
 % Private Citizen % Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____
 % Reno % Sparks % Washoe County

Parcel Numbers: _____
 % Subdivision % Parcelization % Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
 Regional Street Naming Coordinator
 % Except where noted

Denied: _____ Date: _____
 Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
 Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

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:

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

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

2. 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

3. Please describe:

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

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

North	
South	
East	
West	

4. What are the proposed lot standards?

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

5. Utilities:

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

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 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. 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 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
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

Explanation:

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- 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 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 type="checkbox"/> No, it does not.
---	---

Explanation:

9. Surveyor:

Name	DANIEL T. KELSOE
Address	846 VICTORIAN AVE, #20
Phone	
Fax	
Nevada PLS #	

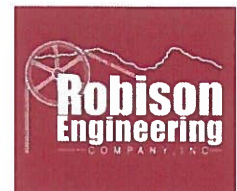
**JEFF L. & SHANNON SKAGGS
TRUSTEES OF THE SKAGGS FAMILY TRUST
A.P.N. 050-470-05**

**PARCEL MAP
CLOSURE CALCULATIONS**

**TOTAL ACREAGE = 40.58 ACRES
NUMBER OF PARCELS = 4**



**PREPARED BY: ROBISON ENGINEERING Co.
846 VICTORIAN AVE. SUITE 20
SPARKS, NEVADA 89431
775-852-2251
SURVEYOR: DANIEL T. KELSOE, PLS 18974**



Lot Report

Apr 15, 2018

OVERALL BOUNDARY

PNT#	Bearing	Distance	Northing	Easting
20005			14775297.589	2292997.751
	S 89°01'21" E	1325.75		
20009			14775274.973	2294323.305
	S 01°08'36" W	1333.85		
20010			14773941.386	2294296.693
	N 89°02'56" W	1323.83		
20008			14773963.358	2292973.050
	N 01°03'38" E	1334.46		
20005			14775297.589	2292997.751

Closure Error Distance > 0.0000

Total Distance > 5317.89

Area: 1767466.67 Sq. Feet, 40.58 Acres

PARCEL A

PNT#	Bearing	Distance	Northing	Easting
20001			14775291.935	2293329.140
	S 89°01'21" E	331.44		
20002			14775286.281	2293660.528
	S 01°06'07" W	667.08		
20003			14774619.327	2293647.700
	N 89°02'09" W	331.20		
20004			14774624.900	2293316.550
	N 01°04'53" E	667.15		
20001			14775291.935	2293329.140

Closure Error Distance > 0.0000

Total Distance > 1996.87

Area: 221026.18 Sq. Feet, 5.07 Acres

PARCEL B

PNT#	Bearing	Distance	Northing	Easting
20005			14775297.589	2292997.751
	S 89°01'21" E	331.44		
20001			14775291.935	2293329.140
	S 01°04'53" W	667.15		
20004			14774624.900	2293316.550
	N 89°02'09" W	331.20		
20006			14774630.474	2292985.401
	N 01°03'38" E	667.23		
20005			14775297.589	2292997.751

Closure Error Distance > 0.0000

Total Distance > 1997.02

Area: 221051.50 Sq. Feet, 5.07 Acres

PARCEL C

PNT#	Bearing	Distance	Northing	Easting
20004			14774624.900	2293316.550
	S 01°04'53" W	667.15		
20007			14773957.865	2293303.961
	N 89°02'56" W	330.96		
20008			14773963.358	2292973.050
	N 01°03'38" E	667.23		
20006			14774630.474	2292985.401
	S 89°02'09" E	331.20		
20004			14774624.900	2293316.550

Closure Error Distance > 0.0000

Total Distance > 1996.54

Area: 220891.13 Sq. Feet, 5.07 Acres

PARCEL D

PNT#	Bearing	Distance	Northing	Easting
20007			14773957.865	2293303.961
	N 01°04'53" E	667.15		
20004			14774624.900	2293316.550
	S 89°02'09" E	331.20		
20003			14774619.327	2293647.700
	N 01°06'07" E	667.08		
20002			14775286.281	2293660.528
	S 89°01'21" E	662.87		
20009			14775274.973	2294323.305
	S 01°08'36" W	1333.85		
20010			14773941.386	2294296.693
	N 89°02'56" W	992.87		
20007			14773957.865	2293303.961

Closure Error Distance > 0.0000

Total Distance > 4655.02

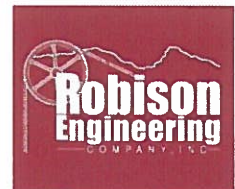
Area: 1104497.85 Sq. Feet, 25.36 Acres

**JEFF L. & SHANNON SKAGGS
TRUSTESS OF THE SKAGGS FAMILY TRUST
A.P.N. 050-470-05**

**PARCEL MAP
LEGAL DESCRIPTIONS**

**TOTAL ACREAGE = 40.58 ACRES
NUMBER OF PARCELS = 4**

**PREPARED BY: ROBISON ENGINEERING Co.
846 VICTORIAN AVE. SUITE 20
SPARKS, NEVADA 89431
775-852-2251
SURVEYOR: DANIEL T. KELSOE, PLS 18974**



LEGAL DESCRIPTIONS
A.P.N. 050-210-15

ORIGINAL BOUNDARY, PER DEED.

All that real property situate in the State of Nevada, County of Washoe, described as follows:

Township 16 North, Range 20 East, M.D.B.&M.
Section 8: NE ¼ of the NE ¼.

Excepting therefrom any portion lying within the boundaries of the now existing County Road.

OVERALL BOUNDARY, AS SURVEYED.

All that real property situate in the State of Nevada, County of Washoe, being that portion of Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 8, Township 16 North, Range 20 East, M.D.M., described as follows:

BEGINNING at the Northeast corner of Section 8, Township 16 North, Range 20 East, M.D.M.;

THENCE along the East line of said Section 8, S01°08'36"W, a distance of 1333.85 feet;

THENCE leaving said East line of Section 8, N89°02'56"W, a distance of 1323.41 feet, to a point on Eastlake Blvd;

THENCE along said Eastlake Blvd, N01°03'38"E, a distance of 1334.46 feet, to the North line of said Section 8;

THENCE leaving said point on Eastlake Blvd and along the said North line of Section 8, S89°01'21"E, a distance of 1325.75 feet, to the **POINT OF BEGINNING**.

CONTAINING: 40.58 acres, more or less

PARCEL A

All that real property situate in the State of Nevada, County of Washoe, being that portion of Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 8, Township 16 North, Range 20 East, M.D.M., described as follows:

COMMENCING at the Northeast corner of said Section 8;

THENCE along the North line of said Section 8, S89°01'21"E, a distance of 662.87 feet, to the **POINT OF BEGINNING**;

THENCE leaving said North line of Section 8, S01°06'07"W, a distance of 667.08 feet;

THENCE N89°02'09"W, a distance of 331.20 feet;

THENCE N01°04'53"E, a distance of 667.15 feet, to the North line of said Section 8;

THENCE along the North line of said Section 8, S89°01'21"E a distance of 331.44 feet, to the **POINT OF BEGINNING**.

CONTAINING: 5.07 acres, more or less

PARCEL B

All that real property situate in the State of Nevada, County of Washoe, being that portion of Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 8, Township 16 North, Range 20 East, M.D.M., described as follows:

COMMENCING at the Northeast corner of said Section 8;

THENCE along the North line of said Section 8, S89°01'21"E, a distance of 994.31 feet, to the **POINT OF BEGINNING**;

THENCE leaving said North line of Section 8, S01°04'53"W, a distance of 667.58 feet;

THENCE N89°02'09"W, a distance of 331.20 feet, to a point that falls in Eastlake Blvd.;

THENCE along said Eastlake Blvd, N01°03'38"E, a distance of 667.23 feet, to the North line of said Section 8;

THENCE leaving said Eastlake Blvd and along the North line of said Section 8, S89°01'21"E, a distance of 331.44 feet, to the Point of Beginning;

CONTAINING: 5.07 acres, more or less

PARCEL C

All that real property situate in the State of Nevada, County of Washoe, being that portion of Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 8, Township 16 North, Range 20 East, M.D.M., described as follows:

COMMENCING at the Northeast corner of said Section 8;

THENCE along the North line of said Section 8, S89°01'21"E, a distance of 1325.75 feet to a point in Eastlake Blvd.;

THENCE leaving said North line of Section 8 and along Eastlake Blvd., S01°03'38"W, a distance of 667.23 feet, to the **POINT OF BEGINNING**;

THENCE leaving said point on Eastlake Blvd, S89°02'09"E, a distance of 331.20 feet;

THENCE S01°04'53"W, a distance of 667.15 feet;

THENCE N89°02'56"W, a distance of 330.96 feet, to a point on Eastlake Blvd.;

THENCE along Eastlake Blvd., N01°03'38"E, a distance of 667.23 feet, to the **POINT OF BEGINNING**;

CONTAINING: 5.07 acres, more or less

PARCEL D

All that real property situate in the State of Nevada, County of Washoe, being that portion of Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 8, Township 16 North, Range 20 East, M.D.M., described as follows:

BEGINNING at the Northeast corner of Section 8, Township 16 North, Range 20 East, M.D.M.;

THENCE along the East line of said Section 8, S01°08'36"W, a distance of 1333.85 feet;

THENCE leaving said East line of Section 8, N89°02'56"W, a distance of 992.87 feet;

THENCE N01°04'53"E, a distance of 667.15 feet;

THENCE S89°02'09"E, a distance of 331.20 feet;

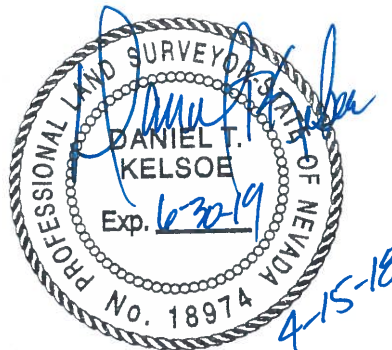
THENCE N01°06'07"E, a distance of 667.08 feet, to a point on the North line of said Section 8;

THENCE along the North line of said Section 8, S89°01'21"E, a distance of 662.87 feet, to the **POINT OF BEGINNING**.

CONTAINING: 25.36 acres, more or less

BASIS OF BEARINGS: The Basis of Bearings for these descriptions is NAD 83/94 Nevada State Plane Coordinate System, West Zone, based on ties to Washoe County Control Points S32SM01080 and S32SM01070.

Daniel T. Kelsoe, PLS 18974
Prepared by the Firm of:
Robison Engineering Company, Inc.
846 Victorian Avenue, Suite 20
Sparks, Nevada 89431
775-852-2251



OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JEFF L. & SHANNON SKAGGS, TRUSTEES OF THE SKAGGS FAMILY TRUST, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

JEFF L. SKAGGS

OWNER _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2018, _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC _____

SHANNON SKAGGS

OWNER _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2018, _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC _____

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JEFF L. & SHANNON SKAGGS, TRUSTEES OF THE SKAGGS FAMILY TRUST, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE: _____

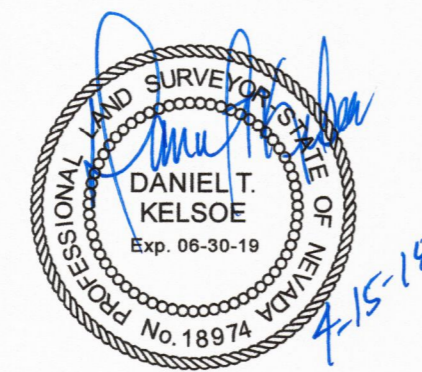
PRINT NAME AND TITLE _____

SURVEYOR'S CERTIFICATE:

I, DANIEL T. KELSEO, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JEFF SKAGGS.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 11, 2018.
- 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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 825.
- 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DANIEL T. KELSEO, PLS 18974
FOR AND ON BEHALF OF
ROBISON ENGINEERING CO., INC.



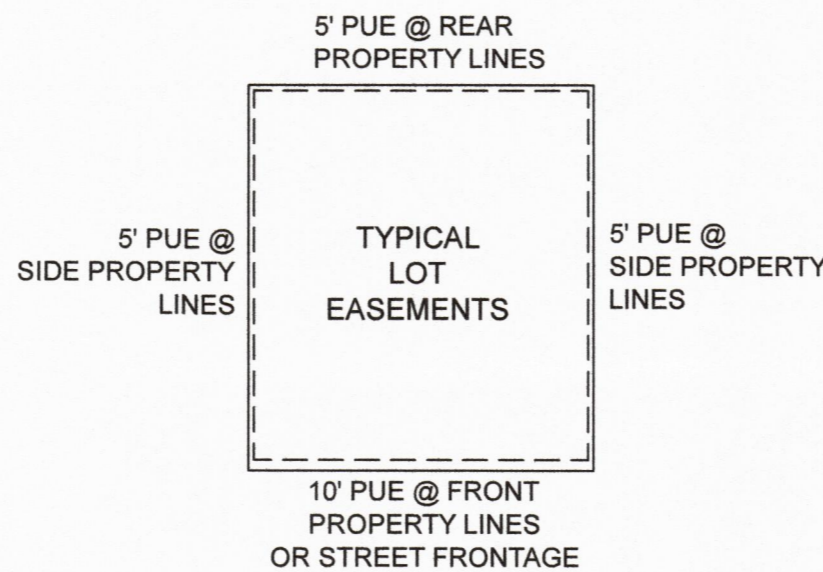
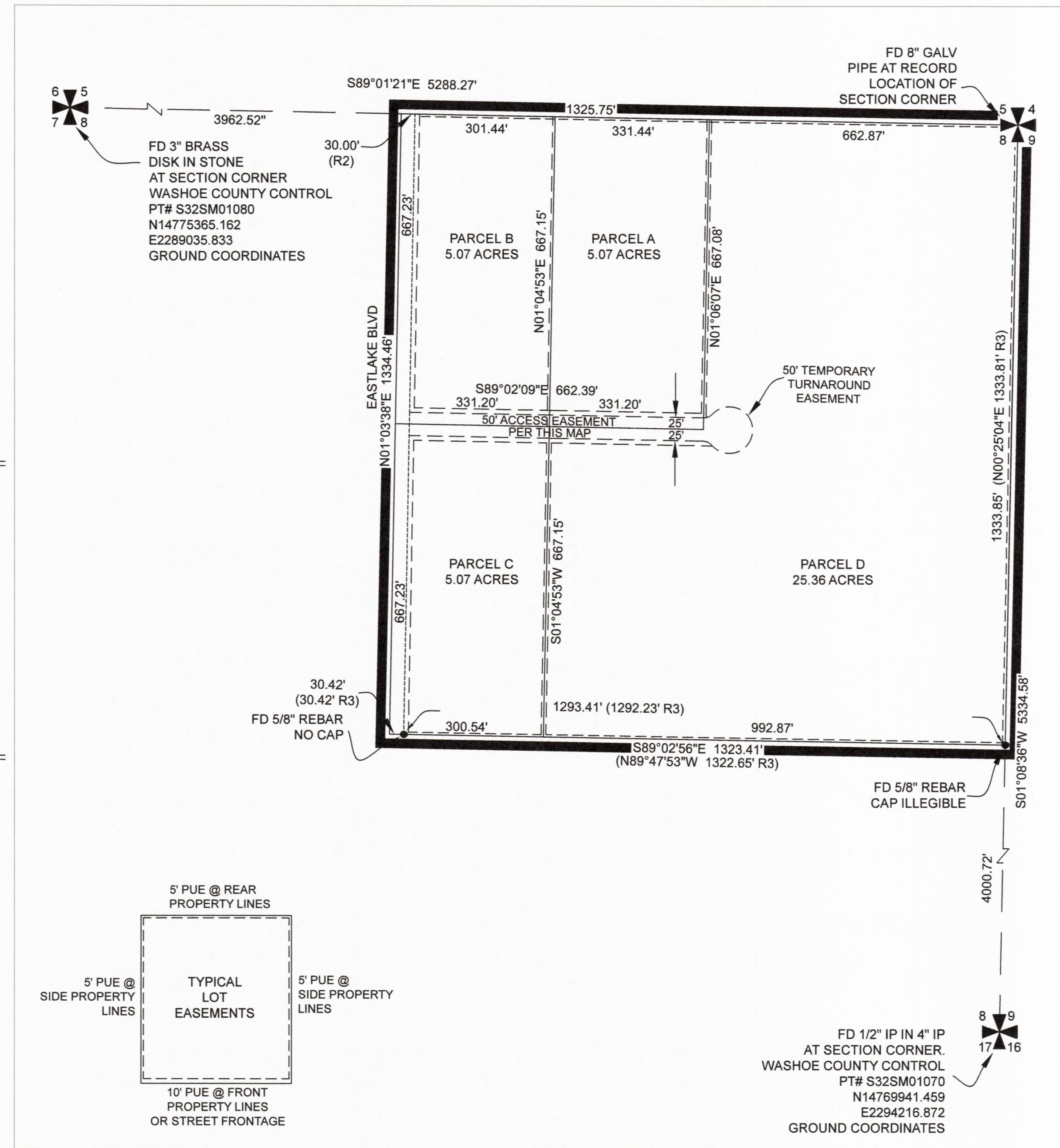
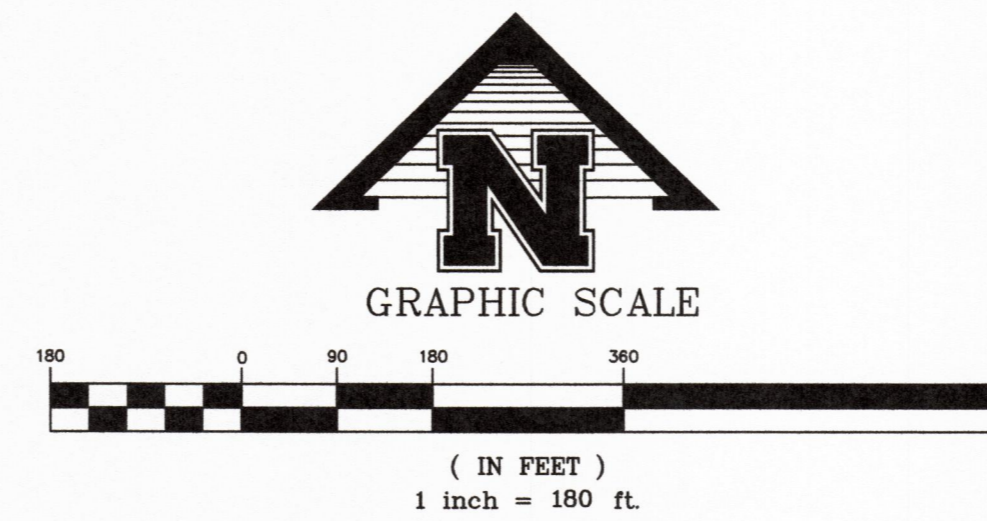
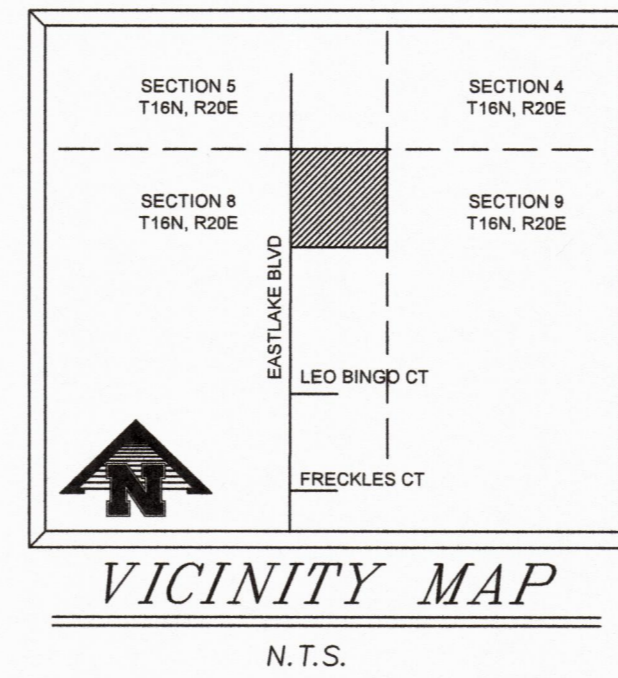
TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 050-470-05 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.

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

DOCUMENT NO: _____



REFERENCES, ALL PER WASHOE COUNTY, NV:

- 1. PARCEL MAP No. 1212
- 2. PARCEL MAP No. 1284
- 3. PARCEL MAP No. 3418
- 4. DEED DOC. No. 4557178

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

LEGEND:

- ✦ FOUND SECTION CORNER AS NOTED
- FOUND 1/4 CORNER AS NOTED
- ▲ FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & PLASTIC CAP OR NAIL & WASHER, "PLS 18974", AS CONDITIONS ALLOW
- FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT

FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF: _____
ON THIS _____ DAY OF _____, 2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
COUNTY RECORDER _____
BY: DEPUTY _____
FEE: _____

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE _____
BY: _____

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE _____
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS DATE _____
BY: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY: DWAYNE SMIT, DIRECTOR OF ENGINEERING

TRUCKEE MEADOWS WATER AUTHORITY DATE _____
BY: JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

NOTES:

- 1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- 2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 3. PARCELS ARE FOR RESIDENTIAL USE.
- 4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 7. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REELECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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 _____

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.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

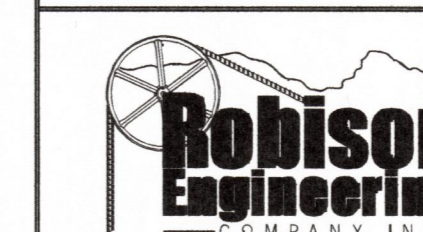
THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) 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 _____, 2018, 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

PARCEL MAP FOR
JEFF L. & SHANNON SKAGGS
TRUSTEES OF THE SKAGGS FAMILY TRUST

BEING THE NORTHEAST QUARTER (NE 1/4), OF THE NORTHEAST QUARTER OF SECTION 8, T.16N., R.20E., M.D.M. & PER DOCUMENT NO. 4557178

WASHOE COUNTY



846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com
775-852-2251

DRAWN BY:	DTK
DATE:	JAN 2018
PROJ. CODE:	SKAGGS
PROJ. #:	1165-01.001
1 SHEET OF 1	