



# Parcel Map Review Committee Staff Report

Meeting Date: November 10, 2022

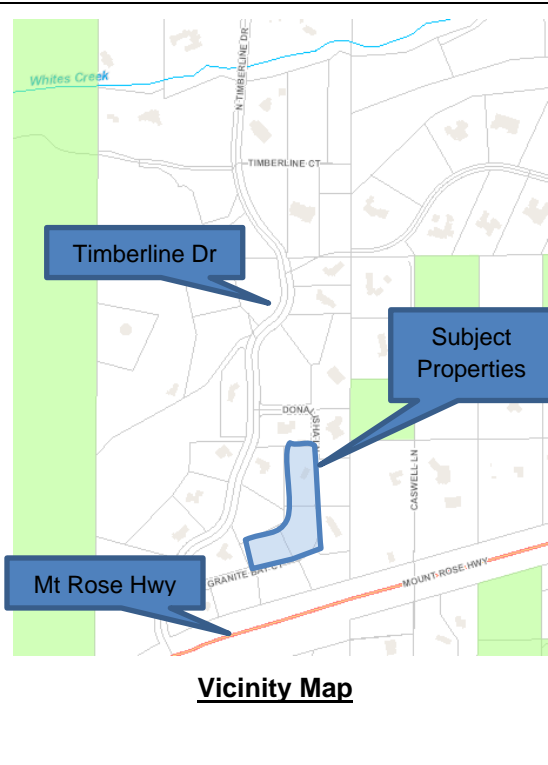
Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM22-0018 (Tolbert & Scheeler)
BRIEF SUMMARY OF REQUEST:	Request to merge and divide three existing parcels totaling 3.177 acres into two parcels.
STAFF PLANNER:	Kat Oakley, Planner Phone Number: 775.328.3628 E-mail: koakley@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map to merge and divide three existing parcels of 40,927 sf, 43,971 sf, and 53,474 sf into two parcels of 75,461 sf and 62,913 sf.

Applicant / Property Owner: Jack Scheeler  
 Location: 5410 & 5465 Granite Bay Ct & 10,000 Donalisha Ln  
 APN: 049-221-15, 049-221-16, & 049-221-22  
 Parcel Size: 53,474sf, 43,971sf, & 40,927sf (3.176 acres in aggregate)  
 Master Plan: Suburban Residential  
 Regulatory Zone: Low Density Suburban  
 Area Plan: Forest  
 Development Code: Authorized in Article 606, Parcel Maps  
 Commission District: 2 – Commissioner 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 WTPM22-0018 for Jack Scheeler, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

*(Motion on Page 8)*

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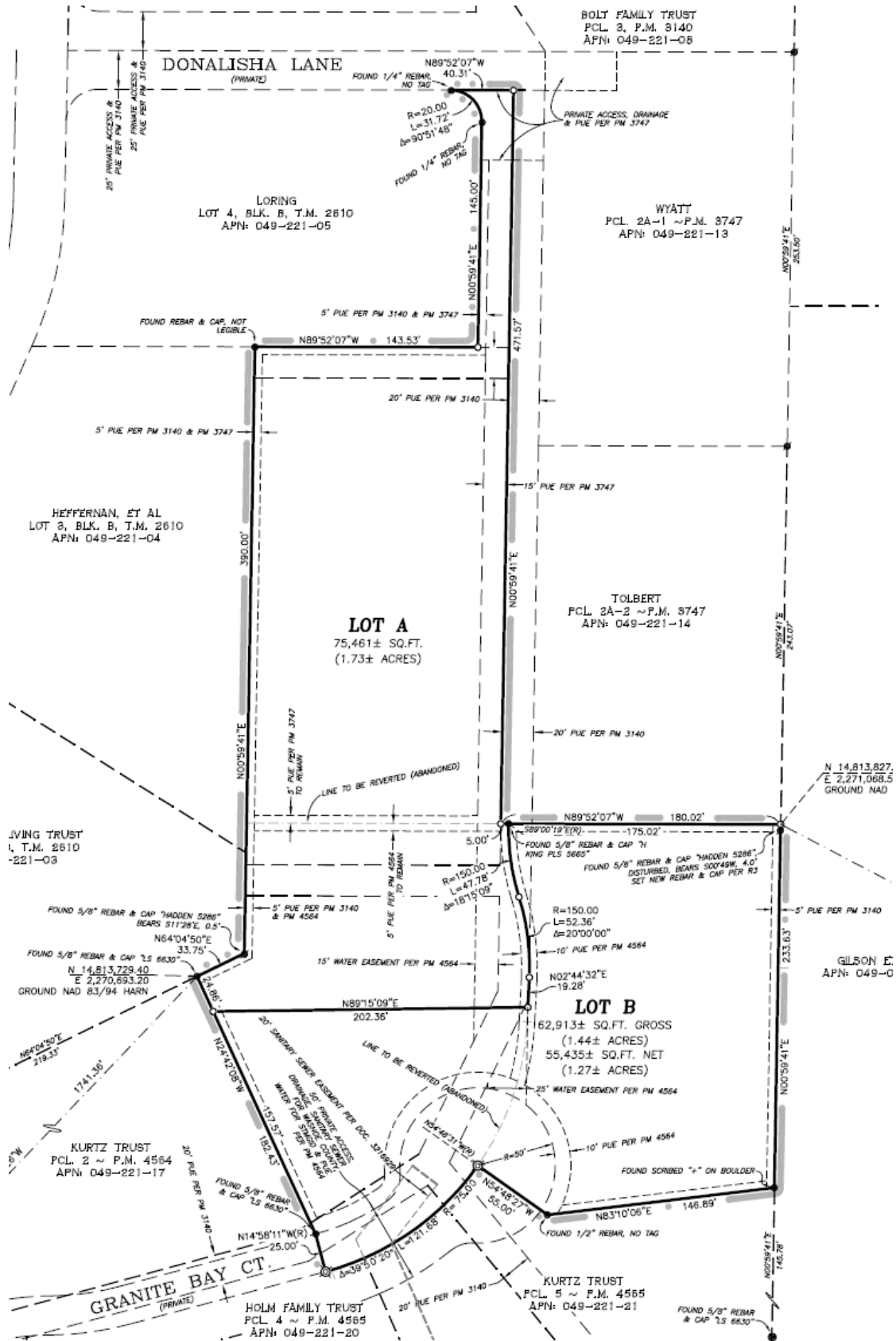
## **Parcel Map**

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any 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 22 months from the date of approval and record the map 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 WTPM22-0018 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

**Tentative Parcel Map Evaluation**

Requirement	Evaluation
Area Plan	Southwest Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Low Density Suburban (LDS)
Maximum Lot Potential	3
Number of Lots on Parcel Map	2
Minimum Lot Size Required	35,000 square feet
Minimum Lot Size on Parcel Map	62,913 square feet
Minimum Lot Width Required	120 feet
Minimum Lot Width on Parcel Map	163 feet
Development Suitability Map	Unconstrained
Hydrographic Basin	Pleasant Valley Hydrographic Basin

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

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

**Development Information** Two of the three subject parcels are developed with single-family dwellings. The required setbacks for the Low Density Suburban (LDS) regulatory zone are 30 ft from the front and rear yard property lines and 12 ft from the side yard property lines. The single-family dwellings will meet the above-mentioned setbacks.

**Forest Area Plan Modifiers**

The subject parcel is located within the Forest Area Plan. A portion of the properties falls within the Mt. Rose Highway Scenic Corridor. However, there are no standards pertinent to parcel maps.

**Area Plan Evaluation**

The subject parcel is located within the Forest Area Plan. The following are the pertinent Policies from the Area Plan:

***Relevant Area Plan Policies Reviewed***

Policy	Brief Policy Description	Response	Condition of Approval
F10.5	Washoe County Parks and Open Space will review all new development proposals for potential trail connections.	Reviewed by Washoe County Parks and Open Space; no conditions were recommended.	N/A
F17.3	Water rights shall be dedicated to Washoe County for all subdivisions, parcel maps, and other new development.	Reviewed by the Washoe County Water Rights Manager; they provided conditions ensuring the appropriate provision of water rights.	Condition 3.a

## **Reviewing Agencies**

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

<b>Agencies</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
US Postal Service	X			
FS - Carson Ranger	X			
Washoe County Building & Safety	X	X		Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X			
Washoe County Surveyor (PMs Only)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim shaffer, shafferjam51@gmail.com
Truckee Meadows Water Authority	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

## **Staff Comment on Required Findings**

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

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

*Staff Comment: The tentative parcel map will be required to comply with all applicable environmental and health laws.*

- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: *The Truckee Meadows Water Authority (TMWA) reviewed the application and did not indicate any concerns. As a merger and re-division parcel map, the number of parcels served by TMWA will decrease from three to two. The Washoe County Water Rights Manager reviewed this application and suggested condition 3.a to ensure the appropriate provision of water rights.*

- (iii) The availability and accessibility of utilities.

Staff Comment: *The tentative parcel map makes no changes to the existing utility easements serving the properties. The Washoe County Engineering Division reviewed this application and had no concerns.*

- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation, and parks.

Staff Comment: *Approval of this tentative parcel map is not expected to significantly increase demand on public services such as schools, police and fire protection, transportation, or recreation and parks. In fact, in reducing the number of lots it slightly reduces potential demand on public services. The application was sent to agencies related to the above services and none indicated any concern.*

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

Staff Comment: *The proposal conforms with the underlying regulatory zoning and the master plan as described on page 5 of the staff report.*

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

Staff Comment: *Washoe County Traffic and the Regional Transportation Commission reviewed this application and indicated no concerns.*

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

Staff Comment: *The proposed tentative parcel map makes no modifications to the existing roadways and easements serving the properties. It does not create any new accesses or streets to serve any of the proposed parcels.*

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

Staff Comment: *Slopes on the subject properties are generally less than 15% and there is no federally designated floodplain. No additional infrastructure or lots are proposed with this tentative parcel map. The Washoe County Engineering Division reviewed this application and indicated no concerns regarding any physical characteristics of the land.*

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

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

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

*Staff Comment: Truckee Meadows Fire Protection District reviewed this application and did not indicate any concerns.*

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

*Staff Comment: The tentative parcel map maintains all existing utility easements serving the properties.*

- (xii) Recreation and trail easements.

*Staff Comment: Washoe County Parks and Open Space had the opportunity to review this application and indicated no conditions or concerns.*

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM22-0018 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0018 for Jack Scheeler, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
  - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
  - (iii) The availability and accessibility of utilities.
  - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
  - (v) Conformity with the zoning ordinances and master plan.
  - (vi) General conformity with the governing body's master plan of streets and highways.
  - (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
  - (viii) Physical characteristics of the land such as floodplain, slope and soil.
  - (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
  - (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.



- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) Recreation and trail easements.

**Appeal Process**

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

Applicant/Owner: Jack Scheeler  
jackscheeler2@gmail.com

Representatives: Jim Bailey  
jim@meridiansurveyor.com



# Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0018

The tentative parcel map approved under Parcel Map Case Number WTPM22-0018 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on November 10, 2022. 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 Name – Kat Oakley, Planner, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM22-0018 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

\_\_\_\_\_  
KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.

**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 Name – Matthew Philumalee, PLS, 775.328.2315,  
[mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor’s Certificate.
- c. Add a Water Rights Dedication Certificate.
- d. All boundary corners must be set.

- e. Place a note on the map stating that the natural drainage will not be impeded.
- f. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- g. Add a Security Interest Holder's Certificate to the map if applicable.
- h. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**Washoe County Water Management Planner Coordinator**

- 3. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

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

- a. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits. Please upload the TMWA will-serve as a supporting document to the building permits and submit a copy of the will-serve to [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov).

**Truckee Meadows Fire Protection District**

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

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

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

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

## Oakley, Katherine

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**From:** Landis, Rosa  
**Sent:** Tuesday, September 27, 2022 12:37 PM  
**To:** Oakley, Katherine  
**Subject:** September Agency Reviews - Memorandum 1, Items 2 & 4

Good afternoon Kat,

I have reviewed items 2 & 4 for the Building Division and here are my comments:

**Item 2**

- No Comments or Conditions

**Item 4**

- No Comments or Conditions.

Please let me know if you have any questions or need and additional information.

Thank you,



**Rosa Landis**

**ICC Certified Plans Examiner | Community Services Department**

[RLandis@washoecounty.gov](mailto:RLandis@washoecounty.gov) | Direct Line: 775.328.2034

In-Office Hours: Mon & Tues, 7:30 am – 4:30pm

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

For Building call: 775.328.2020

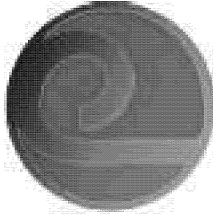
Building Email: [building@washoecounty.gov](mailto:building@washoecounty.gov)

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



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

★ [Submit a Nomination](#) ★



## Washoe-Storey Conservation District

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

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

September 20, 2022

Washoe County Community Services Department

C/O Kat Oakley, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WTPMR22-0018 Toblert & Scheeler

Dear Kat,

In reviewing the tentative map merger and resubdivision of three existing parcels, the Conservation District has no comments.

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

Sincerely,

Jim Shaffer

**Oakley, Katherine**

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**From:** Program, EMS  
**Sent:** Monday, September 19, 2022 9:33 AM  
**To:** Oakley, Katherine  
**Cc:** Program, EMS  
**Subject:** FW: September Agency Review Memo I  
**Attachments:** September Agency Review Memo I.pdf

Good morning,

The EMS Program has reviewed the September Agency Review Memo I - Tentative Parcel Map Case Number WTPM22-0018 (Toblert & Scheeler) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

**Sabrina Brasuell**

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY  
HEALTH DISTRICT**



ENHANCING QUALITY OF LIFE

Public Health



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 4, 2022

TO: Kat Oakley, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: TOLBERT & SCHEELER  
Parcel Map Case No.: WTPM22-0018  
APN: 049-221-51, 049-221-16, 049-221-22  
Review Date: 9/15/2022

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Complete the Surveyor's Certificate.
3. Add a Water Rights Dedication Certificate.
4. All boundary corners must be set.
5. Place a note on the map stating that the natural drainage will not be impeded.
6. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
7. Add a Security Interest Holder's Certificate to the map if applicable.
8. 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."



QUALITY  
PUBLIC SERVICE



INTEGRITY



EFFECTIVE  
COMMUNICATION

**WTPM22-0018**  
**EXHIBIT B**



## Oakley, Katherine

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**From:** Lowden, Joanne  
**Sent:** Monday, September 26, 2022 9:59 AM  
**To:** Oakley, Katherine  
**Subject:** WTPM 22-0018 (Toblert & Scheeler)

Hi Kat,

I reviewed #4 WTPM 22-0018 (Toblert & Scheeler) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



**Joanne Lowden**  
**Natural Resource Planner**  
**Community Services Department | Regional Parks and Open Space**  
[jlowden@washoecounty.us](mailto:jlowden@washoecounty.us) | Office: [775-328-2039](tel:775-328-2039)  
1001 E. Ninth St., Reno, NV 89512





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

1001 E. 9<sup>th</sup> St.  
Reno, Nevada 89512  
Phone: (775) 328-3600  
Fax: (775) 328-3699

August 28, 2022

TO: Kat Oakley, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM22-0018 (Toblert & Scheeler)

**Project description:**

The applicant is proposing to approve a tentative parcel map for a merger and resubdivision of three existing parcels of 40,927sf, 43,971sf, and 53,474sf into two parcels of 75,461sf and 62,913sf.

Project located across from 5410 & 5465 Granite Bay Ct & 10,000 Donalisha Ln, APN: 049-221-15, 049-221-16, & 049-221-22.

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

Comments:

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

Conditions:

The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits. Please upload the TMWA will-serve as a supporting document to the building permits and submit a copy of the will-serve to [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov).

## Oakley, Katherine

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**From:** Olander, Julee  
**Sent:** Wednesday, October 19, 2022 8:39 AM  
**To:** Lemon, Brittany; Oakley, Katherine  
**Cc:** Way, Dale  
**Subject:** RE: WTPM22-0018 (Tolbert & Scheeler)

Brittany,  
This is Kat Oakley case and have included her in this email.



**Julee Olander**  
Planner, Planning & Building Division | Community Services Department  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
My working hours: Monday-Friday 8:00 am to 4:30 pm  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Connect with us: [cMail](mailto:cMail) | [Twitter](https://twitter.com) | [Facebook](https://facebook.com) | [www.washoecounty.us](http://www.washoecounty.us)

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**From:** Lemon, Brittany <BLEmon@tmfpd.us>  
**Sent:** Wednesday, October 19, 2022 7:12 AM  
**To:** Olander, Julee <JOlander@washoecounty.gov>  
**Cc:** Way, Dale <DWay@tmfpd.us>  
**Subject:** RE: WTPM22-0018 (Tolbert & Scheeler)

Hi Julee,

I apologize for not sending this over.

TMFPD has no specific comments or special Conditions of Approval on this request.

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

### Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue  
[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584  
3663 Barron Way, Reno, NV 89511

## Tentative Parcel Map

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

### Development Application Submittal Requirements

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

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

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

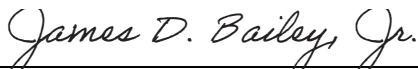
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets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

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

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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

  
Professional Land Surveyor

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for Tolbert &amp; Scheeler, et al</b>			
Project Description: <b>Merger &amp; resubdivision of Parcel 2A-3, PM 3747, Parcels 1 of PM 4564, and Parcel 6 of PM 4565</b>			
Project Address: 5410 Granite Bay & 10000 Donalisha Lane			
Project Area (acres or square feet): 3.18 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Off Mount Rose Hwy &amp; N. Timberline Drive</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-221-22	40,927 sq.ft.	049-221-15	53,474 sq.ft.
049-221-16	43,971 sq.ft.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jack Scheeler (Scheeler Family Trust)		Name: Jim Bailey	
Address: 5410 Granite Bay Court (049-221-22)		Address: 8725 Technology Way, Ste C2	
Zip: 89511		Zip: 89521	
Phone: 775-291-1439	Fax:	Phone: 775-690-4194	Fax: na
Email: jackscheeler2@gmail.com		Email: jim@meridiansurveyor.com	
Cell: na	Other:	Cell: 775-690-4194	Other:
Contact Person: Jack Scheeler		Contact Person: Jim Bailey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Jack Scheeler (Scheeler Family Trust)		Name: Marshall Tolbert	
Address: 5410 Granite Bay Court		Address: 10000 Donalisha Lane	
Zip: 89511		Zip: 89511	
Phone: 775-291-1439	Fax: na	Phone:	Fax: na
Email: jackscheeler2@gmail.com		Email:	
Cell: na	Other:	Cell: na	Other:
Contact Person: Jack Scheeler		Contact Person: Marshall Tolbert	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
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Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-221-22	40,927 sq.ft.	049-221-15	53,474 sq.ft.
049-221-16	43,971 sq.ft.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Marshall & Angie Tolbert		Name: Jim Bailey	
Address: 10000 Donalisha Lane		Address: 8725 Technology Way, Ste C2	
Zip: 89511		Zip: 89521	
Phone: 907-341-9042	Fax:	Phone: 775-690-4194	Fax: na
Email: jackscheeler2@gmail.com		Email: jim@meridiansurveyor.com	
Cell: na	Other:	Cell: 775-690-4194	Other:
Contact Person: Jack Scheeler		Contact Person: Jim Bailey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Jack Scheeler (Scheeler Family Trust)		Name: Marshall Tolbert	
Address: 5410 Granite Bay Court		Address: 10000 Donalisha Lane	
Zip: 89511		Zip: 89511	
Phone: 775-291-1439	Fax: na	Phone: 907-341-9042	Fax: na
Email: jackscheeler2@gmail.com		Email:	
Cell: na	Other:	Cell: na	Other:
Contact Person: Jack Scheeler		Contact Person: Marshall Tolbert	
<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:

*Jacob Scheeler / Shirley K. Scheeler*

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 )

*Jacob Scheeler / Shirley K. Scheeler*  
(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): 049-221-22 + -16

Printed Name Shirley K. Scheeler  
Jacob Scheeler

Signed *Jacob Scheeler*  
Shirley K. Scheeler

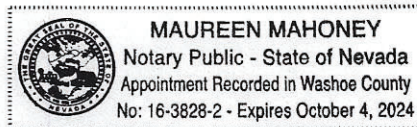
Address 5410 Granite Bay Ct  
Munich

Subscribed and sworn to before me this 25 day of July, 2022

(Notary Stamp)

Maureen Mahoney  
Notary Public in and for said county/and state

My commission expires: 10.4.2024



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



Property Owner Affidavit

Applicant Name: Angie Tolbert Marshall Tolbert

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, Angie Tolbert Marshall Tolbert  
(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): 049-221-15 + -16

Printed Name Marshall Tolbert Angie Tolbert

Signed Marshall Tolbert Angie Tolbert

Address 10000 Donaldish Lane  
Reno, NV 89511

Flora Gallegos

(Notary Stamp)

State of Nevada  
County of Washoe

Subscribed and sworn to before me this  
29th day of July, 2022

Washoe State of Nevada  
Notary Public in and for said county and state

My commission expires: 6/30/24



\*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)

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

10000 Donalisha Lane; 5410 Granite Bay Ct. & 5465 Granite Bay Ct., Reno, 89511

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
049-221-22	200	0.940
049-221-16	120	1.009
<b>049-221-15</b>	<b>200</b>	<b>1.228</b>

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

One home each on 049-221-22 & 049-221-15; Vacant land 049-221-16

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	n/a			
Proposed Minimum Lot Width	n/a			

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	n/a			
Proposed Zoning Area	n/a			

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

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

6. Utilities:

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

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

- a. Water System Type:

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

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

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	None; proposing to merge & re-subdivide 3 parcels into two.

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Permit #	n/a	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

n/a
-----

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

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

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

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

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

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

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

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

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

n/a
-----

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

n/a
-----

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

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

## Grading

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

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

--



**REFERENCES**

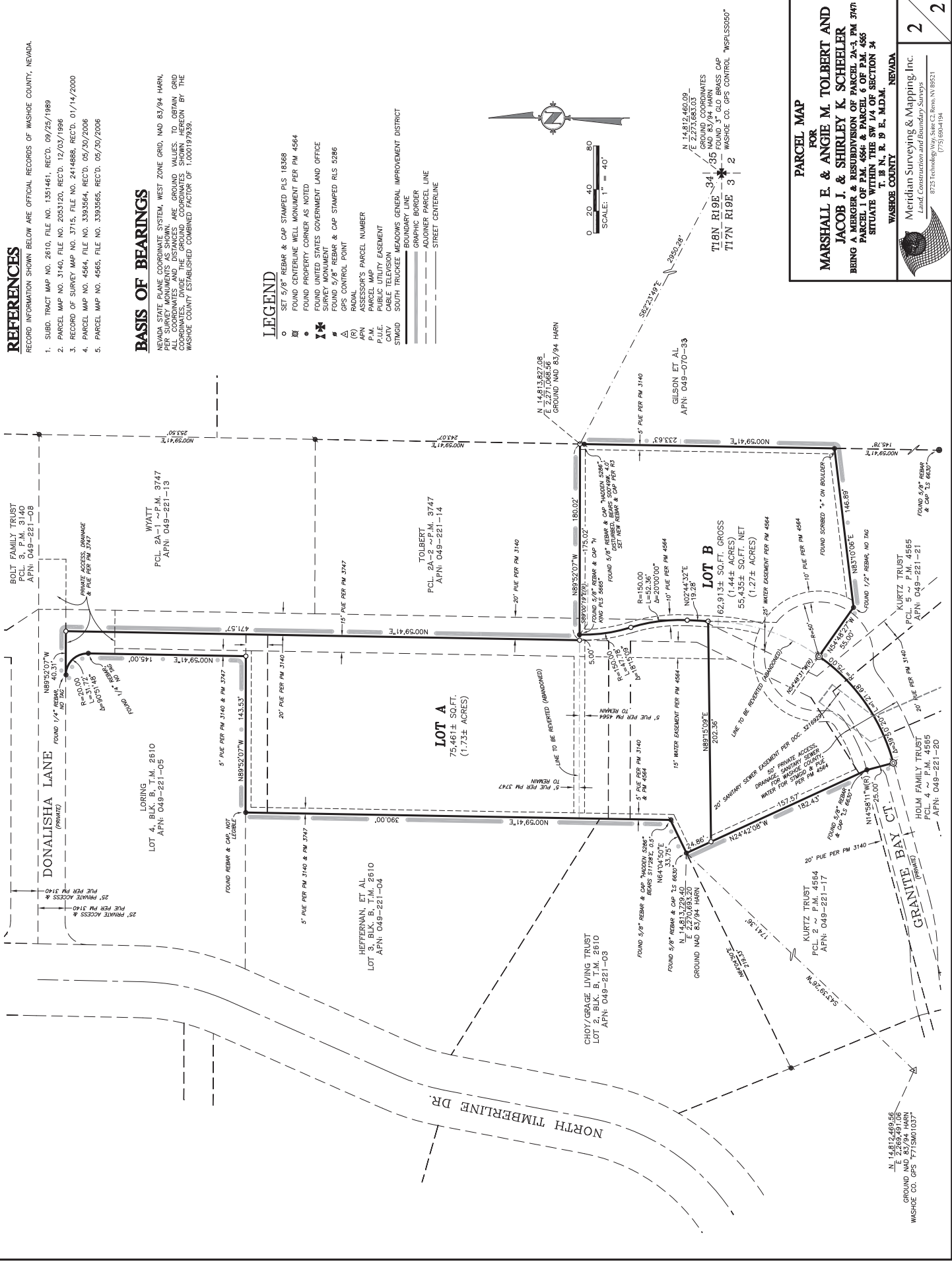
- RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
1. SUBD. TRACT MAP NO. 2610, FILE NO. 1351461, RECD. 09/25/1989
  2. PARCEL MAP NO. 3140, FILE NO. 2053120, RECD. 12/03/1996
  3. RECORD OF SURVEY MAP NO. 3715, FILE NO. 2414686, RECD. 01/14/2000
  4. PARCEL MAP NO. 4564, FILE NO. 3393564, RECD. 05/30/2006
  5. PARCEL MAP NO. 4565, FILE NO. 3393565, RECD. 05/30/2006

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 HARN, WITH CORRECTIONS FOR DISTORTION. ALL BEARINGS AND DISTANCES ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, DIVIDE THE GROUND COORDINATES SHOWN HEREON BY THE WASHOE COUNTY ESTABLISHED COMBINED FACTOR OF 1.000191939.

**LEGEND**

- SET 5/8" REBAR & CAP STAMPED PLS 18368
- ⊗ FOUND CENTERLINE WELL MONUMENT PER FM 4564
- FOUND PROPERTY CORNER AS NOTED
- ⊕ FOUND UNITED STATES GOVERNMENT LAND OFFICE MONUMENT
- ⊕ FOUND 5/8" REBAR & CAP STAMPED RLS 5286
- ⊕ FOUND 5/8" REBAR & CAP STAMPED RLS 5286
- △ GPS CONTROL POINT
- (R) RADIAL
- APN ASSESSOR'S PARCEL NUMBER
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- WATER EASEMENT PER FM 4564
- SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT
- BOUNDARY LINE
- GRAPHIC BORDER
- ADJOINER PARCEL LINE
- STREET CENTERLINE



**PARCEL MAP**

FOR

**MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB I. & SHIRLEY K. SCHEBLER**

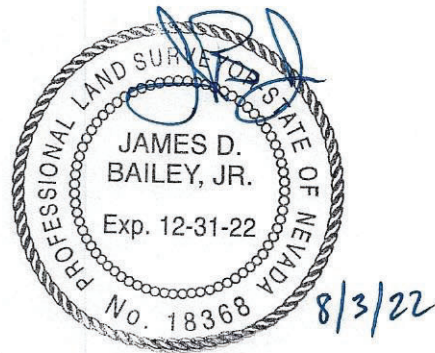
BEING A MERGER & REVISION OF PARCEL 2A-3 P.M. 3147  
PARCEL OF P.M. 4564 & PARCEL 6 OF P.M. 4565  
SITUATE WITHIN THE SW 1/4 OF SECTION 34  
T. 18 N., R. 9 E., M.D.M. NEVADA

WASHOE COUNTY

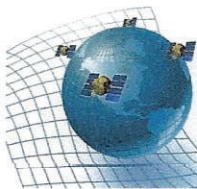
**Meridian Surveying & Mapping, Inc.**  
Land, Construction and Boundary Surveys  
1723 Technology Way, Suite C2, Reno, NV 89521  
(775) 694-1194

**PARCEL MAP FOR  
MARSHALL E. & ANGIE M.  
TOLBERT  
AND  
JACOB J. & SHIRLEY K.  
SCHEELER**

**CLOSURES  
AND  
CALCULATIONS**



**PREPARED BY:**



**Meridian Surveying & Mapping, Inc.**  
*Land, Construction and Boundary Surveys*

8725 Technology Way, Ste., C2 - Reno, NV 89521 - (775) 690-4194

PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:22

Parcel Map Check

-----  
Parcel name: OVERALL PARCEL

North:	14813827.08	East :	2271068.56
Line Course:	S 00-59-41 W	Length:	233.63
North:	14813593.49	East :	2271064.50
Line Course:	S 83-10-06 W	Length:	146.89
North:	14813576.02	East :	2270918.66
Line Course:	N 54-48-27 W	Length:	55.00
North:	14813607.72	East :	2270873.71
Curve Length:	121.68	Radius:	175.00
Delta:	39-50-20	Tangent:	63.42
Chord:	119.24	Course:	S 55-06-39 W
Course In:	N 54-48-31 W	Course Out:	S 14-58-11 E
RP North:	14813708.57	East :	2270730.69
End North:	14813539.51	East :	2270775.90
Line Course:	N 14-58-11 W	Length:	25.00
North:	14813563.66	East :	2270769.44
Line Course:	N 24-42-08 W	Length:	182.43
North:	14813729.40	East :	2270693.20
Line Course:	N 64-04-50 E	Length:	33.75
North:	14813744.15	East :	2270723.56
Line Course:	N 00-59-41 E	Length:	390.00
North:	14814134.09	East :	2270730.33
Line Course:	S 89-52-07 E	Length:	143.53
North:	14814133.76	East :	2270873.86
Line Course:	N 00-59-41 E	Length:	145.00
North:	14814278.74	East :	2270876.38
Curve Length:	31.72	Radius:	20.00
Delta:	90-51-48	Tangent:	20.30
Chord:	28.50	Course:	N 44-26-13 W
Course In:	N 89-00-19 W	Course Out:	N 00-07-53 E
RP North:	14814279.09	East :	2270856.38
End North:	14814299.09	East :	2270856.42
Line Course:	S 89-52-07 E	Length:	40.31
North:	14814298.99	East :	2270896.73
Line Course:	S 00-59-41 W	Length:	471.57
North:	14813827.49	East :	2270888.55
Line Course:	S 89-52-07 E	Length:	180.02
North:	14813827.08	East :	2271068.57

Perimeter: 2200.54 Area: 138,374 sq. ft. 3.18 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure:	0.01	Course:	S 64-24-42 E
Error North:	-0.003	East :	0.007

Precision 1: 220,053.00



PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:35

Parcel Map Check

-----  
Parcel name: LOT A

North:	14813729.40	East :	2270693.20
Line Course:	N 64-04-50 E	Length:	33.75
North:	14813744.15	East :	2270723.55
Line Course:	N 00-59-41 E	Length:	390.00
North:	14814134.09	East :	2270730.32
Line Course:	S 89-52-07 E	Length:	143.53
North:	14814133.76	East :	2270873.85
Line Course:	N 00-59-41 E	Length:	145.00
North:	14814278.74	East :	2270876.37
Curve Length:	31.72	Radius:	20.00
Delta:	90-51-48	Tangent:	20.30
Chord:	28.50	Course:	N 44-26-13 W
Course In:	N 89-00-19 W	Course Out:	N 00-07-53 E
RP North:	14814279.09	East :	2270856.37
End North:	14814299.09	East :	2270856.42
Line Course:	S 89-52-07 E	Length:	40.31
North:	14814298.99	East :	2270896.73
Line Course:	S 00-59-41 W	Length:	471.57
North:	14813827.50	East :	2270888.54
Line Course:	S 89-52-07 E	Length:	5.00
North:	14813827.48	East :	2270893.54
Curve Length:	47.78	Radius:	150.00
Delta:	18-15-09	Tangent:	24.10
Chord:	47.58	Course:	S 08-07-54 E
Course In:	S 89-00-19 E	Course Out:	S 72-44-32 W
RP North:	14813824.88	East :	2271043.52
End North:	14813780.38	East :	2270900.27
Curve Length:	52.36	Radius:	150.00
Delta:	20-00-00	Tangent:	26.45
Chord:	52.09	Course:	S 07-15-28 E
Course In:	S 72-44-32 W	Course Out:	S 87-15-28 E
RP North:	14813735.88	East :	2270757.02
End North:	14813728.70	East :	2270906.85
Line Course:	S 02-44-32 W	Length:	19.28
North:	14813709.44	East :	2270905.93
Line Course:	S 89-15-09 W	Length:	202.36
North:	14813706.80	East :	2270703.59
Line Course:	N 24-42-08 W	Length:	24.86
North:	14813729.39	East :	2270693.20

Perimeter: 1607.53 Area: 75,461 sq. ft. 1.73 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.01 Course: S 15-21-03 E

Error North: -0.008 East : 0.002

Precision 1: 160,752.00

PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

page 2

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:35

Parcel Map Check

PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:42

Parcel Map Check

-----  
Parcel name: LOT B

North: 14813827.08                      East : 2271068.56  
Line Course: S 00-59-41 W    Length: 233.63  
    North: 14813593.49                      East : 2271064.50  
Line Course: S 83-10-06 W    Length: 146.89  
    North: 14813576.02                      East : 2270918.66  
Line Course: N 54-48-27 W    Length: 55.00  
    North: 14813607.72                      East : 2270873.71  
Curve Length: 121.68                      Radius: 175.00  
    Delta: 39-50-20                      Tangent: 63.42  
    Chord: 119.24                      Course: S 55-06-39 W  
    Course In: N 54-48-31 W              Course Out: S 14-58-11 E  
    RP North: 14813708.57                      East : 2270730.69  
    End North: 14813539.51                      East : 2270775.90  
Line Course: N 14-58-11 W    Length: 25.00  
    North: 14813563.66                      East : 2270769.44  
Line Course: N 24-42-08 W    Length: 157.57  
    North: 14813706.81                      East : 2270703.59  
Line Course: N 89-15-09 E    Length: 202.36  
    North: 14813709.45                      East : 2270905.93  
Line Course: N 02-44-32 E    Length: 19.28  
    North: 14813728.71                      East : 2270906.86  
Curve Length: 52.36                      Radius: 150.00  
    Delta: 20-00-00                      Tangent: 26.45  
    Chord: 52.09                      Course: N 07-15-28 W  
    Course In: N 87-15-28 W              Course Out: N 72-44-32 E  
    RP North: 14813735.89                      East : 2270757.03  
    End North: 14813780.39                      East : 2270900.28  
Curve Length: 47.78                      Radius: 150.00  
    Delta: 18-15-09                      Tangent: 24.10  
    Chord: 47.58                      Course: N 08-07-54 W  
    Course In: N 72-44-32 E              Course Out: N 89-00-19 W  
    RP North: 14813824.89                      East : 2271043.52  
    End North: 14813827.49                      East : 2270893.55  
Line Course: S 89-52-07 E    Length: 175.02  
    North: 14813827.09                      East : 2271068.56

Perimeter: 1236.58    Area: 62,913 sq. ft. 1.44 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.01                      Course: N 47-57-36 E  
Error North: 0.004                      East : 0.005

Precision 1: 123,657.00

PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:58

Parcel Map Check

-----  
Parcel name: AE AREA OUT OF LOT B

North:	14813563.75	East :	2270769.37
Curve Length:	50.69	Radius:	150.00
Delta:	19-21-43	Tangent:	25.59
Chord:	50.45	Course:	N 65-20-57 E
Course In:	N 14-58-11 W	Course Out:	S 34-19-54 E
RP North:	14813708.66	East :	2270730.62
End North:	14813584.79	East :	2270815.22
Curve Length:	21.29	Radius:	20.00
Delta:	60-59-41	Tangent:	11.78
Chord:	20.30	Course:	N 25-10-15 E
Course In:	N 34-19-54 W	Course Out:	N 84-40-25 E
RP North:	14813601.31	East :	2270803.94
End North:	14813603.16	East :	2270823.85
Curve Length:	192.47	Radius:	50.00
Delta:	220-33-33	Tangent:	135.32
Chord:	93.80	Course:	S 75-02-49 E
Course In:	N 84-40-25 E	Course Out:	S 54-46-02 E
RP North:	14813607.80	East :	2270873.64
End North:	14813578.96	East :	2270914.48
Line Course:	N 54-48-27 W	Length:	49.90
North:	14813607.72	East :	2270873.70
Curve Length:	121.68	Radius:	175.00
Delta:	39-50-20	Tangent:	63.42
Chord:	119.24	Course:	S 55-06-39 W
Course In:	N 54-48-31 W	Course Out:	S 14-58-11 E
RP North:	14813708.57	East :	2270730.68
End North:	14813539.51	East :	2270775.89
Line Course:	N 15-03-38 W	Length:	25.10
North:	14813563.75	East :	2270769.37

Perimeter: 461.13 Area: 7,478 sq. ft. 0.17 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00 Course: S 87-34-48 W

Error North: -0.000 East : -0.003

Precision 1: 461,130,000.00