



Parcel Map Review Committee Staff Report

Meeting Date: April 13, 2023

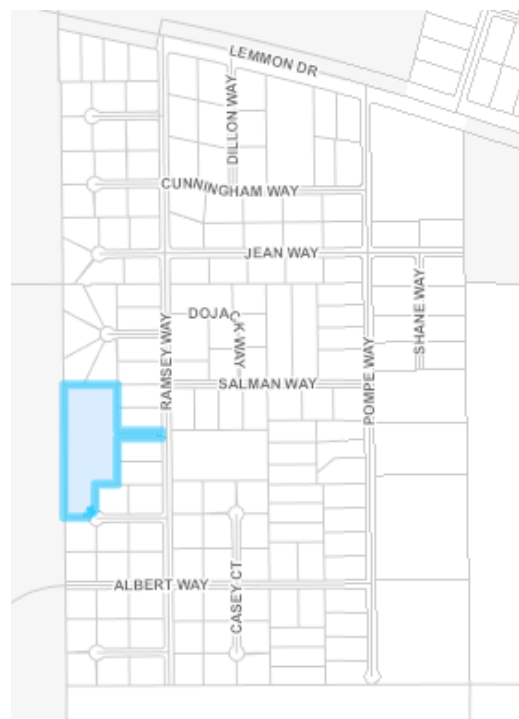
Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM23-0003 (Wells)
BRIEF SUMMARY OF REQUEST:	Division of a parcel of land into two parcels of land
STAFF PLANNER:	Courtney Weiche, Senior Planner Phone Number: 775.328.3608 E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 6.62-acre parcel into 2 parcels of 1.56 acres and 5.05 acres.

Applicant / Property Owner:	Wells Living Trust
Location:	12265 Darlene Court
APN:	086-301-14
Parcel Size:	6.61 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban
Area Plan:	North Valleys
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	5 – Commissioner Herman



Vicinity Map

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 WTPM23-0003 for Wells Living 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(e).

(Motion with Findings on Page 8)

Staff Report Contents

Parcel Map.....3

Site Plan4

Tentative Parcel Map Evaluation.....5

Development Information5

North Valleys Area Plan Modifiers.....5

Area Plan Evaluation.....6

Reviewing Agencies.....6

Recommendation.....8

Motion.....8

Appeal Process.....9

Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

Project Application Exhibit C

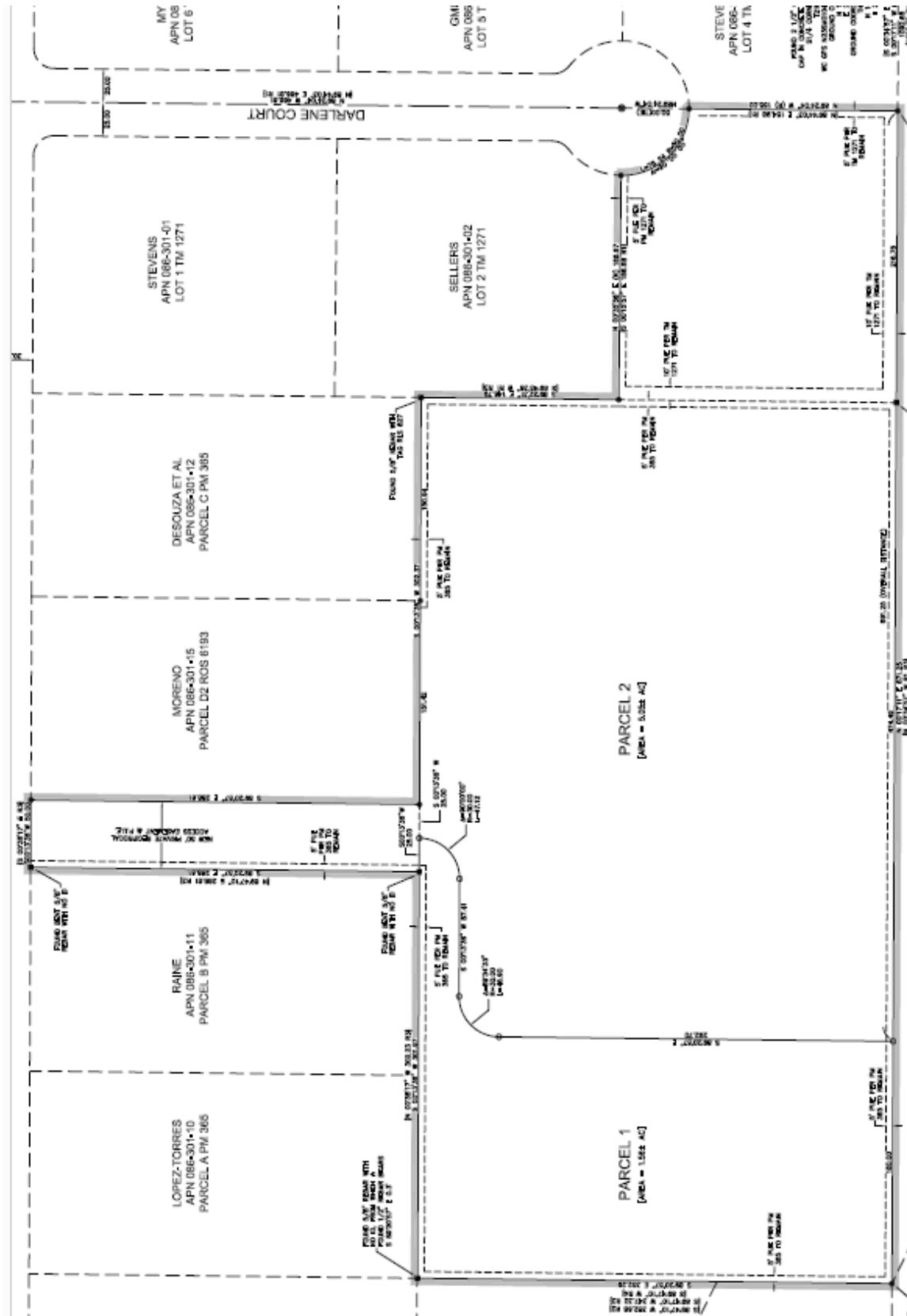
Parcel Map

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 the 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 to 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 WTPM23-0003 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	North Valleys
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Low Density Suburban (LDS)
Maximum Lot Potential	8
Number of Lots on Parcel Map	2
Minimum Lot Size Required	35,000 square feet
Minimum Lot Size on Parcel Map	1.56 acres
Minimum Lot Width Required	120'
Minimum Lot Width on Parcel Map	180'
Development Suitability Map	Most suitable for development
Hydrographic Basin	Lemmon 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 The subject parcel is developed with a single family house and several detached accessory structures which will remain proposed Parcel 2. 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 existing single-family dwelling and all future structures will meet the above-mentioned setbacks.

Portions of the subject parcel are designated "Most Suitable" on the North Valleys Development Suitability Map, as shown in the image above. Other portions of the parcel are designated "Slopes Greater than 15%". There is adequate land available for a residence to be built on the second parcel.

North Valleys Area Plan Modifiers

The subject parcel is located within the North Valleys Area Plan. The following are the pertinent requirements from the Area Plan Modifiers:

Section 110.208.35 Water Rights Dedication Requirements.

- (a) Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

As indicated in the image on page 5 of this report, the subject parcel is within the Lemmon Valley Hydrographic Basin. The applicant has indicated that the proposed parcels will be served by

private septic systems and that water service will be provided by the Truckee Meadows Water Authority (TMWA). The Washoe County Water Rights manager has reviewed the parcel map application for this case and has provided conditions to ensure that appropriate water rights are secured for the new parcel. Conditions are included in Exhibit A.

Area Plan Evaluation

The subject parcel is located within the North Valleys Area Plan. The following is the pertinent Policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
NV.3.6	All divisions of land must comply with the most current regulations of the Washoe County District Health Department.	Yes	The application was reviewed by the Washoe County Health District (WCHD). No recommendations of denial were received. A condition from WCHD is included in Exhibit A.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwayne Smith, desmith@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov ; Wes Rubio, wrubio@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us ; Brittany
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: Compliance with 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by the appropriate agencies and no recommendation for denial was received. Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A.

- (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: Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map. Washoe County Water Rights provided conditions to ensure that appropriate water rights are secured for each proposed parcel. These conditions are included in Exhibit A.

- (iii) The availability and accessibility of utilities.

Staff Comment: The proposed parcels will be served by Truckee Meadows Water Authority and private septic. Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A. Power will be provided through NV Energy.

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

Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have a minimal impact on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the North Valleys Planning Area.

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

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. The proposal is in conformance with the area plan and master plans for streets and highways.

- (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 application was reviewed by the appropriate agencies, including Washoe County Engineering, and no recommendation for new streets or highways

was received. Engineering provided a condition (Exhibit A) requiring recorded documentation for any emergency access road.

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

Staff Comment: The subject parcel is designated as “Most Suitable” for development and “Slopes Greater than 15%” in the North Valleys Development Suitability map. One of the proposed parcels is already developed, and the other proposed parcel has sufficient buildable space.

- (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: The application was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies, and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- (xii) Recreation and trail easements.

Staff Comment: The application was reviewed by Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM23-0003 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 WTPM23-0003 for Wells Living 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(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.

Property Owner: Wells Living Trust, ATTN: Gerald (Vince) Wells
wellsflyingv@aol.com

Professional Consultant: Summit Engineering Corp. ATTN: Ryan Cook, PLS
ryan@summitnv.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0003

The tentative parcel map approved under Parcel Map Case Number WTPM23-0003 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on April 13, 2023. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

Washoe County Planning and 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 – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@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. WTPM23-0003 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 278.475.

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.
- 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; this approval may take up to three months to process. 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 Name – Matthew Philumalee, PLS, Engineering and Capital Projects Division
mphilumalee@washoecounty.gov**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor's Certificate.
- c. All boundary corners must be set.
- d. 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.
- e. 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."
- f. Maintain the access portion of Parcel 1 to the full 50-foot width of the access easement.

Washoe County Health District

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – James English, 775.328.2610, jenglish@washoecounty.gov

- a. The onsite sewage disposal system that serves Parcel 2 must be located on Parcel 2 and shown on the final parcel map as outlined in the Washoe County District Board of Health regulations Governing Sewage, Wastewater and Sanitation are met.
- b. Parcel 1 must have a test trench conducted on it under permit by the WCHD and evaluated by WCHD prior to the signing and recordation of the map.

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

- 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/>

Washoe County Water Rights

5. The following condition is a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with this condition.

**Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626,
tweiss@washoecounty.gov**

- a. The Parcel Map shall contain TMWA's note regarding all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions shall 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 submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.

*** End of Conditions ***

From: [Rosa, Genine](#)
To: [Weiche, Courtney](#)
Subject: Application Review Memorandum I
Date: Wednesday, February 15, 2023 7:45:20 AM

Tentative Parcel Map Case Number WTPM23-0003 (Wells)

No Comments

P.S. Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via email.

Genine Rosa

Senior Air Quality Specialist | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

Working Hours M-Th: 7 AM-4:30 PM and F: 7 AM-11 AM

[OurCleanAir.com](#) | [Subscribe to get Air Quality Updates!](#)



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 East 9th Street
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

February 15, 2023

TO: Courtney Weich, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram for Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM23-0003 (Wells).

Project description:

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 6.62-acre parcel into 2 parcels of 1.56 acres 5.05 acre.

Location: Assessor's Parcel Number: 086-301-14.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights 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 submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.

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

March 28, 2023

Washoe County Community Services
Planning and Development Division

RE: Wells; 086-301-14
Tentative Parcel Map; WTPM23-0003

Dear Washoe County Staff:

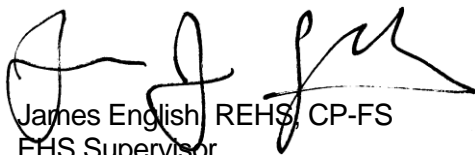
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced project which will be service by community water and onsite sewage disposal systems. and requires the onsite sewage disposal system to be located and plotted on has no objections to the approval of the amendment of conditions to increase the batter storage as requested.
- b) Condition #2: Parcel 2 is required to locate the onsite sewage disposal system and plot it on the parcel to demonstrate all required setbacks to the system as outlined in the Washoe County District Board of Health regulations Governing Sewage, Wastewater and Sanitation are met.
- c) Condition #3: Parcel 1 must have a test trench conducted on it under permit by the WCHD, and evaluated by WCHD prior to the signing and recordation of the map.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



From: [Lemon, Brittany](#)
To: [Weiche, Courtney](#)
Cc: [Way, Dale](#)
Subject: WTPM23-0003 (Wells) Conditions of Approval
Date: Wednesday, February 15, 2023 8:08:24 AM
Attachments: [image001.png](#)

Good Morning Courtney,

“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/>.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: February 24, 2023

TO: Courtney Weiche, Senior Planner - Department of Community Services

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

SUBJECT: Parcel Map for: The Wells Living Trust
Parcel Map Case No.: WTPM23-0003
APN: 086-301-14
Review Date: 2/14/2023

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. Add a graphic border around the proposed division.
3. Remove parcel areas that are identified in acres.
4. Remove parcel areas that are identified in square feet.
5. Add a section corner tie.
6. Add the names of the adjacent property owners.
7. Add a bearing and distance.
8. Add a bar scale.
9. Add a north arrow to the vicinity map.
10. Dash all lines that are not a part of the division.
11. Complete the Surveyor's Certificate.
12. Remove structures, trees, poles and hydrants from the map.
13. Add a Water Rights Dedication Certificate.
14. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
15. Add the granting of the _____ foot access easement to the Owner's Certificate.



Memo to: ??, Planner
Subject: Parcel Map Case No.: WTPM22-00??
Date: June 17, 2022
Page: 2 of 3

16. A review by the Army Corps of Engineers is required to determine wetland designation.
17. An NDOT driveway permit is required.
18. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
19. Add the FEMA floodplains to the map.
20. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
21. Prior to final map approval, the following preliminary designs meeting the requirements of Washoe County Development Code Chapter 110 shall be prepared by a licensed engineer and submitted to Washoe County Engineering for review:
 - a. Preliminary design of access roadway and drainage improvements to each proposed parcel with associated access/drainage easements shown on the final map. The preliminary design shall include minimum 20' wide gravel roadway able to support emergency vehicle travel with appurtenant drainage improvements. Preliminary design drawings shall include, but not limited to, existing ground contours (2' maximum interval), finished grade contours, extents of cut/fill slopes, roadway profile with grades (14% max), roadway cross section, culvert locations, and drainage improvements to perpetuate existing drainage patterns.
 - b. Preliminary lot grading plan for each parcel {OR IDENTIFY SPECIFIC PARCELS} to determine a buildable site is available. Preliminary lot grading plan shall include existing ground contours (2' maximum interval), finished grade contours, extents of cut and fill slopes, and drainage improvements needed to perpetuate existing and proposed drainage.
22. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit."
23. Provide a plan for surface drainage for review and approval
24. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
25. Because the cul-de-sac length exceeds 1500 feet and/or the ADT exceed 300, the applicant shall provide recorded documentation for any emergency access road.
26. Remove debris and unlicensed vehicles from the proposed division.
27. All boundary corners must be set.
28. Show parcel areas to the hundredth of an acre.
29. There is an accessory structure without a primary structure on Parcel _____. Compliance with Washoe County Code shall be verified before recordation of the map.



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

Memo to: ??, Planner
Subject: Parcel Map Case No.: WTPM22-00??
Date: June 17, 2022
Page: 2 of 3

30. There is more than one residence on Parcel _____. Compliance with Washoe County Code shall be verified before recordation of the map.
31. Place a note on the map stating that the natural drainage will not be impeded.
32. The drainage and difference in elevation across some of these parcels appear inappropriate for maximum density on this proposed division. The applicant must submit a two-foot (2') contoured topographical map that will allow appropriate decisions to be made concerning location and density of this proposed division. The applicant must also address concerns over slope stabilization and revegetation with the Soil Conservation Service. Construct or bond to construct two buildable sites before approval or recordation of this map. A hydrology study must also be submitted to the County Engineer as a condition of approval.
33. 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.
34. Provide evidence of documented access that favors the applicant.
35. Add the following note to the map: A Department of the Army permit is required prior to filling any of the waters of the United States, including wetlands.
36. Add a Security Interest Holder's Certificate to the map if applicable.
37. Provide driveway culverts of reinforced concrete pipe or poly-vinyl chloride. No corrugated metal pipes allowed.
38. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
39. Grant easements for snow storage and signage.
40. 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."
41. Widen access portion of Parcel 1 to the full 50-foot width of the access easement.



Agency Review Checklist

Planner: Courtney Weiche

Case Number: WTPM23-0003

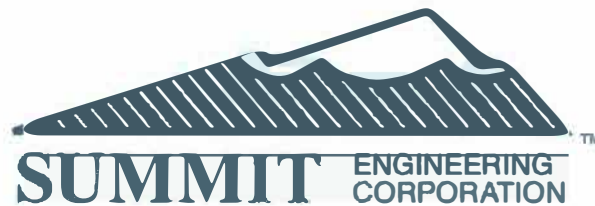
Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Washoe County Engineering & Capital Projects	X			
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X			
WCHD Air Quality	X			
WCHD Environmental Health	X			
TMFPD	X			
Truckee Meadows Water Authority	X			

Date Sent: 2/14/2023

By Staff: Aalbarran

ITEM 2
DEVELOPMENT APPLICATION

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

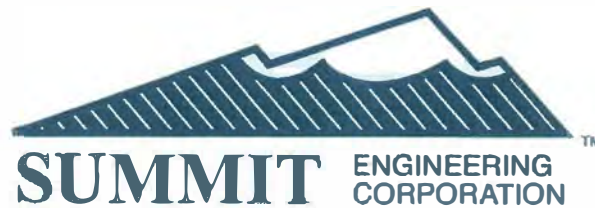
Washoe County Development Application

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: PARCEL MAP FOR THE WELLS LIVING TRUST, UTD NOV. 10, 2016			
Project Description: DIVIDE THE CURRENT PARCEL SUCH THAT A 1.56 ACRE VACANT PARCEL IS CREATED (PARCEL 1) LEAVING A 5.05 ACRE PARCEL (PARCEL 2) WHICH INCLUDES THE EXISTING HOUSE & IMPROVEMENTS. PARCEL 2 IS NOT PROPOSED TO BE FURTHER DIVIDED.			
Project Address: 12265 DARLENE CIRCLE			
Project Area (acres or square feet): 6.61 ACRES			
Project Location (with point of reference to major cross streets AND area locator): PARCEL IS LOCATED NORTH OF DARLENE CIRCLE & WEST OF RAMSEY WAY; NORTHWEST OF SWAN LAKE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
086-301-14	6.61		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WELLS LIVING TRUST		Name: SUMMIT ENGINEERING CORP.	
Address: 12265 DARLENE COURT		Address: 5405 MAE ANNE AVENUE	
RENO, NV	Zip: 89506	RENO, NV	Zip: 89523
Phone: 775-771-6485	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: wellsflyingv@aol.com		Email: ryan@summitnv.com	
Cell: 775-771-6485	Other:	Cell: 775-223-7432	Other:
Contact Person: GERALD (VINCE) WELLS		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ITEM 5
APPLICATION MATERIALS

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

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)?

12265 DARLENE CIRCLE

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
086-301-14	220	6.61

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

SINGLE FAMILY RESIDENCE (12265 DARLENE CIRCLE) AND VACANT LAND

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.56 ACRES	5.05 ACRES		
Proposed Minimum Lot Width	180'	352'		

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	LDS	LDS		
Proposed Zoning Area	LDS	LDS		

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.)

Yes
 No

6. Utilities:

a. Sewer Service	N/A; PRIVATE SEPTICS
b. Electrical Service/Generator	NV ENERGY
c. Water Service	TMWA

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 checked="" type="checkbox"/> Individual septic	PROPOSED FOR PARCEL 1; EXISTING FOR PARCEL 2		
<input type="checkbox"/> Public system	Provider:		

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 checked="" type="checkbox"/> Yes	<input 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	N/A
b. Certificate #	N/A	acre-feet per year	N/A
c. Surface Claim #	N/A	acre-feet per year	N/A
d. Other, #	N/A	acre-feet per year	N/A

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):

PARCEL IS IN TMWA's SERVICE TERRITORY; PER TMWA, 0.75AF OF FISH SPRINGS RANCH WATER WILL BE DEDICATED.
--

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 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 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 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 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?

NONE - N/A

19. 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?

N/A

20. 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?

N/A

21. 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?

N/A

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

N/A

23. 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?

N/A

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

N/A

25. 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?

N/A

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

N/A

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

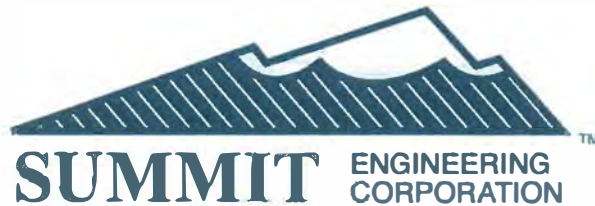
N/A

28. Surveyor:

Name	RYAN COOK, PLS c/o SUMMIT ENGINEERING CORP.
Address	5405 MAE ANNE AVENUE, RENO NV 89523
Phone	775-787-4316 or cell 775-223-7432
Cell	
E-mail	
Fax	775-747-8559 ryan@summitnv.com
Nevada PLS #	15224

ITEM 6
TITLE REPORT

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com



COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data for reference only:

Issuing Agent: First Centennial Title Company of Nevada
Issuing Office: 1450 Ridgeview Dr, Ste 100, Reno, NV 89519
Issuing Office's ALTA® Registry ID: 1022833
Loan ID No.:
Commitment No.: 22032433-RT-1
Issuing Office File No.: 22032433-RT
Property Address: 12265 Darlene Court, Reno, NV 89506

SCHEDULE A

- 1. Commitment Date: November 21, 2022 at 08:00 AM
- 2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06)
Proposed Insured:
Proposed Policy Amount: \$0.00
 - b. ALTA Loan Policy (06/17/06)
Proposed Insured:
Proposed Policy Amount: \$0.00
- 3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- 4. The Title is, at the Commitment Date, vested in:
The Wells Living Trust, UTD Nov. 10, 2016, Gerald Vincent Wells, Gail Lorraine Wells, Trustees
- 5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE A
(Continued)

First Centennial Title of Nevada

Anne Ambrose

Anne Ambrose, Authorized Signatory



[Handwritten Signature]

By: John Wiley, Executive Vice President

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA Commitment for Title Insurance (08-01-16)
Schedule A

22032433-RT



COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **REQUIREMENT:** Prior to the close of escrow this office will require:
A Copy of the Wells Living Trust Agreement, or a Notarized Certificate of Trust, for the trust set forth in the vesting herein.
6. Any rights, interest or claim of parties in possession of the land not disclosed by the public records. A Rent Roll / List of Lessees will be required prior to the close of escrow.
7. The requirement that an Owner's Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.
8. Prior to the issuance of an ALTA Extended form policy of title insurance, an ALTA/NSPS Survey may be required.
9. An inspection will be required prior to the close of escrow. Please notify the Title Department 24 hours prior to closing.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA Commitment for Title Insurance (08-01-16)
Schedule B

22032433-RT

SCHEDULE B
(Continued)

NOTE:

If this Report is issued in contemplation of a Policy of Title Insurance which affords mechanics lien priority coverage (i.e. ALTA Policy); the following information must be supplied for review and approval prior to the closing and issuance of said Policy:

- a. Signed Indemnity Agreement
- b. Financial Statements
- c. Construction Loan Agreement
- d. Building Construction Contract between borrower and contractor
- e. Cost breakdown of construction
- f. Appraisal
- g. Copy of Voucher or Disbursement Control Statement (if project is complete)
- h. Copies of Waivers and/or Lien Releases from any party that supplied work or materials.

NOTE:

A property inspection will be made prior to recording the Deed of Trust to be insured. If such inspection discloses any evidence of commencement of a work of improvement, the coverage for mechanic's lien insurance will be deleted from the policy, unless all the necessary documents for indemnification have been submitted to the Company, and such indemnification has been formally approved by the Company, and its Underwriter, prior to the close of escrow.

NOTE:

If the intended transaction involves a Construction Loan wherein the Proposed Lender is requesting ALTA Extended Coverage, including Mechanic's Lien Coverage, the ALTA 32 and ALTA 33 Endorsement procedure will be required to be approved for use by the Lender.

NOTE:

Pending disbursement of the loan secured by the mortgage described herein, the Company insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to the title, up to the face amount of the policy. Notwithstanding anything contained herein to the contrary, this policy does not guarantee the completion of the improvements, nor the sufficiency of funds for the completion thereof.

NOTE:

According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:

None.

NOTE: This is preparatory to the issuance of an ALTA Extended 2006 Lender's Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10.06 and 22-06 attached.

There is located on said land a **Single Family Residence** designated as 12265 Darlene Court, Reno, NV.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B

(Continued)

NOTE: This is to give you notice that Orange Coast Title Company owns a membership interest in First Centennial Title Company and Orange Coast Title Company also owns Real Advantage Title Insurance Company. This underwriter may be chosen by First Centennial Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the First Centennial Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

NOTE: FIRST CENTENNIAL TITLE COMPANY OF NEVADA RESERVES THE RIGHT TO AMEND THIS REPORT AND TO REQUEST FURTHER REQUIREMENTS, AFTER REVIEW OF THE REQUESTED DOCUMENTATION, AT ANY TIME PRIOR TO THE CLOSE OF THE TRANSACTION.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA Commitment for Title Insurance (08-01-16)
Schedule B

22032433-RT

SCHEDULE B
(Continued)

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1-7 will be omitted on extended coverage policies

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
(Continued)

8. General and Special Taxes for the fiscal year 2022-2023, including any secured personal property taxes and any district assessments, a lien due and payable.

Total Tax for this fiscal year:	\$1,770.64
Tax-Cap Abatement Credit:	\$675.50
Total Tax Due for fiscal year:	\$1,095.14
1st ¼ Due by 8/15/2022:	\$282.16, Paid
2nd ¼ Due by 10/3/2022:	\$271.00, Paid
3rd ¼ Due by 1/2/2023:	\$270.99, Unpaid
4th ¼ Due by 3/6/2023:	\$270.99, Unpaid
Assessor's Parcel No.:	086-301-14

Please contact the Washoe County Treasurer's Office at to obtain current amounts due prior to the close of escrow.

9. Except all water, claims or rights to water, in or under said land.
10. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
11. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

Any liens which may be or may become due the Incline Village General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)832-1203.

12. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
13. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Subdivision Tract Map No. 1271, recorded December 28, 1971, as Document No. 230152, Official Records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



SCHEDULE B

(Continued)

14. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map No. 365, recorded January 18, 1977, as Document No. 444560, Official Records.
15. An easement as granted to Sierra Pacific Power Company, a Nevada corporation, to construct, operate and maintain electric power and communication lines and incidental purposes, by instrument recorded 04/01/1994, as Document No. 1782904, in Book 4027, Page 801, Official Records, Washoe County, Nevada.
16. A Declaration of Homestead recorded 09/12/1996, as Document No. 2029731, in Book 4670, Page 824, of Official Records:
Dated: 09/12/1996
Declarant: Gerald V. Wells and Gail L. Wells
17. An Affidavit Conversion of Mobile Home to Real Property, recorded 10/15/2004, as Document No. 3113691, Official Records.
18. A Deed of Trust to secure an original principal amount of \$168,750.00, and any other amounts as therein provided, recorded September 20, 2006, as Document Number 3440637, Official Records, Washoe County, Nevada.

Dated: September 12, 2006
Trustor: Gerald V. Wells and Gail Wells, husband and wife
Trustee: United Title of Nevada
Lender: Wells Fargo Bank, N.A., a National Association organized and existing under the laws of the United States

The terms, covenants, conditions and provisions as contained in an instrument, entitled "Security Interest Holder's Certificate", recorded September 9, 2020, as Document No. 5075031, of Official Records.

Said Deed of Trust has been modified by an instrument recorded 05/11/2021, as Document No. 5178704, of aforesaid records.
19. The effect of a Declaration of Homestead recorded 02/02/2009, as Document No. 3725557, of Official Records:
Dated: 02/02/2009
Declarant: Gerald V. Wells and Gail Wells
20. The effect of a Declaration of Homestead recorded 11/21/2016, as Document No. 4654970, of Official Records:
Dated: 11/10/2016
Declarant: Gerald Vincent Wells and Gail Lorraine Wells

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
(Continued)

21. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Record of Survey Map No. 6193, recorded October 14, 2020, as Document No. 5090365, Official Records.
22. Any facts, rights, interests, easements, encroachments or claims which a correct survey would show.
23. Any rights, interest or claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said land, not disclosed by the public records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA Commitment for Title Insurance (08-01-16)
Schedule B

22032433-RT



COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

The Land is described as follows:

Lot 3B of Record of Survey Map No. 6193, recorded October 14, 2020 as Document No. 5090365, Official Records.

A parcel of land being all of Lot 3, of BRITTON SUBDIVISION NO. 2, Washoe County, Nevada, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on December 28, 1971, and a portion of Parcel D as shown on Parcel Map #365, Parcel Map for JAMES H. and MARGARET SKAGGS, recorded in the office of the County Recorder of Washoe County, State of Nevada, on January 18, 1977, under Document No. 444560, Official Records, situate within the Southeast Quarter of Section 21, Township 21 North, Range 19 East, MDM, Washoe County, Nevada, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 3 from which the South Quarter corner of said Section 21 bears South 00°17'11" West a distance of 1092.68 feet; thence along the West boundary of said Lot 3 North 00°17'11" East a distance of 216.76 feet to the Southwest corner of said Parcel D; thence departing said West boundary and along the West boundary of said Parcel D North 00°17'11" East a distance of 654.49 feet to the Northwest corner of said Parcel D; thence departing said West boundary and along the North boundary of said Parcel D South 89°20'57" East a distance of 352.29 feet to an angle point on the Easterly boundary of said Parcel D; thence departing said North boundary and along said Easterly boundary South 00°13'36" West a distance of 301.97 feet to an angle point on said Easterly boundary; thence South 89°20'57" East a distance of 288.61 feet to a point on the West right-of-way of Ramsey Way; thence along said West right-of-way South 00°13'36" West a distance of 50.00 feet; thence departing said Easterly boundary and said West right-of-way North 89°20'57" West a distance of 288.61 feet; thence South 00°13'36" West a distance of 151.42 feet to an angle point on the Easterly boundary of said Parcel D; thence along said Easterly boundary South 00°13'36" West a distance of 150.94 feet to an angle point on the South boundary of said Parcel D; thence departing said Easterly boundary and along said South boundary North 89°22'31" West a distance of 146.79 feet to the Northeast corner of said Lot 3; thence departing said South boundary and along the East boundary of said Lot 3 South 00°35'56" West a distance of 166.67 feet to a point on the Northwesterly right-of-way of Darlene Court; thence departing said East boundary and along said Northwesterly right-of-way from a tangent which bears North 89°24'04" West, along a circular curve to the left with a radius of 50.00 feet and a central angle of 90°00'00" an arc length of 78.54 feet to the intersection of the South boundary of said Lot 3; thence departing said Northwesterly right-of-way and along said South boundary with a non-tangent line North 89°24'04" West a distance of 155.00 feet to the Point of Beginning.

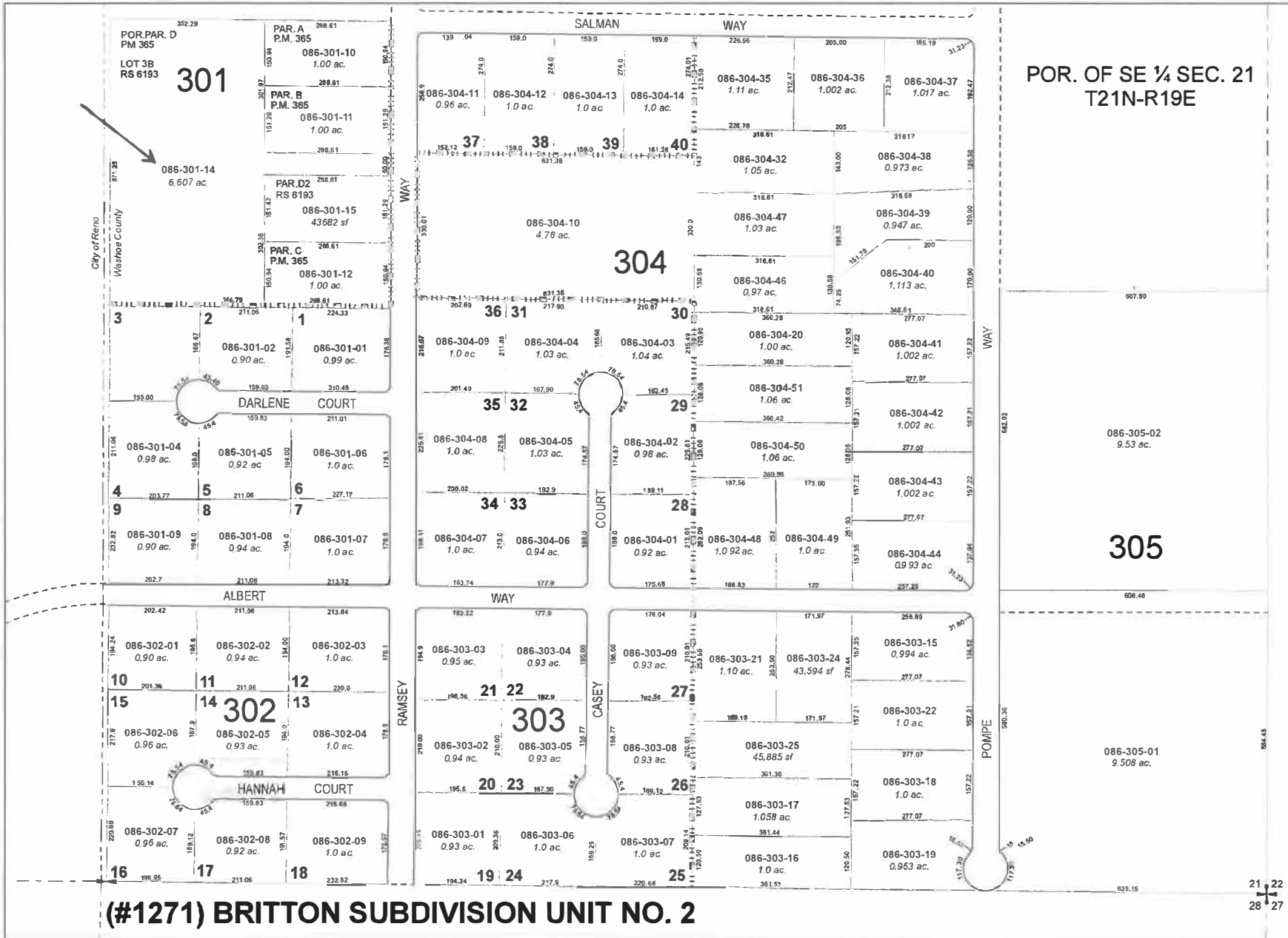
Assessors Parcel No.: 086-301-14

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





Assessor's Map Number

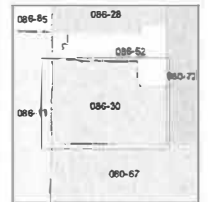
086-30

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
 Reno, Nevada 89512
 (775) 328-2231



1 inch = 200 feet



created by: **EMG 11/19/2014**

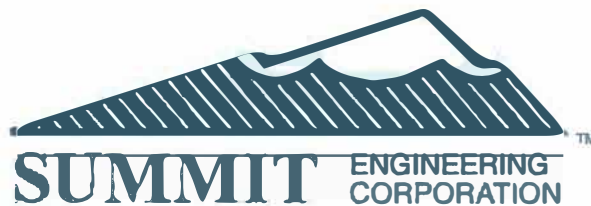
updated: **SR 10/20/20**

area previously shown on map(s):
080-67 088-29

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data submitted hereon.

ITEM 7
APPLICATION MAP
(REDUCED 8.5"X11")
(SEE BACK POCKET FOR FULL SIZE)

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

PRELIMINARY; FOR REVIEW PURPOSES

OWNERS CERTIFICATE

THIS CERTIFICATE IS INTENDED TO BE FILED WITH THE LOCAL LAND RECORDS OFFICE TO EVIDENCE THE FILING OF THIS DOCUMENT AND TO PROVIDE NOTICE TO THE PUBLIC THAT THE REGISTERED OWNER OF THIS PROPERTY HAS REVIEWED THE RECORDS OF THE LOCAL LAND RECORDS OFFICE TO DETERMINE THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

LEGAL LAND UNIT NO. 10, 20A, 20B
DEVELOPER: WELLS LIVING TRUST

BY: _____ DATE: _____

BY: _____ DATE: _____

NOTARY PUBLIC CERTIFICATE

I, _____, a Notary Public for the State of Michigan, do hereby certify that _____, the person named above, is the person named above in the foregoing instrument and that he or she is the owner of the property described in said instrument.

WITNESSED BY MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC: _____

TAX CERTIFICATE

THIS CERTIFICATE IS INTENDED TO BE FILED WITH THE LOCAL LAND RECORDS OFFICE TO EVIDENCE THE FILING OF THIS DOCUMENT AND TO PROVIDE NOTICE TO THE PUBLIC THAT THE REGISTERED OWNER OF THIS PROPERTY HAS REVIEWED THE RECORDS OF THE LOCAL LAND RECORDS OFFICE TO DETERMINE THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

BY: _____ DATE: _____

UTILITY COMPANIES CERTIFICATE

THE UNDERSIGNED HAVE BEEN CONTACTED BY THE REGISTERED OWNER OF THIS PROPERTY AND ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

Company Name:	DATE:
Company Name:	DATE:
Company Name:	DATE:

SECURITY INTEREST HOLDERS CERTIFICATE

THIS CERTIFICATE IS INTENDED TO BE FILED WITH THE LOCAL LAND RECORDS OFFICE TO EVIDENCE THE FILING OF THIS DOCUMENT AND TO PROVIDE NOTICE TO THE PUBLIC THAT THE REGISTERED OWNER OF THIS PROPERTY HAS REVIEWED THE RECORDS OF THE LOCAL LAND RECORDS OFFICE TO DETERMINE THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

BY: _____ DATE: _____

TITLE COMPANY CERTIFICATE

THIS CERTIFICATE IS INTENDED TO BE FILED WITH THE LOCAL LAND RECORDS OFFICE TO EVIDENCE THE FILING OF THIS DOCUMENT AND TO PROVIDE NOTICE TO THE PUBLIC THAT THE REGISTERED OWNER OF THIS PROPERTY HAS REVIEWED THE RECORDS OF THE LOCAL LAND RECORDS OFFICE TO DETERMINE THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

BY: _____ DATE: _____



DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THIS CERTIFICATE IS INTENDED TO BE FILED WITH THE LOCAL LAND RECORDS OFFICE TO EVIDENCE THE FILING OF THIS DOCUMENT AND TO PROVIDE NOTICE TO THE PUBLIC THAT THE REGISTERED OWNER OF THIS PROPERTY HAS REVIEWED THE RECORDS OF THE LOCAL LAND RECORDS OFFICE TO DETERMINE THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

BY: _____ DATE: _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THIS CERTIFICATE IS INTENDED TO BE FILED WITH THE LOCAL LAND RECORDS OFFICE TO EVIDENCE THE FILING OF THIS DOCUMENT AND TO PROVIDE NOTICE TO THE PUBLIC THAT THE REGISTERED OWNER OF THIS PROPERTY HAS REVIEWED THE RECORDS OF THE LOCAL LAND RECORDS OFFICE TO DETERMINE THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

BY: _____ DATE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS CERTIFICATE IS INTENDED TO BE FILED WITH THE LOCAL LAND RECORDS OFFICE TO EVIDENCE THE FILING OF THIS DOCUMENT AND TO PROVIDE NOTICE TO THE PUBLIC THAT THE REGISTERED OWNER OF THIS PROPERTY HAS REVIEWED THE RECORDS OF THE LOCAL LAND RECORDS OFFICE TO DETERMINE THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

THIS CERTIFICATE IS INTENDED TO BE FILED WITH THE LOCAL LAND RECORDS OFFICE TO EVIDENCE THE FILING OF THIS DOCUMENT AND TO PROVIDE NOTICE TO THE PUBLIC THAT THE REGISTERED OWNER OF THIS PROPERTY HAS REVIEWED THE RECORDS OF THE LOCAL LAND RECORDS OFFICE TO DETERMINE THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCLAVEMENTS OR INTERESTS. THIS CERTIFICATE IS VALID FOR THE TERM OF TWO (2) YEARS FROM THE DATE OF FILING.

BY: _____ DATE: _____



REFERENCES

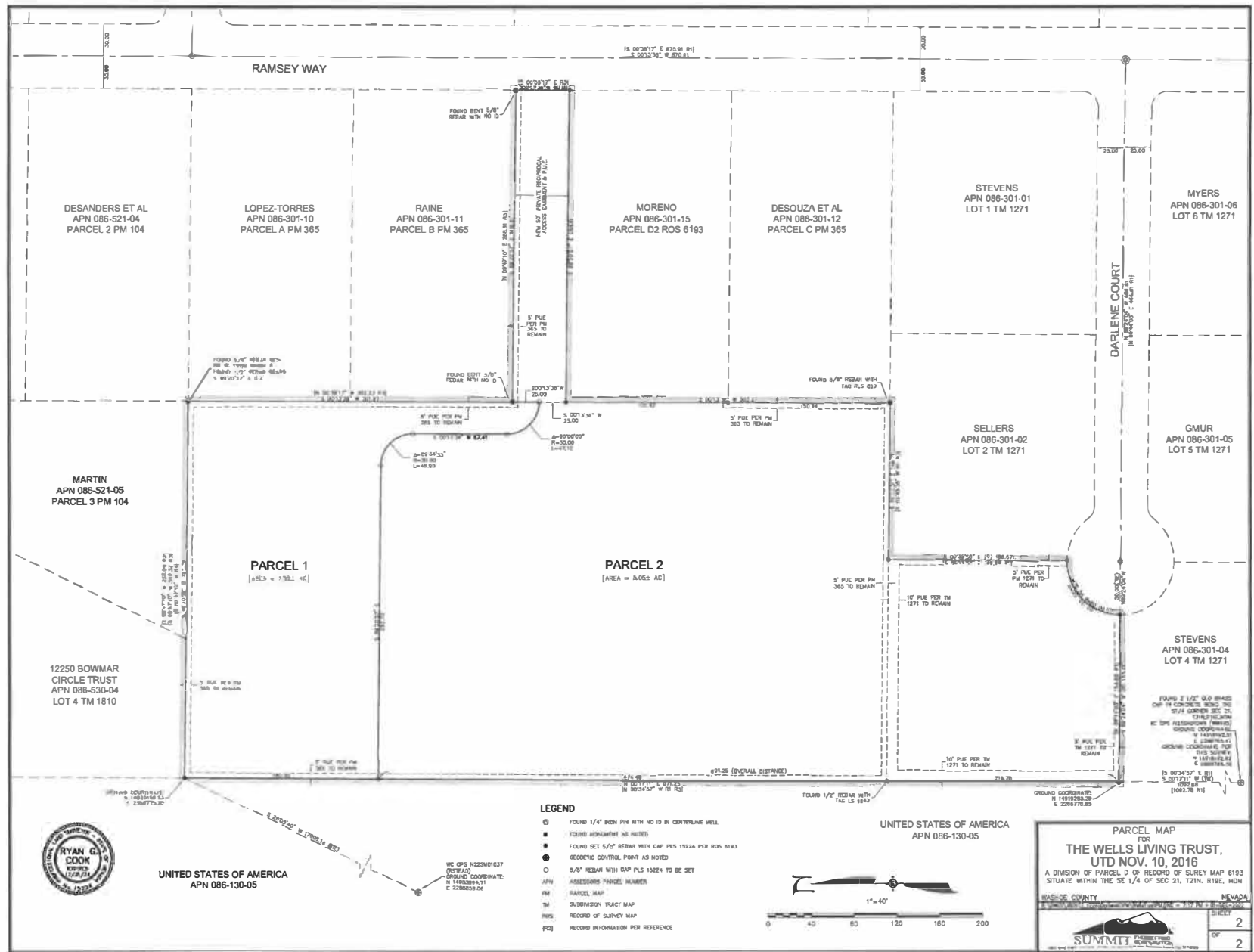
1. ZONING ACT, PUBLIC ACT 107, AS AMENDED BY PUBLIC ACT 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THE WELLS LIVING TRUST
PARCEL MAP FOR UTD NOV. 10, 2018
 A DIVISION OF STUMMIT
 37500 GRAND PRAIRIE AVE. SUITE 100
 STUMMIT, MI 48087-1000
 PHONE: 248-626-3333
 FAX: 248-626-3334
 WWW.STUMMIT.COM

PROJECT NO. 201823-23-R

DATE: _____

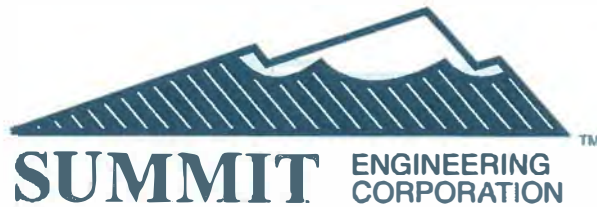
BY: _____ DATE: _____



ITEM 8
STREET NAMES

N/A

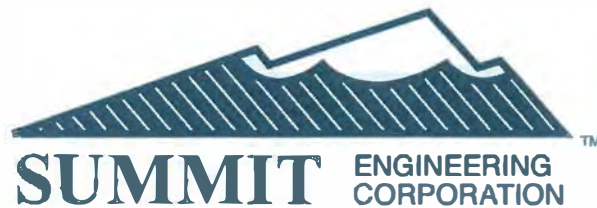
Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

ITEM 9
SUPPORTING INFORMATION

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

PRELIMINARY; FOR REVIEW PURPOSES



