



Parcel Map Review Committee Staff Report

Meeting Date: September 14, 2023

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM23-0009 (Franktown Road)
BRIEF SUMMARY OF REQUEST:	Division of a parcel of land into two parcels of land
STAFF PLANNER:	Tim Evans, Planner Phone Number: 775.328.2314 E-mail: TEvans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 53.82-acre parcel into two (2) parcels of 12.60 acres and 41.22 acres.

Applicant / Owner: Rosehaven Properties, LLC
 Location: 6755 Franktown Road, Washoe Valley, NV 89704
 APN: 055-200-98
 Parcel Size: 53.82 acres
 Master Plan: Rural Residential
 Regulatory Zone: Medium Density Rural (MDR) (31%), General Rural (GR) (57%), Open Space (OS) (12%)
 Area Plan: South Valleys
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 2 – Commissioner Clark



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 WTPM23-0009 for Rosehaven Properties, LLC, 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 13)

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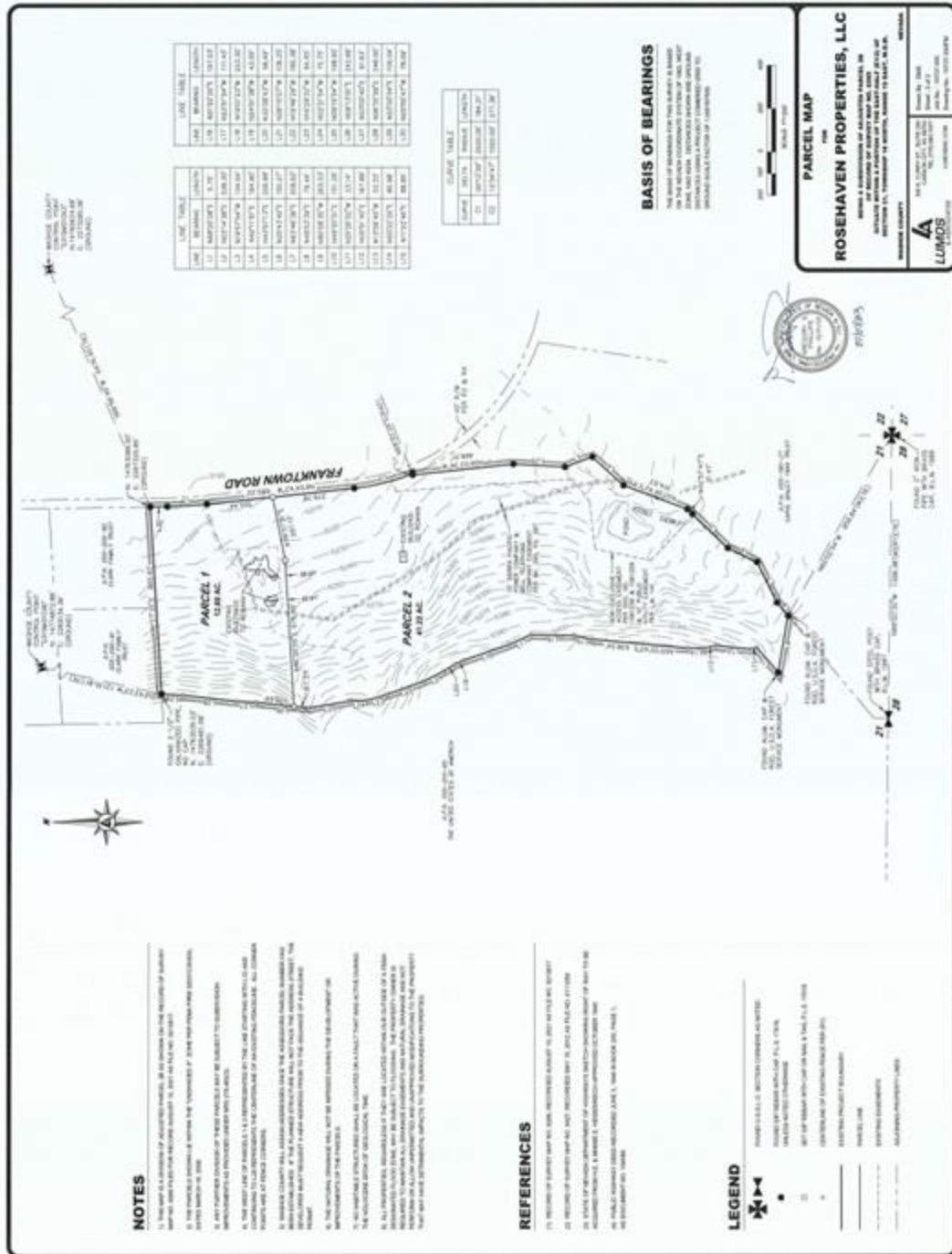
Parcel Map

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 WTPM23-0009 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



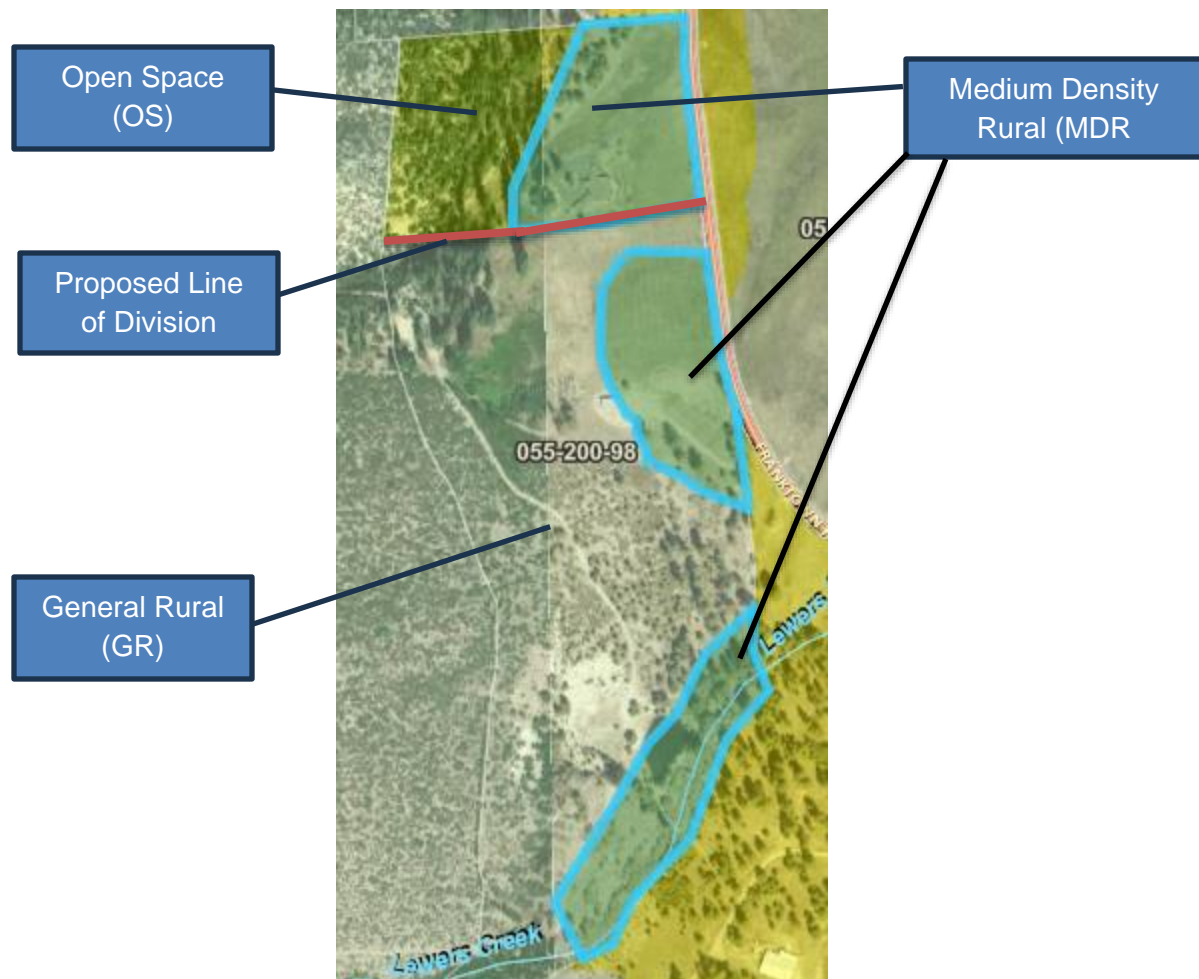
Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	South Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	General Rural (GR) (57% or 30.68 acres); Medium Density Rural (MDR) (31% or 16.68 acres); Open Space (OS) (12% or 6.46 acres)
Maximum Lot Potential	Two (2)
Number of Lots on Parcel Map	Two (2)
Minimum Lot Size Required	40 acres (GR); 4 acres (MDR)
Minimum Lot Size on Parcel Map	12.60 acres
Minimum Lot Width Required	660 feet (GR); 200 feet (MDR)
Minimum Lot Width on Parcel Map	591.35 feet
Development Suitability Map	Most suitable for development
Hydrographic Basin	Washoe Valley Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the Medium Density Rural (MDR) and Open Space (OS) regulatory zone.

As detailed in the table above and the Regulatory Zones map on page 6, the property has three (3) regulatory zones. The 16.68 acres of the MDR regulatory zoning and the 6.46 acres of the OS regulatory zoning meets all minimum requirements for the tentative parcel map (Parcel 1). However, the 30.68-acre GR regulatory zoning portion does not meet the minimum lot size requirement of 40 acres. The GR portion is currently legal non-conforming and will remain legal nonconforming after the division as the applicant is not proposing to alter the size of the GR regulatory zoning and the GR portion will remain on a single parcel (Parcel 2). The applicant is proposing to combine the 30.68 acres of GR with 10.54 acres of MDR to create a 41.22-acre parcel (Parcel 2).



Regulatory Zones

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 dwelling and two (2) detached accessory structures. The single-family dwelling built under building permit #10-0949 and one (1) of the accessory structures, which is a horse barn constructed under building permit #10-1856, are both located within the Medium Density Rural (MDR) regulatory zone on proposed Parcel 1 as shown on the site plan on page 4. The required setbacks for the MDR regulatory zone are thirty (30) feet from the front and rear yard property lines and fifteen (15) feet from the side yard property lines.

The second accessory structure, which is also a barn and was constructed over 50 years ago per the applicant, is located entirely within the General Rural (GR) regulatory zone on proposed Parcel 2 as shown on the site plan on page 4. The required setbacks for the GR regulatory zone are thirty (30) feet from the front and rear yard property lines and fifty (50) feet from the side yard property lines.

The single-family dwelling and accessory structures will meet the above-mentioned setbacks.

The property also has the Open Space (OS) regulatory zone which does not have any required setbacks.

Washoe County Code (WCC) Section 110.306.15, *Main Structures Required*, states the following:

It is unlawful to construct, erect or locate accessory structures and/or uses on any lot without an existing main structure or principal use as provided for under Article 302, Allowed Uses, except under the following circumstances:

(a) The structure complies with the provisions of Section 110.330.55, Agricultural Buildings;

or

(b) The proposed accessory structure or use is located on a lot adjacent to another lot that contains an existing main structure or principal use, is under the same ownership, has the same regulatory zone

and

A deed restriction has been filed with the Washoe County Recorder's Office stipulating that neither lot can be sold separately until the accessory structure or use otherwise allowed under this section is removed, terminated, or any nonconformance resulting from such a sale has been resolved. The deed restriction shall be executed on a form provided by the County through the Planning and Development Division, and the deed restriction shall make the County an intended third party beneficiary with the right, but not the obligation, to enforce its provisions. No accessory structure or use otherwise allowed under this section is allowed until the required deed restriction is executed and recorded against the property that will contain the accessory structure or use and against any other adjacent parcel under the same ownership that is used to satisfy the provisions of this paragraph, as well as any adjacent parcel under the same ownership that will be served by the accessory structure or use. For the purposes of this section, a parcel is under the same ownership if at least one of the owners of each parcel involved is the same.

The accessory structure (horse barn) on proposed Parcel 1 is compliant with WCC Section 110.306.15 as the accessory structure has an existing main structure, the single-family dwelling.

While the accessory structure located on proposed Parcel 2 will not have a main structure associated with it, the accessory structure is a barn used for ranching operations. WCC Section 110.330.55, *Agricultural Buildings*, permits an agricultural building to be used as a main use without a permissive main structure with the following conditions met:

(1) The structures shall be used for the storage of agricultural equipment and products related to an allowed on-site agricultural use or shelter for livestock that must live on the property;

(2) The structure shall be located at least one hundred (100) feet from the property line, any street or highway, a public park or school; and

(3) The structure shall maintain the height standards for the main structure in the regulatory zone in which it is located as enumerated in Table 110.406.05.1, Standards.

(i) The structure may include a second story for the storage of hay, tack or other agricultural related equipment.

- (ii) *No part of the structure shall be classified as habitable space according to the building code in effect in Washoe County at the time the building permit is obtained.*
- (iii) *The structure shall be limited to two (2) plumbing fixtures. Automatic watering systems for livestock shall not be considered a plumbing fixture for purposes of this limitation.*
- (iv) *Exception: Two (2) story barns with a main dwelling unit incorporated into the design shall be reviewed as a dwelling unit.*

Therefore, the accessory structure is compliant with WCC Section 110.330.55 as it is an agricultural building and meets the required provisions.

South Valleys Area Plan Modifiers

The subject parcel is located within the South Valleys Area Plan. The following is the pertinent policy from the Development Code’s Area Plan modifiers:

Section 110.210.05 Water Rights Dedication Requirements.

- (a) *Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.*

The parcels are located in the Washoe Valley Hydrographic Basin. The proposed parcel map was reviewed by Washoe County Engineering and Capital Projects staff and conditions of approval were provided to address water rights which are included in Exhibit A. The conditions of approval require the applicant to provide appropriate water rights and to take the required steps for domestic wells.

Area Plan Evaluation

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

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Comment/Condition of Approval
SV 12.8	In order to encourage building designs that are compatible with the character of hillsides and to minimize the alteration of natural forms, the following guidelines should be followed: a. Building envelopes, disturbed and undisturbed areas for each lot created shall be shown on tentative and final maps. b. Split-pad and stepped foundations so that buildings step-down or step-up with	Yes	A condition of approval serves to address compliance with the policy by ensuring building envelopes, disturbed, and undisturbed areas for each lot is shown on the final map.

	<p>the natural slope in order to avoid padding and terracing.</p> <p>c. The use of decks and small patios in order to reduce the amount of grading to a building site.</p> <p>d. Structures shall be designed to blend into the natural character of the hillside by reducing the visual bulk of the structure through landscaping, terraced building forms and height variations, and by utilizing neutral colors that match the natural landscape; and</p> <p>e. All structures located within a ridgeline area shall not exceed 35 feet in height from the lowest natural or finished grade (whichever is more restrictive), to the top (peak) of the structure and include varied roof lines.</p>		
SV.15.5	As new residential and commercial properties develop in the South Valleys planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.	Yes	The application was reviewed by Washoe County Regional Parks and Open Space (Parks). The condition provided by Parks is included in Exhibit A.
SV.18.2	Development in the South Valleys area will comply with all local, state and federal standards regarding air quality.	Yes	The application was provided to Washoe County Health District, Air Quality, for review. No response was received.
SV 19.1	<p>Development proposals, with the exception of single family homes and uses accessory to single family homes, within the South Valleys planning area will include detailed soils and geotechnical studies sufficient to:</p> <p>a. Ensure structural integrity of roads and buildings.</p> <p>b. Provide adequate setbacks from potentially active faults or other hazards.</p> <p>c. Minimize erosion potential.</p>	Yes	A portion of the property contains the Mount Rose Fault (see Exhibit D). A condition of approval serves to address compliance with the policy by ensuring a detailed soils report and geotechnical study is submitted prior to the recordation of the final map.
SV.20.1	Prior to the recordation of final maps for approved tentative maps, or issuance of building permits, public-initiated capital improvements, or any project impacting 10 or more acres in the South Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.	Yes	Nevada Department of Wildlife (NDOW) reviewed the application. NDOW did not provide any conditions, and NDOW does not require a wildlife mitigation plan for this division of land.
SV.24.4	Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development unless a new source of water from outside the basin is approved by the	Yes	Washoe County Water Rights and Nevada Division of Water Resources reviewed the application. Their responses are included in Exhibit B. Nevada Division of Water Resources commented that Washoe County

	appropriate regulatory authorities.		requires the dedication of 2-acre feet for new parcels, and Washoe County Water Rights provided the conditions in Exhibit A concerning appropriate water rights.
SV.24.7	Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.	Yes	Washoe County Water Rights and Nevada Division of Water Resources reviewed the application. Their responses are included in Exhibit B. Nevada Division of Water Resources commented that Washoe County requires the dedication of 2-acre feet for new parcels, and Washoe County Water Rights provided the conditions in Exhibit A concerning appropriate water rights.

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 Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
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	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		No specific contact - emsprogram@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X		Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Nevada State Historic Preservation	X			

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

Additionally, the Nevada Division of Water Resources (NDWR) (Contact: Steve Shell, sshell@water.nv.gov) provided a comment stating that the subject property is not within a municipal service district and noted the Washoe County requirements for water rights. The response from Washoe County Water Rights contained the same comments in addition to conditions of approval (Exhibit A) to address the NDWR's comments.

Project information was also provided to the Nevada Department of Wildlife (NDOW) (Contact: Katie Andrlle, kmandrle@ndow.org) and a "no substantive comments" response was received.

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. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, were provided the project information for review, as well as other appropriate agencies, and no recommendation for denial was received.
 - (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: Water will be supplied by individual domestic wells. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, were provided the project information for review. Washoe County Water Rights provided conditions related to water rights and water supply. Appropriate ground water rights must be relinquished. The conditions are included in Exhibit A.
 - (iii) The availability and accessibility of utilities.

Staff Comment: The proposed parcels will receive water from individual domestic wells. Sewage disposal will occur via septic systems on each parcel. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map. Comments and conditions were provided by Washoe County Water Rights and Nevada Division of Water Resources related to water supply. No comments or conditions were provided by Washoe County Health District, Environmental Health Division. 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 minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the South Valleys Planning Area.
 - (v) Conformity with the zoning ordinances and master plan.

Staff Comment: As discussed in the staff report, the proposed division of land conforms with the applicable provisions of the Washoe County Development Code, Master Plan, and 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 recommendations for new streets or highways were received.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: The subject parcel is designated as "Most Suitable" for development on the South Valleys Development Suitability map. The subject parcel is within FEMA Flood Zone X, the area outside the one-percent annual chance floodplain, and Washoe County Engineering has provided conditions related to FEMA flood zones in Exhibit A. The Mount Rose Fault traverses through a portion of the proposed parcels. A condition of approval in Exhibit A serves to address future structures built on the property in relation to the Mount Rose Fault.
- (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 provided to 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 WTPM23-0009 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 WTPM23-0009 for Rosehaven Properties, LLC, 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 ten (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 ten (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.

Consultant: Lumos & Associates, Inc. ATTN: Greg Phillips
gphillips@lumosinc.com

Lumos & Associates, Inc. ATTN: Dina Schnurbusch
dschnurnusch@lumosinc.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0009

The tentative parcel map approved under Parcel Map Case Number WTPM23-0009 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on September 14, 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.

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 – Tim Evans, Planner, 775.328.2314, TEvans@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. WTPM23-0009 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 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.

- f. 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.
- g. In conformance with South Valleys Area Plan Policy SV 12.8, the final map shall show building envelopes, disturbed, and undisturbed areas for each lot.
- h. To ensure conformance with South Valleys Area Plan Policy SV 19.1, prior to the recordation of the final map, the applicant shall submit a soils and geotechnical study, satisfactory to the Planning and Building Division, sufficient to address the following:
 - i. Ensure structural integrity of roads and buildings.
 - ii. Provide adequate setbacks from potentially active faults or other hazards.
 - iii. Minimize erosion potential.

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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Remove structures, trees, poles, and hydrants from the map.
- c. All boundary corners must be set.
- d. There is an accessory structure without a primary structure on Parcel 2. Compliance with Washoe County Code shall be verified before recordation of the map.
- e. Add a Security Interest Holder’s Certificate to the map if applicable.
- f. Add the following note to the map; “All properties, regardless of 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 Rights

3. The following conditions are a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

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

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

- c. The Relinquishment form is available at the following site: [water.nv.gov/forms/forms20/Waiver_Drilling/4041F Affidavit-Relinquishment for Domestic Wells.pdf](http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F_Affidavit-Relinquishment_for_Domestic_Wells.pdf).
- d. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- f. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The parcel map under WTPM23-0009 will create only 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- g. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Washoe County Parks and Open Space

- 4. The following conditions are a requirement of Washoe County Parks and Open Space, which shall be responsible for determining compliance with these conditions.
Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3623, fpekar@washoecounty.gov
 - a. To provide trail connectivity from Franktown Road to the adjacent United States owned parcel, the Parks Program requests recordation of a public trail easement along the southern boundary of the property as part of the final map.
 - b. In alignment with the Washoe County Open Space and Natural Resource Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, Fire breaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.

*** End of Conditions ***

Evans, Timothy

From: Program, EMS
Sent: Friday, July 21, 2023 12:36 PM
To: Evans, Timothy
Cc: Program, EMS
Subject: FW: July Agency Review Memo II
Attachments: July Agency Review Memo II.pdf

Hello,

The EMS Program has reviewed the July Agency Review Memo II - Tentative Parcel Map Case Number WTPM23-0009 (Franktown Road) – and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

Office hours: 7:00AM – 3:30PM Remote on Mondays

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

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

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From: [Lemon, Brittany](#)
To: [Evans, Timothy](#)
Subject: WTPM23-0009 (Franktown Road) Conditions of Approval
Date: Tuesday, July 25, 2023 12:09:12 PM
Attachments: [image001.png](#)

Hi Tim,

TMFPD has no comments on this request.

Thank you,

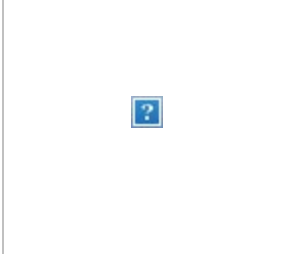
Brittany Lemon

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

tmfpd_final_sunset_logo



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

Evans, Timothy

From: Steve Shell <sshell@water.nv.gov>
Sent: Tuesday, July 25, 2023 4:57 PM
To: Evans, Timothy
Subject: FW: July Agency Review Memo II
Attachments: July Agency Review Memo II.pdf

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WTPM23-0009:

The subject property does not lie within a municipal service area.

Washoe County requires a dedication of 2 acre-feet to newly created parcels that intend to drill a domestic well to supply water to a single family dwelling.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell

Nevada Division of Water Resources

775-684-2836



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: August 3, 2023

TO: Tim Evans, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Geomatics Specialist
Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

SUBJECT: Parcel Map for: Franktown Road
Parcel Map Case No.: WTPM23-0009
APN: 055-200-98
Review Date: 7/18/2023

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. Remove structures, trees, poles, and hydrants from the map.
3. All boundary corners must be set.
4. There is an accessory structure without a primary structure on Parcel 2. Compliance with Washoe County Code shall be verified before recordation of the map.
5. Add a Security Interest Holder's Certificate to the map if applicable.
6. Add the following note to the map; "All properties, regardless of 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

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

August 10, 2023

TO: Tim Evans, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Engineer, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM23-0009 (Franktown Road)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 53.82-acre parcel into two (2) parcels of 12.60 acres and 41.22 acres.

The property is located at 6755 Franktown Road, Washoe Valley, NV 89704 • Assessor's Parcel Number(s): 055-200-98

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site: water.nv.gov/forms/forms20/Waiver_Drilling/4041F_Affidavit-Relinquishment_for_Domestic_Wells.pdf
- 4) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The parcel map under WTPM23-0009 will create only 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- 7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

From: [Katie Andrie](#)
To: [Evans, Timothy](#)
Subject: RE: WTPM23-0009 Franktown Road
Date: Monday, August 21, 2023 5:00:19 PM
Attachments: [image001.png](#)
[image002.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Tim,

NDOW does not have any substantive comments on this project. Thanks for reaching out!

Katie



Katie Andrie, Western Region Supervising Habitat Biologist
Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512
(775) 688-1145
kmandrie@ndow.org

Support Nevada's Wildlife...Buy a Hunting and Fishing License

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WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

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

TO: Timothy Evans, Planner

FROM: Faye-Marie Pekar, Park Planner

DATE: August 28, 2023

SUBJECT: Tentative Parcel Map Case Number WTPM23-0009 (Franktown)



I have reviewed WTPM23-0009 on behalf of Washoe County Regional Parks and Open Space (Parks Program) and prepared the following comments:

If approved, this permit would allow the applicant to divide a ±53.82-acre parcel into two parcels of ±12.60 acres with an existing single-family home, and ±41.22 acres. The subject site is located along Franktown Road and is adjacent to a public parcel administered by the United States and Forest Service land which are characterized by several existing trails.

In an effort to develop connectivity between the area’s existing trails and the surrounding community, a trail easement through the subject parcel is desirable. Thus, Washoe County Parks requests the following conditions of approval:

1. To provide trail connectivity from Franktown Road to the adjacent United States owned parcel, the Parks Program requests recordation of a public trail easement along the southern boundary of the property as part of the final map.
2. In alignment with the Washoe County Open Space and Natural Resource Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, Fire breaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WWW.WASHOECOUNTY.US

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

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

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

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects 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.
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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Rosehaven Properties Parcel Map			
Project Description: A parcel map to divide the 53.82 acre parcel into two parcels, the smallest being 12.60 acres and the largest being 41.22 acres			
Project Address: 6755 Franktown Road			
Project Area (acres or square feet): 53.82 acres			
Project Location (with point of reference to major cross streets AND area locator): Located on Franktown Road and west of Big Canyon Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-200-98	53.82		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLA21-0012			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Rosehaven Properties, LLC		Name: Lumos & Associates, Inc.	
Address: 7165 San Antonio Ranch Road		Address: 308 N. Curry Street Suite 200	
Washoe Valley, NV	Zip: 89704	Carson City	Zip: 89703
Phone:	Fax:	Phone: 775.883.7077	Fax:
Email:		Email: gphillips@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Greg Phillips	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Lumos & Associates, Inc.	
Address:		Address: 308 N. Curry Street Suite 200	
	Zip:	Carson City	Zip: 89703
Phone:	Fax:	Phone: 775883.7077	Fax:
Email:		Email: dschnurbusch@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Dina Schnurbusch	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

6755 Franktown Road, Washoe Valley

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-200-98	Single family residence/Agricultural	53.82

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

There are three structures that will remain on the property

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	12.60 Ac.	41.22		
Proposed Minimum Lot Width	607' +/-	2,300' +/-		

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				
Proposed Zoning Area				

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	Septic
b. Electrical Service/Generator	Electric
c. Water Service	Well

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

- a. Water System Type:

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

--

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 checked="" 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 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?

There are no private roads proposed

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

There are no area plan modifiers

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?

--

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?

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?

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?

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?

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?

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

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?

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

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

28. Surveyor:

Name	Gregory S. Phillips
Address	308 N. Curry Street, Suite 200 Carson City, NV 89703
Phone	775.883.7077
Cell	
E-mail	gphillips@lumosinc.com
Fax	
Nevada PLS #	17616

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

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

--

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

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

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

6755 Franktown Road, Washoe Valley

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-200-98	Single family residence/Agricultural	53.82

3. Please describe:

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

--

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	12.60 Ac.	41.22		
Proposed Minimum Lot Width	607' +/-	2,300' +/-		

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	Electric
c. Water Service	Well

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

a. Water System Type:

<input checked="" type="checkbox"/> Individual wells	Well	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

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

Explanation:

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

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

Explanation:

--

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

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

Explanation:

--

9. Surveyor:

Name	Gregory S. Phillips
Address	308 N. Curry Street, Suite 200 Carson City, NV 89703
Phone	775.883.7077
Fax	
Nevada PLS #	17616

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROSEHAVEN PROPERTIES, LLC ARE THE OWNERS OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THE PUBLIC UTILITY EASEMENTS, AND ACCESS EASEMENTS SHOWN AND DESCRIBED BY NOTE ARE HEREBY GRANTED TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER.

ROSEHAVEN PROPERTIES, LLC

BY: JAMIE C. ZISSIS DATE: _____ BY: STEVE ZISSIS DATE: _____
 ITS: MANAGING MEMBER ITS: MANAGING MEMBER

STATE OF _____ } SS:
 COUNTY OF _____ }

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JAMIE C. ZISSIS, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

STATE OF _____ } SS:
 COUNTY OF _____ }

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED STEVE ZISSIS, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

DIRECTOR OF PLANNING & BUILDING CERTIFICATE

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

THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

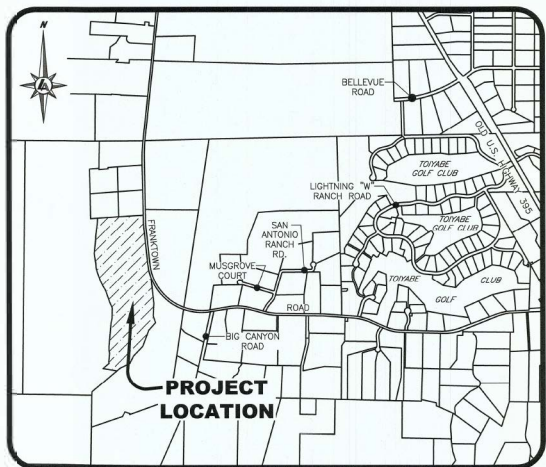
BY: KELLY MILLIN DATE: _____
 ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ROSEHAVEN PROPERTIES, LLC ARE THE OWNERS OF RECORD AND INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW, THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED, _____ 28____, FOR THE BENEFIT FOR THE CITY, COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA DATE: _____

BY: _____
 ITS: _____



VICINITY MAP
 NOT TO SCALE

UTILITY COMPANY CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY DBIA NV ENERGY DATE: _____

BY: _____
 ITS: _____

CHARTER COMMUNICATIONS DATE: _____

BY: _____
 ITS: _____

NEVADA BELL TELEPHONE COMPANY DBIA AT&T NEVADA DATE: _____

BY: _____
 ITS: _____

SURVEYOR'S CERTIFICATE

I, GREGORY S. PHILLIPS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC. CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROSEHAVEN PROPERTIES, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE EAST-HALF (E:1/2) OF SECTION 21, T.16N, R.19E, M.D.M. AND THE SURVEY WAS COMPLETED ON AUGUST 23, 2022.
- 3) THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS, P.L.S. 17616



DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH DATE: _____

WATER & SEWER RESOURCES REQUIREMENTS

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

TIMBER WEISS DATE: _____
 WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

TAX CERTIFICATE

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

A.P.N. NO. 165-295-98

WASHOE COUNTY TREASURER DATE: _____

PARCEL MAP
 FOR
ROSEHAVEN PROPERTIES, LLC
 BEING A SUBDIVISION OF ADJUSTED PARCEL 28
 OF RECORD OF SURVEY MAP NO. 6285
 SITUATE WITHIN A PORTION OF THE EAST-HALF (E:1/2) OF
 SECTION 21, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M.
 WASHOE COUNTY NEVADA
 Drawn By: DMS
 Sheet: 1 of 2
 Job No.: 10737.000
 Drawing No.: 10737.000PM
 LUMOS & ASSOCIATES
 383 N. CURRY ST., SUITE 200
 CARSON CITY, NV 89703
 TEL: (775) 883-7877
 LUMOS@AISC.COM

NOTES

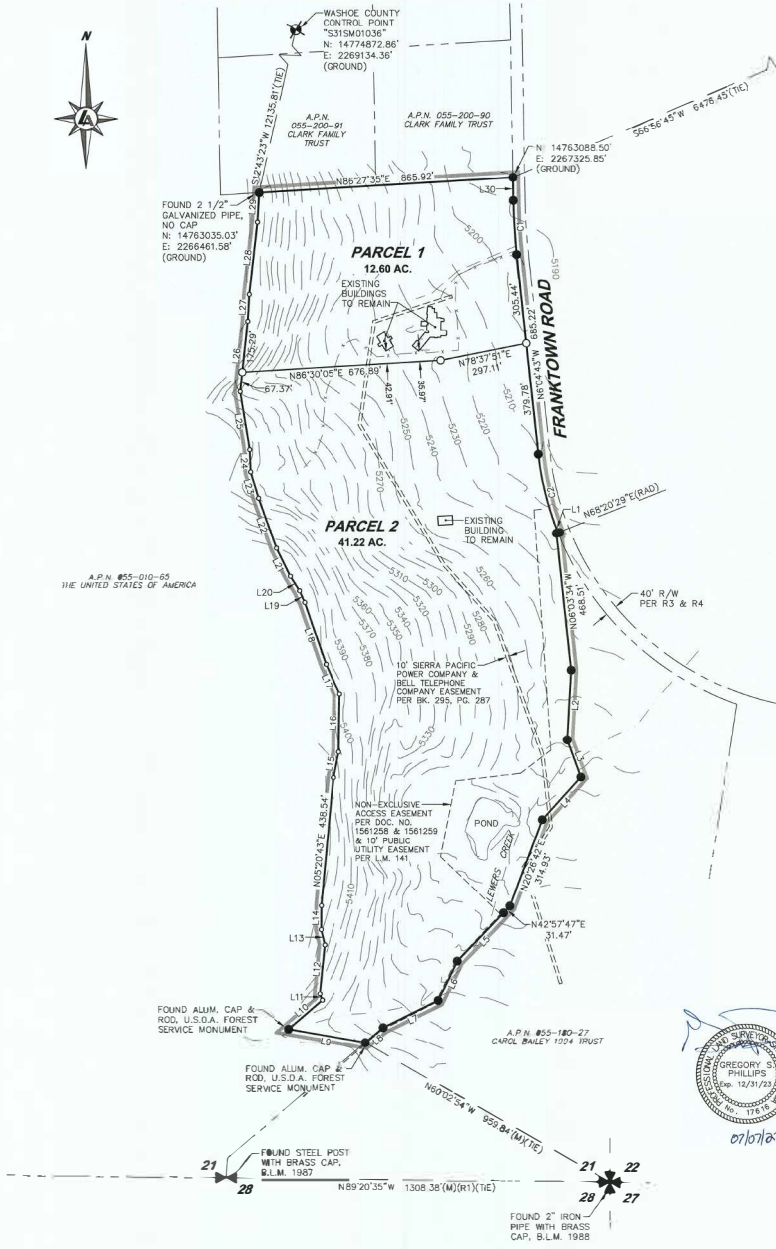
- 1) THIS MAP IS A DIVISION OF ADJUSTED PARCEL 28 AS SHOWN ON THE RECORD OF SURVEY MAP NO. 6285 FILED FOR RECORD AUGUST 10, 2021 AS FILE NO. 5213817.
- 2) THE PARCELS SHOWN LIE WITHIN THE "UNSHADED X" ZONE PER FEMA FIRM 32031C4390, DATED MARCH 16, 2009.
- 3) ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.46(2D).
- 4) THE WEST LINE OF PARCELS 1 & 2 REPRESENTED BY THE LINE STARTING WITH L10 AND CONTINUING TO L25 REPRESENTS THE CENTERLINE OF AN EXISTING FENCE LINE. ALL CORNER POINTS ARE AT FENCE CORNERS.
- 5) WASHOE COUNTY WILL ASSIGN ADDRESSES ONCE THE ASSESSORS' PARCEL NUMBER HAS BEEN ESTABLISHED. IF THE PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 6) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENTS OF THE PARCELS.
- 7) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- 8) 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 DRAINAGE AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO THE SURROUNDING PROPERTIES.

REFERENCES

- (1) RECORD OF SURVEY MAP NO. 6285, RECORDED AUGUST 10, 2021 AS FILE NO. 5213817
- (2) RECORD OF SURVEY MAP NO. 5427, RECORDED MAY 10, 2012 AS FILE NO. 4111259
- (3) STATE OF NEVADA DEPARTMENT OF HIGHWAYS SKETCH SHOWING RIGHT OF WAY TO BE ACQUIRED FROM H.E. & MINNIE E. HEIDENREICH APPROVED OCTOBER 1945
- (4) PUBLIC HIGHWAY DEED RECORDED JUNE 5, 1948 IN BOOK 200, PAGE 1, AS DOCUMENT NO. 164080

LEGEND

- FOUND U.S.G.L.O. SECTION CORNERS AS NOTED.
-
-
-
-
-
-
-



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N68°20'28"E	5.75'	L16	N01°02'20"E	197.03'
L2	N03°14'34"E	238.30'	L17	N23°51'54"W	111.43'
L3	N19°57'54"W	134.54'	L18	N19°01'23"W	223.30'
L4	N42°11'51"E	194.90'	L19	N24°01'38"W	43.55'
L5	N43°57'13"E	226.89'	L20	N32°28'43"W	56.49'
L6	N25°43'40"E	150.27'	L21	N26°15'07"W	106.25'
L7	N63°46'36"E	208.62'	L22	N19°46'29"W	180.38'
L8	N49°53'39"E	79.44'	L23	N16°29'32"W	94.95'
L9	N80°08'35"W	265.53'	L24	N02°21'54"W	75.75'
L10	N49°30'51"E	151.29'	L25	N09°15'54"W	185.80'
L11	N20°26'02"W	23.14'	L26	N06°13'01"E	242.66'
L12	N05°51'40"E	167.89'	L27	N03°00'40"E	91.63'
L13	N13°08'40"W	53.33'	L28	N08°32'58"E	246.00'
L14	N08°22'20"E	80.98'	L29	N03°20'04"E	100.04'
L15	N11°22'46"E	88.85'	L30	N00°55'47"W	78.09'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	05°13'30"	2020.00'	184.21'
C2	15°34'47"	1020.00'	277.36'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197036.



PARCEL MAP
FOR
ROSEHAVEN PROPERTIES, LLC

BEING A SUBDIVISION OF ADJUSTED PARCEL 28 OF RECORD OF SURVEY MAP NO. 6285 SITUATE WITHIN A PORTION OF THE EAST HALF (E1/2) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M.

WASHOE COUNTY NEVADA

LUMOS & ASSOCIATES
308 N. CURRY ST., SUITE 200
CARSON CITY, NV 89403
TEL: (775) 883-7077
LUMOSINC.COM

Drawn By: DMS
Sheet: 2 of 2
Job No.: 10737.000
Drawing No.: 10737.000PM

Account Information

Parcel/Identifier: 05520098

Status: Active

Last Update: 8/25/2022 10:57:55 AM

Owner: ROSEHAVEN PROPERTIES
LLC

Property Address: 6755
FRANKTOWN RD WASHOE COUNTY

Tax Bills

Add to cart then select cart icon (🛒) above to checkout.

Total Due: \$0.00

Pay Partial:

Paid Bills

Attention: Important Information, please be advised:

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "Payments@Bill2Pay.com" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

ROSEHAVEN PROPERTIES, LLC

Entity Number:

E0469212011-7

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

08/19/2011

NV Business ID:

NV20111545447

Termination Date:

Perpetual

Annual Report Due Date:

8/31/2022

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

MAUPIN, COX & LEGOY, A PROFESSIONAL CORPORATION

Status:

Active

CRA Agent Entity Type:**Registered Agent Type:**

Commercial Registered Agent

NV Business ID:

NV20131652935

Office or Position:**Jurisdiction:**

NEVADA

Street Address:

4785 CAUGHLIN PARKWAY, Reno, NV, 89519, USA

Mailing Address:**Individual with Authority to Act:**

PROCTER HUG

Fictitious Website or Domain Name:**OFFICER INFORMATION** **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
Managing Member	THE ZISSIS FAMILY TRUST	425 CARR 693 PMB 347, DORADO, 00646, PRI	07/20/2020	Active
Managing Member	STEVE ZISSIS	425 CARR 693 PMB 347, DORADO, 00646, PRI	07/20/2020	Active

Title	Name	Address	Last Updated	Status
Managing Member	JAMIE C ZISSIS	425 CARR 693 PMB 347, DORADO, 00646, PRI	07/20/2020	Active

Page 1 of 1, records 1 to 3 of 3

[Filing History](#) [Name History](#) [Mergers/Conversions](#)

[Return to Search](#)

[Return to Results](#)

ESCROW NOTE:

WE FIND NO OPEN DEED OF TRUST. PLEASE VERIFY THAT THIS PROPERTY IS FREE AND CLEAR

VERIFIED BY SELLER:

Rosehaven Properties, LLC, A Nevada Limited Liability Company

BY: _____
Jamie Zissis Date



First Centennial Title Company of Nevada

1450 Ridgeview Dr, Ste 100, Reno, NV 89519

Phone: (775)689-8510 • Fax: 775-372-9179



COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

2nd Updated Commitment

Today's Date:

June 28, 2023

Order No.: 22028864-SS

Escrow Officer: Suzanne Silverman

Proposed Buyer/Borrower: David I. Olney and Shirley Gill Olney

Property Address: 6755 Franktown Road, Washoe Valley, NV 89704

Lender:

Loan Amount: \$0.00

Dickson Realty - Caughlin
Rebecca Dickson
1030 Caughlin Crossing
Reno, NV 89519

Dickson Realty - Sparks
Kayla Dalton
4870 Vista Blvd
Sparks, NV 89436

First Centennial Title of Nevada

Lisa Quilici, Authorized Signatory

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 22028864-SS

Commitment No.: 22028864-SS-1

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company, a(n) Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within n/a after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty 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.

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- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions[; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty 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.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty 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.

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COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 22028864-SS

Commitment No.: 22028864-SS-1

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
Commitment No.: 22028864-SS-1
Issuing Office File No.: 22028864-SS
Property Address: 6755 Franktown Road, Washoe Valley, NV 89704
Revision No.: 2nd Updated Commitment

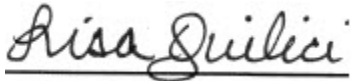
SCHEDULE A

1. Commitment Date: June 16, 2023 at 12:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06)
Proposed Insured: David I. Olney and Shirley Gill Olney
Proposed Policy Amount: \$4,850,000.00
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:

[Rosehaven Properties, LLC, a Nevada Limited Liability Company](#)
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

First Centennial Title of Nevada



Lisa Quilici, Authorized Signatory


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty 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.

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COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 22028864-SS

Commitment No.: 22028864-SS-1

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.

NOTE: General and Special Taxes for proration purposes for the fiscal year 2022-2023 including any secured personal property and any district assessments, are PAID IN FULL.

Total Amount Taxed: \$13,394.03

Credit: \$4,082.35

Total Amount Paid: \$9,311.68

Assessor's Parcel No.: 055-200-98

Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.

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SCHEDULE B

(Continued)

5. **REQUIREMENT:** This Company will require the following documents to insure a conveyance or encumbrance by the Limited Liability Company (LLC) named below:

- a) A current copy of the Articles of Organization, certified by the Secretary of State, State of Nevada.
- b) A copy of the Operating Agreement and all amendments thereto, if any, including delegations of authority appointing managers or other parties to execute documents that this Company is being requested to insure.
- c) A copy of the current Statement of Information Form, List of Managers and Members, filed with the Secretary of State, State of Nevada.

LIMITED LIABILITY COMPANY: ***Rosehaven Properties, LLC, a Nevada Limited Liability Company***

6. **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:

A Grant, Bargain, Sale Deed, dated 10/07/2021, recorded 10/12/2021, as Document No. 5236500, Official Records, Washoe County, Nevada.

Grantor: Flying ME Ranch LLC, a Nevada Limited Liability Company

Grantee: Rosehaven Properties, LLC, a Nevada Limited Liability Company

7. **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 6755 Franktown Road, Washoe Valley, NV.

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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. (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.
2. 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.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. 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.
5. (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.
6. 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.
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

8. General and Special Taxes for the fiscal year 2023-2024, including any secured personal property taxes and any district assessments, a lien, not yet due and payable.
Assessors Parcel No.: 055-200-98
9. 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.

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SCHEDULE B

(Continued)

10. Except all water, claims or rights to water, in or under said land.
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. Provisions as contained in a Deed recorded August 2, 1945, in Book P, Page 1, as Document No. [132458](#), Bonds and Agreements, Washoe County, Nevada.
14. Provisions as contained in a Deed recorded June 5, 1948, in Book 220, Page 1, as Document No. [164080](#), Deed Records, Washoe County, Nevada.
15. An easement for pipelines for natural gas and a road, and incidental purposes, as set forth in an instrument recorded 08/25/1965, in Book 109, Page 498, as [Document No. 37289](#), Official Records.
16. An easement as granted to Sierra Pacific Power Company and Bell Telephone Company of Nevada, to construct, operate and maintain electric power and communication lines and incidental purposes, by instrument recorded 12/29/1967, as Document No. in Book 295, Page 287, as Document No. [104926](#), Official Records, Washoe County Records.
17. Covenants, conditions, restrictions, reservations, easements, assessments, liens and charges set forth in a Declaration of Restrictions, recorded September 28, 1990, as Document No. 1431080, in Book 3150, Page 659, and re-recorded October 12, 1990, in Book 3157, Page 420, as Document No. 1434032, and re-recorded again April 8, 1992, in Book 3457, Page 88, as [Document No. 1561258](#), Official Records, Washoe County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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SCHEDULE B

(Continued)

18. Covenants, conditions, restrictions, reservations, easements, assessments, liens and charges set forth in a Declaration of Restrictions, recorded September 28, 1990, as Document No. 1431081, in Book 3150, Page 664, and re-recorded October 12, 1990, in Book 3157, Page 425, as Document No. 1434033, and re-recorded again April 8, 1992, in Book 3457, Page 90, as [Document No. 1561259](#), Official Records, Washoe County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
19. 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. 2235](#).
20. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Division of Land Map No. [141](#).
21. Matters as disclosed on Record of Survey Map No. [5427](#), in support of a Boundary Line Adjustment, recorded 05/10/2012, as Document No. 4111259, Official Records.
22. A Notice of Attachment of Tax Lien on Agricultural and Open Space Real Property in Washoe County pursuant to NRS 361A, recorded 07-18-2018, as [Document No. 4833789](#), Official Records.
23. Matters as disclosed on Record of Survey in Support of a Boundary Line Adjustment for The Flying Me Ranch, LLC, recorded August 5, 2021, as Document No. [5213817](#), Official Records.
24. Matters as disclosed on [Record of Survey Map No. 6285](#).
25. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Open Range Disclosure", recorded October 13, 2021, as Document No. [5236820](#), of Official Records.

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COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 22028864-SS

Commitment No.: 22028864-SS-1

SCHEDULE C

The Land is described as follows:

A parcel of land being a portion of Parcel 2A on Record of Survey No. 5427, filed in the Official Records of Washoe County, Nevada on May 10, 2012 as file No. 4111259. Also, being a portion of the East-Half of Section 21, Township 16 North, Range 19 East, Mount Diablo Base and Meridian, County of Washoe, State of Nevada, being more particularly described as:

Beginning at the South Quarter Corner of said Section 21, thence $589^{\circ}20'35''$ E a distance of 1308.38 feet along the South line of said Section to the East sixteenth corner common to Sections 21 and 28; thence $N04^{\circ}37'128''$ E a distance of 67.57 feet; Thence $N49^{\circ}53'39''$ E a distance of 616.06 feet to the Point of Beginning; Thence $N80^{\circ}08'35''$ W a distance of 265.53 feet; Thence $N49^{\circ}30'51''$ E 151.29 feet to an existing fence; Thence following the existing fence the following courses;

Thence $N20^{\circ}26'102''$ W a distance of 23.14 feet;
Thence $N05^{\circ}51'40''$ E a distance of 167.89 feet;
Thence $N13^{\circ}09'40''$ W a distance of 53.33 feet;
Thence $N00^{\circ}22'120''$ E a distance of 80.98 feet;
Thence $N05^{\circ}20'43''$ E a distance of 438.54 feet;
Thence $N11^{\circ}22'46''$ E a distance of 88.85 feet;
Thence $N01^{\circ}02'20''$ E a distance of 197.03 feet;
Thence $N23^{\circ}51'54''$ W a distance of 111.43 feet;
Thence $N19^{\circ}01'23''$ W a distance of 223.30 feet;
Thence $N24^{\circ}01'38''$ W a distance of 43.55 feet;
Thence $N32^{\circ}28'43''$ W a distance of 58.49 feet;
Thence $N26^{\circ}15'07''$ W a distance of 106.25 feet;
Thence $N19^{\circ}46'29''$ W a distance of 180.38 feet;
Thence $N16^{\circ}29'32''$ W a distance of 94.95 feet;
Thence $N02^{\circ}21'54''$ W a distance of 75.75 feet;
Thence $N09^{\circ}15'54''$ W a distance of 198.90 feet;
Thence $N06^{\circ}13'01''$ E a distance of 242.66 feet;
Thence $N03^{\circ}00'140''$ E a distance of 91.63 feet;
Thence $N06^{\circ}32'58''$ E a distance of 248.00 feet;
Thence $N03^{\circ}20'104''$ E a distance of 100.02 feet;
Thence leaving said fence $N86^{\circ}27'35''$ E a distance of 865.91 feet to the westerly Right-of-Way line of Franktown Road;
Thence Southerly along said Right-of-Way, $S00^{\circ}55'47''$ E a distance of 78.08 feet to the beginning of a non-tangent curve to the left having a radial bearing of $N89^{\circ}08'46''$ E and a radius of 2020.00 feet,
Thence Southerly along said curve a distance of 184.20 feet;
Thence $S06^{\circ}04'43''$ E a distance of 685.22 feet to a tangent curve to the left having a radius of 1020.00 feet;

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SCHEDULE C

(Continued)

Thence Southerly along said curve a distance of 277.37 feet;
Thence leaving said Right-of-Way S68°20'28"W a distance of 5.7"W feet;
Thence S06°03'34"E a distance of 468.51 feet;
Thence S03°14'38"W a distance of 238.30 feet;
Thence S19°57'54"E a distance of 134.54 feet;
Thence S42°11'51"W a distance of 194.90 feet;
Thence S20°26'42"W a distance of 314.93 feet;
Thence S42°46'12"W a distance of 31.31 feet;
Thence S43°58'46"W a distance of 227.05 feet;
Thence S25°43'40"W a distance of 150.27 feet;
Thence S63°46'36"W a distance of 208.62 feet;
Thence S49°53'39"W a distance of 79.44 feet to the point of beginning.

Containing 53.82 acres, more or less, prepared by: Kevin D. Haskew, PLS.

Reference is hereby made to Record of Survey Map No. 6285.

The above legal description was taken from prior Document No. 5213816.

Assessors Parcel No.: 055-200-98

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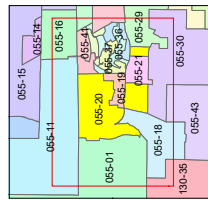
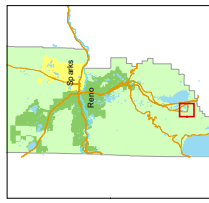


Assessor's Map Number
055-20

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 200 400 600 800
1 inch = 800 feet

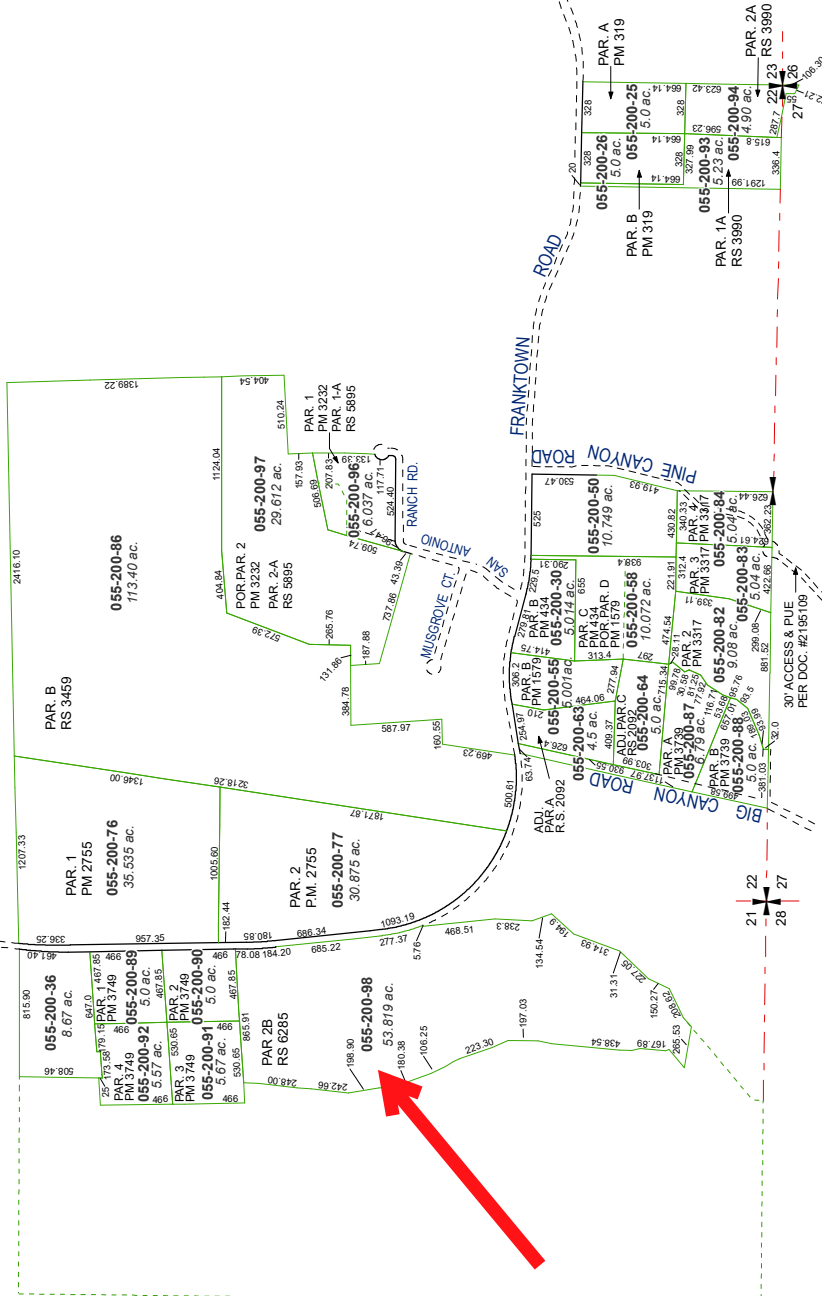


created by: NLH 06/11/2012
updated: SR 12/19/17 JRA 09/2/2021

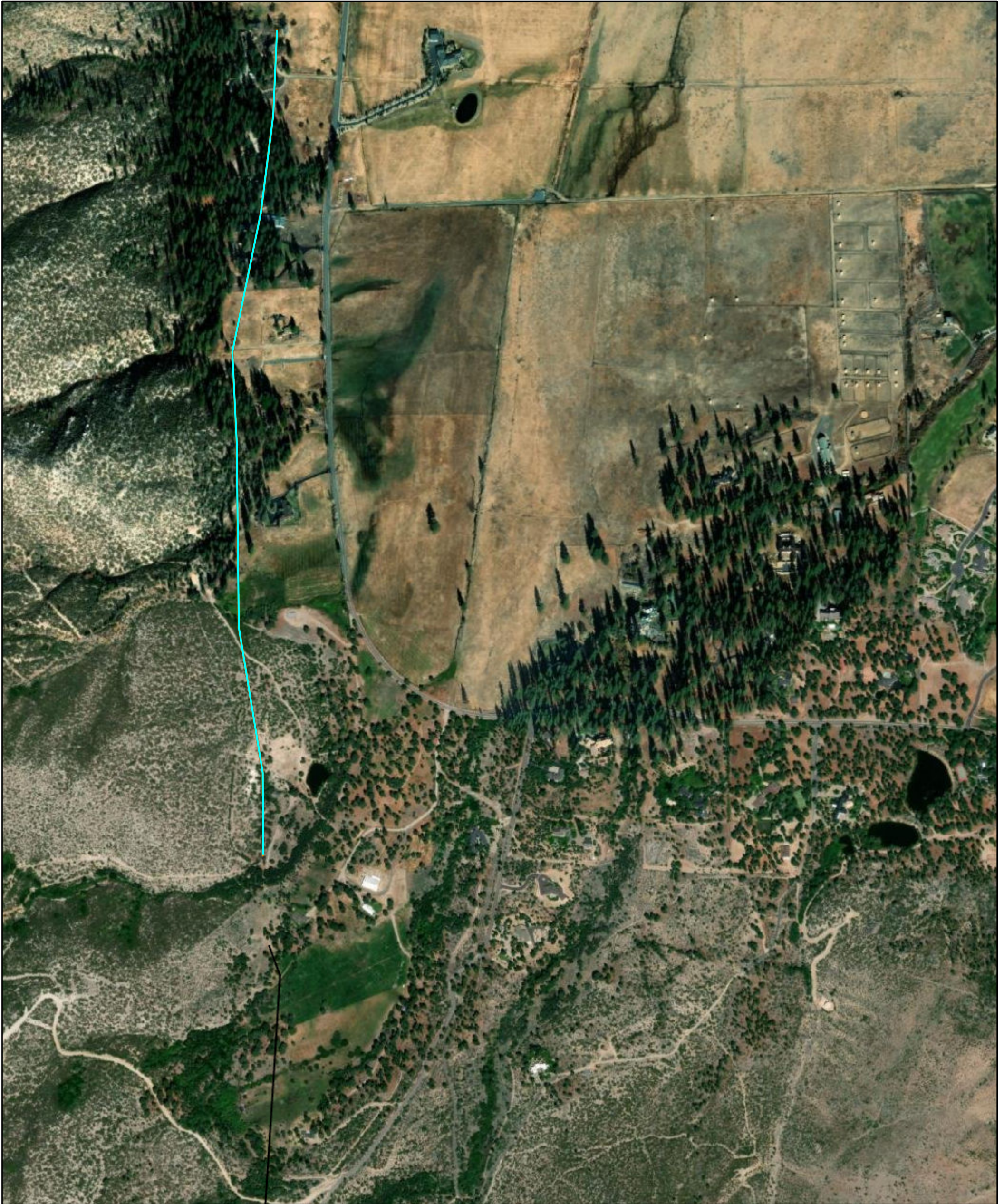
area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended for any other purpose. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**PORTION OF SECTIONS 21, 22 & 23
T16N - R19E**








U.S. Geological Survey Quaternary Faults











8/22/2023, 10:20:55 AM

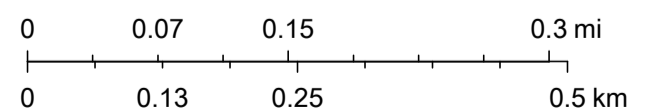
Fault Areas

-  Class B
-  historic
-  late Quaternary
-  latest Quaternary
-  middle and late Quaternary

National Database

-  Historic (< 150 years), well constrained location
-  Historic (< 150 years), inferred location
-  Latest Quaternary (<15,000 years), well constrained location
-  Latest Quaternary (<15,000 years), moderately constrained location
-  Latest Quaternary (<15,000 years), inferred location
-  Late Quaternary (< 130,000 years), well constrained location
-  Late Quaternary (< 130,000 years), moderately constrained location
-  Late Quaternary (< 130,000 years), inferred location

1:9,028



Maxar

Quaternary Fault and Fold Database of the United States

As of January 12, 2017, the USGS maintains a limited number of metadata fields that characterize the Quaternary faults and folds of the United States. For the most up-to-date information, please refer to the [interactive fault map](#).

Mount Rose fault zone (Class A) No. 1647

Last Review Date: 1999-06-25

citation for this record: Sawyer, T.L., compiler, 1999, Fault number 1647, Mount Rose fault zone, in Quaternary fault and fold database of the United States: U.S. Geological Survey website, <https://earthquakes.usgs.gov/hazards/qfaults>, accessed 12/14/2020 02:35 PM.

Synopsis

The relatively long Mount Rose fault zone consists of: (1) a prominent range-front fault bounding the east flank of the northern Carson Range that is generally continuous from near Musgrove Creek northward along west edge of Washoe Valley, across an alluvial embayment near mouth of Galena Creek, and along west side of the Truckee Meadows to north of Thomas Creek; (2) a highly distributed network of echelon and anastomosing north- and northwest-striking faults on piedmont slope of the Carson Range from Washoe City northward into Reno; (3) subparallel to anastomosing intermontane faults in the Carson Range north of about Whites Creek; and (4) a few scattered intra basin faults in Washoe Valley. The Mount Rose fault zone encompasses the Mount Rose segment of the Carson Range fault system of Ramelli and others (1994 #2573) and, in that model, is related to the Little Valley fault [1648] and Kings Canyon fault zone [1654] to the west and south, respectively;

	<p>fault zone may also be related to, or terminate northward against, an unnamed fault zone within the Truckee River canyon [1646]. Two detailed and several site-evaluation trench investigations have been conducted, whereas detailed studies of scarp morphology have not been conducted.</p>
<p>Name comments</p>	<p>Refers to faults along and within western part of the Truckee Meadows and Washoe Valley, including faults in the Steamboat Hills and eastern Carson Range mapped by Thompson and White (1964 #3617), White and others (1964 #3619), Slemmons (1968, unpublished Reno 1:250,000-scale map), Matthews (1968 #3610), Cordova (1969 #2447), Bonham (1969 #2999), Tablor and others (1978 #2626), Trexler and Bell (1979 #2634), Bonham and Rodgers (1983 #2428), Schilling and Szecsody (1981 #4476); Szecsody (1983 #2624), Bell (1984 #105), Nitchman and Ramelli (1991 #3611), Greene and others (1991 #3487), Bonham and Bell (1993 #2427), Ramelli and others (1994 #2573), and Ramelli and dePolo (1997 #2579). Includes the two parts of the Mount Rose fault zone of dePolo and others (1997 #1367) and the Washoe Valley fault of Ramelli and others (1994 #2573); Mount Rose is a prominent geographic feature located in the Carson Range between these valleys and bounded by the fault zone, thus, is an appropriate descriptive name for the zone.</p> <p>Fault ID: Refers to fault numbers R14A and R14B (Mount Rose Fault zone) of dePolo (1998 #2845).</p>
<p>County(s) and State(s)</p>	<p>CARSON CITY COUNTY, NEVADA WASHOE COUNTY, NEVADA</p>
<p>Physiographic province(s)</p>	<p>CASCADE-SIERRA MOUNTAINS BASIN AND RANGE</p>
<p>Reliability of location</p>	<p>Good Compiled at 1:100,000 scale.</p> <p><i>Comments:</i> Fault locations are based on 1:24,000-scale maps of Szecsody (1983 #2624), Tablor and others (1978 #2626), Trexler and Bell (1979 #2634) and Bingler (1974 #2425), approximately 1:83,000-scale map of Ramelli (1997 #2578), and 1:250,000-scale map of Greene and others (1991 #3487). Mapping by Ramelli and dePolo (1997 #1367) is a compilation of 1:24,000-scale maps of Tablor and Ellen (1975 #3614), Trexler (1977 #3640), Grose (1986 #3609) and Lewis (1988 #2526) that was modified based on detailed analysis of aerial photographs and field</p>

reconnaissance.

Geologic setting

The relatively long Mount Rose fault zone consists of: (1) a prominent range-front fault bounding the east flank of the northern Carson Range that is generally continuous from near Musgrove Creek northward along west edge of Washoe Valley, across an alluvial embayment near mouth of Galena Creek, and along west side of the Truckee Meadows to north of Thomas Creek; (2) a highly distributed network of echelon and anastomosing north- and northwest-striking piedmont faults on piedmont slope of the Carson Range from Washoe City northward into Reno; (3) subparallel to anastomosing intermontane fault in the Carson Range north of about Whites Creek; and (4) a few scattered intra basin faults in Washoe Valley (Thompson and White, 1964 #3617; White and others, 1964 #3619; Matthews, 1968 #3610; Cordova, 1969 #2447; Bonham, 1969 #2999; Tabor and others, 1978 #2626; Trexler and Bell, 1979 #2634; Schilling and Szecsody, 1981 #4476; Bonham and Rogers, 1983 #2428; Szecsody, 1983 #2624; Bell, 1984 #105; Greene and others, 1991 #3487; Ramelli and others, 1994 #2573; Ramelli and dePolo, 1997 #2579). Washoe Valley is an asymmetric west-tilted half graben containing more than a 600-m-thick section of sediment (Petersen and Karlin, 1993 #3612). The Truckee Meadows is a deep structural trough with 1.9 km of basin-fill deposits near the north end of the Mount Rose fault zone and generally less than 500 m of basin-fill deposits elsewhere (Abbott and Louie, 2000 #4475). In addition to deforming by distributed faulting, the northern Carson Range may have deformed by folding and warping (e.g., Thompson and Sandberg, 1958 #3616; Thompson and White, 1964 #3617). The Mount Rose fault zone encompasses the Mount Rose segment of the Carson Range fault system of Ramelli and others (1994 #2573) and, in that model, is related to the Little Valley fault [1648] and Kings Canyon fault zone [1654] to the west and south, respectively; fault zone may also be related to, or terminate northward against, an unnamed fault zone within the Truckee River canyon [1646].

Length (km)

38 km.

Average strike

N5°E

Sense of movement

Normal

Comments: Several studies have reported a normal sense of movement along the fault zone (e.g., Thompson and White, 1964

#3617; Matthews, 1968 #3610, Bonham, 1969 #2999; Bell, 1981 #2875; Bonham and Rogers, 1983 #2428; Greene and others, 1991 #3487). A subsidiary dextral component was suggested by Ramelli and dePolo (1997 #2579) in the Washoe Valley area based on possible right-lateral offset of a Tertiary river channel, and by VanWormer and Ryall (1980 #3618) based on fault-plane solutions.

Dip Direction

E; W

Paleoseismology studies

In addition to several geotechnical trench studies, two detailed paleoseismic investigations have focused on the Mount Rose fault zone; only the study by Ramelli and dePolo (1997 #1367) apparently yielded control on the timing of faulting events. The first investigation, by Schilling and Szecsody (1981 #4476), involved three trench (sites 1647-1, 1647-2, 1647-3, herein) across the range-front fault in the southwestern Truckee Meadows near the mouth of Whites Creek, and the subsequent investigation by Ramelli and dePolo (1997 #1367) involved two trenches in Carson Valley at Davis Creek County Park, one across a splay fault adjacent to the range-front fault (site 1647-4) and the other across the range-front fault (site 1647-5).

Sites 1647-1, 1647-2, 1647-3 at the Mouth of Whites Creek, southwestern Truckee Meadows. Schilling and Szecsody (1981 #4476) excavated three trenches across the range-front fault at the mouth of Whites Creek; two trenches were excavated north of the creek (site 1647-1 and 1647-2) and one was excavated just south of the creek (site 1647-3). The northern trench (site 1647-1; their trench 3) exposed bouldery alluvial deposits displaced about 0.6 m down-to-the-east along a fault dipping 61° E. The central trench (site 1647-2; their trench 2) exposed bouldery to cobbly alluvial deposits displaced about 1.1 m down-to-the-east along a fault-bounded fissure dipping 77° E. The southern trench (site 1647-3; their trench 1) was excavated in a side channel and crossed a scarp less than 1.5 m high on terrace deposits inset into late Quaternary (*i.e.*, Tahoe) outwash deposits. The trench exposed cobbly to bouldery alluvial deposits displaced about 1.2 m and 0.6 m down-to-the-east along a 82° NE.-dipping fault-bounded fissure and a 71° NE.-dipping fault-bounded fissure to the east, respectively. The A horizon of the surficial soil thickens from west to east across the fault in all three trenches, suggesting that it has been displaced Schilling and Szecsody (1981 #4476). Based on soil-profile development, the most recent event was

inferred to have occurred in possibly the past 2,000 to 3,000 years; a sample of the youngest A-horizon material infilling a fissure in the southern trench (site 1647-3), was submitted for radiocarbon dating, but the age of this sample was not reported in Schilling and Szecsody (1981 #4476) nor in Szecsody (1983 #2624). Ages for two samples, however, were reported by Bell and others (1984 #106). The two samples, apparently from fissure infilling, was reported to have radiocarbon ages of 620 ± 70 yr B.P. and 910 ± 70 yr B.P.

Site 1647-4 near Winters Creek, Washoe Valley. Ramelli and dePolo (1997 #1367) excavated a trench (DCP-2 in their report) just south of Winters Creek across a 6-m-high piedmont scarp on late Quaternary glacial-outwash deposits. Tabor and others (1983 #3615) interpreted these deposits to be of probably Tahoe age (35–74 ka), but Ramelli and dePolo (1997 #1367) suggested that they are more likely of Tioga age (12–24 ka) based on surface boulder weathering. A scarp profile suggests cumulative normal displacement of 3.8 ± 0.8 m across the scarp. The trench exposed highly weathered granitic bedrock, on both sides of the fault, overlain by poorly stratified fluvial and colluvial granitic sand deposits. A steeply eastward-dipping, relatively narrow, irregular fault zone was also exposed. Stratigraphic and soil offsets were interpreted to represent two faulting events with 1.3–1.5 m of total vertical displacement; offset units also exhibit soft-sediment deformation believed to represent liquefaction in this spring-discharge area (Ramelli and dePolo, 1997 #2579).

Site 1647-5 near Ophir Creek, Washoe Valley. Ramelli and dePolo (1997 #1367) excavated a trench (DCP-1 in their report) across a 4-m-high range-front scarp on a mid to late Holocene alluvial terrace at the mouth of an unnamed drainage, 0.7 km north Ophir Creek. The scarp represents 4.8 ± 1 m of cumulative normal displacement based on scarp-profile data. The trench exposed poorly stratified, bouldery grus (decomposed granite) and, in the hanging wall, colluvial deposits; deposits contain abundant detrital charcoal. Three alluvial deposits are offset across a steep ($\sim 70^\circ$), east-dipping fault zone and exhibit minor offsets across a distributed zone in the hanging wall. The colluvial deposits, the scarp profile, and several radiocarbon dates suggest two faulting events, possibly with 2 to 2.5 of vertical displacement each, in about the last 1,700 years at this site (Ramelli and dePolo, 1997 #2579).

Geomorphic expression

The range-front fault is expressed as prominent scarps on alluvial-fan, glacial outwash, colluvial, and landslide deposits and as the abrupt steep escarpment of the Carson Range (Thompson and White, 1964 #3617; White and others, 1964 #3619; Matthews, 1968 #3610; Cordova, 1969 #2447; Bonham, 1969 #2999; Tabor and others, 1978 #2626; Trexler and Bell, 1979 #2634; Schilling and Szecsody, 1981 #4476; Bonham and Rogers, 1983 #2428; Szecsody, 1983 #2624; Bell, 1984 #105; Nitchman and Ramelli, 1991 #3611; Ramelli and others, 1994 #2573; Ramelli and dePolo, 1997 #2579). The range front has basal fault facets that reach a maximum height of 171 m (146–195 m) high (dePolo, 1998 #2845); however, the range front may have been modified in Washoe Valley by late Pleistocene Washoe Lake (Ramelli and dePolo, 1997 #2579). Piedmont faults are marked by eastward- and westward-facing moderately to well-defined scarps on mid to late Quaternary (primarily Donner- and Tahoe-aged, locally Holocene) piedmont-slope deposits and pediment surfaces and by distinct vegetation lineaments. Many scarps have bevels and bound grabens, and most are less than 6 m high. Several scarps on the Callahan Ranch area are marked by 1- to 5-m-high, well-defined scarps on deposits as young as Holocene (Tabor and others, 1978 #2626; Schilling and Szecsody, 1981 #4476). Intermontane faults generally splay into the range from the main range-front fault and are expressed as abrupt intra-range escarpments, broad mountainside benches, small alluvial basin, and at least one closed depression, on Whites Creek-Thomas Creek divide, (Thompson and White, 1964 #3617; White and others, 1964 #3619; Matthews, 1968 #3610; Cordova, 1969 #2447; Bonham, 1969 #2999; Tabor and others, 1978 #2626; Trexler and Bell, 1979 #2634; Schilling and Szecsody, 1981 #4476; Bonham and Rogers, 1983 #2428; Szecsody, 1983 #2624; Bell, 1984 #105; Ramelli and others, 1994 #2573; Ramelli and dePolo, 1997 #2579) suggesting young movement. Intrabasin faults in Washoe Valley are expressed as scarps on late Pleistocene deposits associated with the highstand of late Pleistocene Washoe Lake, that essentially extend to the shore of the contemporary Washoe Lake (Ramelli and dePolo, 1997 #2579).

Age of faulted surficial deposits

Holocene; late and middle Pleistocene; early to middle Pleistocene; Quaternary; Tertiary. Quaternary deposits, primarily late and middle Pleistocene (Tahoe- and Donner-aged, respectively), are extensively faulted by the piedmont faults and range-front fault, which also juxtaposes these deposits against

Tertiary volcanic rocks and bedrock (Thompson and White, 1964 #3617; White and others, 1964 #3619; Matthews, 1968 #3610; Cordova, 1969 #2447; Bonham, 1969 #2999; Tabor and others, 1978 #2626; Trexler and Bell, 1979 #2634; Schilling and Szecsody, 1981 #4476; Bonham and Rogers, 1983 #2428; Szecsody, 1983 #2624; Bell, 1984 #105; Bonham and Bell, 1993 #2427; Ramelli and others, 1994 #2573; Ramelli and dePolo, 1997 #2579). Latest Pleistocene (Tioga-aged) and Holocene deposits are faulted within the zone; for example, along piedmont faults near Jones Creek (Tabor and others, 1978 #2626), along the range-front fault in Washoe Valley at Davis Creek County Park (Ramelli and dePolo, 1997 #2579) and in the southwestern Truckee Meadows from about State Highway 431 north to north fork of Dry Creek (e.g., Schilling and Szecsody, 1981 #4476; Bonham and Rogers, 1983 #2428; Szecsody, 1983 #2624). Late Pleistocene basin-fill deposits are displaced along the intra basin faults in Washoe Valley (e.g., Trexler and Bell, 1979 #2634; Ramelli and dePolo, 1997 #2579). The intermontane faults in the Carson Range primarily displace Tertiary volcanic rocks, but locally juxtapose these rocks against early to middle Pleistocene (e.g., Donner-aged) outwash deposits (Schilling and Szecsody, 1981 #4476) and possibly against late Quaternary lake deposits (Bonham and Rogers, 1983 #2428).

Historic earthquake

Most recent prehistoric deformation

latest Quaternary (<15 ka)
Comments: A late to latest Holocene time is suggested based on trench studies by Ramelli and dePolo (1997 #2579) and Schilling and Szecsody (1981 #4476), which agrees with mapping by Szecsody (1983 #2624), Thompson and White (1964 #3617), White and others (1964 #3619), Cordova (1969 #2447), Tabor and others (1978 #2626), Trexler and Bell (1979 #2634), Bonham and Rogers (1983 #2428), Szecsody (1983 #2624), Bell (1984 #105), Nitchman and Ramelli (1991 #3611), Bonham and Bell (1993 #2427), Ramelli and others (1994 #2573), and Slemmons (1968, unpublished Reno 1:250,000-scale map).

Recurrence interval

Comments: Trench studies by Ramelli and dePolo (1997 #2579) suggest an interval between the past two events has to be less than about 1.8 k.y. at their southern trench site (site 1647-5).

<p>Slip-rate category</p>	<p>Between 1.0 and 5.0 mm/yr</p> <p><i>Comments:</i> Ramelli and dePolo (1997 #1367) estimated a range of late Holocene vertical displacement rate of 1.1–3.8 mm/yr with a tentatively preferred rate of 1.5 mm/yr, based on trench results from near Ophir Creek (site 1647-5). Alternatively, dePolo (1998 #2845) assigned a reconnaissance vertical deformation rate of 0.312 mm/yr based on an empirical relationship between his preferred maximum basal facet height and vertical deformation rate for the range-front fault. The size of the facets (tens to hundreds of meters, as measured from topographic maps) indicates they are the result of many seismic cycles, and thus the derived slip rate reflects a long-term average. The slip-rate category assigned here is based on geologically determined Holocene rate presented by Ramelli and dePolo (1997 #1367).</p>
<p>Date and Compiler(s)</p>	<p>1999 Thomas L. Sawyer, Piedmont Geosciences, Inc.</p>
<p>References</p>	<p>#4475 Abbott, R.E., and Louie, J.N., 2000, Depth to bedrock using gravimetry in the Reno and Carson City, Nevada, area basins: <i>Geophysics</i>, v. 65, p. 340-350.</p> <p>#2875 Bell, J.W., 1981, Quaternary fault map of the Reno 1° by 2° quadrangle, Nevada-California: U.S. Geological Survey Open-File Report 81-982, 62 p., http://pubs.er.usgs.gov/publication/ofr81982.</p> <p>#105 Bell, J.W., 1984, Quaternary fault map of Nevada—Reno sheet: Nevada Bureau of Mines and Geology Map 79, 1 sheet, scale 1:250,000.</p> <p>#106 Bell, J.W., Slemmons, D.B., and Wallace, R.A., 1984, Reno to Dixie Valley-Fairview Peak earthquake areas, <i>in</i> Lintz, J., Jr., ed., <i>Western geological excursions: Reno, Nevada</i>, University of Nevada, Mackay School of Mines, 1984 Annual Meetings of the Geological Society of America, Guidebook, v. 4, p. 425-472.</p> <p>#2425 Bingler, E.C., 1974, Earthquake hazards map, Reno Folio: Nevada Bureau of Mines and Geology Environmental Series, scale 1:24,000.</p> <p>#2999 Bonham, H.F., 1969, Geology and mineral deposits of Washoe and Storey Counties, Nevada: Nevada Bureau of Mines and Geology Bulletin 70, 140 p., 1 pl., scale 1:250,000.</p>

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