

## STANDARDS

Part Three: Yard and Setback Dimensions										
	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU
Front Yard (feet)	30	30	30	30	30	20	20	20	15	15
Side Yards (feet)	50	15	15	12	10	8	7	5	5	5
Rear Yard (feet)	30	30	30	30	30	20	20	20	10	20

Part Three: Yard and Setback Dimensions (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Front Yard (feet)	20	10	15	20	15	20	20	n/a	30	30
Side Yards (feet)	5	10	15	10	10	15	15	n/a	50	50
Rear Yard (feet)	20	10	20	10	15	20	20	n/a	30	30

Source: Sedway Cooke Associates

*[Amended by Ord. 939, provisions eff. 11/1/95; Ord. 1023, provisions eff. 7/1/98; Ord. 1140, provisions eff. 12/31/01; Ord. 1290, provisions eff. 3/24/06; Ord. 1447, provisions eff. 9/9/10; Ord. 1458, provisions eff. 2/4/11; Ord. 1475, provisions eff. 1/12/12; Ord 1618, provisions eff 5/4/18.]*

**Section 110.406.10 TRPA Standards.** Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards.

**Section 110.406.15 Double Counting Yards.** No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

**Section 110.406.20 Combining Lots.** If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

*[Amended by Ord. 876, provisions eff. 7/7/93.]*

**Section 110.406.25 Unobstructed Yards.** Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

**Section 110.406.30 Front Yards.** Front yards shall comply with the provisions of this section.

- (a) **Through Lots.** On through lots, either end lot line may be considered the front line, except when the access would be from a street classified as a collector or an arterial. The minimum rear yard shall not be less than the required front yard in the regulatory zone in which such lot is located. After development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot.
- (b) **Interior Lots.** On any interior lot in any residential land use category or, in General Rural or General Rural Agricultural land use categories, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street

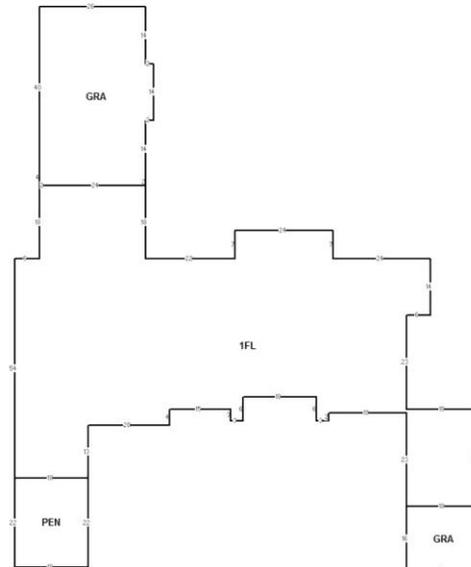
Owner Information & Legal Description				Building Information			
Situs	5545 E HIDDEN VALLEY DR, WASHOE COUNTY 89502			Quality	R50 Very Good	Bldg Type	Sgl Fam Res
Owner 1	EEKHOFF, TODD & MARCI			Stories	SINGLE STORY	Square Feet	5,073
Mail Address	5705 LONE HORSE DR RENO NV 89502			Year Built	2018	Square Feet does not include Basement or Garage Conversion Area.	
Rec Doc No	4396439	Rec Date	09/30/2014	W.A.Y.	2018	Finished Bsmt	0
Prior Owner	COOK FAMILY TRUST, R S			Bedrooms	4	Unfin Bsmt	0
Prior Doc	4293667			Full Baths	4	Bsmt Type	
Keyline Desc	PM 5107 LOT 2-A			Half Baths	0	Gar Conv Sq Foot	0
Subdivision	HIDDEN VALLEY SUBDIVISION 1			Fixtures	17	Total Gar Area	1460
	Lot: 2-A Block: L	Sub Map#	562	Fireplaces	1	Gar Type	ATTACHED
	Record of Survey Map:	Parcel Map#	5107	Heat Type	FAVAC	Det Garage	0
	Section: 27 Township: 19 Range: 20	SPC		Sec Heat Type		Bsmt Gar Door	0
Tax Dist	4000 Add'l Tax Info	Prior APN	051-293-05	Ext Walls	SIDING/FR	Sub Floor	SLAB
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			Sec Ext Walls	STN VEN/FR	Frame	FRAME
				Roof Cover	COMP SHINGLE	Construction Mod	0
				Obso/Bldg Adj	0	Units/Bldg	1
				% Complete	25 %	Units/Parcel	1

Land Information							
Land Use	200	Zoning	MDS	Sewer	Septic	NBC	NEJE
Size	25,508 SqFt or ~ 0.586 Acre	Water	Well	Street	Paved	NBC Map	NE NBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2017/18 FV	2018/19 FV	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	60,300	63,100	1MGA		09-30-2014	140,000	COOK FAMILY TRUST, R S	EEKHOFF, TODD & MARCI
Taxable Improvement Value	0	186,236	3NTT		10-28-2013	0	COOK FAMILY TRUST, R S	COOK FAMILY TRUST, R S
Taxable Total	60,300	249,336						
Assessed Land Value	21,105	22,085						
Assessed Improvement Value	0	65,183						
Total Assessed	21,105	87,268						

Building #1 Sketch

Property Photo



OWNERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, R.S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998 IS THE OWNER OF THE TRACT 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 NEVADA REVISED STATUTES CHAPTER 278 AND NEW EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOREVER.

R.S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998  
Richard S. Cook 10-11-13 Date  
RICHARD S. COOK TRUSTEE

STATE OF NEVADA S.S.  
COUNTY OF WASHOE  
ON THIS 11th day of October 2013, I, RAE ANN LOVING, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, RICHARD S. COOK AS TRUSTEE FOR THE R.S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Rae Ann Loving  
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT THE R.S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LENS OF RECORD AGAINST THE LANDS 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 TITLE COMMITMENT DATED MARCH 22, 2013 FOR THE BENEFIT OF WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY  
BY: Debbie H. Cimigatti  
NAME: Debbie H. Cimigatti  
TITLE: RVP

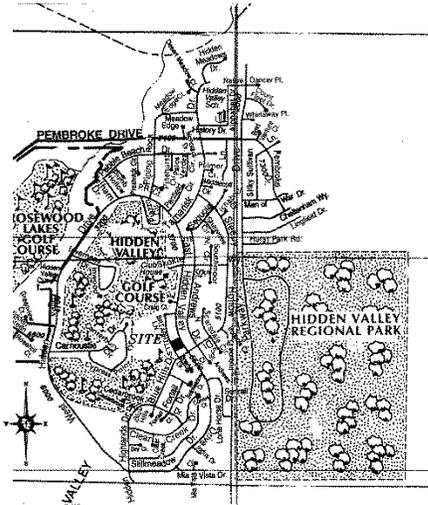
REFERENCES

- 1. RECORD OF SURVEY MAP NO. 2625, FILE NO. 1634276 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2. TRACT MAP NO. 562, FILE NO. 276309, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3. PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY DATED MAY 6, 2013 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4. BOUNDARY LINE ADJUSTMENT, DOCUMENT NO. 1634249, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 NEVADA REVISED STATUTES 361A.265.

A.P.N. 051-293-05  
WASHOE COUNTY TREASURER  
BY: Jill L. Stevens-Combs 10/9/2013 Date  
DEPUTY  
Jill L. Stevens-Combs  
PRINT NAME



VICINITY MAP  
N.T.S.

UTILITY COMPANY CERTIFICATE:

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

W. Williams 10-9-13 Date  
NV ENERGY

David Branda, DSP Manager 9/14/2013 Date  
NEVADA BELL TELEPHONE COMPANY  
D.S.A. AT&T NEVADA

Greg Suleich Designer/Draftor 10/9/13 Date  
CHARTER COMMUNITYS  
NAME/TITLE (PRINT)

Alan Reich 10-4-2013 Date  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT  
NAME/TITLE (PRINT)  
ALAN REICH LICENSED ENGINEER

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE PM 13-025 MEETS ALL THE APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL COMPLIANCE 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 10/21/13 DAY OF OCTOBER 2013, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

Bill Whitney 10/21/13 Date  
BY: Bill Whitney  
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Vahid Beharavan 10/4/13 Date  
BY: WASHOE COUNTY DEPARTMENT OF WATER RESOURCES

SURVEYOR'S CERTIFICATE:

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF R.S. COOK FAMILY TRUST DATED NOVEMBER 9, 1998.
- 2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE NE1/4 OF SECTION 27, T. 19 N., R. 20 E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 9, 2013.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Lee H. Smithson  
LICENSED SURVEYOR  
NOV 14 2013

DATE: 10/9/2013  
LEE H. SMITHSON, P.L.S.  
NEVADA CERTIFICATE NO. 5097

FILE NO. 4293667  
FILED FOR RECORD AT THE REQUEST OF THE STATE  
SURVEYED ON THIS 22nd DAY OF OCTOBER, 2013, AT 5:55 MIN. PAST 3 O'CLOCK, PM, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
LAWRENCE R. RASKINNESS COUNTY RECORDER

PARCEL MAP FOR R.S. COOK FAMILY TRUST  
A DIVISION OF ADJUSTED LOT 2 OF THE RECORD OF SURVEY NO. 2526, PAST 3 O'CLOCK, PM, OFFICIAL RECORDS OF THE NE1/4 OF SECTION 27, T. 19 N., R. 20 E., M.D.M.

WASHOE COUNTY NEVADA  
TRI STATE SURVEYING, LTD JOB #13055-01-BC  
1925 E. PRATER WAY SPARKS, NEVADA 89434 SHEET 1  
(775) 356-5493 \* FAX # 356-3664 OF 2

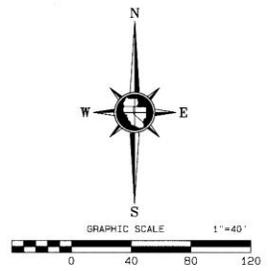
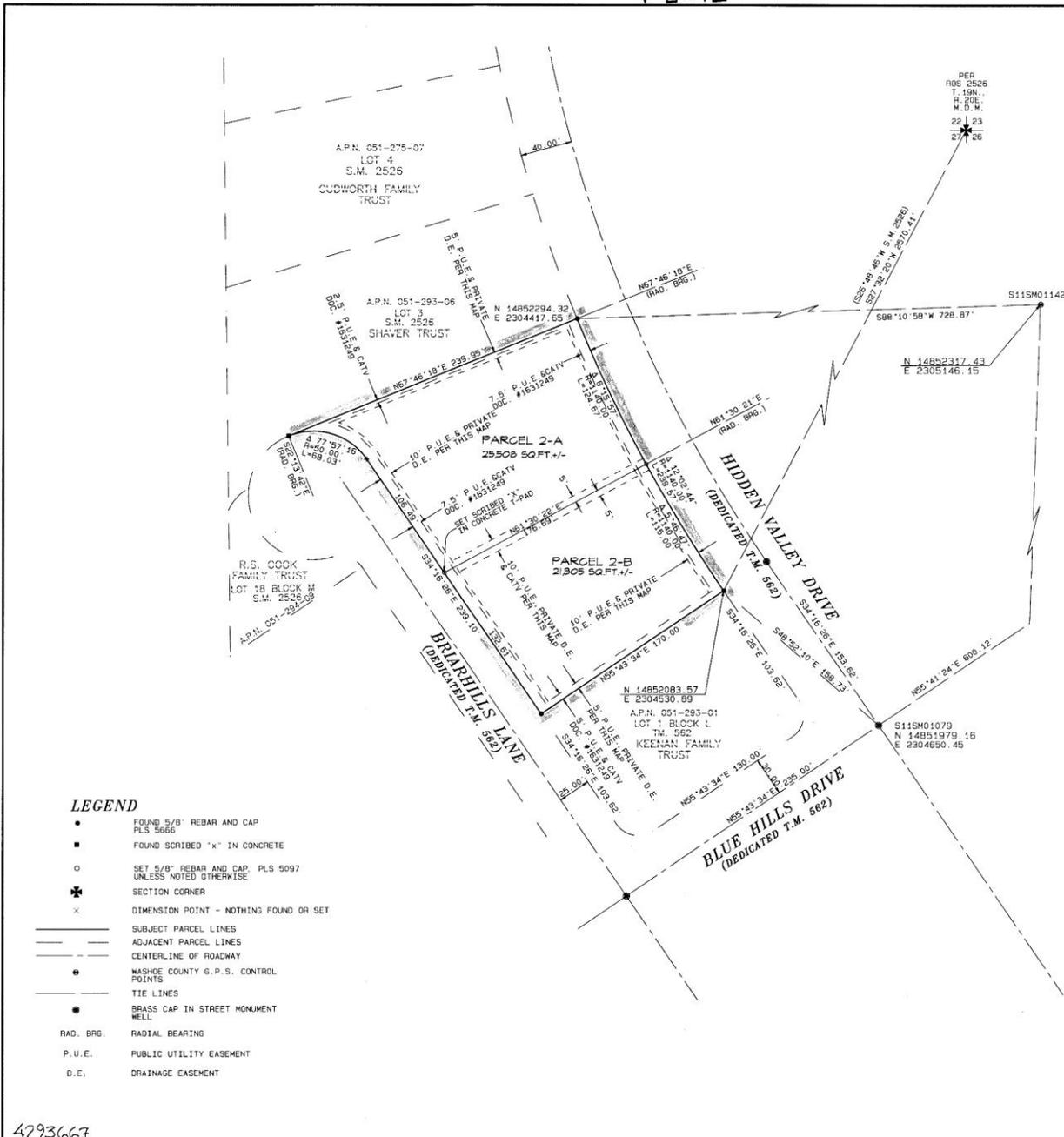
BY: K.D. Westingford  
DEPUTY  
FEE: 54.00

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP.

4293667

5107

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP.



**BASIS OF BEARINGS**  
 THE GRID BEARINGS OF N05°41'24"E BETWEEN WASHOE COUNTY GPS MONUMENTS S115M01079 & S115M01142 BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-NARSN), NEVADA STATE PLANE, WEST ZONE GRID TO GROUND FACTOR = 1.000197939

**GENERAL NOTES**

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE REAR PARCEL LINES.
5. A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHT-OF-WAY.

**LEGEND**

- FOUND 5/8" REBAR AND CAP PLS 5666
- FOUND SCRIBED "X" IN CONCRETE
- SET 5/8" REBAR AND CAP. PLS 5097 UNLESS NOTED OTHERWISE
- ✱ SECTION CORNER
- × DIMENSION POINT - NOTHING FOUND OR SET
- SUBJECT PARCEL LINES
- - - ADJACENT PARCEL LINES
- CENTERLINE OF ROADWAY
- WASHOE COUNTY G.P.S. CONTROL POINTS
- TIE LINES
- BRASS CAP IN STREET MONUMENT WELL
- RAD. BRG. RADIAL BEARING
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

4293667

TOTAL AREA: 43,813 +/- SQ. FT.

**PARCEL MAP**  
 FOR  
**R.S. COOK FAMILY TRUST**

A DIVISION OF ADJUSTED LOT 2 OF THE RECORD OF SURVEY NO. 2526, FOR LINK AND HELEN G. PLAZZO, WITHIN A PORTION OF THE NE 1/4 OF SECTION 27, T. 19 N., R. 20 E., M.D.M.

**TRI STATE SURVEYING, LTD** JOB 13055-01.RC  
 1925 E. PRATER WAY SHEET 2  
 SPARKS, NEVADA 89434 OF 2  
 (775) 358-9491 \* FAX # 358-3664

Parcel Map 5107A

5107A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

2526

REFERENCES

- HIDDEN VALLEY SUB'D No. 1, Tract Map #552, Document No. 276226, recorded July 8, 1957.
- EASEMENTS GRANTED MAP DOCUMENT No. 1631247

WASHOE COUNTY APPROVAL

THIS MAP WAS APPROVED BY WASHOE COUNTY ON THE 17 DAY OF December, 1992.

BY: *[Signature]*

OWNER'S CERTIFICATE

- WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS OF LAND SHOWN ON THE MAP, DO HEREBY STATE:
- WE HAVE EXAMINED THIS PLAN AND APPROVE AND AUTHORIZE ITS RECORRATION.
  - WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREIN.
  - WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS QUITCLAIMING ANY EXISTING EASEMENT INDICATED HEREIN TO BE QUITCLAIMED PURSUANT TO THE PROVISIONS OF NRS 279.010 TO 279.050, INCLUSIVE AND SECTIONS 2 AND 3 OF CHAPTER 479 OF THE SIXTY-SIXTH LEGISLATIVE SESSION.
  - ALL PROPERTY TAXES ON THE LANDS SHOWN HEREON FOR THE CURRENT FISCAL YEAR HAVE BEEN PAID.
  - ANY LENDER WITH AN INPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE AND THE TRANSFER OF THE LAND.

*[Signature]*  
LINK PIAZZO  
DATE 8-26-92

*[Signature]*  
HELEN G. PIAZZO  
DATE 8-26-92

STATE OF NEVADA )  
                          SS  
COUNTY OF WASHOE )

ON THIS 17th DAY OF December, 1992, LINK PIAZZO AND HELEN G. PIAZZO DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED THE FOREGOING CERTIFICATE FREELY AND VOLUNTARILY FOR THE PURPOSE STATED THEREIN.

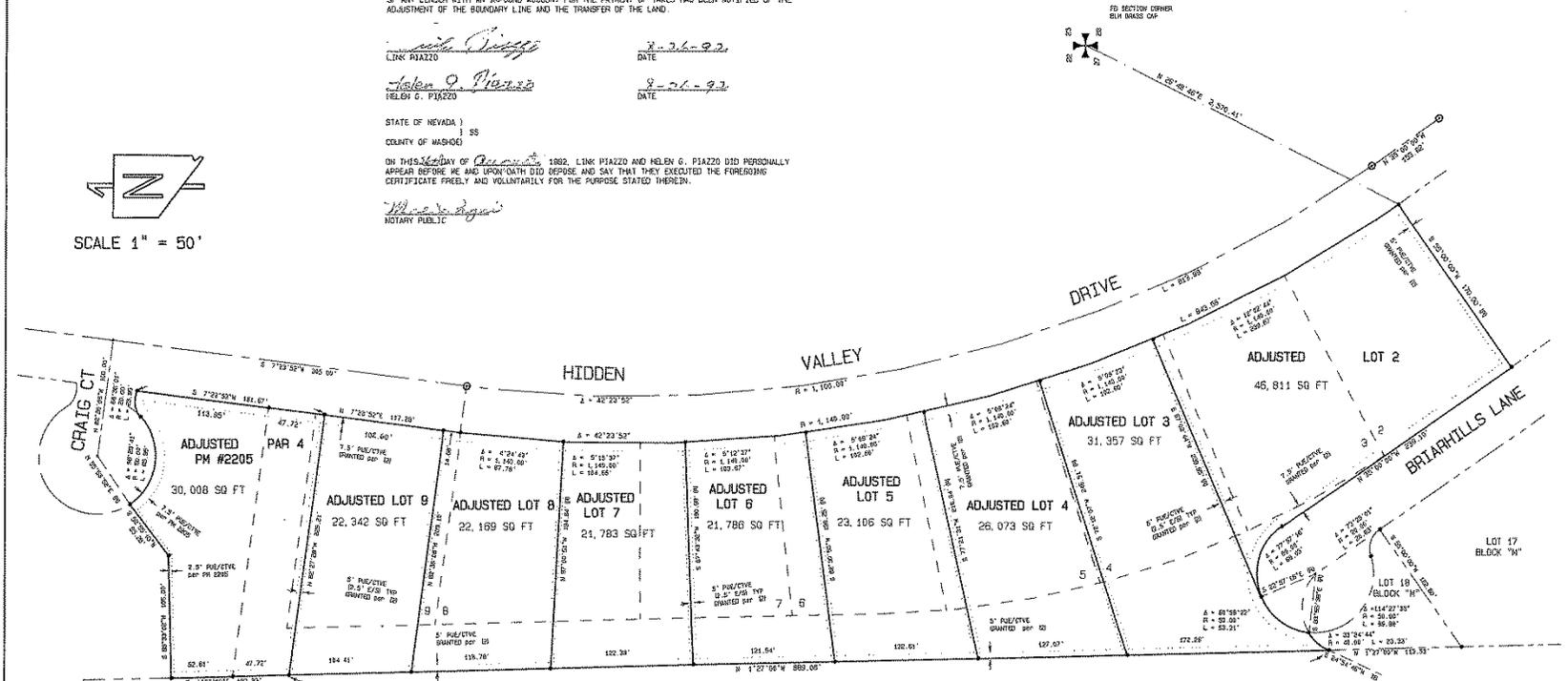
*[Signature]*  
NOTARY PUBLIC

NOTE

THIS MAP WAS PREPARED TO SHOW A BOUNDARY LINE ADJUSTMENT. THIS MAP IS NOT A PARCEL MAP OR SUBDIVISION MAP AND DOES NOT CREATE ANY ADDITIONAL PARCELS AND ALL TRANSACTIONS PERTAINING THERETO SHALL CONFORM TO NRS 279.010 TO 279.050 INCLUSIVE.



SCALE 1" = 50'



SURVEYOR'S CERTIFICATE

I, GILBERT W. PATTERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AT THE INSTANCE OF LINK & HELEN G. PIAZZO.
- THE LANDS SURVEYED LIE WITHIN THE NE 1/4 SEC 27, T 19 N, R 20 E., MDB 2 N., AND WAS COMPLETED ON August 26, 1992.
- THIS PLAN COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES AND IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 279.010 TO 279.050 INCLUSIVE AND SECTIONS 2 AND 3 OF CHAPTER 479 OF THE SIXTY-SIXTH LEGISLATIVE SESSION.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN SET.

*[Signature]*  
GILBERT W. PATTERSON, PLS No. 9666

LEGEND

- - SET 3/8" REBAR W/ CAP PLS 5660 OR FOUND AS DESCRIBED.
- ▲ - FOUND 5/8" REBAR W/ TAG PLS 335.
- - DIMENSION POINT - NOTHING SET/NOTHING FOUND
- PUE/CTVE - PUBLIC UTILITY EASEMENT/CABLE TV EASEMENT
- ⊕ - PUBLIC LAND CORNER - AS DESCRIBED

BASIS OF BEARINGS  
HIDDEN VALLEY SUBDIVISION No. 1, TRACT MAP #552, DOCUMENT No. 276226 (as recorded, recorded July 8, 1957 in the Office of the Washoe County Recorder.

TOTAL AREA: 5.634 ACRES

SHEET 1 OF 1

FILE NO. 1631247  
FILED FOR RECORD AT THE REQUEST OF MONTANA WEST CONSUMERS ON THE 13 DAY OF Dec 1992, AT 10 MINUTES PAST 11 O'CLOCK, AM IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

*[Signature]*  
COUNTY RECORDER

BY: *[Signature]*  
CLERK

FILE: 310.00

RECORD OF SURVEY FOR  
**LINK and HELEN G. PIAZZO**

RE-ARRANGEMENT OF LOTS 2, 3, 4, 5, 6, 7, 8 & 9, BLK "L," HIDDEN VALLEY SUBDIVISION No. 1 & PARCEL 4 OF PM 2205 SITUATE IN THE N 1/2 SECTION 27, T 19 N, R 20 E., H.D.B. & M WASHOE COUNTY, NEVADA

CASTLE LAND SURVEYING  
240 Linden St.  
Reno, NV 89502  
702-785-8201

SURVEY MAP # 2526

2526

QUALITY: THE FREQUENCY SHOULD BE EXAMINED CHANGES TO THIS MAP

CORPORATE SEAL

STATE OF NEVADA SS  
 COUNTY OF WASHOE

ON THIS 18 DAY OF JULY, 1957, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA, DELBERT MAGNABEE AND PRINCE A. HAWKINS, KNOWN TO ME TO BE THE VICE PRESIDENT AND SECRETARY OF HIDDEN VALLEY PROPERTIES, INC., AND WHO EXECUTED THE FOREGOING CERTIFICATE AS VICE PRESIDENT AND SECRETARY OF SAID CORPORATION AND WHO UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED SAID CERTIFICATE AS SUCH OFFICERS OF SAID CORPORATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL, AT MY OFFICE, COUNTY OF WASHOE, STATE OF NEVADA, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Delbert Magnabee  
 NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE,  
 STATE OF NEVADA.

MY COMMISSION EXPIRES: 12/8 1957.

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HIDDEN VALLEY PROPERTIES, INC., A NEVADA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF NEVADA, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP OR PLAT AND THAT THE SAME IS HEREBY EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF CHAPTER 116, N.R.S., AUTHORIZING OWNERS OF ANY LAND TO LAYOUT AND PLAT THE LAND INTO LOTS, STREETS, ALLEYS AND PUBLIC PLACES, AND PROVIDING FOR APPROVAL AND FILING OF MAPS OR PLATS THEREOF.

IN WITNESS WHEREOF, HIDDEN VALLEY PROPERTIES, INC. HAS CAUSED THIS CERTIFICATE TO BE DULY EXECUTED ON THIS 18 DAY OF JULY, 1957.

BY Delbert Magnabee  
 VICE - PRESIDENT

ATTEST: Prince A. Hawkins  
 SECRETARY

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

I, PETER G. GUSTI, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED BY ME AND LAID OUT INTO BLOCKS, LOTS AND STREETS AT THE INSTANCE OF HIDDEN VALLEY PROPERTIES, INC., THAT THE LOCATION OF SAID BLOCKS, LOTS AND STREETS HAVE BEEN DEFINITELY ESTABLISHED AND PERPETUATED IN STRICT ACCORDANCE WITH THE LAW AND AS SHOWN HEREON; THAT THE BLOCKS, LOTS AND STREETS SHOWN HEREON ARE SITUATED WHOLLY WITHIN SECTION 27, T.19 N., R.20 E., M.D.B. & M., AND THAT THE SURVEY WAS COMPLETED ON THE 18 DAY OF JULY, 1957.

Peter G. Gusti  
 CIVIL ENGINEER LICENSE NO. 335

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF JULY, 1957.

Delbert Magnabee  
 NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE,  
 STATE OF NEVADA.

MY COMMISSION EXPIRES 12/28 1956.

I CERTIFY THAT I HAVE EXAMINED THE ABOVE MAP AND THAT ALL PROVISIONS OF ALL ACTS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

John E. Gunn  
 COUNTY SURVEYOR

APPROVED AND ACCEPTED THIS 18 DAY OF JULY, 1957 BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA.

Howard Peterson  
 ACTING CHAIRMAN  
W. Brown  
 COUNTY CLERK

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE REGIONAL PLANNING COMMISSION OF RENO, SPARKS AND WASHOE COUNTY ON THIS 18 DAY OF JULY, 1957.

BY J. D. Brown  
 CHAIRMAN

HIDDEN VALLEY PROPERTIES INC. RESERVE ALL RIGHTS, TITLE AND INTEREST TO ALL 8000 FT. WALKWAYS SHOWN ON ABOVE PLAT OF HIDDEN VALLEY SUBDIVISION NO. 1

# HIDDEN VALLEY SUBDIVISION No 1

MALONE ENGINEERS

RENO, NEVADA

276328

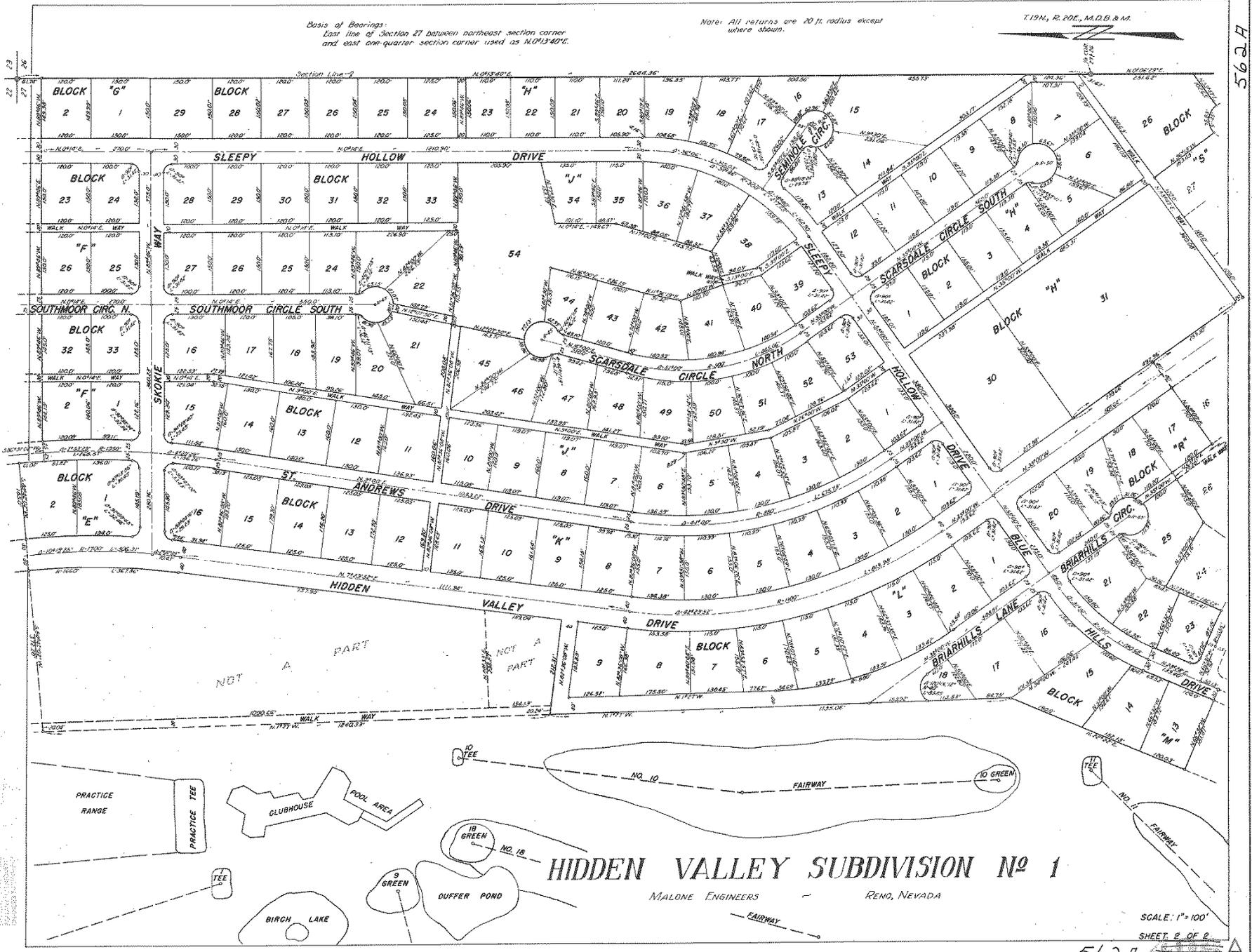
276328

Filed For Record at the Registry of  
 Hidden Valley Properties, Inc. Jul 8-1957  
 at 45 min. past 2 o'clock P.M. Records  
 of Washoe County, Nev.  
 Dated 18<sup>th</sup> July 1957.  
Jul 36 50.  
 By James H. Morrison Exp.

Basis of Bearings:  
East line of Section 27 between northeast section corner  
and east one-quarter section corner used as N0°13'40"E.

Note: All returns are 20 ft. radius except  
where shown.

T.19N., R. 20E., M.D.B. & M.



# HIDDEN VALLEY SUBDIVISION No. 1

MALONE ENGINEERS — RENO, NEVADA

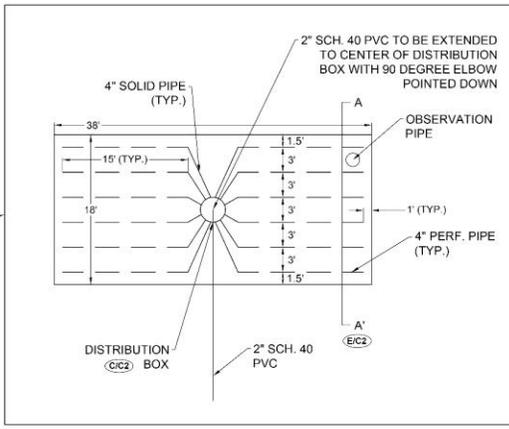
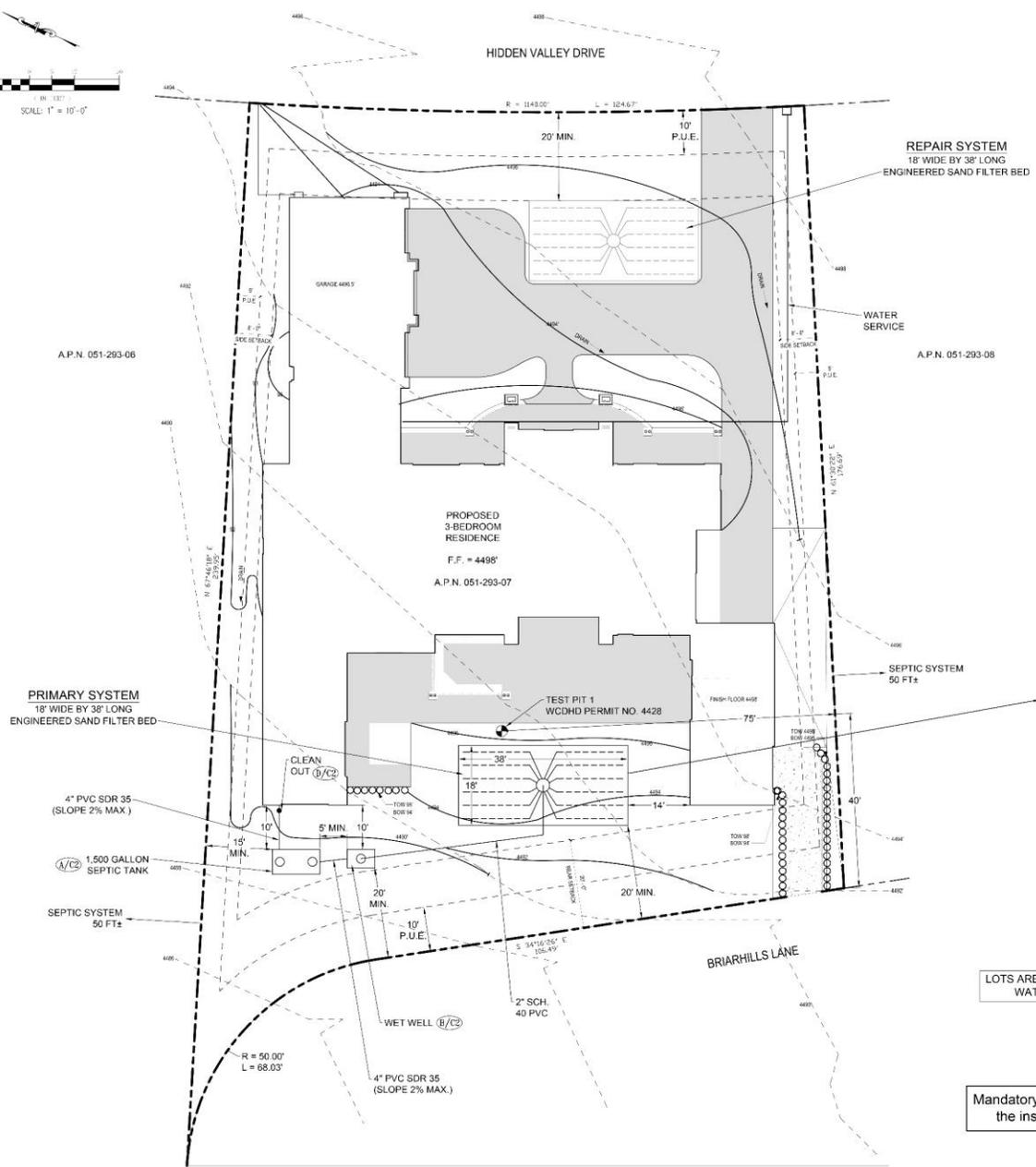
SCALE: 1" = 100'  
SHEET 2 OF 2

562A

562A



SITE PLAN PROVIDED BY  
FRAME ARCHITECTURE, INC.



LOTS ARE ON COMMUNITY  
WATER SYSTEM

Mandatory pre-construction meeting held by Pezonella Associates Inc. to include  
the installation contractor and Washoe County District Health Department

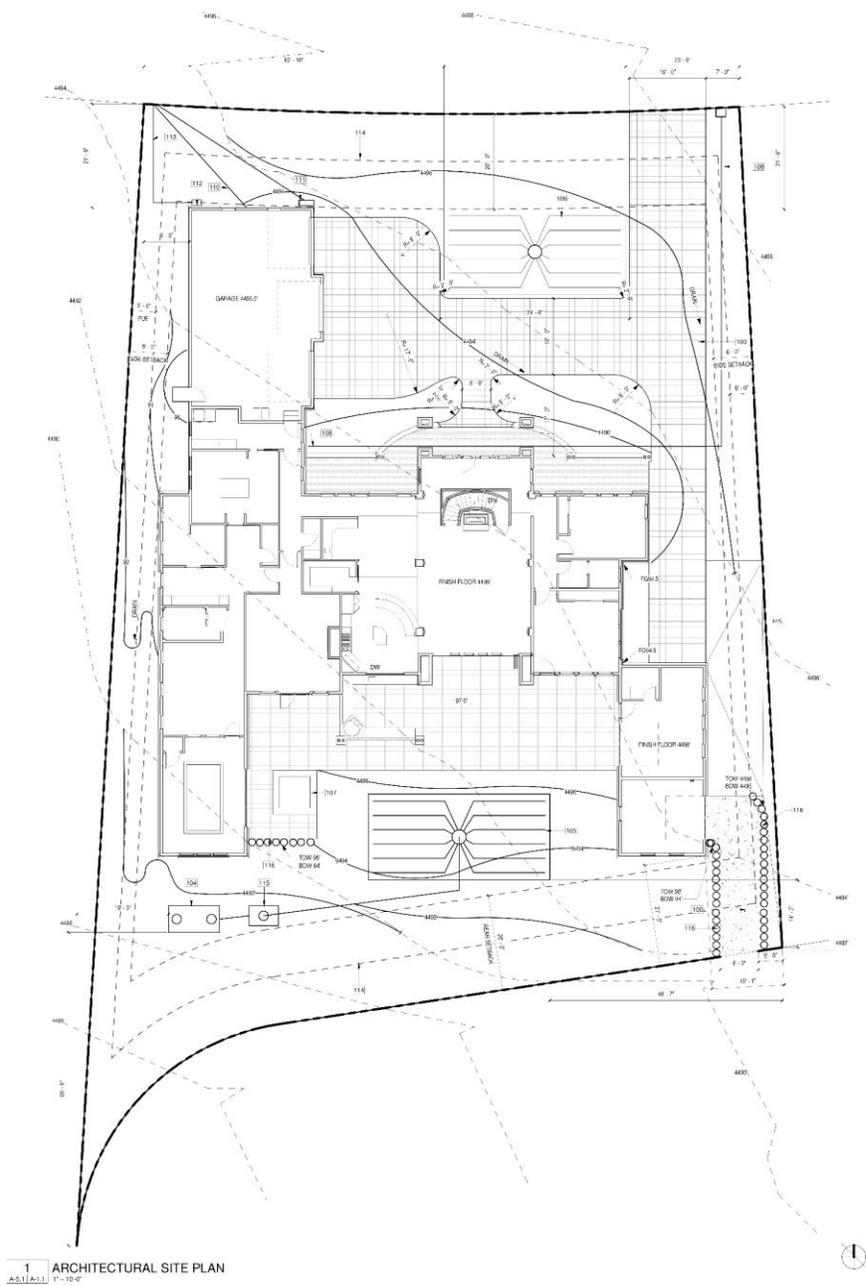
SEWAGE DISPOSAL SYSTEM-DETAILS  
5545 EAST HIDDEN VALLEY DRIVE  
A.P.N. 051-293-07  
WASHOE COUNTY, NEVADA

Septic Design Only



**Pezonella Associates, Inc.**  
Consulting Engineers  
5201 Edison Way, Reno, Nevada 89502  
PHONE (775) 856-5566 FAX (775) 856-6942

Drawn by	RLM/DEL	Sheet	
Proj. No.	8925.01-D	Scale	C1
Date	AUG. 23, 2017		
Scale	1" = 10'		



**SITE NOTES**

**APPLICANT**

TODD AND MARGI ESKOFF  
 5545 E HIDDEN VALLEY DRIVE  
 PLEASANTON, NV 89050  
 APN: 001-283-07  
 LOT AREA = 25,007 SF (0.58 ACRES)  
 EXCAVATION: 88 CUBIC YARDS EXCAVATED  
 (MINUS) 1,500 SF OF DISTURBED AREA  
 NEW RESIDENCE  
 3 BEDROOMS 3.5 BATHROOMS  
 DISCREET  
 THERE ARE NO KNOWN CONDITIONS IMPOSED ON THE PROPERTY BY THE HEALTH AUTHORITY AS A RESULT OF VARIANCE PARCEL MAP OR RECORDS ON FILE  
 THERE IS NOT AN AVAILABLE ON-SITE WELL  
 THERE ARE NO ON-SITE SEWAGE DISPOSAL SYSTEMS WITHIN 100 FEET OF THE PROPERTY  
 NO SEWER SYSTEM WITHIN 400 FEET OF THE PROPERTY  
 THERE ARE NO PRIVATE WELLS WITHIN 100 FEET OF THE PROPERTY  
 THERE ARE NO PUBLIC WELLS WITHIN 400 FEET OF THE PROPERTY  
 NO WASTEWATER OR DRAINAGE CHANNEL WITHIN 100 FEET OF THE PROPERTY  
 THE PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN

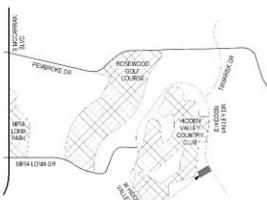
**SEPTIC SYSTEM NOTES**

1. SEPTIC SYSTEM IS AT LEAST 100 FEET AWAY FROM WATER SOURCE
2. 100% SOLID SEPTIC TANK IS A MINIMUM OF 4 FEET AWAY FROM FOUNDATION
3. EACH FRESH FLOOR AREA A MINIMUM OF 4 FEET AWAY FROM SEPTIC TANK AT LEAST 20 FEET FROM RESIDENCE AND 10 FEET FROM PROPERTY LINES
4. NO TREES ARE TO BE PLANTED WITHIN 10 FEET OF EACH FIELD

**KEYNOTES**

130. PAVED DRIVEWAY OVER 4" COMPACTED SAND
134. 180 GALLON SEPTIC TANK
136. ENGINEERED LEACH
138. 8" WIDEN WALKWAY
137. 8" x 12" x 12" TIE
113. ELECTRICAL, CATV, TELEPHONE SERVICE
111. ELECTRICAL METER
112. GAS METER
113. GAS SERVICE
114. 12" P.C.P.
115. SEPTIC RAMP
116. ROCKERY WALL

**LEGEND**



**PROJECT SITE**

1 ARCHITECTURAL SITE PLAN  
 A-1.1 & 1.1  
 1"=10'-0"

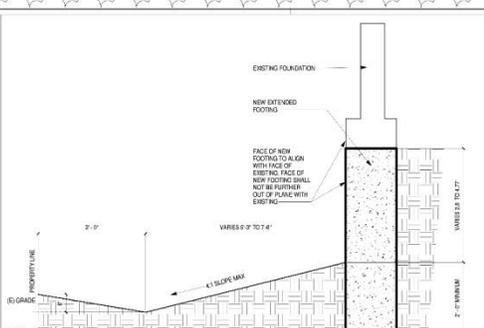
© 2017 ARCHITECTURAL SITE PLAN  
 5545 E HIDDEN VALLEY DRIVE  
 PLEASANTON, NV 89050

9/13/2017 12:49:17 PM

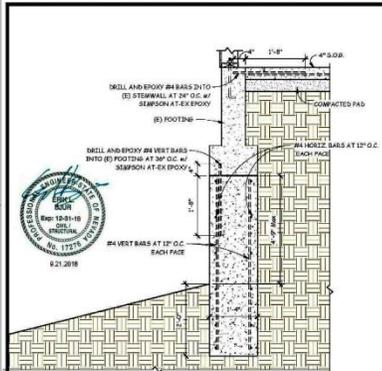
**Frame**  
 ARCHITECTURAL, INC.  
 4090 South McCarran Blvd.  
 Suite E  
 Reno, NV 89502

**ECKHOFF RESIDENCE**  
 5545 E HIDDEN VALLEY DRIVE  
 APN: 001-283-07  
 Architectural Site Plan

PROJECT MANAGER	
DRAWN BY Author	CHECKED BY Checker
DATE 09-27-2017	
PROJECT NUMBER 16-16	
SHEET A-1.1	



3 Drainage Swale Detail  
3/4" = 1'-0"



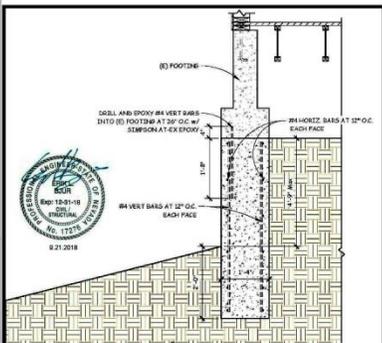
1 Underpinning Wall At Pool  
3/4" = 1'-0"

**Eckhoff Residence**  
**bjur ENGINEERING**

DESIGNED BY: **BB**  
 PROJECT DATE: 8/16/2017  
 ISSUE DATE: 08/28/18  
 PROJECT NO.: 1702R

Foundation  
**Retrofit**  
**SK-6**

SCALE: 3/4" = 1'-0"



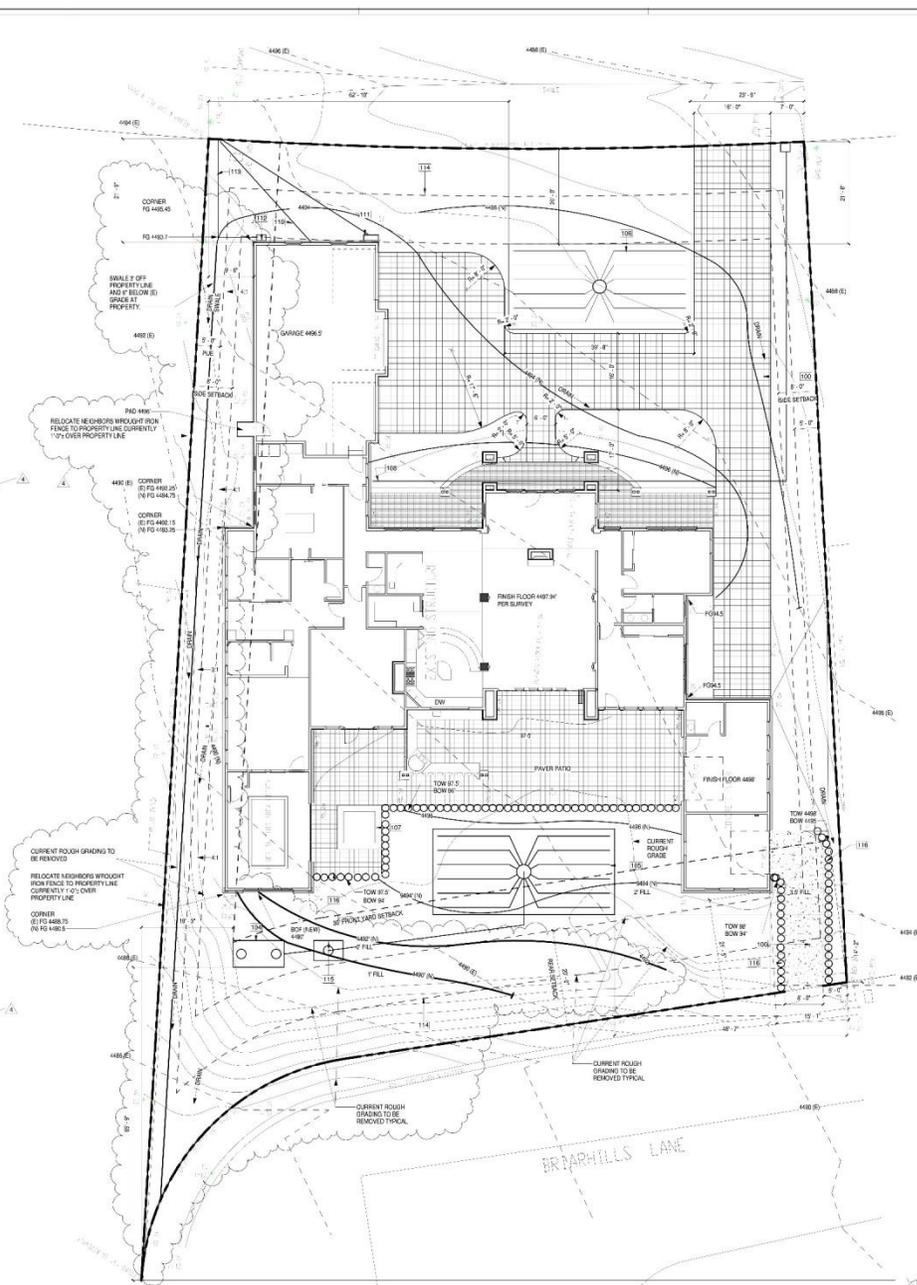
1 Underpinning Wall At Floor  
3/4" = 1'-0"

**Eckhoff Residence**  
**bjur ENGINEERING**

DESIGNED BY: **BB**  
 PROJECT DATE: 8/16/2017  
 ISSUE DATE: 08/28/18  
 PROJECT NO.: 1702R

Foundation  
**Retrofit**  
**SK-5**

SCALE: 3/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

**SITE NOTES**

**APPLICANT**

1000 AND MARIE EBERHART  
 5545 E. HIDDEN VALLEY DRIVE  
 RENO, NV  
 PHONE: 775-852-8500  
 APN: 021-209-07

LOT AREA = 25,87 SF (0.58 ACRES)  
 EXCAVATION - 88 CIRC YARDS EXCAVATED  
 GRADING - 1,588 SF OF DISTURBED AREA  
 NEW RESIDENCE  
 3 BEDROOMS 3 BATHROOMS  
 BASEMENT

THERE ARE NO KNOWN CONDITIONS IMPOSED ON THE PROPERTY BY THE HEALTH AUTHORITY AS A RESULT OF VARIANCE, PARCEL MAP OR SUBSEQUENT MAP.

THERE IS NOT AN AVAILABLE ON-SITE WELL.

THERE ARE NO ON-SITE SEWAGE DISPOSAL SYSTEMS WITHIN 100 FEET OF THE PROPERTY.

NO SEWER SYSTEM WITHIN 400 FEET OF THE PROPERTY.

THERE ARE NO PRIVATE WELLS WITHIN 100 FEET OF THE PROPERTY.

THERE ARE NO PUBLIC WELLS WITHIN 800 FEET OF THE PROPERTY.

NO WETLANDS ARE OR DRAINAGE CHANNEL WITHIN 100 FEET OF THE PROPERTY.

THE PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN.

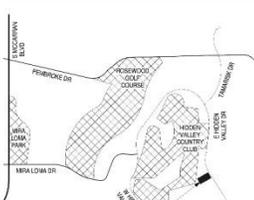
**SEPTIC SYSTEM NOTES**

1. SEPTIC SYSTEM IS AT LEAST 100 FEET AWAY FROM WATER COLLIDES
2. LEACH FIELDS ARE A MINIMUM 5' AWAY FROM HOME FOUNDATION
3. LEACH FIELDS ARE A MINIMUM 5' AWAY FROM SEPTIC TANK AT LEAST 10' AWAY FROM RESISTANCE AND 10' FROM PROPERTY LINES
4. 60 TUBES ARE TO BE PLACED WITHIN 10' OF LEACH FIELDS.

**KEYNOTES**

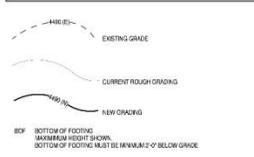
100. PAVEMENT OVER 4" OF COMPACTED SAND
104. 180 GALLON SEPTIC TANK
105. ENGINEERED LEACH
106. REINFORCED
107. BUILT IN HOT TUB
108. 1" WATER SERVICE
110. ELECTRICAL, GATE, TELEPHONE SERVICE
111. ELECTRICAL METER
112. GAS METER
113. GAS SERVICE
114. 1/2" P.C.S.
115. SEPTIC TANK
116. ROCKERY WALL

**VICINITY MAP**



**PROJECT SITE**

**GRADING LEGEND**



Project No.	1702R
Date	08/28/18

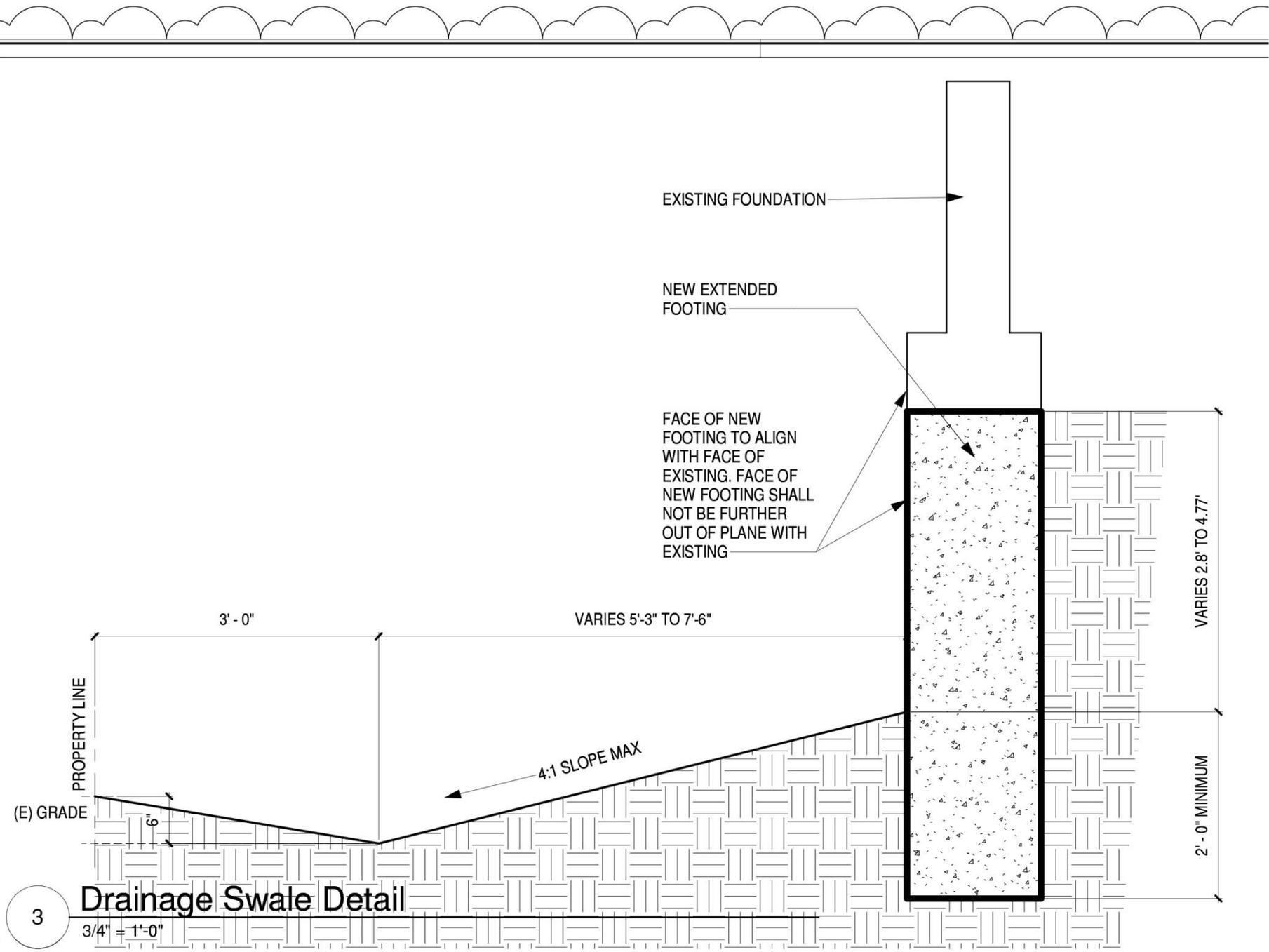
Project No.	1702R
Date	08/28/18

9/24/2018 10:52:24 AM

**Frame**  
 ARCHITECTURE, INC.  
 4090 South McCarran Blvd.  
 Suite E  
 Reno, NV 89502

**ECKHOFF RESIDENCE**  
 5545 E. HIDDEN VALLEY DRIVE  
 RENO, NV 89507  
 Architectural Site Plan

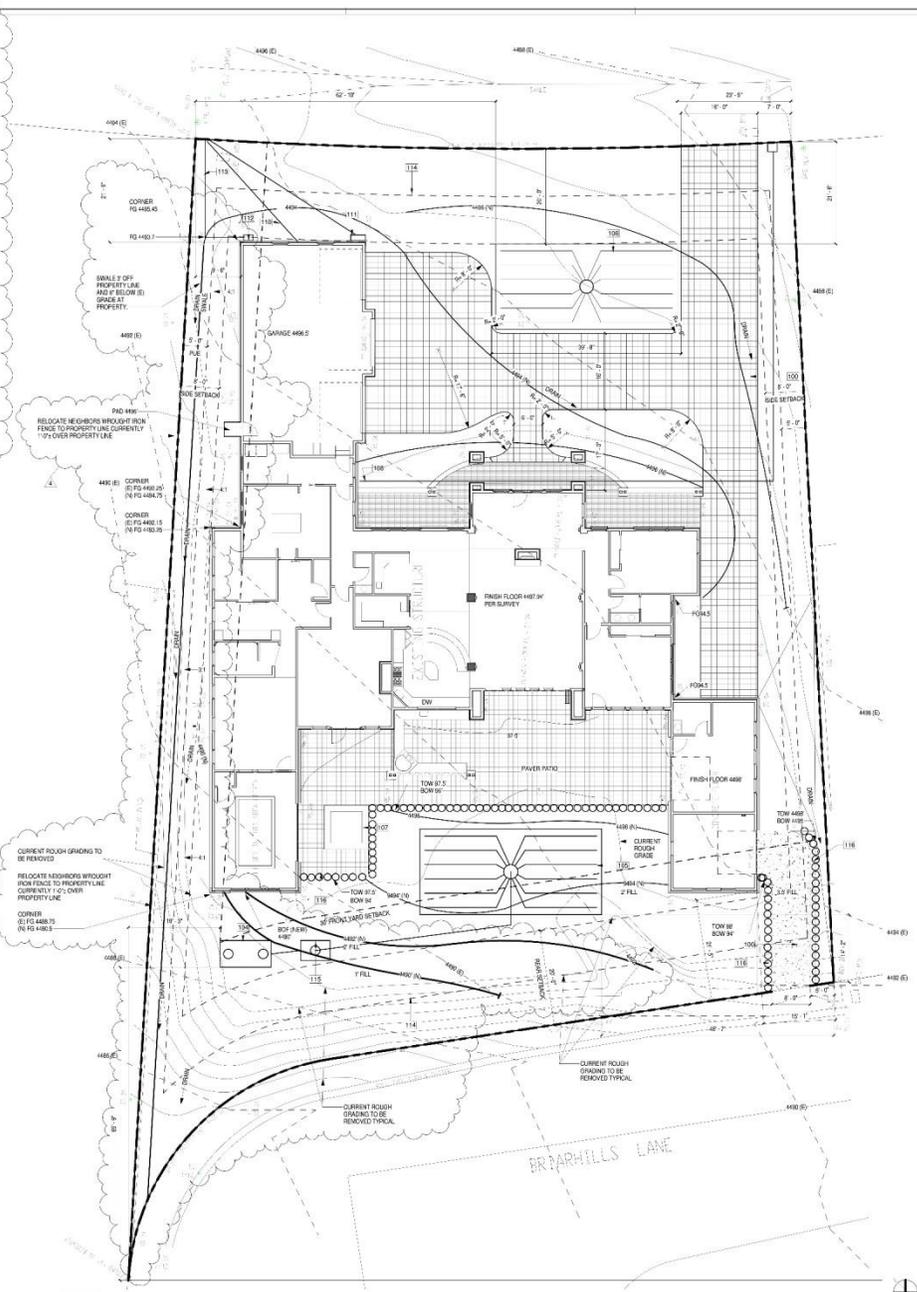
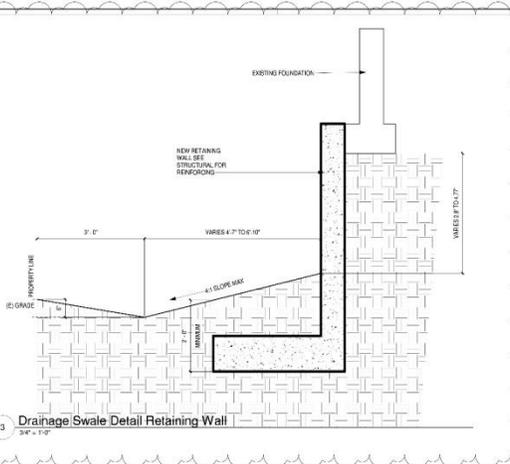
PROJECT MANAGER	
DRAWN BY	CHECKED BY
DATE	08/28/2018
PROJECT NUMBER	16-16
SHEET	A-1.1



3

**Drainage Swale Detail**

3/4" = 1'-0"



**SITE NOTES**

**APPLICANT**  
 TUDOR AND WARD EMBROIDERY  
 5545 E HIDDEN VALLEY DRIVE  
 RENO, NV  
 PHONE: 775-850-8500  
 APN: 051-293-07  
 LOT AREA = 25,807 SF (0.58 ACRES)  
 EXCAVATION - 88 CIRC YARDS EXCAVATED  
 GRADING - 1,538 SF OF DISTURBED AREA  
 NEW RESIDENCE  
 3 BEDROOMS 3 BATHROOMS  
 BASKETBALL COURT  
 THERE ARE NO KNOWN CONDITIONS IMPOSED ON THE PROPERTY BY THE HEALTH AUTHORITY AS A RESULT OF VARIANCE, PARCEL MAP OR SUBSEQUENT MAPS.  
 THERE IS NOT AN AVAILABLE ON-SITE WELL.  
 THERE ARE NO ON-SITE SEWAGE DISPOSAL SYSTEMS WITHIN 100 FEET OF THE PROPERTY.  
 NO SEWER SYSTEM WITHIN 400 FEET OF THE PROPERTY.  
 THERE ARE NO PRIVATE WELLS WITHIN 100 FEET OF THE PROPERTY.  
 THERE ARE NO PUBLIC WELLS WITHIN 800 FEET OF THE PROPERTY.  
 NO WETLANDS ARE OR DRAINAGE CHANNEL WITHIN 100 FEET OF THE PROPERTY.  
 THE PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN.

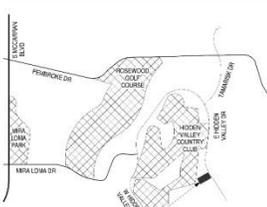
**SEPTIC SYSTEM NOTES**

1. SEPTIC SYSTEM IS AT LEAST 100 FEET AWAY FROM WATER BODIES.
2. USE GALLOP SEPTIC TANK & A MINIMUM 8' 0" AWAY FROM FOUNDATIONS.
3. LEACH FIELDS WITH A MINIMUM OF 5' 0" AWAY FROM SEPTIC TANK, AT LEAST 10' AWAY FROM RESIDENCE AND 10' OF MINIMUM FROM PROPERTY LINES.
4. 60' TRENCH ARE TO BE PLACED WITHIN 10' OF EACH FIELD.

**KEYNOTES**

- 120. PAVEMENT DRIVEWAY OVER 4" COMPACTED SAND
- 124. 180 GALLON SEPTIC TANK
- 126. ENGINEERED LEACH
- 128. REPAIR AREA
- 127. BUILT IN HOT TUB
- 128. 7" WATER SERVICE
- 113. ELECTRICAL, GATE, TELEPHONE SERVICE
- 111. ELECTRICAL METER
- 112. GAS METER
- 113. GAS SERVICE
- 114. 10" P.C.S.
- 115. SEPTIC PUMP
- 116. ROCKERY WALL

**VICINITY MAP**



**PROJECT SITE**

**GRADING LEGEND**

- 488.0' EXISTING GRADE
  - 488.0' CURRENT ROUGH GRADING
  - 488.0' NEW GRADING
- BOF BOTTOM OF FOOTING  
 BOF BOTTOM OF FOOTING MUST BE MINIMUM 2' 0" BELOW GRADE

9/24/2018 10:10:04 AM

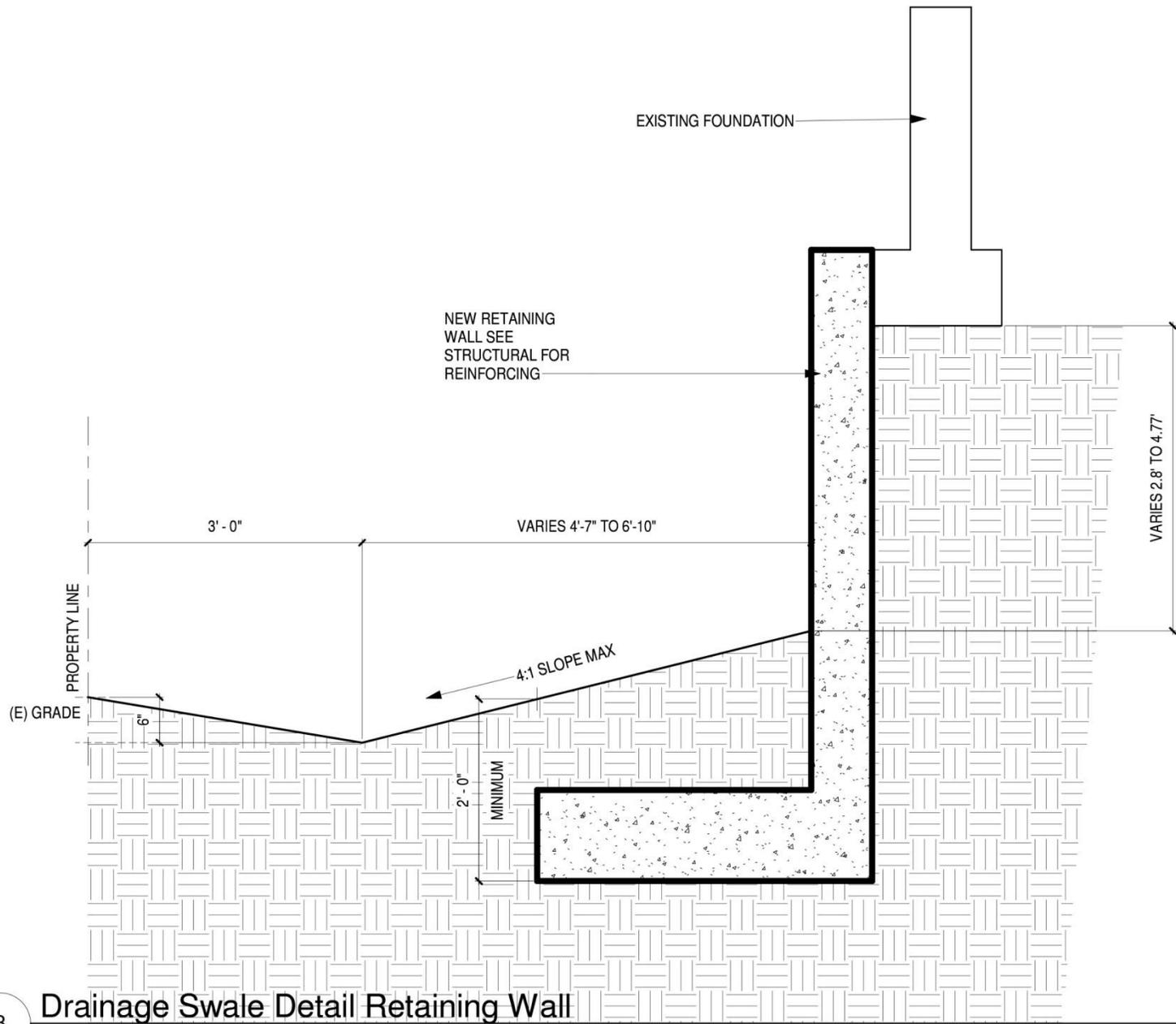
**Frame**  
 ARCHITECTURE, INC.  
 4090 South McCarran Blvd.  
 Suite E  
 Reno, NV 89502

**ECKHOFF RESIDENCE**  
 5545 E HIDDEN VALLEY DRIVE  
 APN: 051-293-07

**Architectural Site Plan**

PROJECT MANAGER  
 DRAWN BY  
 CHECKED BY  
 DATE  
 PROJECT NUMBER  
 SHEET

09.29.2018  
 16-16  
**A-1.1**



3

**Drainage Swale Detail Retaining Wall**

3/4" = 1'-0"



