



Parcel Map Review Committee Staff Report

Meeting Date: June 11, 2026

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM26-0003 (Salvador & Leonor)

BRIEF SUMMARY OF REQUEST: To divide a parcel into 3 parcels

STAFF PLANNER: Julee Olander, Planner
775-328-3627
jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.9-acre parcel into 3 parcels, a 0.40-acre parcel, a 1.06-acre parcel and a 0.44-acre parcel. This application is submitted by Salvador Padilla-Avina & Leonor Falcon. The subject property is located at 4907 Sun Valley Blvd. (APN 035-120-35) and consists of approximately 1.897 acres.

The proposal is being reviewed under Development Code Article 606, Parcel Maps and is situated within Commission District 3 - Commissioner Garcia. The site is currently governed by the Suburban Residential (SR) Master Plan land use designation and the Medium Density Suburban (MDS) Regulatory Zone, within the boundaries of the Sun Valley Planning Area.



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

1001 E. Ninth St., Reno, NV 89512-2845

Telephone: 775.328.6100

www.washoecounty.gov/csd/planning_and_development

WTPM26-0003
SALVADOR & LEONOR

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Parcel Map

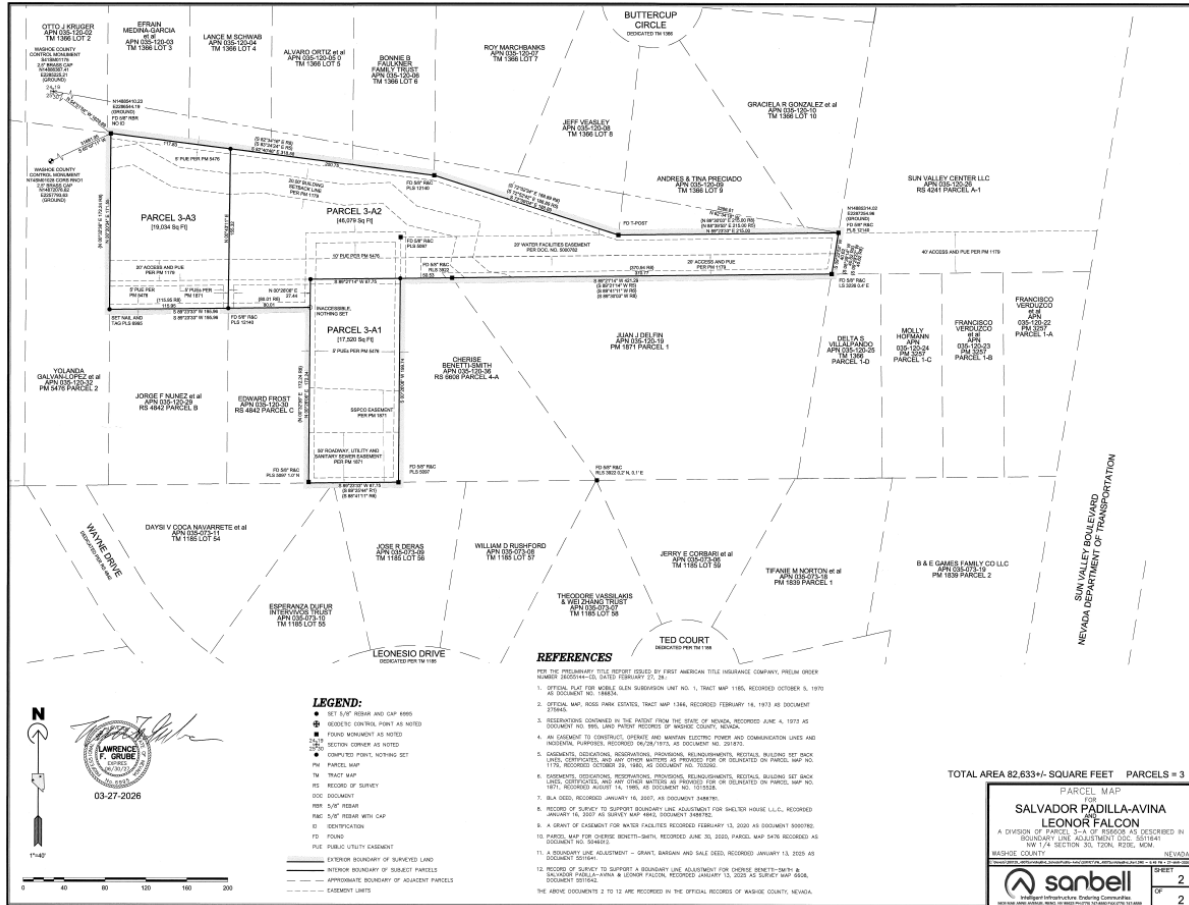
The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted 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 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 WTPM26-0003 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.

Washoe County Parcel Map Review Committee



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Planning Area	Sun Valley
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	5 lots
Number of Lots on Parcel Map	3 lots
Minimum Lot Size Required	12,000 SF
Minimum Lot Size on Parcel Map	17,520 SF
Minimum Lot Width Required	65 FT
Minimum Lot Width on Parcel Map	87.75 FT
Development Suitability	Most suitable for development

Hydrographic Basin	Sun Valley Hydrographic Basin.
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The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) regulatory zone.

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

Development Information The subject parcel is developed with a single-family house and several detached accessory structures. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 ft feet from the front and rear yard property lines and 8 ft feet from the side yard property lines. The single-family dwelling and all structures will meet the above-mentioned setbacks.

Sun Valley Area Modifiers

Section 110.218.05 Community Water and Sewer.

The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre

Section 110.218.25 New Parcel Restrictions.

The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

The applicant has indicated that water will be provided by Truckee Meadows Water Authority (TMWA) and sewer will be provided by Washoe County. Washoe County Water Rights confirmed that TMWA is the water provider (See Exhibit A).

Master Plan Evaluation

The proposed parcel map aligns with applicable Priority Principles & Policies of the Washoe County Master Plan as described in the following sections:

Table 1: Master Plan Conformance

Vision Statement	Explanation of Conformance with Sun Valley Planning Area Vision Statement
<i>“Sun Valley will continue to prioritize its people through the prioritization of sustainable growth supporting healthy lifestyles...”</i>	The proposal will promote the desired pattern for the orderly physical growth of the County. The additional parcels will support future residential uses consistent with development in the area.

The project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 2.

Table 2: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
PH Principle 2. Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.		
Policy 2.2 Direct development of residential densities greater than 1 unit per five acres in the TMSA where it can utilize planned local and regional infrastructure.	The proposed new parcels (less than 5 acres) are located within the TMSA.	

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
Washoe County Surveyor (PMs Only)	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	Katherine Hyde, kdhyde@washoecounty.gov; Janelle K. Thomas, jkthomas@washoecounty.gov & Robert Wimer, rwimer@washoecounty.gov
NNPH Environmental Health	X			
TMFPD	X	X	X	Jenny Williamson, jewilliamson@tmfpd.us
Sun Valley GID	X			
AT&T	X			
NV Energy	X			

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

Staff Comment on Required Findings

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

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

Staff Comment: Compliance with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal will be ensured with the recordation of the map and/or upon development on each parcel of

land. The application was reviewed by the appropriate agencies and no recommendation for denial was received. The applicant was sent to Washoe County Engineering and Water Rights and Northern Nevada Public Health. Agencies with conditions were included in Exhibit A.

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

Staff Comment: Water will be supplied by TMWA. The applicant was sent to Washoe County Engineering and Water Rights and Northern Nevada Public Health. Agencies with conditions were included in Exhibit A.

- (iii) The availability and accessibility of utilities.

Staff Comment: The proposed parcels will receive water from TMWA and sewer through Washoe County. The application was sent to Washoe County Engineering and the Washoe County Water Rights manager and Northern Nevada Public Health. Agencies with conditions were 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 three lots, 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 Sun Valley Planning Area.

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

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

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. The proposal is in conformance with the 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 comments of concern were received.

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

Staff Comment: The subject parcel is relatively flat and not within a floodplain. The application was reviewed by the appropriate agencies, including Washoe County Engineering. No comments of concern were received.

- (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 the statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included in 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 WTPM26-0003 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM26-0003 for Salvador Padilla-Avina & Leonor Falcon, 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.

Washoe County Parcel Map Review Committee

- (vi) General conformity with the governing body's master plan of streets and highways.
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) Recreation and trail easements.

Appeal Process

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

Applicant/Owner: Salvador Padilla-Avina & Leonor Falcon

Representatives: Lawrence Grube

Action Order xc:



Conditions of Approval

Tentative Parcel Map Case Number WTPM26-0003

The tentative parcel map approved under Parcel Map Case Number WTPM26-0003 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on June 11, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

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

Washoe County Planning and Building Division

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

Contact Name – Julee Olander, Planner, 775-328-3627, jolander@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. WTPM26-0003 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.461 THROUGH 278.469.

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.

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 – Katherine Hyde, Geomatics Technician, 775-328-2297, kdhyde@washoecounty.gov

Janelle K. Thomas, P.E., C.F.M., 775-328-3603, jkthomas@washoecounty.gov

Robert Wimer, P.E., 775-328-2059, rwimer@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. All boundary corners must be set.
- c. 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.”

Truckee Meadows Fire Protection District

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

Contact Name – Jenny Williamson, 775-444-8521, jewilliamson@tmfspd.us

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

Washoe County Water Management Planner Coordinator

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

Contact: Timber Weiss, P.E., 775-328-3699, tweiss@washoecounty.gov

- a. This permit states TMWA will provide water service for this development. Applicant shall comply with TMWA standards for development and shall include TMWA's standard note on the map. Applicant must verify water service is available through TMWA before submitting final mylar.

*** End of Conditions ***



Date: May 4, 2026

To: Julee Olander, Planner

From: Katherine Hyde, Geomatics Technician
Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Parcel Map for **WTPM26-0003**
APN: 035-120-35

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. All boundary corners must be set.
3. 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."

WTPM26-0003
EXHIBIT B

Tentative Parcel Map WTPM26-0003 4907 Sun Valley Blvd.

Julee Olander, jolander@washoecounty.gov, 775-328-3627

035-120-35 4907 Sun Valley Blvd.

TMFPD Comments by Jenny Williamson, jewilliamson@tmfpd.us, 775-444-8521:

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



Date: May 5, 2026

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Tentative Parcel Map Case Number WTPM26-0003 (Salvador & Leonor)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.9 acre parcel into 3 parcels, a 0.40 acre parcel, a 1.06 acres parcel and a 0.44 acres parcel.

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

This permit states TMWA will provide water service for this development. Applicant shall comply with TMWA standards for development and shall include TMWA's standard note on the map. Applicant must verify water service is available through TMWA before submitting final mylar.

**WTPM26-0003
EXHIBIT B**

**Parcel Map for Salvador Padilla-Avina
and Leonor Falcon;
Tentative Parcel Map Application
to Washoe County;**

Prepared by:

Lawrence (Larry) F. Grube
Nevada PLS 6995
Summit Engineering Corp.
5405 Mae Anne Avenue
[REDACTED]
[REDACTED]

www.summitnv.com



April 8, 2026

ITEM 2
DEVELOPMENT APPLICATION

Tentative Parcel Map for
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation

[REDACTED]

[REDACTED]

[REDACTED]

www.sanbell.com

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Salvador Padilla-Avina and Leonor Falcon			
Project Description: A Division of Parcel 3-A of Record of Survey 6608 as described in Boundary Line Adjustment Document 5511641			
Project Address: 4907 Sun Valley Boulevard			
Project Area (acres or square feet): 82,633			
Project Location (with point of reference to major cross streets AND area locator): .1+/- Mile West of intersection Sun Valley Blvd and Rampion Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-35	1.90		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Salvador Padilla-Avina and Leonor Falcon		Name: Lawrence (Larry) F. Grube	
Address: P.O. Box 8114		Address: 5105 Main Avenue	
City: Reno		City: Reno	
State: NV		State: NV	
Zip: 89503		Zip: 89503	
Cell: 775-328-6100		Cell: 775-328-6100	
Other:		Other:	
Contact Person: Salvador Padilla-Avina		Contact Person: Lawrence (Larry) F. Grube	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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.

If you are submitting your application online, you may do so at OneNV.us

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.
 - N/A 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.
 - N/A 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.

- N/A 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.
 - N/A 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.



Lawrence F. Grube
Professional Land Surveyor

2/20/2026

ITEM 5
APPLICATION MATERIALS

Tentative Parcel Map for
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation

[REDACTED]

[REDACTED] 717.855.0000

[REDACTED] 717.855.0000

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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)?

0.15 mile West of Sun Valley Boulevard/Rampion Way

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-120=35	120 Vacant, single family	1.90

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

Property is mostly vacant land except for a single wide mobile home 68'+/- by 12'+/-, property slopes 3+/-% West to East

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	0.40 Acre	1.06 Ac.	0.44	
Proposed Minimum Lot Width	87.75 ft	589.98 ft	116.56	

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.)

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

6. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

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

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

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

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

N/A

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

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

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

N/A

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

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

Grading

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

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

NONE - N/A

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

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

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

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

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Lawrence (Larry) F. Grube
Address	[REDACTED] NV 89508
Phone	[REDACTED]
Cell	[REDACTED]
E-mail	[REDACTED]
Fax	
Nevada PLS #	6995

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

Tentative Parcel Map for
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation



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ITEM 8
STREET NAMES

N/A

Tentative Parcel Map for
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation



www.sanbell.com

ITEM 9
SUPPORTING INFORMATION

Tentative Parcel Map for
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation



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FOR THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PELLAM OFFICE

1. OFFICIAL PLAT FOR MOBILE CLEAN SUBDIVISION MAP NO. 1, TRACT MAP 1185, RECORDED OCTOBER 5, 1979 AS DOCUMENT NO. 188584.

2. OFFICIAL MAP, ROSS PARK ESTATES, TRACT MAP 1324, RECORDED FEBRUARY 16, 1973 AS DOCUMENT NO. 188584.

3. DOCUMENT NO. 864, LAND PATENT RECORDS OF WASHOE COUNTY, NEVADA, 1973 AS DOCUMENT NO. 864.

4. AN AGREEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC POWER AND COMMUNICATION LINES AND NEIGHBORHOOD IMPROVEMENTS, RECORDED 06/27/1972, AS DOCUMENT NO. 281870.

5. LINES CONTRACTED AND ANY OTHER MATTERS AS PROVIDED FOR ON DETAILED MAP NO. 1174, RECORDED OCTOBER 26, 1985, AS DOCUMENT NO. 703293.

6. LINES CONTRACTED AND ANY OTHER MATTERS AS PROVIDED FOR ON DETAILED MAP NO. 1174, RECORDED AUGUST 14, 1985, AS DOCUMENT NO. 181528.

7. B.A. DEED, RECORDED JANUARY 18, 2007, AS DOCUMENT 348781.

8. JANUARY 18, 2007 AS SURVEY MAP NO. 5476, DOCUMENT 348781.

9. A GRANT OF EXEMPTION FOR WATER FACILITIES RECORDED FEBRUARY 13, 2020 AS DOCUMENT 500072.

10. PARCEL MAP FOR CHERRY BENTLEY-SOUTH, RECORDED JUNE 20, 2020, PARCEL MAP 5476 RECORDED AS DOCUMENT NO. 544692.

11. DOCUMENT 544692.

12. RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR CHERRY BENTLEY-SOUTH AS DOCUMENT 544692.

13. RECORD OF SURVEY FOR AVINA & LEONOR FALCON, RECORDED JANUARY 13, 2023 AS SURVEY MAP 8004, DOCUMENT 8004.

THE ABOVE DOCUMENTS 4 TO 12 ARE RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Legend:

- SET 5/8" REBAR AND CAP 8945
- GEOMETRIC CONTROL POINT AS NOTED
- FOUND MONUMENT AS NOTED
- SECTION CORNER AS NOTED
- COMPUTED POINT, NOTHING SET
- TRAIL MARK
- TRAIL MARK
- DOCS DOCUMENT
- 898 5/8" REBAR
- 898 5/8" REBAR WITH CAP
- ID IDENTIFICATION
- PI FOUND
- PIE PUBLIC UTILITY EXCAVATION
- OUTDOOR BOUNDARY OF SURVEYED LAND
- INTERIOR BOUNDARY OF SUBJECT PARCELS
- APPROXIMATE BOUNDARY OF ADJACENT PARCELS
- EXCAVATION LINES

Scale: 1"=40'

North Arrow: N

Date: 03-30-2026

Sanbell
 Nevada Department of Taxation
 1000 North Carson Avenue, Suite 200, Carson City, NV 89401
 Phone: (775) 335-7000
 Fax: (775) 335-7001
 Website: www.sanbell.com

FOR PARCEL MAP
SALVADOR PADILLA-AVINA
LEONOR FALCON
 A DIVISION OF PARCEL 3-A, OF RESERVE AS DESCRIBED IN DOCUMENT NO. 1174, SECTION 30, T20N, R02E, N04E, WASHOE COUNTY, NEVADA

TOTAL AREA 82,63344-SQUARE FEET PARCELS = 3



OWNER'S CERTIFICATE

- 1. WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:
 - 1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
 - 2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN BELOW.
 - 3. WE AGREE TO DEPOSITE THE REQUIRED ENCUMBRANCE ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.030 INCLUSIVE.
 - 4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
 - 5. ANY LENDER WITH AN INTEREST ACCOUNT HAS THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR THE TRANSFER OF LAND.
 - 6. THE PROPERTY OWNERS HEREBY AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

CHERISE BENETTI-SMITH, AN UNMARRIED WOMAN

APR. 035-120-33
Cherise Benetti-Smith
CHERISE BENETTI-SMITH
(PRINT NAME)

SALVADOR PADILLA-AVINA, A MARRIED MAN,
AS JOINT TENANT
APR. 035-120-34

Salvador Padilla-Avina
SALVADOR PADILLA-AVINA
(PRINT NAME)

LEONOR FALCON, A MARRIED WOMAN,
AS JOINT TENANT
APR. 035-120-34

Leonor Falcon
LEONOR FALCON
(PRINT NAME)

NOTARY CERTIFICATE
STATE OF Nevada } SS
COUNTY OF Washoe
THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,
ON THIS 12th DAY OF December, 2024.

CHERISE BENETTI-SMITH, AN UNMARRIED WOMAN PERSONALLY
APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT
SHE EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
Alicia Robinson
ALICIA ROBINSON
(PRINT NAME/TITLE)

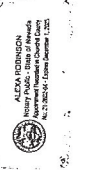


NOTARY CERTIFICATE

STATE OF Nevada } SS
COUNTY OF Washoe
THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,
ON THIS 12th DAY OF December, 2024.

SALVADOR PADILLA-AVINA, A MARRIED MAN, AS JOINT TENANT,
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO
ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
Alicia Robinson
ALICIA ROBINSON
(PRINT NAME/TITLE)

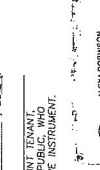


NOTARY CERTIFICATE

STATE OF Nevada } SS
COUNTY OF Washoe
THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,
ON THIS 12th DAY OF December, 2024.

LEONOR FALCON, A MARRIED WOMAN, AS JOINT TENANT,
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO
ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
Alicia Robinson
ALICIA ROBINSON
(PRINT NAME/TITLE)



BOUNDARY LINE ADJUSTMENT FOR
CHERISE BENETTI-SMITH,
& SALVADOR PADILLA-AVINA,
& LEONOR FALCON



VICINITY MAP
NOT TO SCALE

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF
THIS PLAT:
CHRISTOPHER DAVID RODRIGUEZ AND ALICIA ELEN RODRIGUEZ, TRUSTEES OF THE CHRIS AND ALICIA
RODRIGUEZ LIVING TRUST DTD JANUARY 23, 2009, BY DOCUMENT NO. 335356789, OFFICIAL
RECORDED ON JANUARY 27, 2023.

SURVEYOR'S CERTIFICATE

- 1. DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE
INSTANCES OF CHERISE BENETTI-SMITH, SALVADOR PADILLA-AVINA AND LEONOR FALCON.
- 1. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 08 EAST,
MELBA, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON December 10, 2024.
- 2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR
AS REQUIRED BY NRS 625.440.
- 3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES
IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN
ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THIS MAP DELINEATES A BOUNDARY LINE ADJUSTMENT AND DOES NOT CREATE ANY ADDITIONAL PARCELS
AND IS NOT IN CONFLICT WITH PROVISIONS OF NRS 278.010 TO 278.030, INCLUSIVE.



DANIEL A. BIGRIGG P.L.S.
NEVADA, CERTIFICATE NO. 19716

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN
HEREON ARE THE RECORD OWNERS OF SAID LAND, AND THAT THERE ARE NO LIENS OF RECORD AGAINST
SAID LAND, NOR ARE THERE ANY UNRECORDED FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO
ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW.
DOC NO. 55511644D RECORDED ON JANUARY 27, 2023

FIRST CENTRAL TITLE COMPANY OF NEVADA
Lisa Garcia
Lisa Garcia / Secretary
(PRINT NAME/TITLE)

12-18-2024
DATE

GOVERNING AGENCY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE
COUNTY.

Debra Hoback
Debra Hoback
WASHOE COUNTY SURVEYOR
DATE 1-10-25

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH, THIS APPROVAL CONCERNS
SEWERAGE, WASTE, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN
REVIEWED IN ACCORDANCE WITH THE PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES
DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

James J. English
James J. English, P.E.
(PRINT NAME/TITLE)
DATE 01/09/2025

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR
LOCAL TAXES, ASSESSMENTS AND ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON
THE PROPERTY THAT IS THE SUBJECT OF THIS MAP.

APR. 035-120-33
APR. 035-120-34

Laura Vasquez
Laura Vasquez
PRINT NAME/TREASURER
DATE 12/15/2024

DOC #5511642

01/13/2025 03:37:48 PM

Requested By
CHERISE SMITH

Washoe County Recorder
Kalle M. Work

Fee: \$45.00

Page 1 of 2

RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT
FOR
CHERISE BENETTI-SMITH & SALVADOR PADILLA-AVINA, & LEONOR FALCON
BEING PARCEL 3 AND 4 OF PARCEL MAP NO. 5476
SITUATE WITHIN THE NW 1/4 OF SECTION 30,
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.,
WASHOE COUNTY, NEVADA

DRAWN BY: LIS
PROJ. CODE: S6608
SHEET 1 OF 2

Manhard CONSULTING LTD
Civil Engineers, Surveyors, Water Engineers, Environmental Engineers, Professional Geographers, Professional Geologists, Professional Planners, Professional Urban Planners, Professional Landscape Architects, Professional Foresters

S6608

