

Community Services Department  
Planning and Development  
PARCEL MAP WAIVER  
APPLICATION



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg A  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Ramsdell Family Revocalbe Trust Record of Survey			
Project Description: parcel. Parcel Map Waiver application to allow for the creation of a TMWA domestic water tank			
Project Address: 0 Franktown Road			
Project Area (acres or square feet): 13.38 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): South of Franktown Road and east of Pine Canyon Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
055-210-15	13.38		
Section(s)/Township/Range: SE 1/4 of Sec. 22 & NE 1/4 of Sec. 27, T16N, R19E			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Ramsdell Family Trust		Name:	
Address: 7299 Franktown Road		Address:	
Washoe Valley, NV	Zip: 89704		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Robert Ramsdell		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: TMWA		Name:	
Address: 1355 Capital Blvd.		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 834-8071	Fax: 762-4162	Phone:	Fax:
Email: hedmunson@tmwa.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Heather Edmunson		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: ROBERT C. RAMSDELL, TRUSTEE

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, ROBERT C. RAMSDELL, TRUSTEE
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 055-210-20

Printed Name Robert C. Ramsdell

Signed Robert C Ramsdell

Address 7299 Franktown Road

Washoe Valley, Nevada 89704

Subscribed and sworn to before me this 16th day of December, 2015.

(Notary Stamp)

Sharon M. Knudson
Notary Public in and for said county and state



My commission expires: 1/15/19

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

- Owner
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship



## Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to parcel maps may be found in Article 606, Parcel Maps.

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

The new parcel will be for TMWA.

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

Yes	✓ No
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2. What is the location (address or distance and direction from nearest intersection)?

The newly created parcel will be approximately 600' to Pine Canyon Road.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-210-15	MDR/GR Zoning RR/R Master Plan	13.38

3. Please describe:

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

The parcel is vacant with the exception of a TMWA domestic water tank located on the southern portion of the parcel. The site has some challenging terrain that constrains future development.

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

North	Single family residence
South	vacant
East	vacant
West	vacant

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	11.31 acres	2.07 acres		
Minimum Lot Width	778'	300'		

5. Utilities:

a. Sewer Service	Nothing currently
b. Electrical Service/Generator	NV Energy
c. Water Service	Nothing currently

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		
<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
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- 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:

<p>Future development of the vacant parcel will be through a well.</p>
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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	Provider:	
<input type="checkbox"/> Public system		

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

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

Future development of the vacant parcel will be through a septic system.
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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 type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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

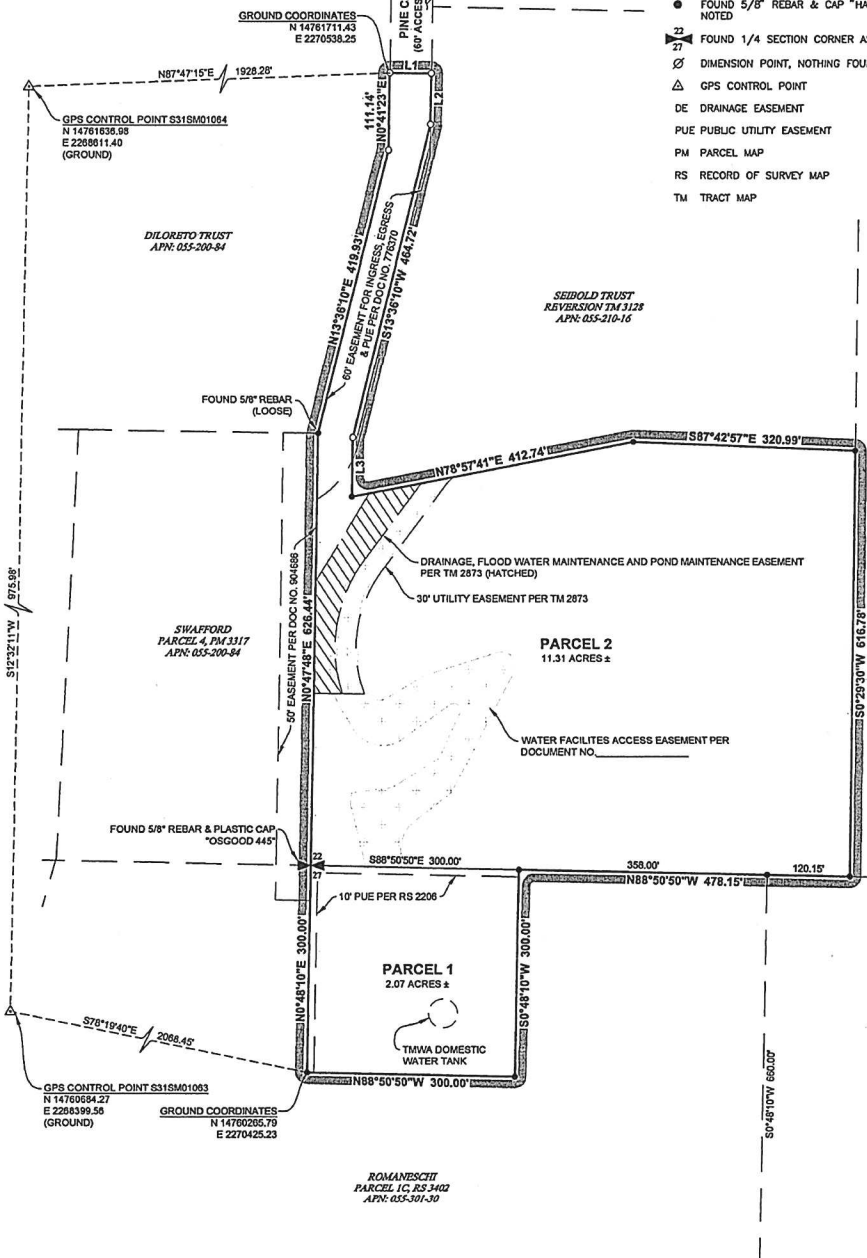
The site has slopes that are close to exceeding the 15% threshold.

9. Surveyor:

Name	CFA c/o Kevin German	+
Address	1150 Corporate Blvd. Reno, NV 89502	
Phone	856-1150	+
Fax	856-1160	+
Nevada PLS #	20461	+



AREA TOTALS		
DESCRIPTION	ACRES	
PARCEL 1	2.07	
PARCEL 2	11.31	
TOTAL AREA DIVIDED	13.38	



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°19'37"E	60.00'
L2	S02°41'23"W	73.18'
L3	S02°47'48"W	85.22'

- ### LEGEND
- SET 5/8" REBAR & CAP OR NAIL & WASHER "PLS 20416"
  - FOUND 5/8" REBAR & CAP "HADDAN PLS 5286", UNLESS OTHERWISE NOTED
  - ⊕ FOUND 1/4 SECTION CORNER AS NOTED
  - ⊙ DIMENSION POINT, NOTHING FOUND OR SET
  - △ GPS CONTROL POINT
  - DE DRAINAGE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - PM PARCEL MAP
  - RS RECORD OF SURVEY MAP
  - TM TRACT MAP

### BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(04) BASED UPON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL, BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000263. THE BEARINGS VARY FROM PREVIOUS RECORD (SURVEY MAP NO. 2475) BY 0°29'30" IN A CLOCKWISE DIRECTION.

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE RAMSDELL FAMILY REVOCABLE TRUST DATED FEBRUARY 14, 1991, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278.

BY: ROBERT C. RAMSDELL, TRUSTEE

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: DOROTHY S. RAMSDELL, TRUSTEE

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

### OWNER ACKNOWLEDGEMENTS

STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 20\_\_\_\_ BY ROBERT C. RAMSDELL, TRUSTEE.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 20\_\_\_\_ BY DOROTHY S. RAMSDELL, TRUSTEE.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

### TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE RAMSDELL FAMILY REVOCABLE TRUST DATED FEBRUARY 14, 1991, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; EXCEPT PER DEEDS OF TRUST RECORDED AS DOCUMENT NUMBER 4063380 AND MODIFIED DOCUMENT NUMBER 4535400 THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF \_\_\_\_\_

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

### SECURITY INTEREST HOLDER ACKNOWLEDGEMENTS

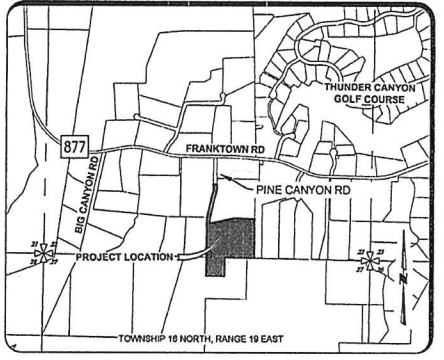
THE FOLLOWING SECURITY INTEREST HOLDERS HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT(S) RECORDED IN THE OFFICE OF THE WASHOE COUNTY RECORDER.

BANK OF AMERICA, NA., BY DOCUMENT NUMBER 4543088, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

### GOVERNING AGENCY CERTIFICATE

THE PARCEL MAP REQUIREMENT IS HEREBY WAIVED IN ACCORDANCE WITH NRS 278.464 AND WASHOE COUNTY DEVELOPMENT CODE SECTION 110.606.75.

MICHAEL GUMP, WASHOE COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

### REFERENCES

- THE FOLLOWING MAP RECORDS, RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA:
  - LAND MAP 60
  - PARCEL MAPS: 319, 539, 649, 1579, 2081 AND 3317
  - RECORD OF SURVEY MAPS: 1448, 2158, 2206, 2364, 2475, 3239, 3402 AND 4473
  - TRACT MAPS: 2873 AND 3128
- TITLE REPORT ORDER NO. 070942-PAH AND DOCUMENTS CONTAINED THEREIN, PREPARED BY WESTERN TITLE COMPANY, DATED 3/27/2015 AT 7:30 AM.

### TAXATION CERTIFICATE (APN 055-210-15)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

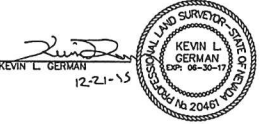
WASHOE COUNTY TREASURER

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

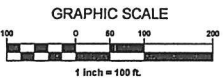
I, KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE RAMSDELL FAMILY REVOCABLE TRUST DATED FEBRUARY 14, 1991.
- THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SEC. 22 & NE 1/4 OF SEC. 27, T16N, R19E, M.D.M., AND THE SURVEY WAS COMPLETED ON MARCH 24, 2015.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



COOUNTY RECORDER'S CERTIFICATE  
 FILE NO. \_\_\_\_\_  
 FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,  
 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
 COUNTY RECORDER \_\_\_\_\_  
 BY: DEPUTY \_\_\_\_\_  
 FEE: \_\_\_\_\_

RECORD OF SURVEY FOR  
**THE RAMSDELL FAMILY REVOCABLE TRUST**  
 A DIVISION OF PARCEL 1 OF RECORD OF SURVEY 2475  
 LYING WITHIN THE SE 1/4 OF SEC. 22 & NE 1/4 OF SECTION 27, T16N, R19E, M.D.M.  
 WASHOE COUNTY NEVADA  
 JOB NO. 15-033.00  
 DRAWN BY KLG  
 CHECKED BY ROL  
 DATE DECEMBER 2015  
 SHEET 1 OF 1  
 1150 CORPORATE BLVD., Reno, NV 89502  
 (775) 856-1150 FAX: (775) 856-1160





## CLOSURE CALCULATIONS

FOR

### RECORD OF SURVEY – WAIVER OF PARCEL MAP FOR THE RAMSDALL FAMILY REVOCABLE TRUST

Parcel Name: OUTER BOUNDARY

North: 14,761,711.43' East: 2,270,538.25'

Segment# 1: Line

Course: S89°18'37"E Length: 60.00'

North: 14,761,710.70' East: 2,270,598.24'

Segment# 2: Line

Course: S0°41'23"W Length: 73.18'

North: 14,761,637.53' East: 2,270,597.36'

Segment# 3: Line

Course: S13°36'10"W Length: 464.72'

North: 14,761,185.85' East: 2,270,488.07'

Segment# 4: Line

Course: S0°47'48"W Length: 85.22'

North: 14,761,100.63' East: 2,270,486.88'

Segment# 5: Line

Course: N78°57'41"E Length: 412.74'

North: 14,761,179.66' East: 2,270,891.98'

Segment# 6: Line

Course: S87°42'57"E Length: 320.99'

North: 14,761,166.87' East: 2,271,212.72'

Segment# 7: Line

Course: S0°29'30"W Length: 616.78'

North: 14,760,550.11' East: 2,271,207.43'

Segment# 8: Line

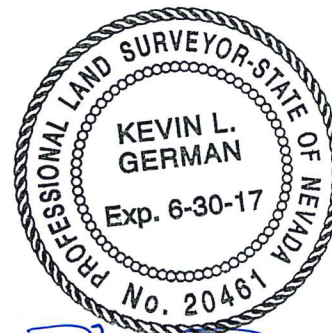
Course: N88°50'50"W Length: 478.15'

North: 14,760,559.73' East: 2,270,729.37'

Segment# 9: Line

Course: S0°48'10"W Length: 300.00'

North: 14,760,259.76' East: 2,270,725.17'



*Kevin L. German*  
12-21-15

Segment# 10: Line  
Course: N88°50'50"W Length: 300.00'  
North: 14,760,265.80' East: 2,270,425.23'

Segment# 11: Line  
Course: N0°48'10"E Length: 300.00'  
North: 14,760,565.77' East: 2,270,429.43'

Segment# 12: Line  
Course: N0°47'48"E Length: 626.44'  
North: 14,761,192.15' East: 2,270,438.14'

Segment# 13: Line  
Course: N13°36'10"E Length: 419.93'  
North: 14,761,600.30' East: 2,270,536.91'

Segment# 14: Line  
Course: N0°41'23"E Length: 111.14'  
North: 14,761,711.43' East: 2,270,538.25'

Perimeter: 4,569.29' Area: 582,870Sq.Ft.  
Error Closure: 0.00 Course: N68°45'50"W  
Error North : 0.001 East: -0.003

Precision 1: 4,569,290,000.00

Parcel Name: PARCEL 1

North:14,760,565.76' East:2,270,429.44'

Segment# 1: Line

Course: S88°50'50"E Length: 300.00'

North: 14,760,559.73' East: 2,270,729.38'

Segment# 2: Line

Course: S0°48'10"W Length: 300.00'

North: 14,760,259.76' East: 2,270,725.17'

Segment# 3: Line

Course: N88°50'50"W Length: 300.00'

North: 14,760,265.79' East: 2,270,425.23'

Segment# 4: Line

Course: N0°48'10"E Length: 300.00'

North: 14,760,565.76' East: 2,270,429.44'

Perimeter: 1,200.00' Area: 89,998Sq.Ft.

Error Closure: 0.00 Course: N0°00'00"E

Error North : 0.000 East: 0.000

Precision 1: 1,200,000,000.00

**Parcel Name: PARCEL 2**

North:14,761,711.43' East:2,270,538.25'

## Segment# 1: Line

Course: S89°18'37"E Length: 60.00'

North: 14,761,710.70' East: 2,270,598.24'

## Segment# 2: Line

Course: S0°41'23"W Length: 73.18'

North: 14,761,637.53' East: 2,270,597.36'

## Segment# 3: Line

Course: S13°36'10"W Length: 464.72'

North: 14,761,185.85' East: 2,270,488.07'

## Segment# 4: Line

Course: S0°47'48"W Length: 85.22'

North: 14,761,100.63' East: 2,270,486.88'

## Segment# 5: Line

Course: N78°57'41"E Length: 412.74'

North: 14,761,179.66' East: 2,270,891.98'

## Segment# 6: Line

Course: S87°42'57"E Length: 320.99'

North: 14,761,166.87' East: 2,271,212.72'

## Segment# 7: Line

Course: S0°29'30"W Length: 616.78'

North: 14,760,550.11' East: 2,271,207.43'

## Segment# 8: Line

Course: N88°50'50"W Length: 478.15'

North: 14,760,559.73' East: 2,270,729.37'

## Segment# 9: Line

Course: N88°50'50"W Length: 300.00'

North: 14,760,565.77' East: 2,270,429.43'

## Segment# 10: Line

Course: N0°47'48"E Length: 626.44'

North: 14,761,192.15' East: 2,270,438.14'

## Segment# 11: Line

Course: N13°36'10"E Length: 419.93'

North: 14,761,600.30' East: 2,270,536.91'

## Segment# 12: Line

Course: N0°41'23"E Length: 111.14'

North: 14,761,711.43' East: 2,270,538.25'

Perimeter: 3,969.29' Area: 492,872Sq.Ft.  
Error Closure: 0.00 Course: N68°45'50"W  
Error North : 0.001 East: -0.003

Precision 1: 3,969,290,000.00