

S F and W W ECCLES, LLC
Application to Washoe County for a:
Tentative Parcel Map

Prepared by:



Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

www.summitnv.com

Prepared for:

S F and W W ECCLES, LLC

Attn: Samuel & William Eccles

PO Box 4370

Incline Village, NV 89450

September 15, 2017

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: TENTATIVE PARCEL MAP FOR S W and W W ECCLES, LLC			
Project Description: DIVIDE THE EXISTING PARCEL INTO THREE PARCELS.			
Project Address: 330 EAST 6TH AVENUE			
Project Area (acres or square feet): 1.11 ACRES			
Project Location (with point of reference to major cross streets AND area locator): SOUTHEAST INTERSECTION OF LUPIN DR & EAST SIXTH AVE IN SUN VALLEY			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
085-561-01	1.11		
Section(s)/Township/Range: SW1/4 SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, MDM			
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: S F & W W ECCLES, LLC		Name: SUMMIT ENGINEERING CORPORATION	
Address: PO BOX 4370		Address: 5405 MAE ANNE AVENUE	
INCLINE VILLAGE, NV	Zip: 89450	RENO, NV	Zip: 89523
Phone: 775-747-6771	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: sfeccles@yahoo.com		Email: ryan@summitnv.com	
Cell: N/A	Other:	Cell: 775-223-7432	Other:
Contact Person: SAM ECCLES		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SUMMIT ENGINEERING CORPORATION		Name: N/A	
Address: 5405 MAE ANNE AVENUE		Address:	
	Zip: 89523		Zip:
Phone: 775-787-4316	Fax: 747-8559	Phone:	Fax:
Email: ryan@summitnv.com		Email:	
Cell: 775-223-7432	Other:	Cell:	Other:
Contact Person: RYAN COOK, PLS		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 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 tentative parcel maps may be found in Article 606, Parcel Maps.

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

330 EAST 6TH AVENUE

SOUTHEAST OF THE INTERSECTION OF LUPIN DR & EAST SIXTH AVE IN
SUN VALLEY

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-561-01	320	1.11

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

3 MODULAR HOMES; 2 OF WHICH ARE CURRENTLY OCCUPIED.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	16,133 SF	16,133 SF	16,133 SF	
Minimum Lot Width	100.54	101.00	101.51	

4. 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 Community Development staff for additional materials that are required to be submitted.)

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

5. Utilities:

a. Sewer Service	SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID)
b. Electrical Service/Generator	NV ENERGY
c. Water Service	SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID)

6. 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:	SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID)

- 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
------------------------------	--

7. 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:	SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID)

- 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. 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	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

9. 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.)

Yes

No

If yes, include a separate set of attachments and maps.

10. 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.)

Yes

No

If yes, include a separate set of attachments and maps.

11. 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

Yes

No

If yes, include a separate set of attachments and maps.

12. 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.)?

Yes

No

If yes, include a separate set of attachments and maps.

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

N/A

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

NO

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?

NO

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?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

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

Property Owner Affidavit

Applicant Name: SUMMIT ENGINEERING (RYAN COOK, PLS)

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, Samuel F. Eccles, SF and NW Eccles, LLC MANAGING MEMBER
(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): 085-561-01

Printed Name Samuel F. Eccles

Signed [Signature]

Address PO BOX 4370

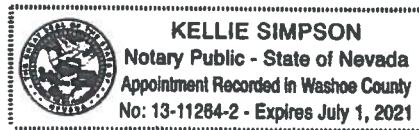
Incline Village, NV 89450

Subscribed and sworn to before me this 14 day of September, 2017.

(Notary Stamp)

Washoe County, Nevada
Notary Public in and for said county and state

My commission expires: 7-1-2021



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

- Owner
 Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: SUMMIT ENGINEERING (RYAN COOK, PLS)

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, WILLIAM W. ECCLES, MANAGING MEMBER
SF and WW Eccles, LLC
(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 Building.

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

Assessor Parcel Number(s): 085-561-01

Printed Name WILLIAM W. ECCLES

Signed William W. Eccles

Address 3848 BEXLEY SQUARE
RENO, NV 89503

Subscribed and sworn to before me this 11th day of August.

Lulu Gonzales

Notary Public in and for said county and state

My commission expires: 11/1/2018



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
08556101	Active	9/14/2017 2:14:21 AM
Current Owner: S F & W W ECCLES LLC PO BOX 18628 RENO, NV 89511		SITUS: 330 E 6TH AVE WCTY NV
Taxing District	Geo CD:	
Legal Description		
Lot 2 Township 20 SubdivisionName SUN VALLEY SUBDIVISION 5 Range 20 Block I		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>Remediation</u>	\$11.05	\$0.00	\$11.05
<u>State of Nevada</u>	\$41.63	(\$19.78)	\$21.85
<u>Sun Valley GID</u>	\$47.21	(\$23.61)	\$23.60
<u>Truckee Meadows Fire Dist</u>	\$132.24	(\$62.82)	\$69.42
<u>Washoe County</u>	\$340.80	(\$161.87)	\$178.93
<u>Washoe County Sc</u>	\$278.80	(\$132.44)	\$146.36
<u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u>	\$0.03	\$0.00	\$0.03
Total Tax	\$851.76	(\$400.52)	\$451.24

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017089640	B17.69610	\$121.12	8/23/2017
2017	2017089640	B17.69614	\$110.04	8/23/2017
2017	2017089640	B17.85432	\$110.04	9/5/2017
2017	2017089640	B17.85435	\$110.04	9/5/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

