

ORIGINAL

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.: <u>PM15-010</u> | |
| Project Name: Parcel Map for Joseph L. Bengoechea | | | |
| Project Description: A division of Parcel 17-A as shown on Record of Survey 5636 | | | |
| Project Address: 347 Brownlee Ln. | | | |
| Project Area (acres or square feet): 28.072 sq.ft. | | | |
| Project Location (with point of reference to major cross streets AND area locator): Sun Valley, NV. Approx. 1500' west of the intersection of Gepford Pkwy & Sun Valley Blvd. | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No(s): | Parcel Acreage: |
| 085-640-38 (17) | 28,072 sq.ft. | | |
| Section(s)/Township/Range: Sec.19, T.19N., R20E., MDM | | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). APD# BL14-007(CDR 0002399) | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: Joseph L. Bengoechea | | Name: Meyer Surveying | |
| Address: 3355 Prescott Way | | Address: 1248 Bon Rea Way | |
| Reno, NV | Zip: 89509 | Reno, NV | Zip: 89503 |
| Phone: (775) 786-1638 | Fax: | Phone: (775)786-1166 | Fax: |
| Email: n/a | | Email: rmeyer@meyersurvey.com | |
| Cell: (775) 250-2205 | Other: | Cell: (775) 830-3690 | Other: |
| Contact Person: Joe Bengoechea | | Contact Person: Randy Meyer | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Joseph L. Bengoechea | | Name: | |
| Address: 3355 Prescott Way | | Address: | |
| Reno, NV | Zip: 89509 | | Zip: |
| Phone: (775) 786-1638 | Fax: | Phone: | Fax: |
| Email: n/a | | Email: | |
| Cell: (775) 250-2205 | Other: | Cell: | Other: |
| Contact Person: Joe Bengoechea | | 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)?

The purpose of this Parcel Map is to divide Parcel 17-A per ROS 5636 into 2 equal parcels.

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 085-640-38 | 230: Mobile Home | 28,072 sq.ft. |
| | | |

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

Vacant mobile home pad. There are no existing structures on this site.

3. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|-------------------|---------------|---------------|----------|----------|
| Minimum Lot Area | 14,036 sq.ft. | 14,036 sq.ft. | | |
| Minimum Lot Width | 97.94' | 97.94' | | |

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

5. Utilities:

| | |
|---------------------------------|----------------------|
| a. Sewer Service | Yes - Sun Valley GID |
| b. Electrical Service/Generator | Yes - NV Energy |
| c. Water Service | Yes - Sun Valley GID |

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 GID |

- 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 GID |

- 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 # | TBD | acre-feet per year | |
| b. Certificate # | TBD | acre-feet per year | |
| c. Surface Claim # | TBD | acre-feet per year | |
| d. Other, # | TBD | 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.)

| | | |
|------------------------------|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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.)

| | | |
|------------------------------|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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

| | | |
|------------------------------|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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.)?

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

| |
|--|
| |
|--|

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:

The proposed lots will be the same use and development standard as the adjacent lots. The proposed grading will match the adjacent lots.

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

Yes 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.

Yes 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?

1,200 cu.yds. balanced cut and fill.

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?

No export or import. 1,200 Cut - 1,200 Fill
Cut from westerly slope to fill Pad on Parcel 1
Cut From existing pad to build the pad on Parcel 2 and fill slope.

Yes the site is visible from Brownlee Ln. and the adjacent properties. The disturbed area is already part of an existing development that has been graded no mitigation is proposed.

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?

No export or import. 1,200 Cut - 1,200 Fill
Cut from westerly slope to fill Pad on Parcel 1
Cut From existing pad to build the pad on Parcel 2 and fill slope.

Yes the site is visible from Brownlee Ln. and the adjacent properties. The disturbed area is already part of an existing development that has been graded no mitigation is proposed.

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?

Fill 3:1; Cut 2:1 horizontal cross slope = 2%, erosion control by earthen swale.

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?

No

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?

No

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

Remove 2 - Elm 12"

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?

None

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

None

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

None

28. Surveyor:

| | |
|--------------|---------------------------------|
| Name | John R. Meyer |
| Address | 1248 Bon Rea Way Reno, NV 89503 |
| Phone | (775) 786-1166 |
| Cell | (775) 830-3690 |
| E-mail | rmeyer@meyersurvey.com |
| Fax | |
| Nevada PLS # | 20793 |

TOTAL AREA = 28,072 SQ.FT. +/-

S
E
:
E

085-640-36
LOT 11 / TM 1884
BENGOECHEA FAMILY TRUST

085-640-11
LOT 11 / TM 1884
BENGOECHEA FAMILY TRUST

WASHOE COUNTY GPS S41SM01029
FD 1-1/2" BRASS CAP NO I.D.,
PUNCHED IN MONUMENT WELL
N = 14888659.15'
E = 2286393.20'
(GROUND)

24
S65° 15' 02"E
74.42'
PER TM 1884

7.50'
PUE & DE

S70° 26' 29"W 415.98'

N89° 49' 48"E 97.94'

N89° 49' 48"E 97.94'

32.72'

N = 14888519.89'
E = 2286001.21'
(GROUND)

← PUE TO BE
ABANDONED
UPON UTILITY
RELOCATION

PUE TO BE →
ABANDONED
UPON UTILITY
RELOCATION

PARCEL 1
14,038 Sq. Ft. +/-

PARCEL 2
14,038 Sq. Ft. +/-

085-640-39
LOT 14 / TM 1884
BENGOECHEA FAMILY TRUST

N0° 10' 12"W 143.31'

S0° 10' 12"E 143.31'

S0° 10' 12"E 143.31'

085-640-37
LOT 15 / TM 1884
BENGOECHEA FAMILY TRUST

N0° 07' 15"E 311.41' (M)
311.30' (Rt)

ES ON
OF
E
T TO

5.00'
PUE & DE

5.00'
PUE & DE

5.00'
PUE & DE

5.00'
PUE & DE

N = 14888376.58'
E = 2286001.64'
(GROUND)

S89° 49' 48"W 97.94'

S89° 49' 48"W 97.94'

S85° 46' 49"E 391.96'

7.50'
PUE & DE

S89° 49' 48"W

BROWNLEE LN.

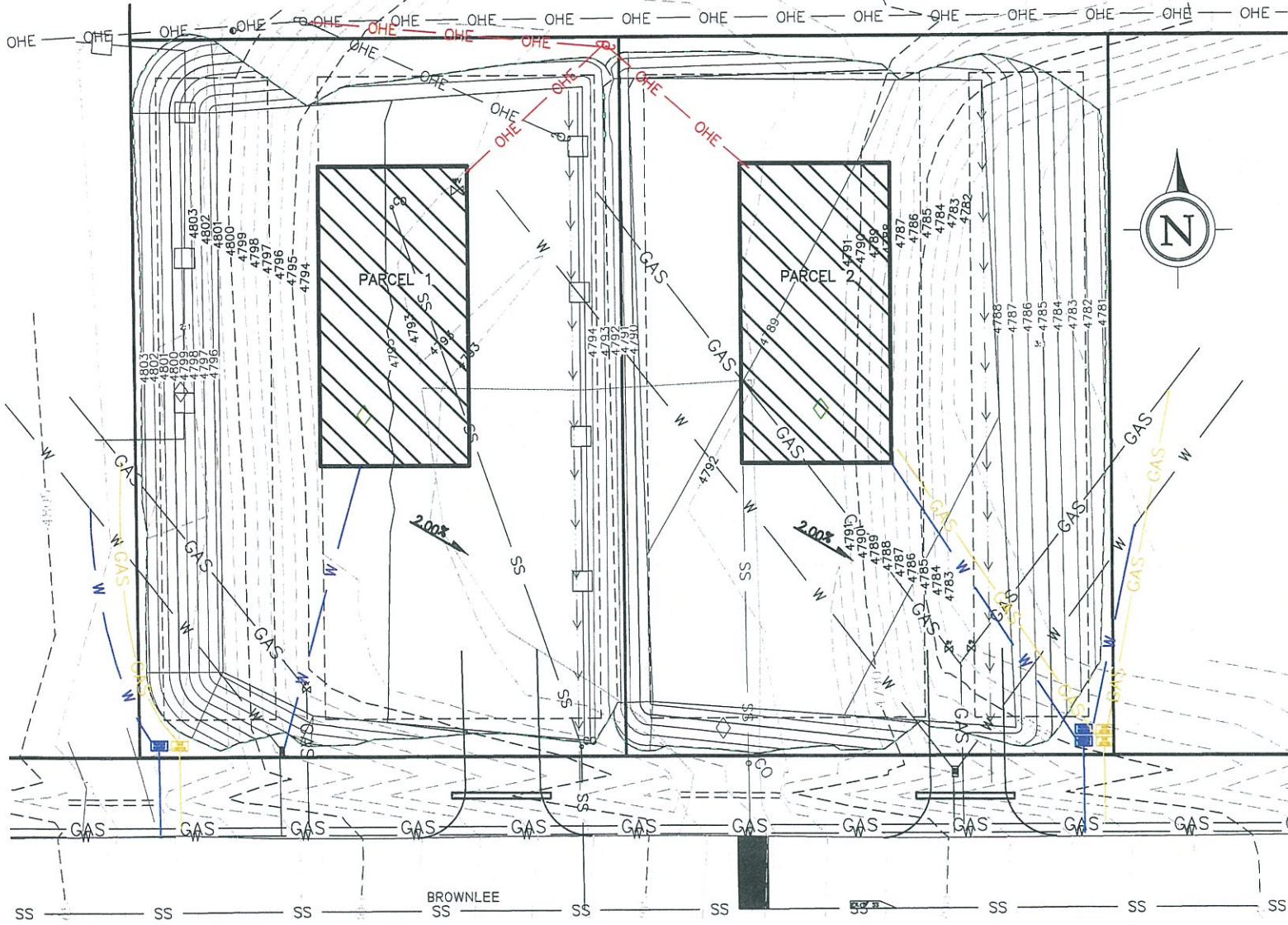
(WIDTH VARIES PER TM 1884)

WASHOE COUNTY GPS S41SM01028
FD 1-1/2" BRASS CAP NO I.D.,
PUNCHED IN MONUMENT WELL
N = 14888347.74'
E = 2286392.54'
(GROUND)

E
CKED,
ANIES.

30'
30'

OPTION 2



PROPOSED SITE PLAN

347 BROWNLEE LN.
 SUN VALLEY, NV
 APN: 085-640-38
 SEC. 19, T.20N., R.20E., MDM

SCALE: 1" = 20'

DATE: 06/10/2015

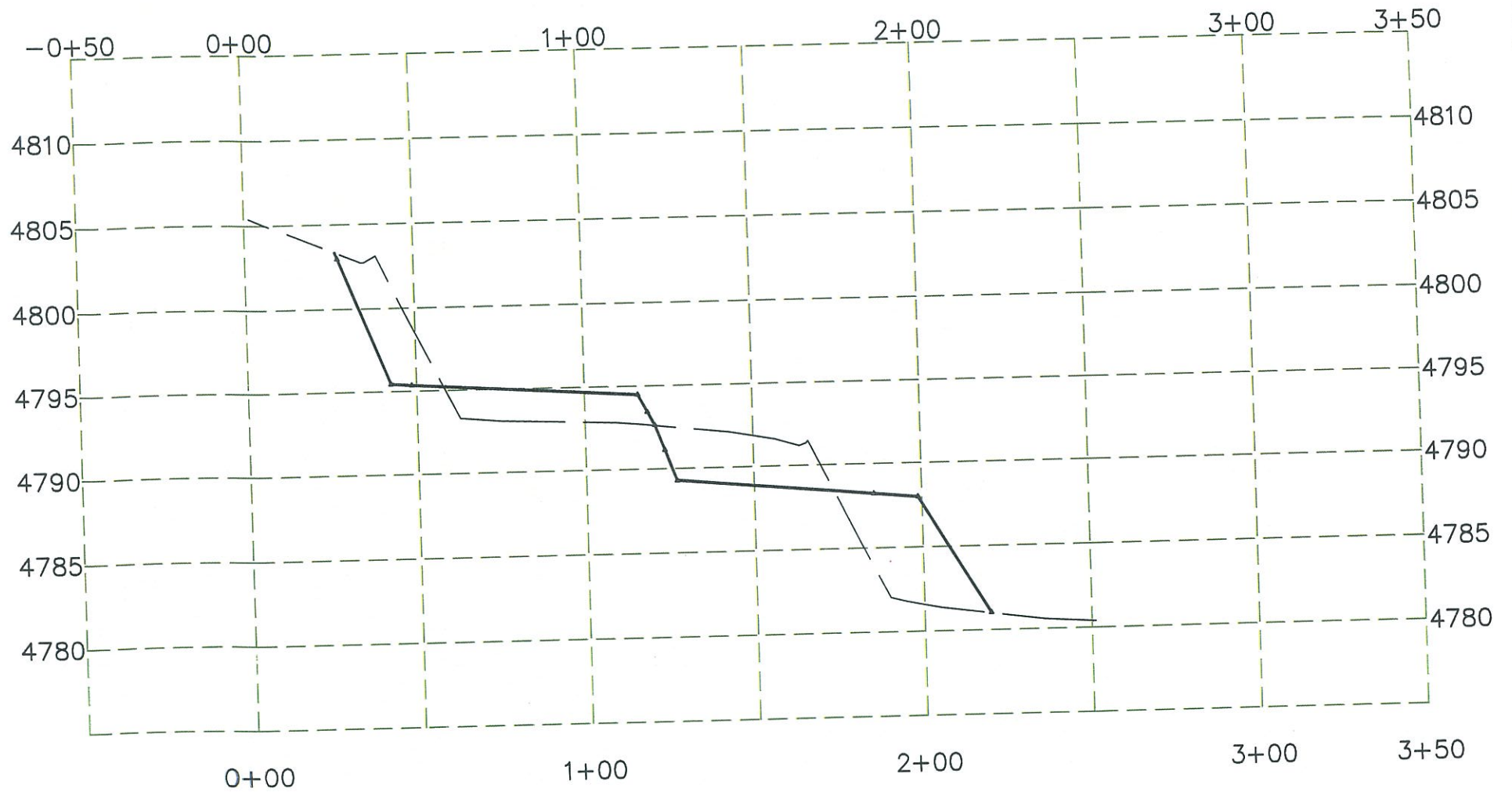
DRAWN BY: J.P.

CHKD. BY: JRM



MEYER SURVEYING
 1248 BON REA WAY
 RENO, NV 89503
 (775) 786-1166

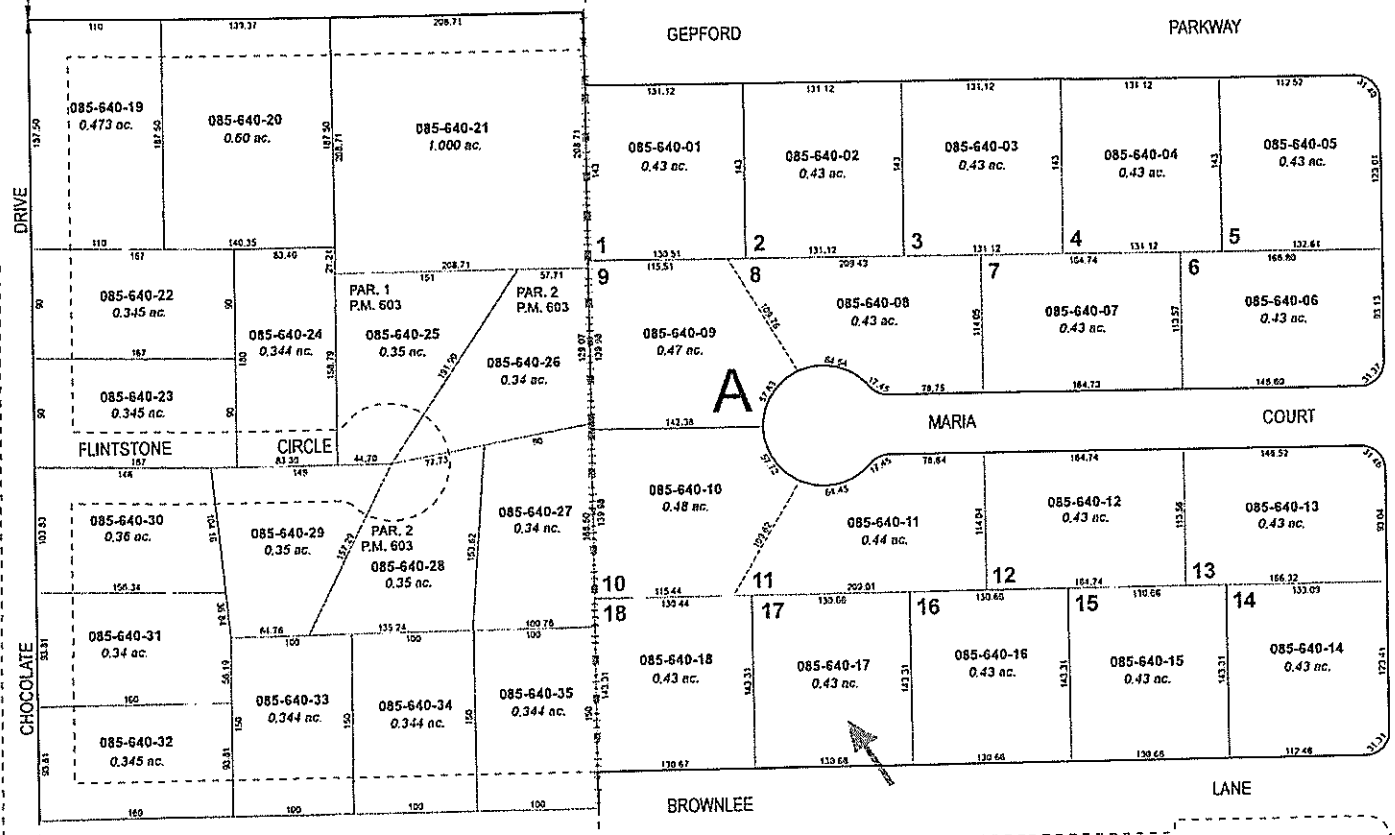
Profile View of TIERED LOTS



N 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 19
T20N - R20E

(#1884)

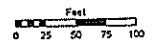
SIDEHILL MOBILE HOME ESTATES



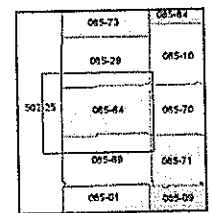
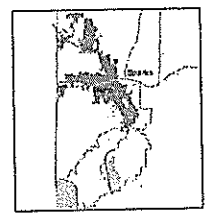
Assessor's Map Number
085-64

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 100 feet



created by: TWT 9/12/2011
last updated: _____

see previously shown map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and a survey of the premises. It does not represent as to the sufficiency or accuracy of the data obtained thereon.