

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: Sheets - JS Bar Ranch Road			
Project Description: Request abandonment of 1972 original 55ft grading easement. Easement for original construction of road in addition to road easement not abandoned after construction.			
Project Address: 2050 JS Bar Ranch Road, Washoe Valley, NV 89704			
Project Area (acres or square feet): 5 acres overall			
Project Location (with point of reference to major cross streets AND area locator): APN: 055-021-02, Closest cross street Franktown Road and JS Bar Ranch Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
APN 055-021-02	5 acres		
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: Kenneth W. Sheets Jr.		Name: NA	
Address: PO Box 6543		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone:	Fax:	Phone:	Fax:
Email: kwsheets@hotmail.com		Email:	
Cell: 925-389-6718	Other:	Cell:	Other:
Contact Person: Ken Sheets - owner		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Kenneth W. Sheets Jr.		Name:	
Address: PO Box 6543		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone:	Fax:	Phone:	Fax:
Email: kwsheets@hotmail.com		Email:	
Cell: 925-389-6718	Other:	Cell:	Other:
Contact Person: Ken Sheets - owner		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

REQUESTING AN ABANDONMENT OF ORIGINAL FRANKTOWN HILLS SUBDIVISION #1351 GRADING EASEMENT OF 55-FEET. ORIGINAL GRADING EASEMENTS ARE TYPICALLY USED TO DENOTE MINIMUM ENCROACHMENTS ON PROPERTIES DURING INITIAL CONSTRUCTION OF ROADS

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Franktown Hills Subdivision #1351, APN 055-021-01

3. What is the proposed use for the vacated area?

Vacated area to be used for home site on hillside. Location 55 feet downhill would seriously impact construction and stability of home site.

4. What replacement easements are proposed for any to be abandoned?

None Proposed

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

Abandonment of easement should cause no damage to properties. Road has been in place for 52 years without erosion of sloped embankments.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No (No HOA or CCR's in this Subdivision)
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IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

06 April 2024

Street address of project

From: Kenneth W. Sheets Jr.

2050 JS Bar Ranch Road

Washoe Valley, NV 89704

APN: 055-021-02

1972 Subdivision #1351

Mailing address of owner

Kenneth W. Sheets Jr.

PO Box 6543

Incline Village, NV 89450

925-389-6718

kwsheets@hotmail.com

To: Washoe County Planning Department

Subject: Request for Abandonment of existing 55-foot Construction Grading Easement on 055-021-02.

Dear Washoe County Planning Dept.,

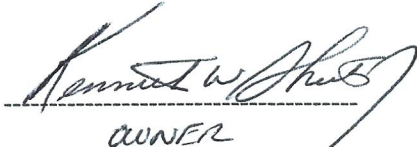
As sole owner of the property APN 055-021-02 I am hereby requesting that the Washoe County Planning Dept. consider the abandonment of an existing 55-foot Construction Grading Easement.

Included in the application package are the original Franktown Hills Subdivision Grading Plans. These plans show the property owners prospective plans to grade and include limits on the amount of encroachment into each lot that is proposed. That distance selected was 55 feet on the downslope and 50 feet on the upslope. This is meant to keep grading within proposed limits. Typically, after roads have been rough graded and compacted the 30-foot road easement is recorded within the easement proposed boundaries and the additional grading easement is abandoned. Completed in 1972 this road has shown no signs of downhill sluff that would require grading into any of these properties.

Attached are additional plot maps with contours and setbacks noting existing well, septic and power on site along with easement setbacks and the proposed building site.

The proposed building site is currently within the 55-foot setback. Moving the building downhill 55 feet before starting the structure would cause the removal of additional trees, increase grading, structural requirements and expose the downhill façade to unusually high visibility from the Franktown Road side of the property.

I am asking that the current 55-foot Grading Easement be abandoned.


OWNER

06 April 2024

Street address of project

From: Kenneth W. Sheets Jr.

2050 JS Bar Ranch Road

Washoe Valley, NV 89704

APN: 055-021-02

1972 Subdivision #1351

Mailing address of owner

Kenneth W. Sheets Jr.

PO Box 6543

Incline Village, NV 89450

925-389-6718

kwsheets@hotmail.com

To: Washoe County Planning Department

Subject: Abandonment of Easement question 6, Title Search.

Dear Washoe County Planning Dept.,

As sole owner of the property APN 055-021-02 I am have requested an updated Title Search which is Dated 08 Apr. 2024.

Name: Kenneth W. Sheets Jr.

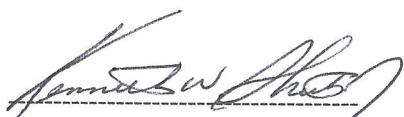
Legal description off property: See Title Search next to last page, APN 055-021-02.

Description of all Easements and/or deed restrictions:

1. **Building Department, Standard 30-foot setback from front or back road.** Application in progress for Variance Request to reduce setback to 20 -feet due to sloping lot.
2. **55-foot Construction Grading Easement:** Application in with Planning for Abandonment of Easement. This type of easement is typically a temporary construction guidance from a Subdivision Application and on completion of the Subdivision the Grading Easement is abandoned.

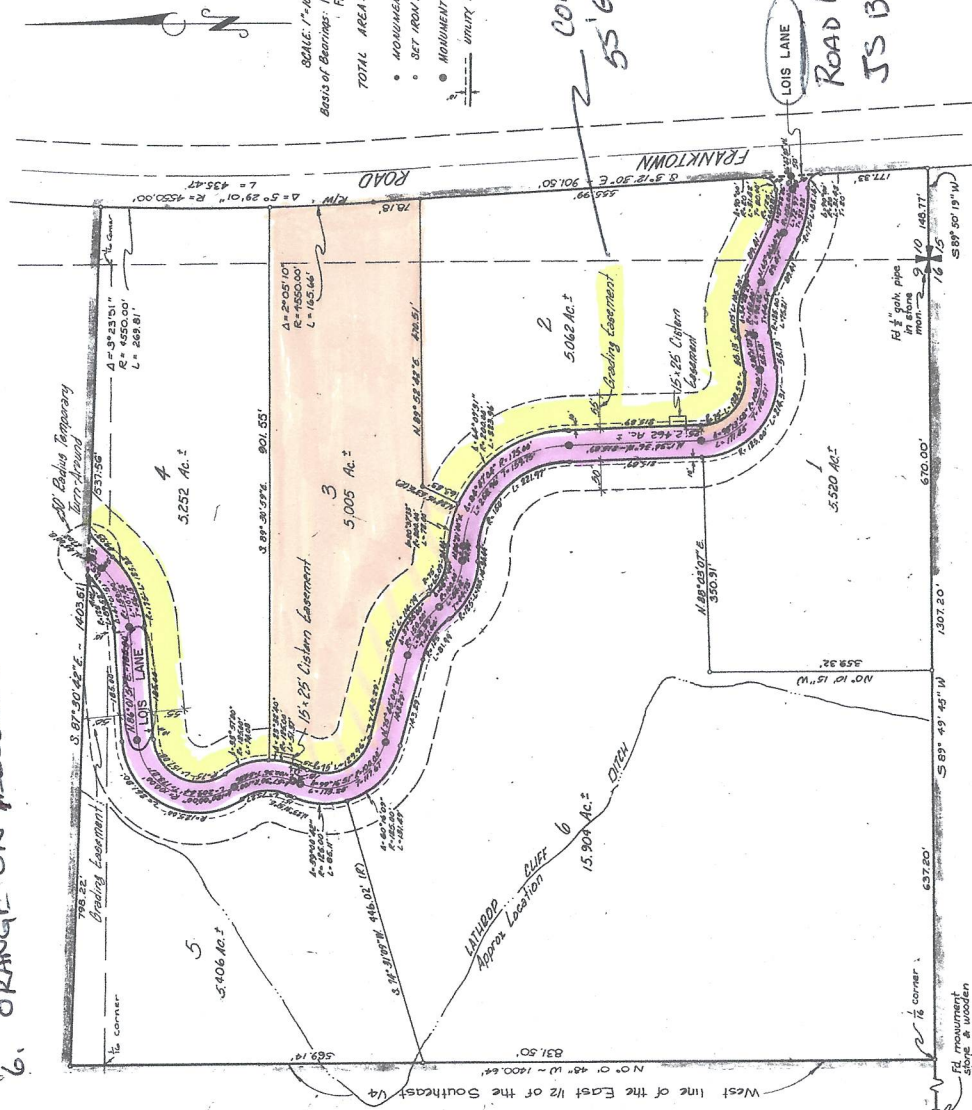
Any Covenants, conditions and restrictions (CC&R's) that apply: None at this time.

See Attached Title Report dated 08 Apr. 2024



Kenneth W. Sheets Jr. Owner

1. ORIGINAL SUBDIVISION #1351
2. ORIGINAL ROAD NAME: LOIS LANE - ROAD RENAMED "JS BAR RANCH ROAD"
3. YELLOW HI-LITE SHOWS 55 FT ORIGINAL ROAD CONSTRUCTION GRADING EASEMENT
4. PINK - HI-LITE SHOWS ORIGINAL 30 FT ROAD CONSTRUCTION EASEMENT
5. ORANGE - HI-LITE SHOWS APN 055-021-02
6. ORANGE ON YELLOW SHOWS REQUESTED AREA OF GRADING ABANDONMENT,



STATE OF NEVADA } ss
 COUNTY OF WASHINGTON }
 I, the undersigned, ROBERT J. LAMOND, do hereby certify that I am the owner of the tract of land represented by and subject to the provisions of APN 055-021-02 and 1/4, and the streets, easements, and highways as shown on this plan are hereby dedicated and set apart to be used as follows: The road, ROBERT J. LAMOND has caused his name to be signed this 14th day of December, 1978.

STATE OF NEVADA } ss
 COUNTY OF WASHINGTON }
 I, Robert J. Lamond, do hereby certify that I am the owner of the tract of land represented by and subject to the provisions of APN 055-021-02 and 1/4, and the streets, easements, and highways as shown on this plan are hereby dedicated and set apart to be used as follows: The road, ROBERT J. LAMOND has caused his name to be signed this 14th day of December, 1978.

My commission expires 4-1-73

STATE OF NEVADA } ss
 COUNTY OF WASHINGTON }
 I, Richard H. Appel, being duly sworn, do hereby certify that the streets and public places, at the instance of Robert J. Lamond, the duly authorized representative of the owner, have been laid out and their location definitely established and perpetuated in accordance with the laws of this State, and are a thing which will be completed on the 14th day of December, 1978.

I hereby certify that I have examined this subdivision plat and that all provisions and conditions of the ordinance governing the District Health Department have been satisfied.

The easements shown on this plat have been checked and approved by the Sierra Pacific Power Company and the Bell Telephone Company required.

APPROVAL

I certify that I have examined this map and find it to be correct and that all provisions and conditions of the ordinance governing the District Health Department have been satisfied.

The tentative plat was approved on the 26th day of July, 1978, and the final plat was approved on the 26th day of July, 1978, by the County Board, Washoe County, Nevada, at its regular meeting held at 11:00 A.M., July 26, 1978.

A tentative map of this subdivision was approved by the Board of Health, Washoe County, Nevada, on the 26th day of July, 1978.

FILE NO. 269734
 TITLE: JS BAR RANCH ROAD
 UNIT NO. 1
 SUBDIVISION

APPROVED: [Signature] ENGINEERS / PLANNERS

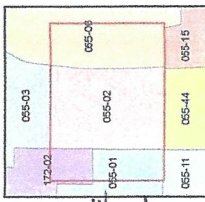
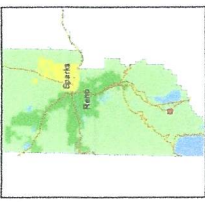
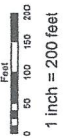
REVISIONS	DATE	DESCRIPTION

FRANKTOWN HILLS SUBDIVISION
 UNIT NO. 1
 SEC. 10 T.16N. R.10E
 WASHOE COUNTY, NEVADA
 SHEET NO. 1

1351

Assessor's Map Number
055-02

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1007 East Ninth Street
Reno, Nevada 89512
(775) 335-2331



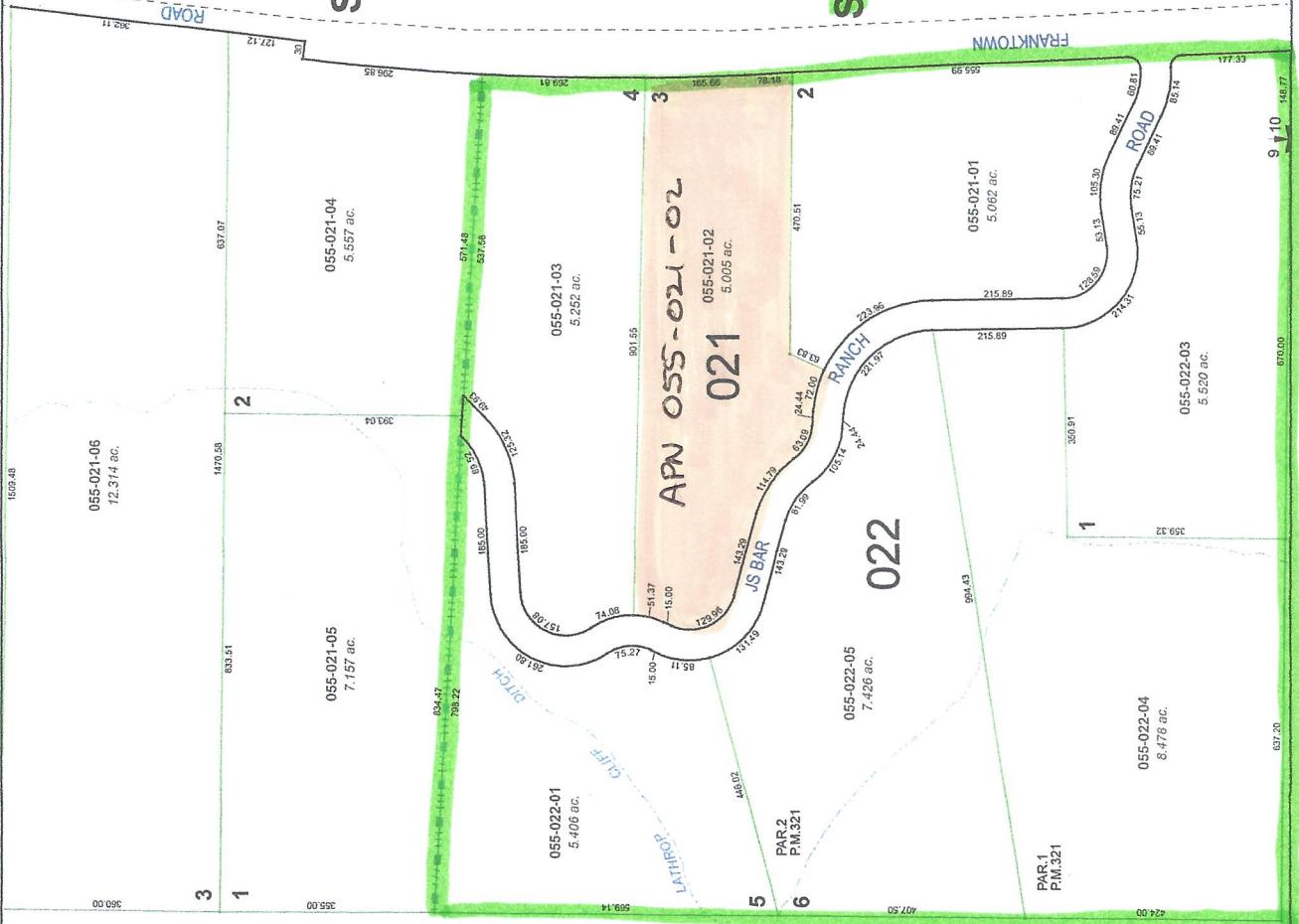
created by: **EMG 10/02/2014**
last updated:
area previously shown on map(s)

NOTE: This map was prepared for the use of the Assessor's Office for administrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data demonstrated hereon.

(#1413)
FRANKTOWN HILLS
SUBDIVISION UNIT NO. 2

PORTION OF SE 1/4 SECTION 9 &
PORTION OF SW 1/4 SECTION 10
T16N - R19E

(#1351)
FRANKTOWN HILLS
SUBDIVISION UNIT NO. 1
GREEN-HILITE ORIGINAL OUTLINE
ORANGE - HI LITE APN 055-021-02





August 19, 2023

1:2,257
0 105 210 420 ft
0 30 60 120 m

Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

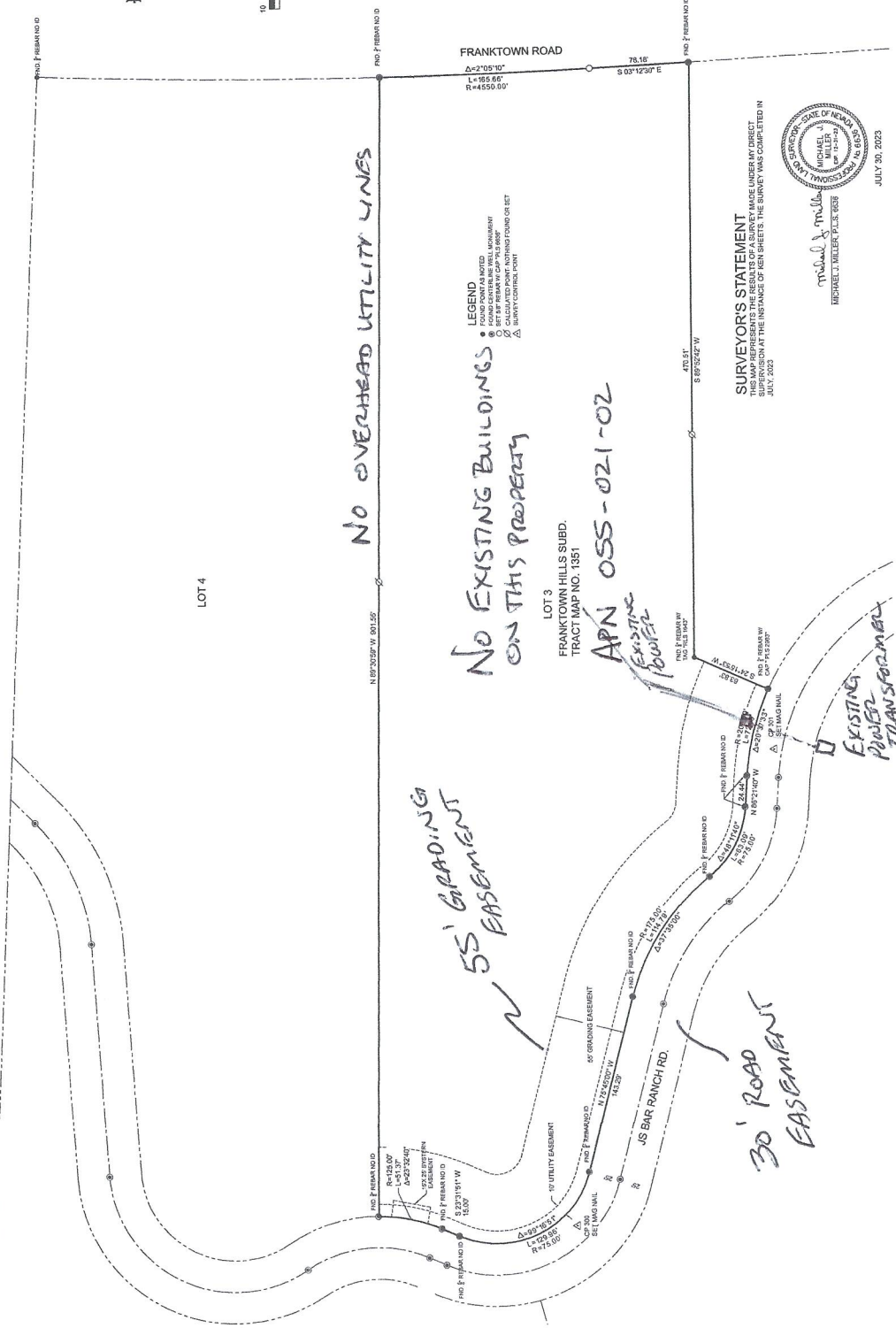
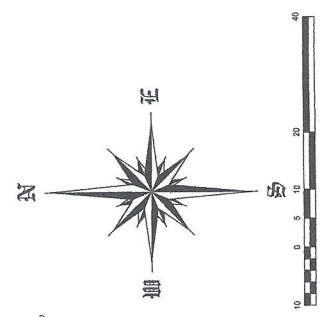
NOTES

1. FOR BUILDING SETBACKS REFER TO CURRENT WASHOE COUNTY ZONING ORDINANCES.

2. ALL DIMENSIONS SHOWN ON FRANKTOWN HILLS SUBDIVISION MAP NO. 1, TRACT MAP NO. 361, RECORDED DECEMBER 21, 1972, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, ARE SHOWN ON THIS SURVEY FOR FULL EASEMENT INFORMATION. REFER TO A CURRENT TITLE REPORT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83/94. BASED UPON REAL TIME POSITIONING (RTK) SURVEYING OF CONTROL POINTS ON GROUND. TO CONVERT TO GRID, DIVIDE DISTANCES AND COORDINATES BY A COMBINED FACTOR OF 1.00019759



LEGEND

- FOUND POINT AS NOTED
- FOUND POINT AS NOTED - UNRECORDED
- ⊗ SET POINT REPAIR CAP 'PL 8000'
- ⊙ CALCULATED POINT NOTHING FOUND OR SET
- △ SURVEY CONTROL POINT

SURVEYOR'S STATEMENT

THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KEN SHEETS. THE SURVEY WAS COMPLETED IN JULY, 2023.



Michael J. Miller
MICHAEL J. MILLER, PLS., SURV.

JULY 30, 2023

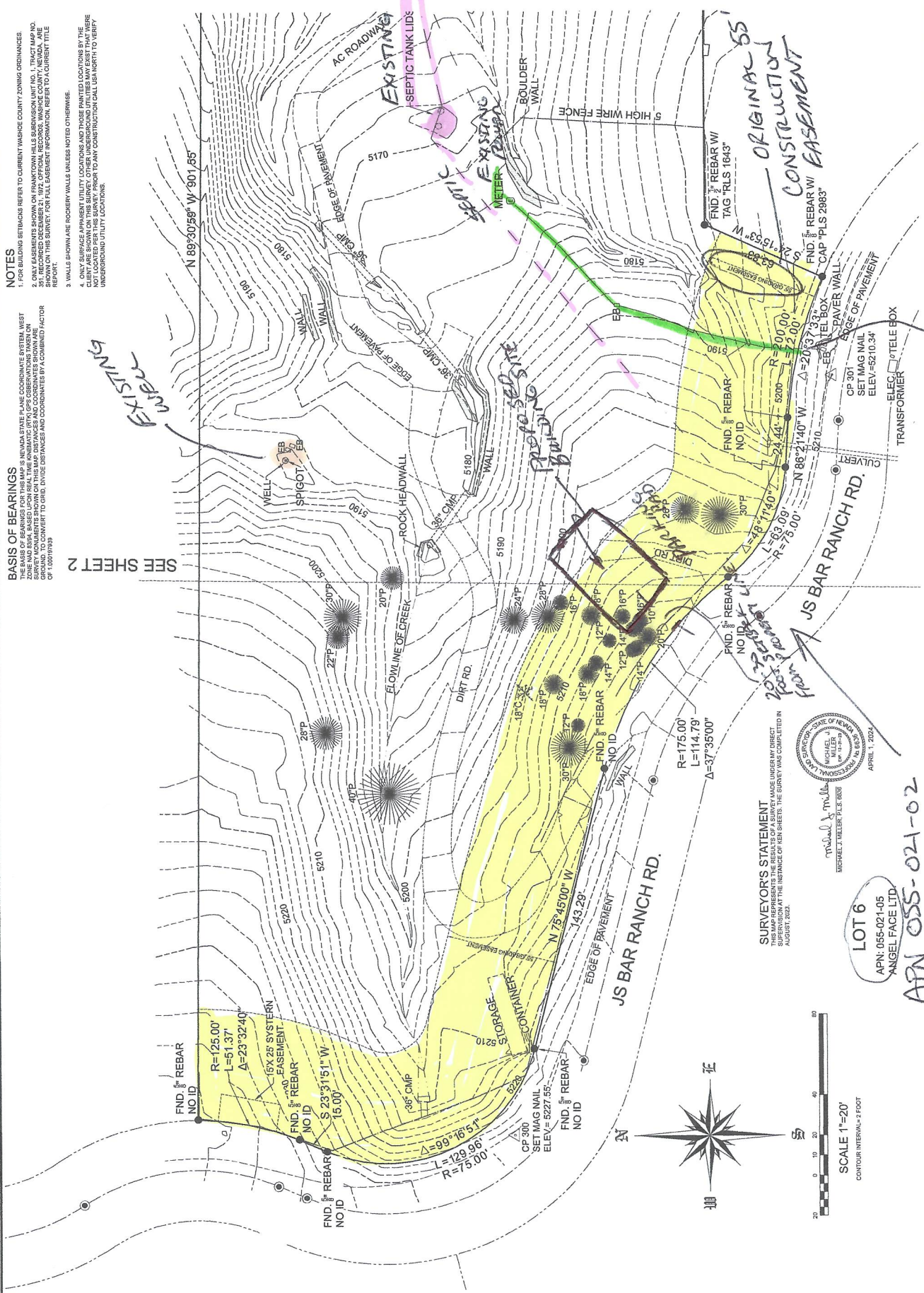
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- FOR BUILDING SETBACKS REFER TO CURRENT WASHOE COUNTY ZONING ORDINANCES.
- ONLY SURFACE APPARENT UTILITY LOCATIONS AND THOSE PRINTED LOCATIONS BY THE SURVEYOR ARE SHOWN ON THIS MAP. UNLESS NOTED OTHERWISE, UTILITY LOCATIONS NOT SHOWN ON THIS MAP ARE ASSUMED TO BE LOCATED PER THE SURVEY. PRIOR TO ANY CONSTRUCTION CALL USA NORTH TO VERIFY UNDERGROUND UTILITY LOCATIONS.

BASIS OF BEARINGS

NAD 83
 WASHINGTON STATE PLANE COORDINATE SYSTEM (WEST ZONE)
 SURVEY MONUMENTS SHOWN ON THIS MAP DISTANCES AND COORDINATES ARE COMPUTED FROM THE MONUMENT TO WHICH DISTANCES AND COORDINATES ARE REFERENCED.
 CP 1, 0001 87839

SEE SHEET 2



LOT 6
 APN: 055-021-05
 ANGEL FACE LTD.

APN 055-021-02

OWNER KEN SHEETS

EXISTING POWER

SURVEYOR'S STATEMENT
 THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER A DIRECT CONTRACT WITH THE CLIENT. THE SURVEY WAS COMPLETED IN AUGUST 2024.

Michael J. Miller
 MICHAEL MILLER, PLS. 0058
 SURVEYOR, STATE OF NEVADA
 APRIL 1, 2024

SCALE 1"=20'
 CONTOUR INTERVAL=4 FOOT

ID

153215

Location

2050 J S Bar Ranch Rd, New Washoe City

Status

open

Comment

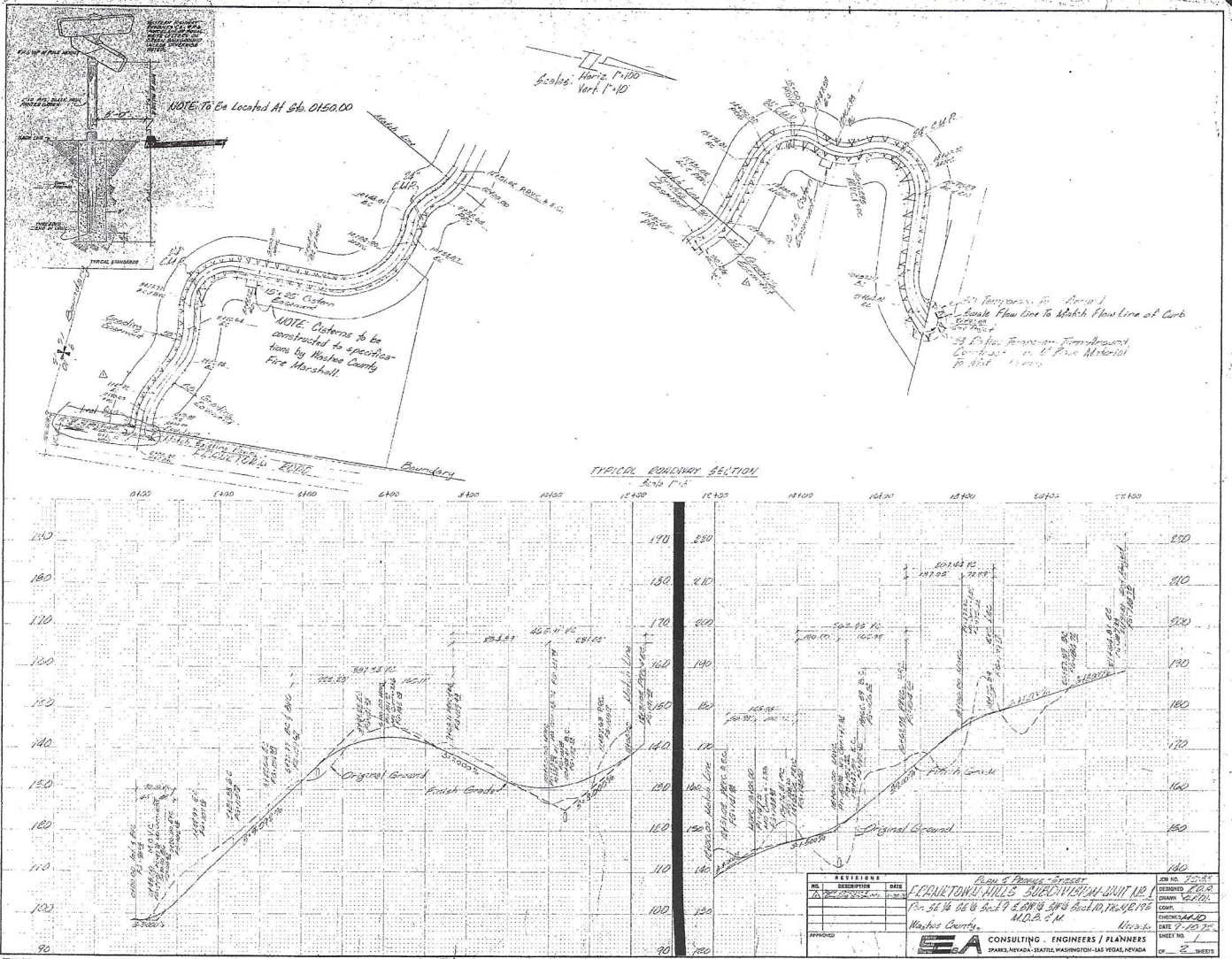
Request information on 1972 Subdivision Tract Map 1351. Map and survey locate a system easement of 15'x25' in NW corner of lot. 8 inch standpipe with 2 x 2 1/2" connections at easement location. Looking for size of system and related documents such as who required it to be installed. TMFD has no record of this item. Please clarify requirement for system and easement

History

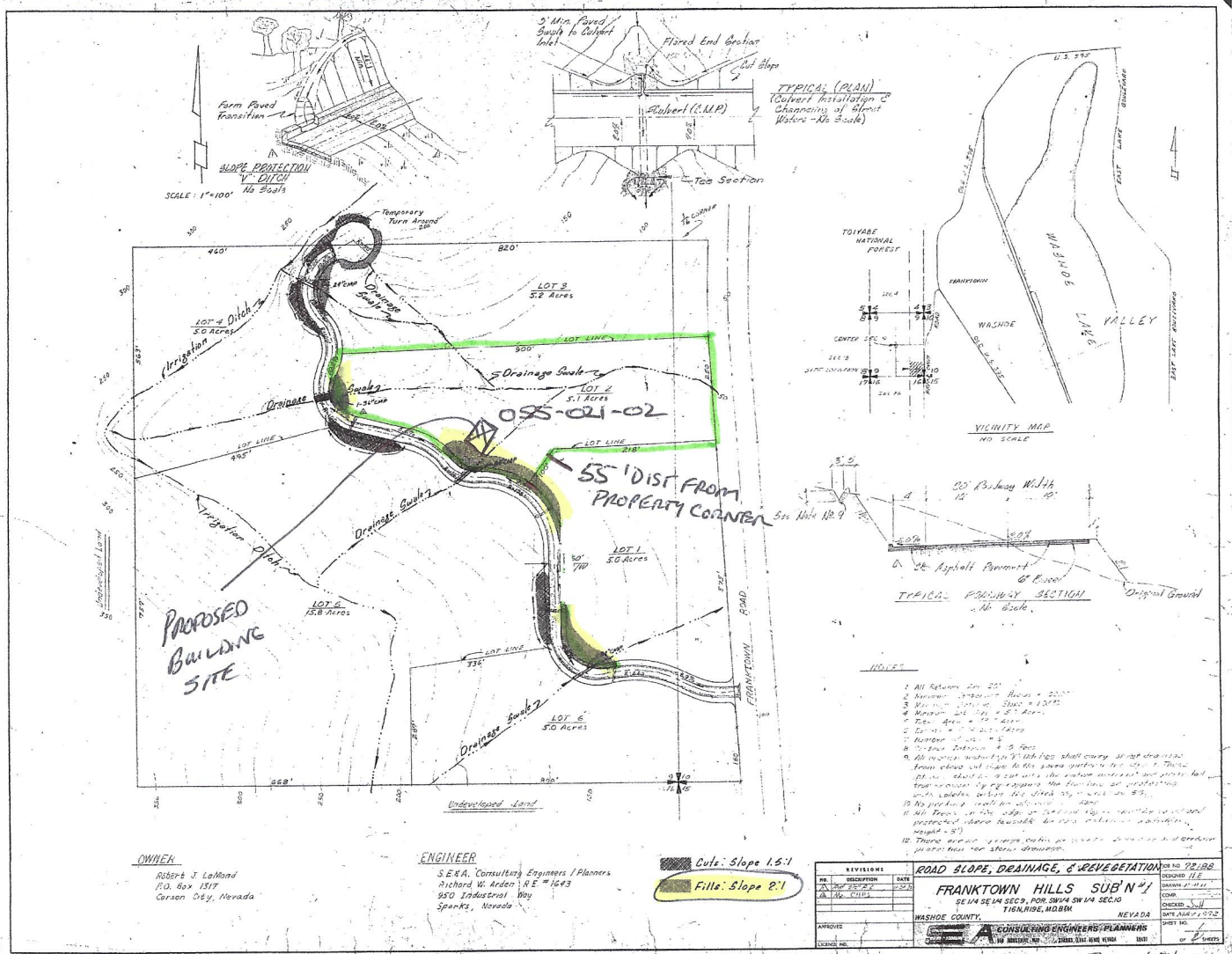
Created now

Request information on 1972 Subdivision Tract Map 1351. Map and survey locate a system easement of 15'x25' in NW corner of lot. 8 inch standpipe with 2 x 2 1/2" connections at easement location. Looking for size of system and related documents such as who required it to be installed. TMFD has no record of this item. Please clarify requirement for system and easement

[Sign in to add comments](#)



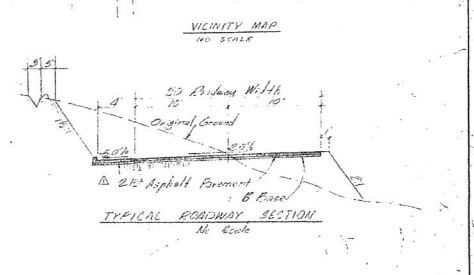
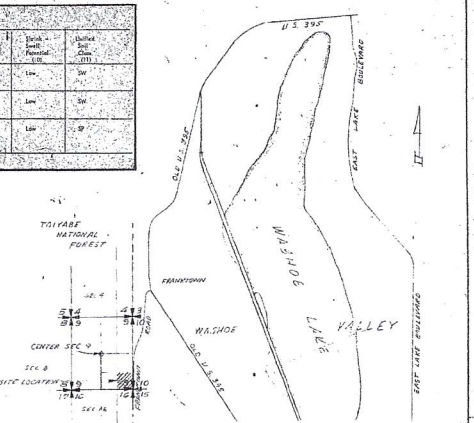
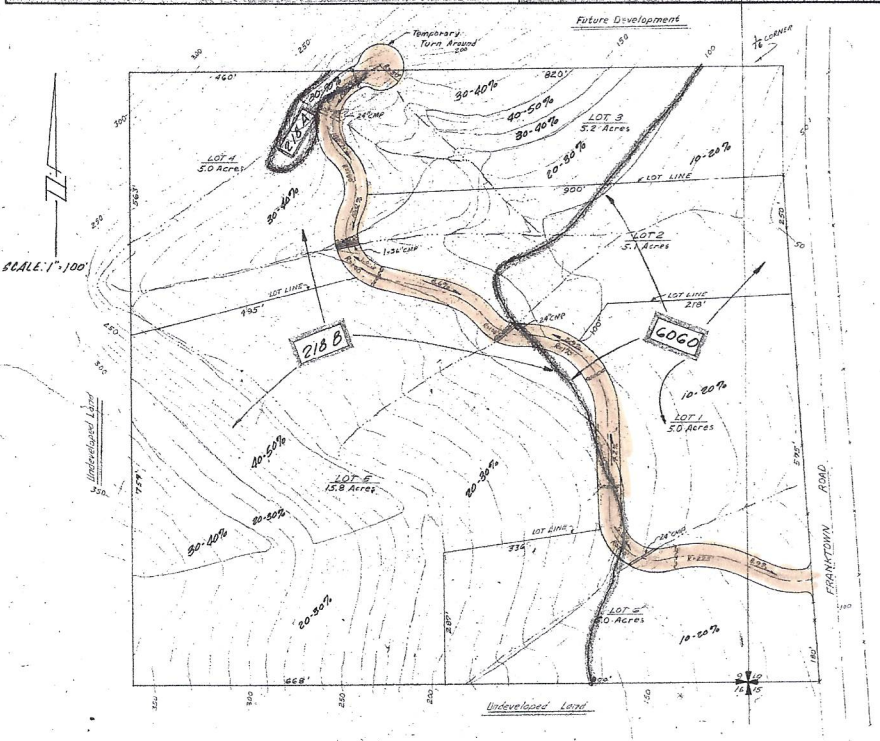
ORIGINAL GRADES



#1351 FRANKTOWN HILLS

FILLED SIDE SLOPES: ORIGINAL FILL SIDE SLOPES EXTEND OUT NO MORE THAN 25' FROM ROAD EDGE/PROPERTY LINE. THIS 1972 MAP SHOWS INTENDED CUT AND FILL AREAS ABOVE AND BELOW THE 30 FOOT ROAD EASEMENT. SINCE 1972 NO EVIDENCE OF DOWNHILL SLOPE EROSION HAS BEEN NOTED.

TABLE 1 - SOIL CHARACTERISTICS AND QUALITIES										TABLE 2 - SPT INTERPRETATIONS												
Soil Profile	Soil Name	Soil Type	Soil Color	Soil Texture	Soil Structure	Soil Consistency	Soil Permeability	Soil Strength	Soil Stability	Soil Use	Soil Depth	Soil Capacity	Soil Friction	Soil Cohesion	Soil Quality	Soil Index	Soil Factor	Soil Slope	Soil Erosion	Soil Foundation	Soil Drainage	
216A	Typic Xerochreollic	Ust	10YR 5/1	CL	Blocky	Very Hard	Very Low	Very High	Very Low	Very Low	10-20"	10-20%	10-20%	10-20%	Very Poor	10-20%	10-20%	10-20%	10-20%	10-20%	10-20%	10-20%
216B	Typic Xerochreollic	Ust	10YR 5/1	CL	Blocky	Very Hard	Very Low	Very High	Very Low	Very Low	10-20"	10-20%	10-20%	10-20%	Very Poor	10-20%	10-20%	10-20%	10-20%	10-20%	10-20%	10-20%
600	Entisol	Ust	10YR 5/1	CL	Blocky	Very Hard	Very Low	Very High	Very Low	Very Low	10-20"	10-20%	10-20%	10-20%	Very Poor	10-20%	10-20%	10-20%	10-20%	10-20%	10-20%	10-20%



- NOTES**
- All Returns are 20'
 - Minimum Settlement Allowance = 0.50"
 - Minimum Slope = 1:100
 - Minimum Lot Size = 2.0 Acres
 - Minimum Area = 40,000 sq. ft.
 - Minimum = 2.0 Acres
 - Number of lots = 6
 - 2.5' Road Induction = 15' 700'
- LEGEND**
- 10-20%
 - 20-30%
 - 30-40%
 - 40-50%
 - 50-60%
 - 60-70%
 - 70-80%
 - 80-90%

OWNER
Robert J. LaMond
P.O. Box 1517
Carson City, Nevada

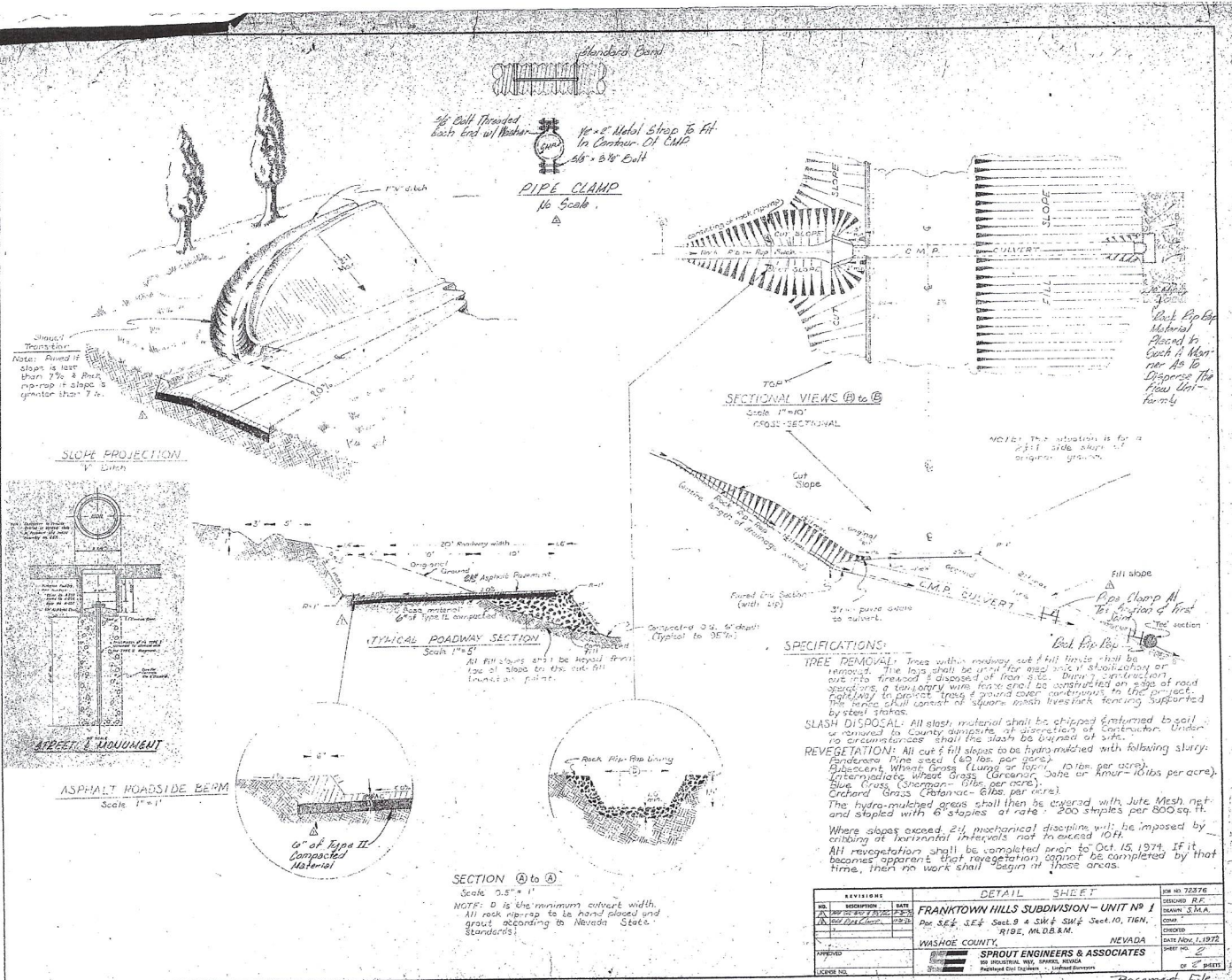
ENGINEER
S.E.C.A. Consulting Engineers / Planners
Richard W. Arden, R.E. #1643
950 Industrial Way
Sparks, Nevada

REVISIONS	DATE	BY	DESCRIPTION
1	5/15/72	W.A. CEMO	PREPARED

SOILS & SLOPE MAP
FRANKTOWN HILLS SUB'D #1
SE 1/4 SEC 10, T19N, R10E, M18W
WASHOE COUNTY, NEVADA

DATE: MAY 1972
SHEET NO. 4 OF 5

NOTE: HI-LITED 30 FOOT ROAD EASEMENT SHOWS NO GRADING EASEMENT ON EITHER SIDE OF ROAD EASEMENT.



EXAMPLES OF ENGINEERED CUT & FILL SLOPES AS WELL AS TYPICAL ROAD AND DITCH SAMPLES.

04/08/2024 **Washoe County Development Application (WAB24-0004)**

Supplemental submission: Rewrite of application due to limited space in comments section of application:

Project Name: **Sheets – JS Bar Ranch Road**

Staff Assigned Case No: **WAB24-0004**

Project Description: Owner requests an Abandonment of Easement for original 1972 grading easement of 55 feet. This type of easements is typical for development road construction however are normally abandoned after the road has been installed. In this case it does not appear that the developer rescinded the original grading easement.

Project Address: 2050 JS Bar Ranch Road, Washoe Valley, NV 89704

Project Area: (acres or square feet): 5.0 acres

Project location: (with point of reference to major cross street AND area locator):

APN: 055-021-02, Closest cross street to 2050 JS Bar Ranch Road is Franktown Road and JS Bar Ranch Road (Rural area Washoe Valley, NV).

Assessors Parcel No. (s): 055-021-02

Indicate any previous Washoe County approvals associated with this application. (None)

Applicant Information (attach additional sheets if necessary)

Property Owner: (1)

Name: Kenneth W. Sheets Jr.

Address: 2050 JS Bar Ranch Road

Washoe Valley, NV 89704

Email: kwsheets@hotmail.com

Cell: 925-389-6718

Contact Person: Kenneth W. Sheets Jr. - owner

Professional Consultant: Owner

Applicant/Developer: Owner

Name: Kenneth W. Sheets Jr.

Address: PO Box 6543

Incline Village, NV 89450

Email: kwsheets@hotmail.com

Cell: 925-389-6718

Contact Person: Kenneth W. Sheets Jr. - owner

For Official Use Only

Date Received:

Initial:

Planning Area:

County Commission District:

Master Plan Designation (s):

CAB(s):

Regulatory Zoning(s):

Abandonment of Easement – Supplemental Information

(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

The request is to the abandonment of the original Franktown Hills Subdivision #1351 Grading Easement of 55 feet on JS Bar Ranch Road, Washoe Valley, NV 89704, for lot APN: 055-021-02.

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Franktown Hills Subdivision #1351, APN: 055-021-02.

3. What is the proposed use for the vacated land?

The vacated area is to be used for a home site on a sloping lot. Locating the building pad 55 feet downhill would seriously impact construction and stability of the home site causing substantial grading and removal of trees.

4. What replacement easements are proposed for any to be abandoned?

None proposed. Road has shown no evidence of movement in 52 years nor called for regrading from the original design, 1972.

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

Abandonment of easement should cause no damage to adjacent or other properties. The original 55-foot downhill easement was for guidance on maximum grading which has been completed and in place for 52 years without erosion of the sloped embankment.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CCR's) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

None known. (No HOA or CCR's in affect this subdivision)

Community Services Department
Planning and Building
VARIANCE APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Variance

Washoe County Code (WCC) Chapter 110, Article 804, Variance, provides a means to alter the requirements of the Development Code standards, in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved. A Variance does not give the power to take action which, in effect, allows a land use in contravention of the applicable regulatory zone or in any other way changes the applicable regulatory zone. A Variance cannot be used to vary the standards contained in Division Five, Signs, of this Development Code. Additionally, this article cannot be used to vary the maximum size of a detached accessory dwelling except as stipulated in Article 306, Accessory Uses and Structures. See WCC 110.804, 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](https://www.onenv.us)

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).
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. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Variance Application materials.
7. **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.
8. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.

9. **Building Elevations:** All buildings and structures including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
10. **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.
- (vi) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: 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):	

Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

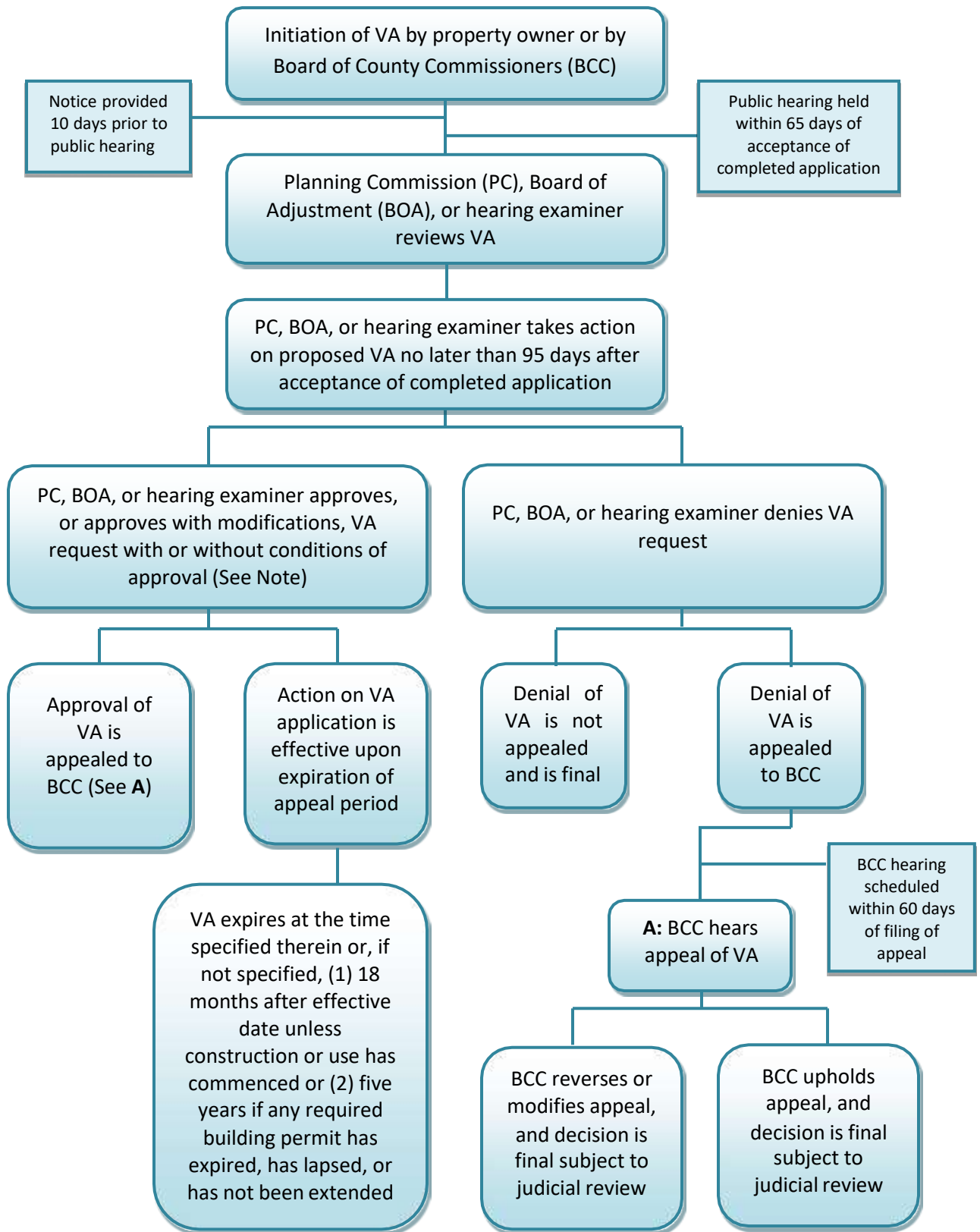
6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
------------------------------	-----------------------------	-------------------------------

7. How is your current water provided?

8. How is your current sewer provided?

Variance (VA) – Article 804



Note: If the VA approval is for a project of regional significance, or if VA approval causes the project to become a project of regional significance, then no permit for development or use of the property pursuant to the VA shall be issued until the Regional Planning Commission and/or the Regional Planning Governing Board has taken final action on the project.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

06 April 2024

Street address of project

From: Kenneth W. Sheets Jr.

2050 JS Bar Ranch Road

Washoe Valley, NV 89704

APN: 055-021-02

1972 Subdivision #1351

Mailing address of owner

Kenneth W. Sheets Jr.

PO Box 6543

Incline Village, NV 89450

925-389-6718

kwsheets@hotmail.com

To: Washoe County Engineering Department

Subject: Variance – Reduction in setback from 30-15 feet: Source Building Dept. requirements & Title Search.

Dear Washoe County Planning Dept.,

As sole owner of the property APN 055-021-02 I have included an updated Title Search which is Dated 08 Apr. 2024.

Name: Kenneth W. Sheets Jr.

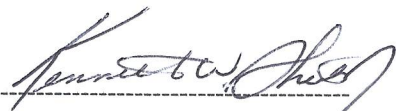
Legal description of property: See Title Search next to last page, APN 055-021-02.

Description of all Easements and/or deed restrictions:

1. **Building Department, Standard 30-foot setback from front or back road.** Application in progress for Variance Request to reduce setback to 15 -feet due to sloping lot and the dramatic increase in downhill building façade.
2. **55-foot Construction Grading Easement:** Application in with Engineering Dept. for Abandonment of Easement. This type of easement is typically a temporary construction guidance from a Subdivision Application and on completion of the Subdivision the Grading Easement is abandoned.

Any Covenants, conditions and restrictions (CC&R's) that apply: None at this time.

See Attached Title Report dated 08 Apr. 2024

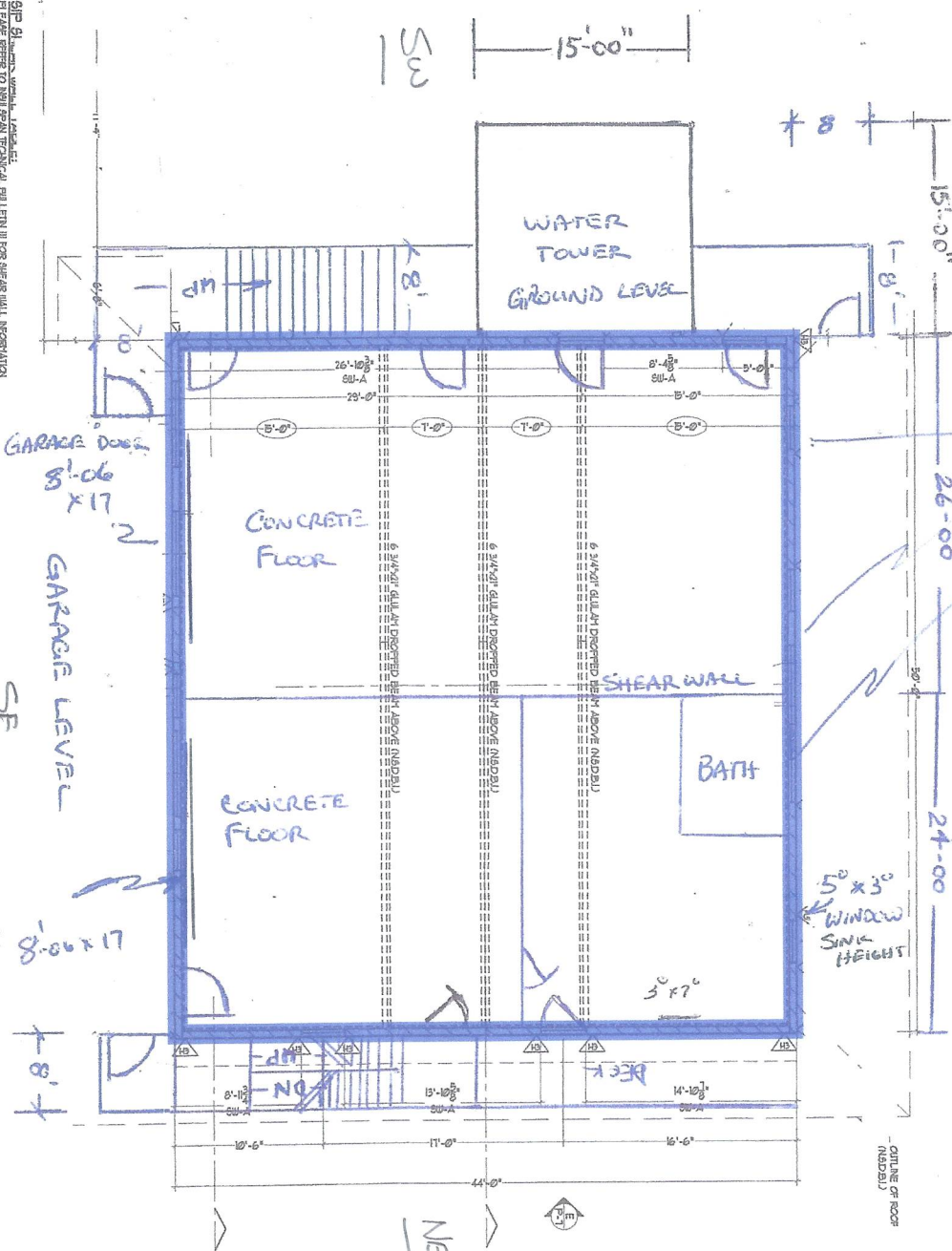


Kenneth W. Sheets Jr. / owner

6.5" SIP Wall

NOTES:
 - OPENINGS TO BEATHS DESIGNATED WITH .
 - BEATHS NOT OPENED OR DESIGNED BY INSULSPAN

LEGEND:
 - SHEAR WALL
 - STROCK WALL



MAIN FLOOR SIP WALL PLAN

6-1/2" SIP PANELS
 SCALE: 1/8" = 1'-0"

SIP SHEAR WALL CONNECTIONS:
 PLEASE REFER TO INSULSPAN TECHNICAL BULLETIN #3 FOR SHEAR WALL CONNECTIONS

SHEAR WALL TYPE	GF FLOOR (PANEL TO PANEL CONNECTION)	BOTTOM FLOOR	TOP FLOOR	CHECKED (END POST)	SHEAR BRICK/KH
SWA	SINGLE 4x12 P 2	SINGLE 4x12 P 2	SINGLE 4x12 P 2	SINGLE 4x12 P 2	500 PIR

NAIL BRICKS

0103-3-1/2" WALLS, 2 ROWS STRADDLED, 3/4" x 1 1/4" EDGE DIST.	0103-3-1/2" WALLS, 2 ROWS STRADDLED, 3/4" x 1 1/4" EDGE DIST.	0103-3-1/2" WALLS, 2 ROWS STRADDLED, 3/4" x 1 1/4" EDGE DIST.	0103-3-1/2" WALLS, 2 ROWS STRADDLED, 3/4" x 1 1/4" EDGE DIST.	0103-3-1/2" WALLS, 2 ROWS STRADDLED, 3/4" x 1 1/4" EDGE DIST.
---	---	---	---	---

NOTE: THE LATERAL LOAD RESISTING SYSTEM (LRS) HAS BEEN DESIGNED BY THE EOR. THE SIP SHEAR WALLS ARE DESIGNED FOR THE CAPACITIES LISTED IN THIS TABLE AND ARE TO BE INTERPRETED IN ACCORDANCE WITH THE EOR'S DESIGN.

HOLD-DOWN SCHEDULE

MARK	TYPE
△	SPRINKLER/POST-TENSIONING ANCHORS
▽	SPRINKLER/POST-TENSIONING ANCHORS
▽	W/ 50' BRICK @ 1" PITCH

- SEE P-9 FOR HOLD-DOWN DETAIL

APPROVAL SET

APPROVED
 REVISE & RESUBMIT

NAME: *[Signature]*
 DATE: 2-20-2016

DESIGNER	DS
CHECKED BY	LD
DATE	SEPT. 17/14
SCALE	2608
SHEET	3 OF 23
REV.	6



Project Name:
KEN SHEETS

18400 BOLLINGER CANYON ROAD
 SAN RAMON, CA

INSULATION GUIDE & ASSEMBLY DETAILS

DATE: FEB. 16/15

INSULSPAN
 STRUCTURAL INSULATING PANEL SYSTEMS
 Unit #1 - 600 Chester Road,
 Delta, B.C., Canada, V3M 5Y3
 Telephone: (604) 540-0600
 Fax: (604) 540-0608 www.insulspan.com
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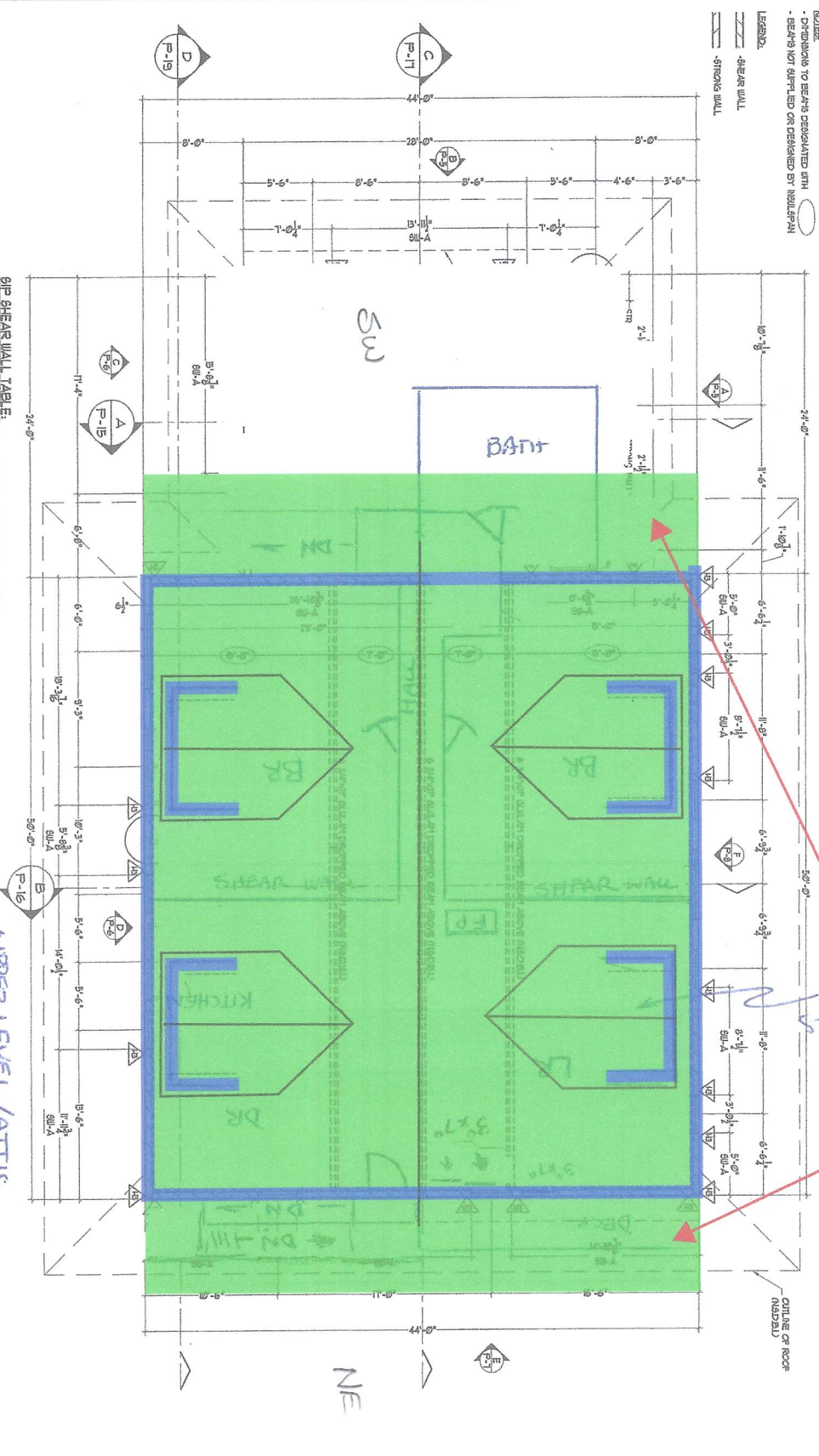
6.5" SIP Wall

12.25" SIP Roof

Extend 8' to either side to cover stairs/deck

NOTE:
 • DIMENSIONS TO BEARS DESIGNATED WITH \odot
 • BEARS NOT APPLIED OR DESIGNATED BY INSULSPAN

LEGEND:
 SHEAR WALL
 STRONG WALL



MAIN FLOOR SIP
 WALL PLAN
 6-1/2" SIP PANELS
 SCALE: 1/8"=1'-0"

SIP SHEAR WALL TABLE:
 REFER TO INSULSPAN TECHNICAL BULLETIN III FOR SHEAR WALL INFORMATION

SHEAR WALL TYPE	FRAME CONNECTION	BOTTOM FLATES	TOP FLATES	CORNER (END POST)	SHEAR BRACING
SW-A	SINGLE 4x PF #2	SINGLE 4x PF #2	SINGLE 4x PF #2	SINGLE 4x PF #2	300 PIP

NAIL SCHEDULE

NAIL SCHEDULE	1 ROWS SPACED @ 16" O.C. EDGE DIST. 3/4" 1-3/4" EDGE DIST.	2 ROWS SPACED @ 16" O.C. 4" O.C. 3/4" 1-3/4" EDGE DIST.	3 ROWS SPACED @ 16" O.C. 4" O.C. 3/4" 1-3/4" EDGE DIST.
SW-A	1 ROWS SPACED @ 16" O.C. EDGE DIST. 3/4" 1-3/4" EDGE DIST. <td>2 ROWS SPACED @ 16" O.C. 4" O.C. 3/4" 1-3/4" EDGE DIST. <td>3 ROWS SPACED @ 16" O.C. 4" O.C. 3/4" 1-3/4" EDGE DIST. </td></td>	2 ROWS SPACED @ 16" O.C. 4" O.C. 3/4" 1-3/4" EDGE DIST. <td>3 ROWS SPACED @ 16" O.C. 4" O.C. 3/4" 1-3/4" EDGE DIST. </td>	3 ROWS SPACED @ 16" O.C. 4" O.C. 3/4" 1-3/4" EDGE DIST.

UPPER LEVEL/ATTIC

HARK	TYPE	HOLD-DOWN SCHEDULE
1/4"	6" ANCHOR HOOKS-SD325	W/ 60 LBS 24" BR-BEDS
1/4"	6" ANCHOR HOOKS-SD325	W/ 60 LBS 24" BR-BEDS

APPROVAL SET
 APPROVED
 REUSE & RESUBMIT
 NAME: [Signature]
 DATE: 2/20/2018

DESIGNER	DS
DRAWN BY	LD
CHECKED BY	QL/RO
DATE	SEPT. 17/14
NO. SHEETS	2608
SHEET NO.	P-3 OF 23
REV.	6



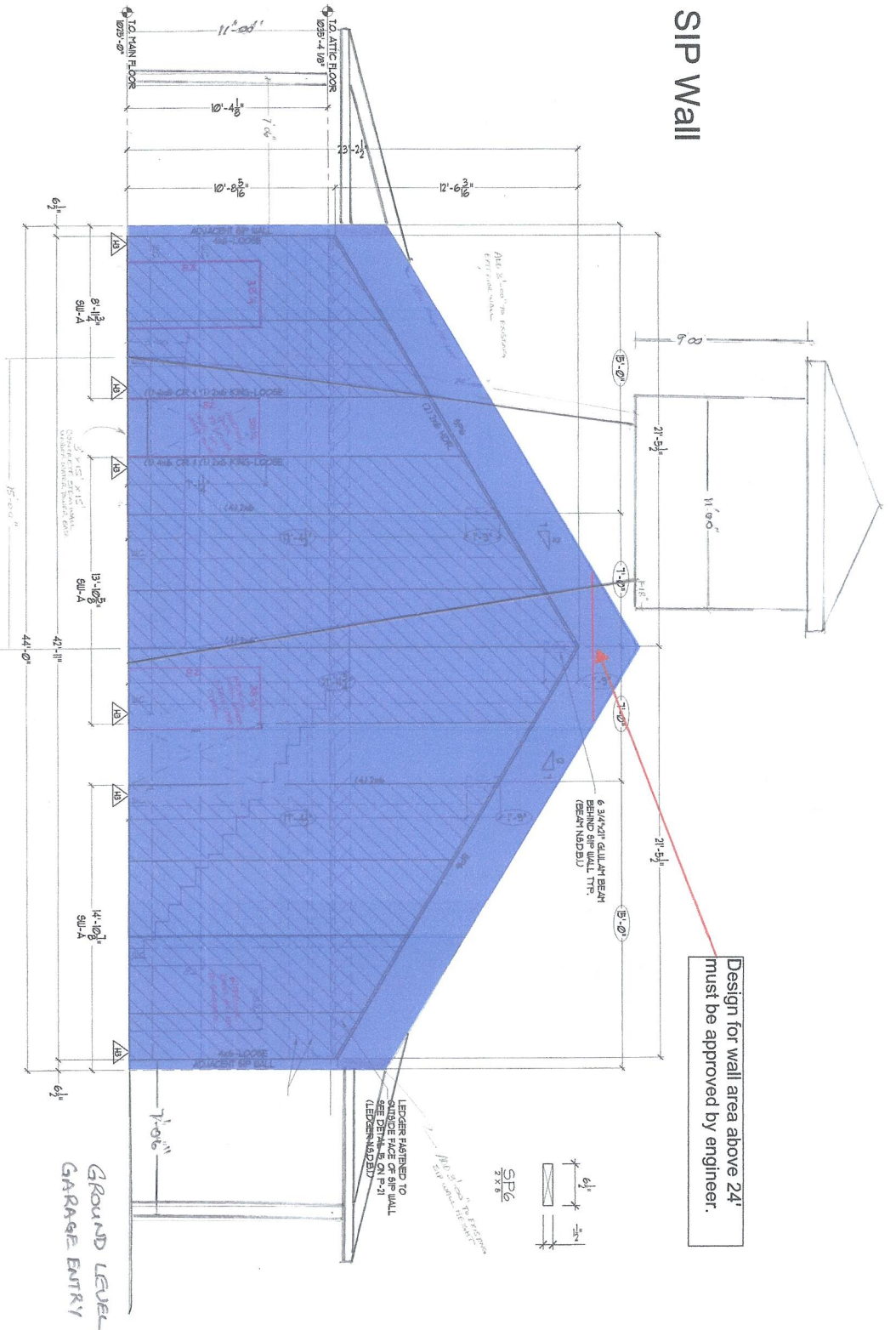
Project Name:
KEN SHEETS
 18400 BOLLINGER CANYON ROAD
 SAN RAMON, CA

INSULATION
 DETAILS

INSULSPAN
 STRUCTURAL INSULATING PANEL SYSTEMS
 Unit #1 - 600 Chester Road,
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 Telephone: (604) 540-0600
 Fax: (604) 540-0608 www.insulspan.com
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6.5" SIP Wall

Design for wall area above 24' must be approved by engineer.



WALL E1
6-1/2" SIP PANELS
SCALE: 3/16"=1'-0"
7/5
SOUTH WEST WALL
STREET SIDE

LEGEND:
--- SHEAR WALL

NOTES:
- SEE P-8 FOR TYPICAL SIP WALL DETAIL
- DIMENSIONS TO BEAMS DESIGNATED WITH BEAMS NOT SUPPLIED OR DESIGNED BY INSULSPAN

SIP SHEAR WALL TABLE:
PLEASE REFER TO INSULSPAN TECHNICAL BULLETIN III FOR SHEAR WALL INFORMATION

SHEAR WALL TYPE	SEAL LINE (PANEL TO PANEL CONNECTION)	BOTTOM PLATES	TOP PLATES	CHORD (END POST)	SHEAR STRENGTH
SW-A	SINGLE 4x DP #1	SINGLE 4x DP #1	SINGLE 4x DP #1	SINGLE 4x DP #1	500 PSI

WALL SPACING

WALL SPACING	1 ROWS 5/16" NAILS, 5/8" x 1 1/4" EDGE DIST.	2 ROWS 5/16" NAILS, 3/4" x 1 1/4" EDGE DIST.	3 ROWS 5/16" NAILS, 3/4" x 1 1/4" EDGE DIST.	4 ROWS 5/16" NAILS, 3/4" x 1 1/4" EDGE DIST.
0'13"-5'17" WALLS	2 ROWS 5/16" NAILS, 5/8" x 1 1/4" EDGE DIST.	3 ROWS 5/16" NAILS, 3/4" x 1 1/4" EDGE DIST.	4 ROWS 5/16" NAILS, 3/4" x 1 1/4" EDGE DIST.	5 ROWS 5/16" NAILS, 3/4" x 1 1/4" EDGE DIST.

NOTE: THE LATERAL LOAD RESISTING SYSTEM (LRS) HAS BEEN DESIGNED BY THE EOR. THE SIP SHEAR WALLS ARE DESIGNED FOR THE CAPACITIES LISTED IN THIS TABLE AND ARE TO BE INCORPORATED INTO THE LRS BY THE EOR.

MARK	TYPE	HOLD-DOWN SCHEDULE
1/4"	INSULSPAN H-DCOL-80215 W/ 6B D60, 2x 6BEB	
1/4"	INSULSPAN H-DCOL-80215 W/ 6B D60, 4x 6BEB	

- SEE P-8 FOR HOLD-DOWN DETAIL

APPROVAL SET

APPROVED

REVISE & RESUBMIT

NAME: _____

DATE: 2/27/15

SALES PERSON	DS
DESIGN	LD
CHECKED BY	QLRO
DATE	SEPT. 17/14
NO. OF JOBS	2608
SHEET	7 OF 23
REV.	6

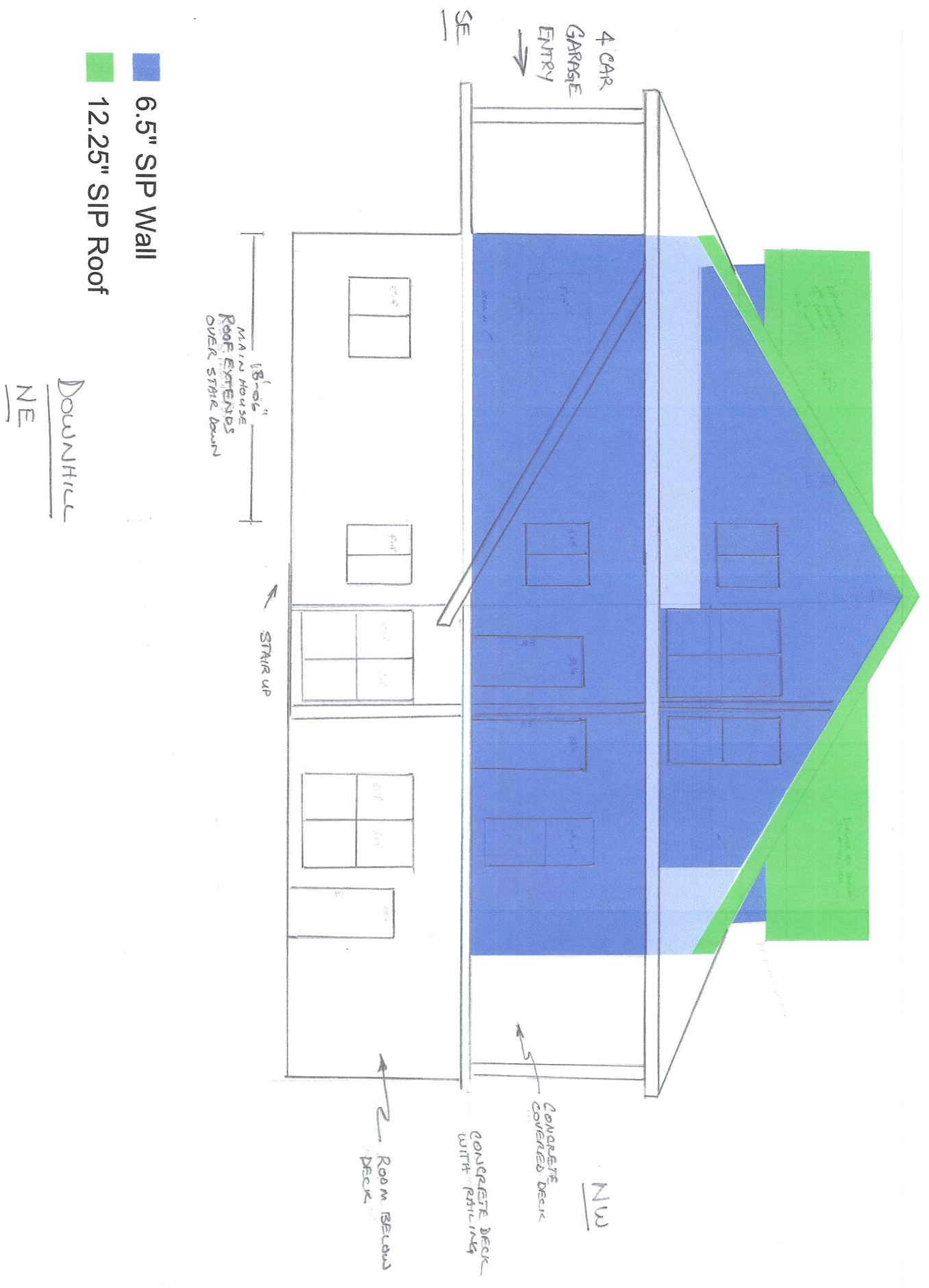


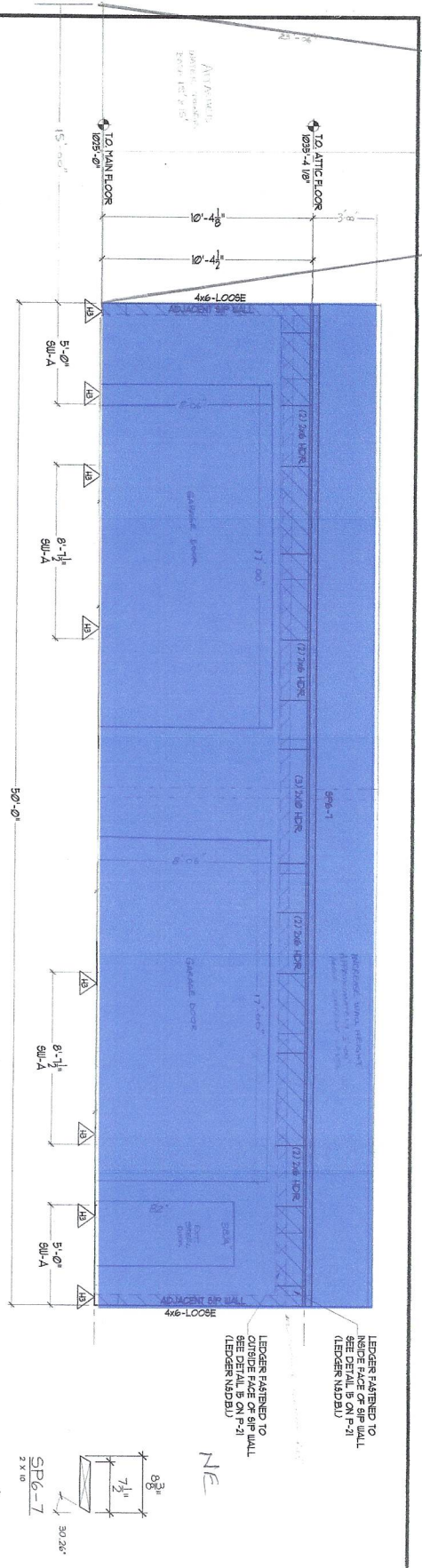
Project Name:
KEN SHEETS

18400 BOLLINGER CANYON ROAD
SAN RAMON, CA

DESIGNED BY: DESIGN	#
FOR CLIENT APPROVAL	
CLIENT APPROVAL	
APPROVED BY: DESIGN	#
REVISION NO. 6	FEB. 16/15
FABRICATION	
INSTALLATION	
GUIDE & ASSEMBLY	
DETAILS	

INSULSPAN
STRUCTURAL INSULATING PANEL SYSTEMS
Unit #1 - 600 Chester Road,
Delta, B.C., Canada, V3M 5Y3
Telephone: (604) 540-0600
Fax: (604) 540-0608 www.insulspan.com
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6.5" SIP Wall

WALL #1 6-1/2" SIP PANELS SCALE: 3/16"=1'-0" GARAGE DOOR DETAIL

SIP SHEAR WALL TABLE:
PLEASE REFER TO INSULSPAN TECHNICAL BULLETIN III FOR SHEAR WALL RECONSTRUCTION

SHEAR WALL TYPE	FRAME TO PANEL CONNECTION	BOTTOM FLATES	TOP FLATES	CHORD (END POST)	SHEAR STRENGTH
SU-A	SINGLE 4# P-2	SINGLE 4# P-2	SINGLE 4# P-2	SINGLE 4# P-2	SIP PIF

NAIL SPACINGS

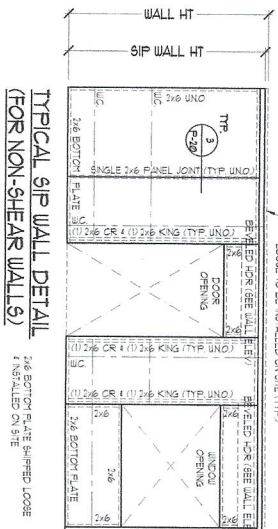
MEMBER	SPACING
2 ROHS STACKEDED	12" O.C.
3/4" x 2-1/4" EDGE DIST.	3/4" x 2-1/4" EDGE DIST.
3/4" x 2-1/4" EDGE DIST.	3/4" x 2-1/4" EDGE DIST.
3/4" x 2-1/4" EDGE DIST.	3/4" x 2-1/4" EDGE DIST.

NOTE: THE LATERAL LOAD RESISTING SYSTEM (LRS) HAS BEEN DESIGNED BY THE EOR FOR THE SIP SHEAR WALLS AND ARE TO BE INTEGRATED INTO THE LRS BY THE EOR

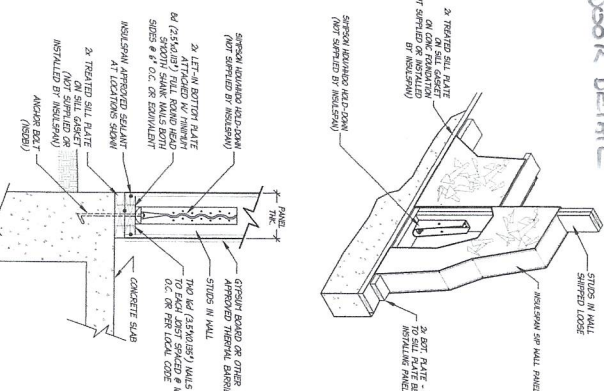
HOLD-DOWN SCHEDULE

MARK	TYPE
H/D	SIMPSON H100L-H205 W/ 88 L205 24" EMBED W/ 88 2/8x24 IP EMBED
H/D	2" TRIMMED SIP PLATE

- SEE P-8 FOR HOLD-DOWN DETAIL



- NOTES:**
1. THE DETAIL IS TO BE USED WITH INSULSPAN SIP PANEL LAYOUT DRAWINGS.
 2. ALL BUILDING COMPONENTS USED IN CONJUNCTION WITH THIS DETAIL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND LOCAL CODES.
 3. TYPICAL SPAN BETWEEN VERTICAL PANEL BREAKS IS 4'-0".
 4. REFER TO INDIVIDUAL SIP WALL ELEVATIONS FOR HEADER LOCATIONS & SIZES.



- ORDER OF WALL INSTALLATION:**
1. BOTTOM FLATE
 2. STUDS
 3. STUD-HOLD-DOWN TO ANCHOR BOLT
 4. SCORE EPS CORE OF WALL PANEL OUT TO FIT HDU
 5. BOTTOM FLATE TO STUDS
 6. SHOT EXPANDING FOAM THRU HOLE IN EPS SKIN OF WALL PANEL TO FILL VOID AT HDU

APPROVAL SET

APPROVED
 REVISE & RESUBMIT

NAME: dl/lls
DATE: 9/17/14

Project Name:
KEN SHEETS

18400 BOLLINGER CANYON ROAD
SAN RAMON, CA

DESIGNED BY	LD
CHECKED BY	QL/RO
DWG. DATE	SEPT. 17/14
SHEET NO.	2608

APPROVAL SET
 APPROVED
 REVISE & RESUBMIT
NAME: dl/lls
DATE: 9/17/14

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Delta, B.C., Canada, V3M 5Y3
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INSULSPAN INSTALLATION GUIDE
SIP WALLS ASSEMBLY

DESIGNED BY: DLS
CLIENT APPROVAL: #
APPROVED BY: DLS
DESIGN NO. 44
DATE: FEB. 16/15
EXAMINATION: #

06 April 2024

Street address of project

From: Kenneth W. Sheets Jr.

2050 JS Bar Ranch Road

Washoe Valley, NV 89704

APN: 055-021-02

1972 Subdivision #1351

Mailing address of owner

Kenneth W. Sheets Jr.

PO Box 6543

Incline Village, NV 89450

925-389-6718

kwsheets@hotmail.com

To: Washoe County Engineering Department

Subject: Variance – Reduction in setback from 30-15 feet: Source Building Dept. requirements & Title Search.

Dear Washoe County Planning Dept.,

As sole owner of the property APN 055-021-02 I have included an updated Title Search which is Dated 08 Apr. 2024.

Name: Kenneth W. Sheets Jr.

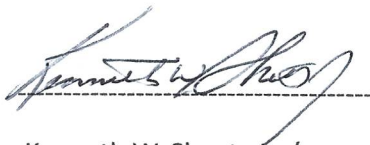
Legal description of property: See Title Search next to last page, APN 055-021-02.

Description of all Easements and/or deed restrictions:

1. **Building Department, Standard 30-foot setback from front or back road.** Application in progress for Variance Request to reduce setback to 15 -feet due to sloping lot and the dramatic increase in downhill building façade.
2. **55-foot Construction Grading Easement:** Application in with Engineering Dept. for Abandonment of Easement. This type of easement is typically a temporary construction guidance from a Subdivision Application and on completion of the Subdivision the Grading Easement is abandoned.

Any Covenants, conditions and restrictions (CC&R's) that apply: None at this time.

See Attached Title Report dated 08 Apr. 2024



Kenneth W. Sheets Jr. / owner

04/08/2024 **Washoe County Development Application (VPVAR24-0006)**

Supplemental submission: Rewrite of application due to limited space in comments section of application:

Project Information: Sheets – JS Bar Ranch Road Staff Assigned Case No: VPVAR24-0006)

Project Description: Request a Variance on sloped lot with 30-foot required setback to a 15-foot setback from property line on JS Bar Ranch Road. The proposed building site with 15-foot setback will not interfere with any sight-line within the subdivision. The proposed building will have a peak roofline below any potential building pad behind the home. A 4-car garage will provide and accommodate for off street interior parking and not interfere with snow removal equipment.

Project Address: 2050 JS Bar Ranch Road, Washoe Valley, NV 89704

Project Area: (acres or square feet): 5.0 acres

Project location: (with point of reference to major cross street AND area locator):

Closest cross street to JS Bar Ranch Road is Franktown Road and JS Bar Ranch Road (Rural area Washoe Valley, NV).

Assessors Parcel No. (s): 055-021-02

Applicant Information (attach additional sheets If necessary)

Property Owner: single owner

Name: Kenneth W. Sheets Jr.

Address: 2050 JS Bar Ranch Road
Washoe Valley, NV 89704

Email: kwsheets@hotmail.com

Cell: 925-389-6718

Professional Consultant: Owner

Applicant/Developer: Owner

Name: Kenneth W. Sheets Jr.

Address: PO Box 6543
Incline Village, NV 89450

Email: kwsheets@hotmail.com

Cell: 925-389-6718

Other Persons to be Contacted: NA

For Official Use Only

Date Received:

Initial:

Planning Area:

County Commission District:

Master Plan Designation (s):

CAB(s):

Regulatory Zoning(s):

Variance Application – Supplemental Information

(All required information may be separately attached)

- 1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?**

Regulatory - Zoning Development Standards for this lot, APN: 055-021-02, MDR Medium Density Rural is 30 feet setback from front and rear property lines and 15 feet on sides.

- 2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements.**

This owner of this long narrow lot, roughly 243 ft. x 901ft., requests a reduction in rear lot setback from 30 to 15 feet due to sloped lot. The standard 30-foot setback will cause the downslope part of the proposed building to be built on slopes greater than 20 percent. A reduction to a 15-foot setback lessens the building footprint to a manageable 10 percent grade with far less grading impact. The proposed building site would be 700-800 feet from the front lot line at Franktown Road and also lessen visual impacts from downhill.

- 3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?**

The original Franktown Hills Subdivision was for 6 lots of 5-7 acres zoned MDR. Currently only 3 lots have homes on them with the closest home approximately 500 feet from the proposed building site. The other 2 homes are either at higher altitudes or behind existing stands of large trees. JS Bar Ranch Road is a dead-end cul-de-sac with 2 remaining lots available in this subdivision. Both building site pads for these lots are higher than the proposed building roofline and would not impact views or privacy of adjoining lots.

- 4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)**

Granting of the 15-foot setback will locate the proposed building in an area that would least impact visual or scenic views. The building design is to create all inside parking with the least amount of grading required. No environmental change to the local area is expected.

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

All properties in this subdivision have exceptional views of Washoe Valley and the proposed building site for this property would be located as far away from visual impact as possible while enabling views. It is not expected that the proposed building site will impact any other property in this subdivision.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

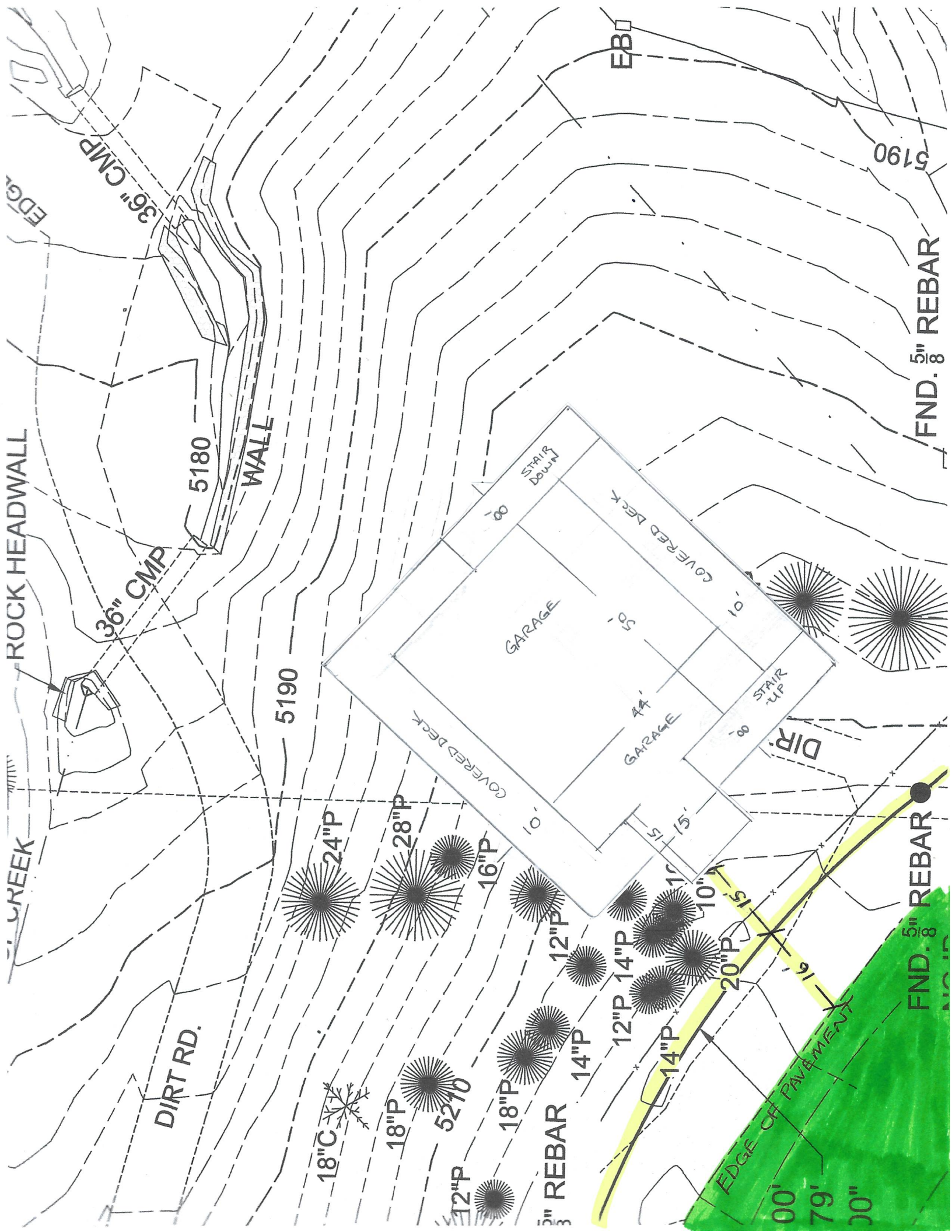
None known.

7. How is your current water provided?

Existing well tested and operational at time of sale 07/14/2023. Property also includes 2 additional acre feet of water rights.

8. How is your current sewer provided?

Existing septic tank inspected and approved for use by licensed inspector at time of property purchase, 7/14/2023



ROCK HEADWALL

CREEK

DIRT RD.

WALL

GARAGE

GARAGE

STAIR DOWN

STAIR UP

3" REBAR

FND. 5/8" REBAR

FND. 5/8" REBAR

5190

5180

5190

24"P

28"P

16"P

12"P

14"P

10"

20"P

18"C

18"P

5210

18"P

14"P

12"P

14"P

14"P

10"

15'

16'

00'

79'

00"

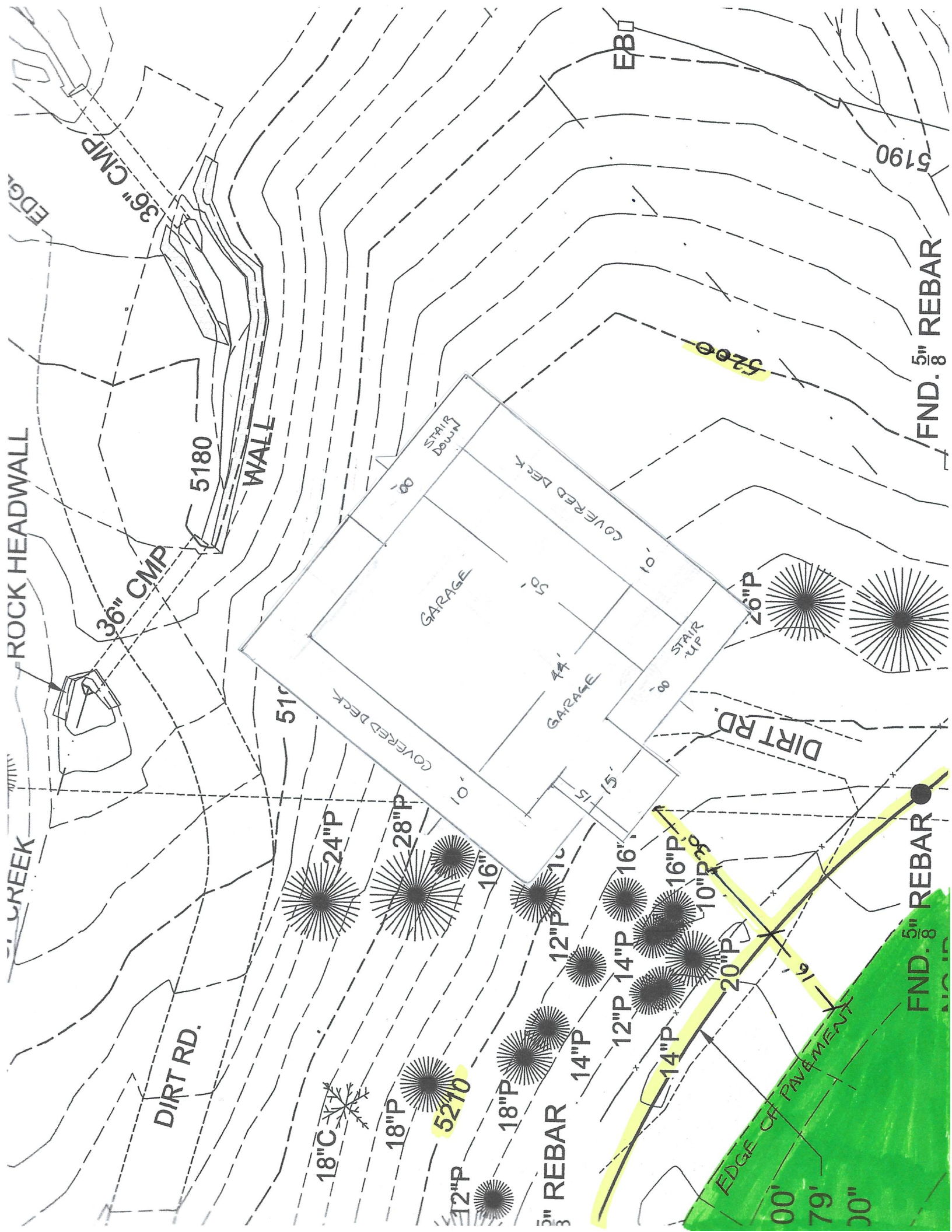
EDGE OF PAVEMENT

36" CMP

36" CMP

EB

5190



CREEK

ROCK HEADWALL

36" CMP

5180

WALL

DIRT RD.

5190

24" P

28" P

16" P

18" C

18" P

12" P

18" P

14" P

3" REBAR

12" P

14" P

16" P

16" P

10" P

20" P

EDGE OF PAVEMENT

00'

79'

00"

COVERED DECK

GARAGE

COVERED DECK

GARAGE

STAIR DOWN

STAIR UP

26" P

DIRT RD.

EB

5190

FND. 5/8" REBAR

FND. 5/8" REBAR

5200

5210

DATE	DESCRIPTION

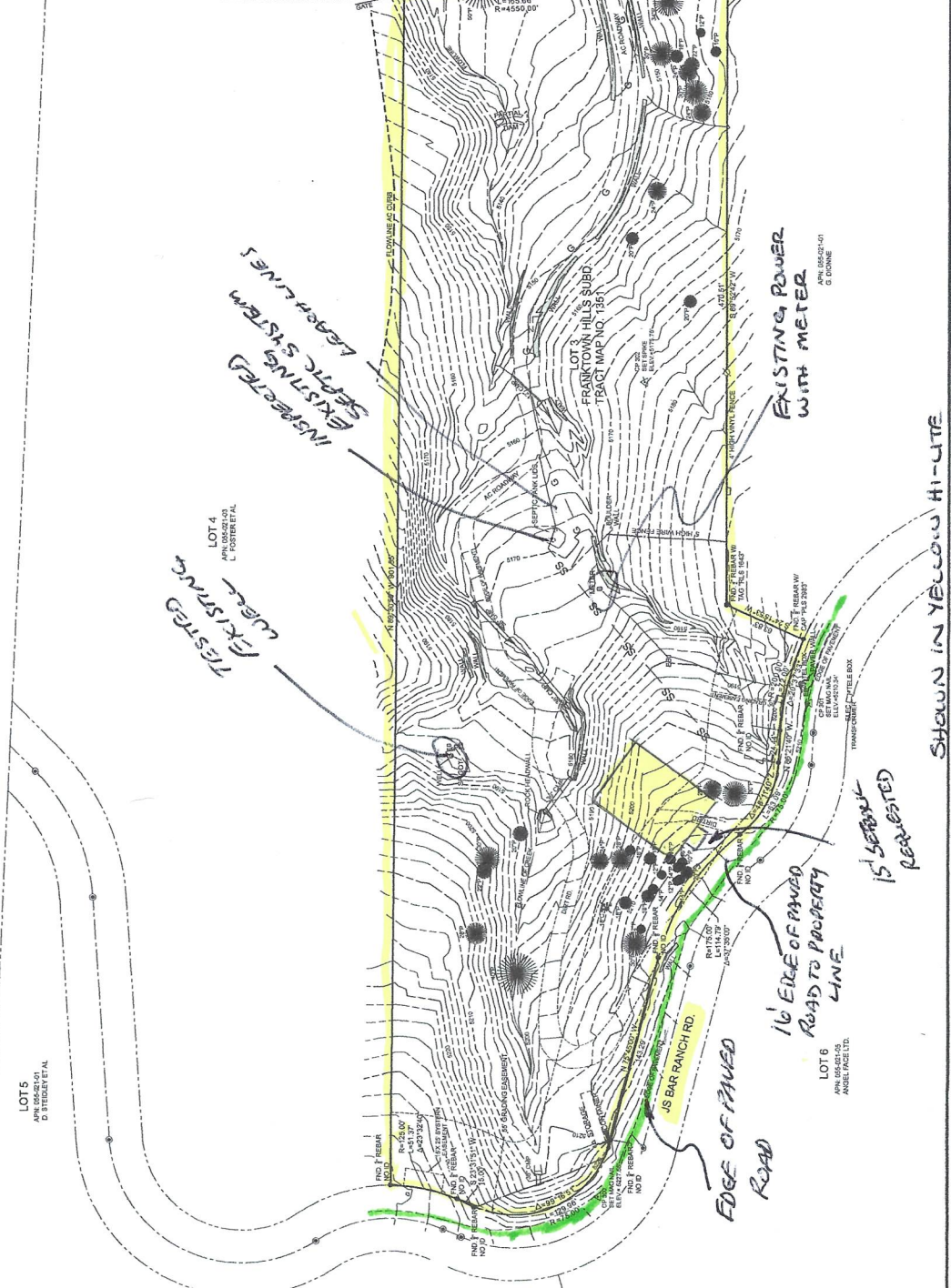
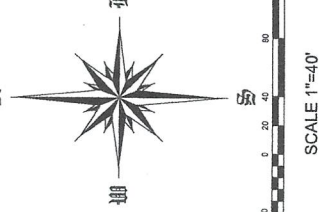
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____



APRIL 1, 2024
 MICHAEL J. MILLER, PLS. RES.
 SURVEYOR STATE OF NEVADA
 PROFESSIONAL NO. 11-1363
 EXP. 12-31-26
 DISPATCHED BY: MM

SURVEYOR'S STATEMENT
 THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CONTROL. THE SURVEY WAS COMPLETED IN AUGUST 2023.

- NOTES**
- FOR BUILDING SETBACKS REFER TO CURRENT WASHOE COUNTY ZONING ORDINANCES.
 - ONLY EASEMENTS SHOWN ON FRANKTOWN HILLS SUBDIVISION LOT NO. 1, TRACT MAP NO. 1361 ARE SHOWN ON THIS SURVEY FOR FULL EASEMENT INFORMATION, REFER TO CURRENT TITLE REPORT.
 - WALLS SHOWN ARE ROCKERY WALLS UNLESS NOTED OTHERWISE.
 - ONLY SURFACE APPARENT UTILITY LOCATIONS AND THOSE PAINTED LOCATIONS BY THE CLIENT ARE SHOWN ON THIS SURVEY. OTHER UNDERGROUND UTILITIES MAY EXIST THAT WERE NOT REVEALED. WORK TO ANY CONSTRUCTION SHALL BE WORTHY TO VERIFY UNDERGROUND UTILITY LOCATIONS.
- BASIS OF BEARINGS**
- ALL BEARINGS IN NEVADA STATE PLANE COORDINATE SYSTEM, NAD83 ZONE 11 AND BASED UPON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TAKEN ON APRIL 1, 2024. DISTANCES AND COORDINATES SHOWN ARE UNADJUSTED TO CGRS. DOWNSIDE DISTANCES AND COORDINATES DATA COURTESY FACTOR OF 1.00002929



SHOWN IN YELLOW HI-LITE
 APPROXIMATE 15' SETBACK WITH
 PROPOSED HOME LOCATION

15' SETBACK
 RECREATED

16' EDGE OF PAVED
 ROAD TO PROPERTY
 LINE

TESTED
 EXISTING
 LEADER LINES

EXISTING POWER
 WITH METER

LOT 5
 ANGEL ET AL

LOT 4
 FOSTER ET AL

LOT 3
 STURGIS ET AL

LOT 6
 ANGEL ET AL

TRANSFORMER
 METER
 METER
 METER

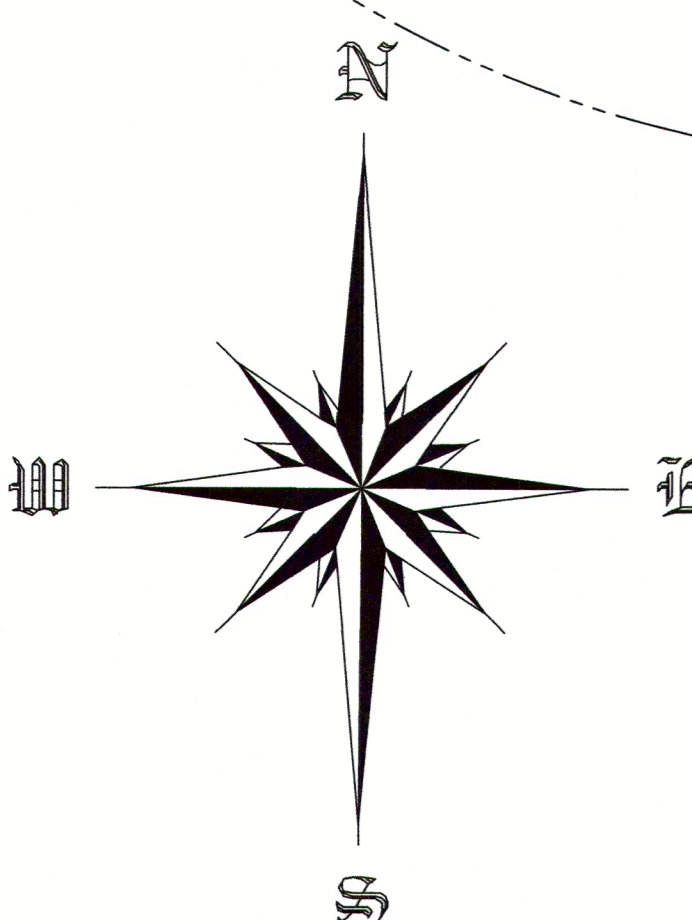
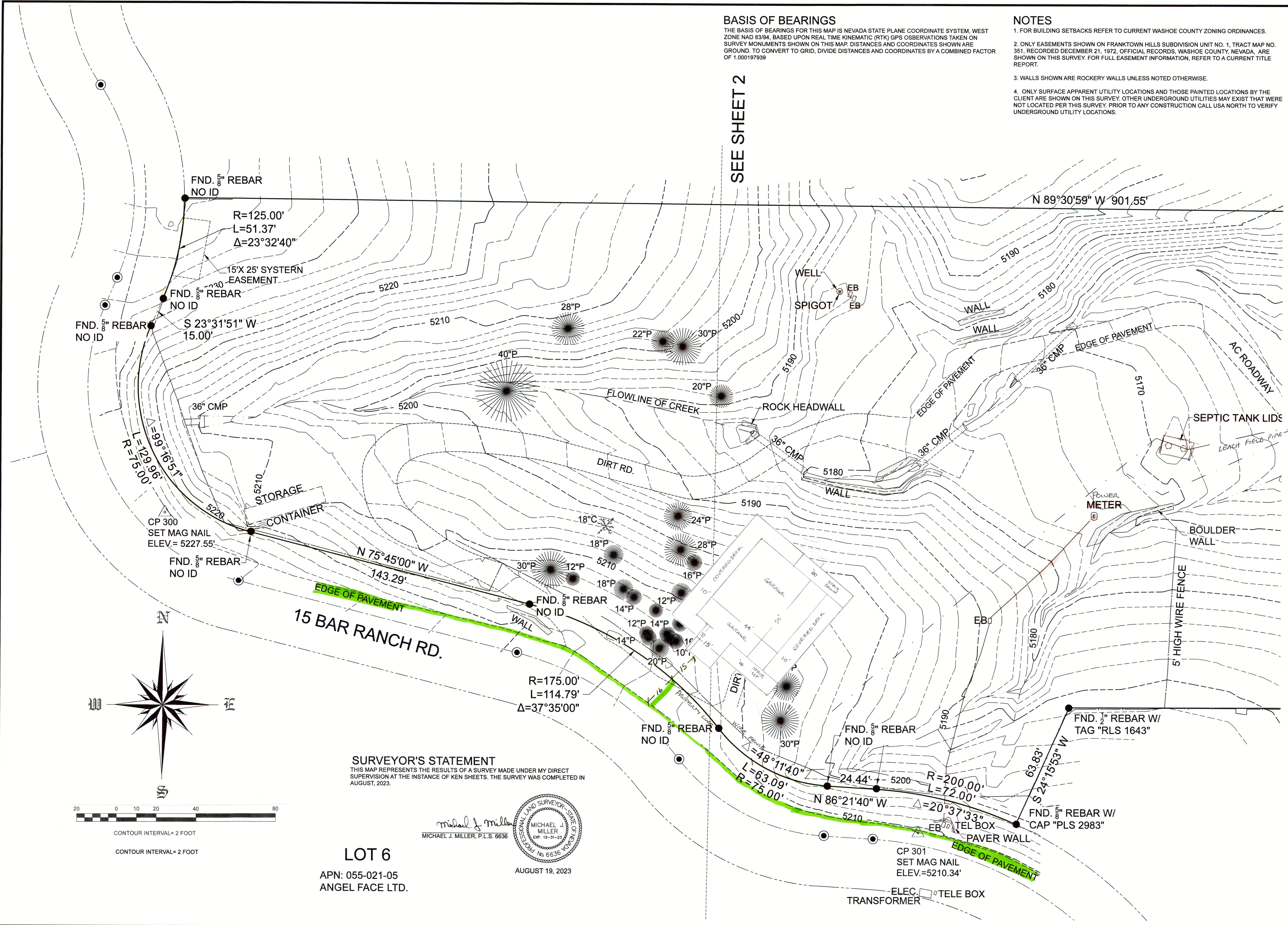
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83/84, BASED UPON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TAKEN ON SURVEY MONUMENTS SHOWN ON THIS MAP. DISTANCES AND COORDINATES SHOWN ARE GROUND. TO CONVERT TO GRID, DIVIDE DISTANCES AND COORDINATES BY A COMBINED FACTOR OF 1.000197939

NOTES

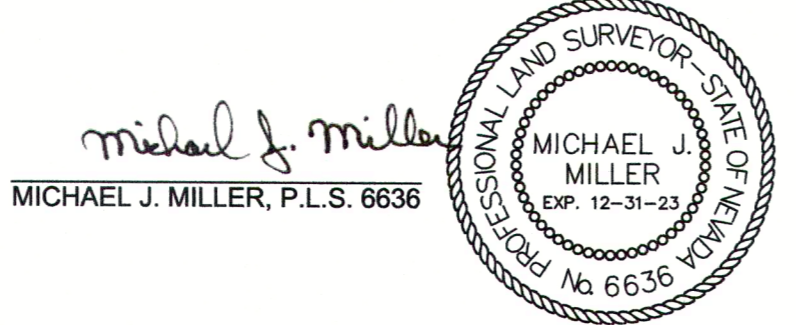
- FOR BUILDING SETBACKS REFER TO CURRENT WASHOE COUNTY ZONING ORDINANCES.
- ONLY EASEMENTS SHOWN ON FRANKTOWN HILLS SUBDIVISION UNIT NO. 1, TRACT MAP NO. 351, RECORDED DECEMBER 21, 1972, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, ARE SHOWN ON THIS SURVEY. FOR FULL EASEMENT INFORMATION, REFER TO A CURRENT TITLE REPORT.
- WALLS SHOWN ARE ROCKERY WALLS UNLESS NOTED OTHERWISE.
- ONLY SURFACE APPARENT UTILITY LOCATIONS AND THOSE PAINTED LOCATIONS BY THE CLIENT ARE SHOWN ON THIS SURVEY. OTHER UNDERGROUND UTILITIES MAY EXIST THAT WERE NOT LOCATED PER THIS SURVEY. PRIOR TO ANY CONSTRUCTION CALL USA NORTH TO VERIFY UNDERGROUND UTILITY LOCATIONS.

SEE SHEET 2



CONTOUR INTERVAL= 2 FOOT
CONTOUR INTERVAL= 2 FOOT

SURVEYOR'S STATEMENT
THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KEN SHEETS. THE SURVEY WAS COMPLETED IN AUGUST, 2023.



LOT 6
APN: 055-021-05
ANGEL FACE LTD.

FILE NO: 3 sheets 5275 Franktown topographic map.dwg	Job No: 2023-182
	DRAFTED BY: MM
	DATE: 08-19-2023
	SHEET: 1
	OF 3 SHEETS

STATUS OF MAP	DATE	MARK
<input type="checkbox"/> PRELIMINARY	DATE	
<input type="checkbox"/> INITIAL SUBMITTAL	DATE	
<input type="checkbox"/> FINAL SUBMITTAL	DATE	

BOUNDARY & TOPOGRAPHIC SURVEY
for
KEN SHEETS

7395 GRAVEL CT., RENO, NV 89502
PH. 775-771-1491
EMAIL: mike@alpineland.com

NEVADA
WASHOE COUNTY
WASHOE VALLEY





