

Prepared for

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel: 775.823.4068
Reno, NV 89511 Fax: 775.823.4066

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: Second Parcel Map for Mountain Creek Estates			
Project Description: A Parcel Map application to divide a 2.10 acre property into 2 parcels of 1.05 acres each.			
Project Address: N/A			
Project Area (acres or square feet): 2.10 acres			
Project Location (with point of reference to major cross streets AND area locator): East of Callahan Ranch Rd, north of Cross Creek Ln and south of Goldenrod Dr in the Forest Area Plan			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
045-712-18	5.344 -original size		
Section(s)/Township/Range: Section 2, T.17N., R.19E			
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: Dynamic Diversified Dev. Enterprises, Inc.		Name: Wood Rodgers	
Address: P.O. Box 2811		Address: 5440 Reno Corporate Drive	
Carson City, NV	Zip: 89702	Reno, NV	Zip: 89511
Phone: 775-882-7499	Fax: 775-882-3892	Phone: 775-823-5251	Fax: 775-823-4066
Email: geneddd@hotmail.com		Email: mlindell@woodrogers.com	
Cell: 775-338-5101	Other:	Cell: 775-690-1047	Other:
Contact Person: Gene Lepire		Contact Person: Melissa Lindell	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above		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):	

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 parcel is located on the east side of Callahan Ranch Road, approximately 120 feet north of the intersection of Callahan Ranch Road and Cross Creek Lane and approximately 300 feet south of the intersection of Callahan Ranch Road and Goldenrod Drive. The property is located within the Galena-Callahan Suburban Character Management Area within the Forest Area Plan.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
045-712-18	LDS	5.344 (2.10 after 1st parcel map)

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

The property is undeveloped and is characterized by native vegetation such as sagebrush and bitterbrush.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	1.05acres	1.05 acres		
Minimum Lot Width				

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
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5. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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:	TMWA

- 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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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:	Washoe County

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 #	See attached memo	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

[Print](#)[Close](#)

Fwd: 045-712-18 - Callahan Ranch Rd. - Steve Davis

From: **Michelle Plevel** (MPlevel.Reno@cbselectre.com)
Sent: Mon 12/22/14 3:38 PM
To: geneddd@hotmail.com (geneddd@hotmail.com)
Cc: Holly and Gene Lepire (hollylepire@hotmail.com)

Hi Gene - Below is the response from Vahid with file numbers. I hope this helps with your research. And an update on the Probate Court. They are now working on a Ex-Parte document which is being drafted now to the court for a exclusion to the time line. I will keep you posted. And I will hold on to the extension until I know if it is needed. -MDP

Michelle D. Plevel
Broker-Consultant-Mediator
Coldwell Banker/Select Real Estate
775.849.8500 office
775.750.5777 mobile
mplevel@cbselectre.com

Begin forwarded message:

From: "Behmaram, Vahid" <VBehmaram@washoecounty.us>
Date: December 22, 2014 at 1:33:52 PM PST
To: Michelle Plevel <MPlevel.Reno@cbselectre.com>
Subject: RE: 045-712-18 - Callahan Ranch Rd. - Steve Davis

Below are the water rights permit numbers. They are for almost 2000 acre-feet of water rights, and only 2.24 allocated to the Davis Property.

35147

35149

35150

65364

58926

- 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):

See attached memo regarding water rights. Water rights sufficient to serve the project will be dedicated per Washoe County requirements.

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

The road will be private and gated. There are no public trails available from the street that would warrant an easement.

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:

Yes.

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?

Approximately 5,000 cubic yards of material will be excavated on site (combination of work associated with the first and second parcel maps).

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 import or export is anticipated.

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?

The disturbed areas will be visible from adjacent properties as well as Callahan Ranch Road to the west. The impacts of disturbance will be mitigated upon construction and paving of the road and construction of the single family residences. Disturbed areas will be revegetated and are anticipated to be landscaped as homes are constructed.

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?

Slopes will be 3:1 or less. Straw wattles or the equivalent will be installed to control erosion prior to the establishment of the revegetation.

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 berms are anticipated.

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 retaining walls are anticipated.

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

No, there are no trees on the property.

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?

A non-irrigated dryland native seed mix is proposed. Approximately 15 lbs per acre is anticipated.

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

Temporary irrigation is not anticipated.

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

Revegetation plans have not yet been reviewed by WSCD.

28. Surveyor:

Name	Kevin Almeter
Address	Wood Rodgers - 5440 Reno Corporate Drive, Reno, NV 89511
Phone	(775) 828-5687
Cell	(775) 690-0452
E-mail	kalmeter@woodrogers.com
Fax	(775) 823-4066
Nevada PLS #	19052

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Dynamic Diversified Dev. Enterprises, Inc.

Address: P.O. Box 2811

Phone : (775) 882-7499

Fax: (775) 882-3892

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

Mountain Creek Court (requested with first
parcel map application)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____

Reno

Sparks

Washoe County

Parcel Numbers: 045-712-18

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

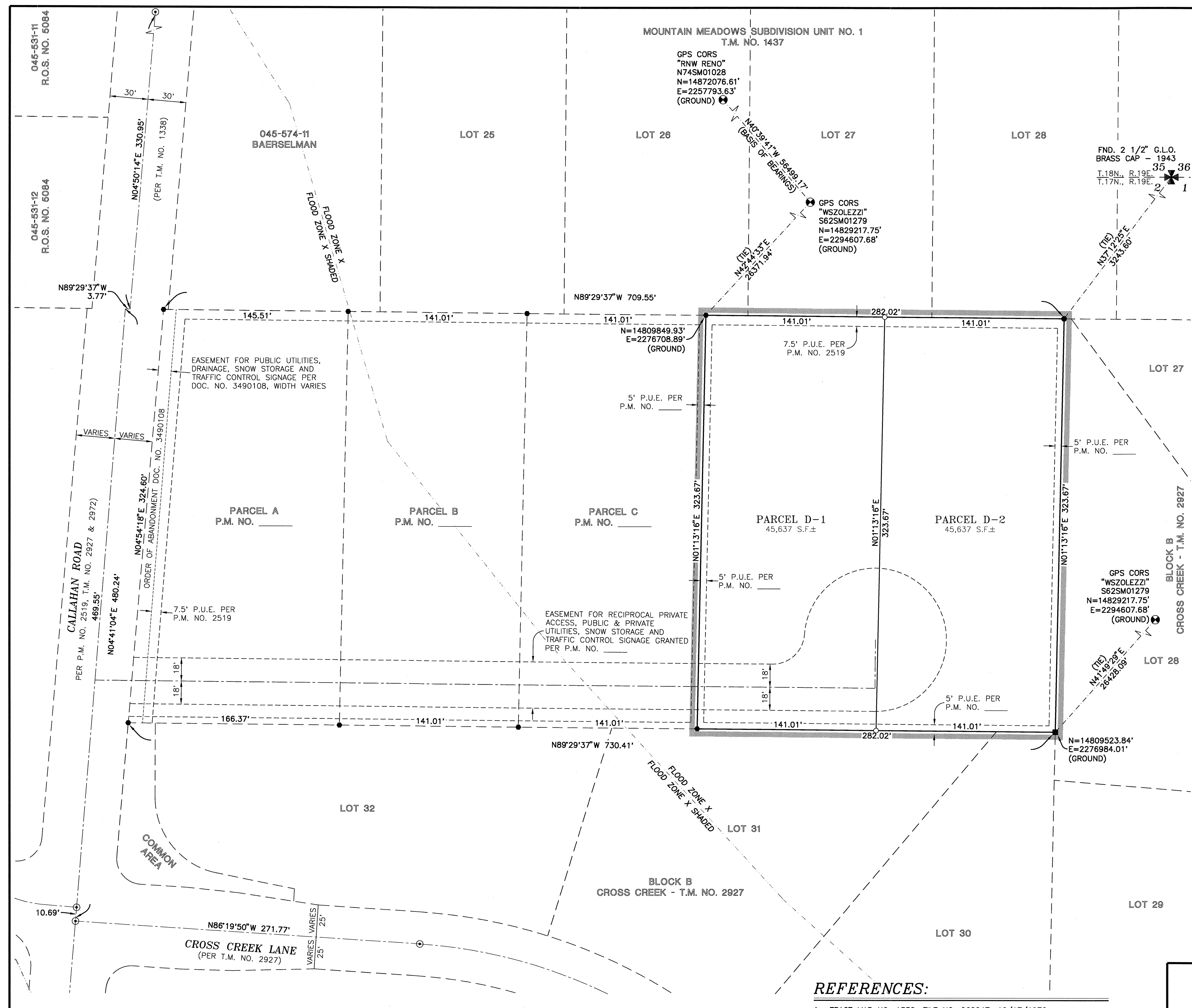
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

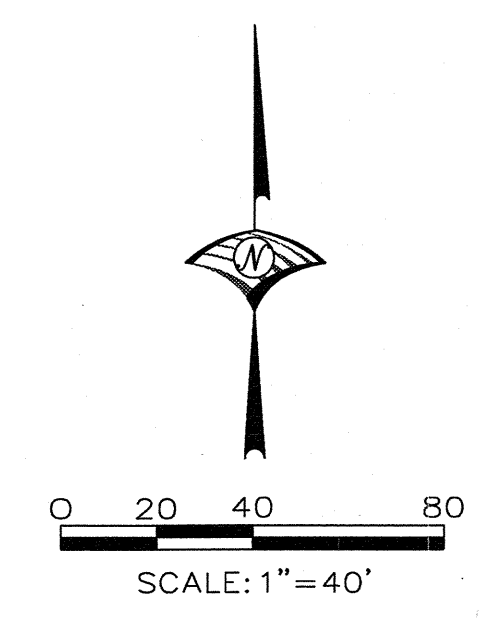
Phone: (775) 328-2325 - Fax: (775) 328-6133

J:\subs\199_Dynamic Diversified Deep\Callahan_Rench_Road_CA\Geomatica\mapping\Parcel Maps\PM_2\Dynamic Diversified_2ND PM.dwg 3/2/2015 10:06 AM Kevin Almeter



LEGEND:

●	FND. 5/8" REBAR & CAP - PLS 5097
■	FND. 5/8" REBAR & CAP - PLS 6630
●	FND. 5/8" REBAR & CAP - PLS 19052
○	FND. CENTERLINE MONUMENT LOCATION PER T.M. NO. 1338, 2927 & 2972
○	SET 5/8" REBAR & CAP OR NAIL & TAG - PLS 19052
+	DIMENSION POINT, NOTHING FND. OR SET
⊕	TYPICAL PLSS CORNER, AS NOTED
⊙	WASHOE COUNTY GPS REFERENCE STATION
—	PUBLIC UTILITY EASEMENT
—	PROJECT BOUNDARY
—	GRAPHIC BORDER
—	PARCEL LINE
—	ADJACENT PARCEL LINE
—	EASEMENT AS NOTED
—	CENTERLINE
—	TIE



BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "WSZOLEZZI" - S62SM01279 AND "RNW RENO" - N74SM01028 IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

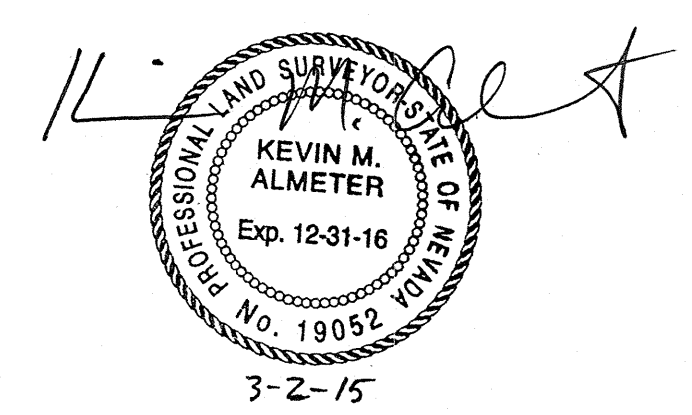
AREAS:

PARCEL D-1 = 45,637 S.F.±
 PARCEL D-2 = 45,637 S.F.±
 TOTAL AREA = 2.10 ACRES±

REFERENCES:

- TRACT MAP NO. 1338, FILE NO. 262247, 10/17/1972
- TRACT MAP NO. 1437, FILE NO. 306667, 11/01/1973
- PARCEL MAP NO. 2519, FILE NO. 1474598, 04/25/1991
- TRACT MAP NO. 2927, FILE NO. 1688552, 04/28/1993
- TRACT MAP NO. 2972, FILE NO. 1711063, 09/10/1993
- ORDER OF ABANDONMENT, DOC. NO. 3118387, 10/26/2004
- ORDER OF ABANDONMENT, DOC. NO. 3165711, 02/03/2005
- ORDER OF ABANDONMENT, DOC. NO. 3423792, 08/09/2005
- ORDER OF ABANDONMENT, DOC. NO. 3490108, 01/24/2007
- RECORD OF SURVEY MAP NO. 5084, FILE NO. 3664482, 06/27/2011
- PARCEL MAP NO. [blank], FILE NO. [blank], [blank] / [blank] / 2015

ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



SECOND PARCEL MAP FOR
DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES, INC.

A DIVISION OF
 PARCEL D OF PARCEL MAP NO. [blank]
 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SEC. 2
 TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.B.M.
 WASHOE COUNTY NEVADA

JOB NO. 3198.002

WOOD ROGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel 775.823.4088
 Reno, NV 89511 Fax 775.823.4088

SHEET 2 OF 2

FIRST AND SECOND PARCEL MAPS FOR MOUNTAIN CREEK ESTATES

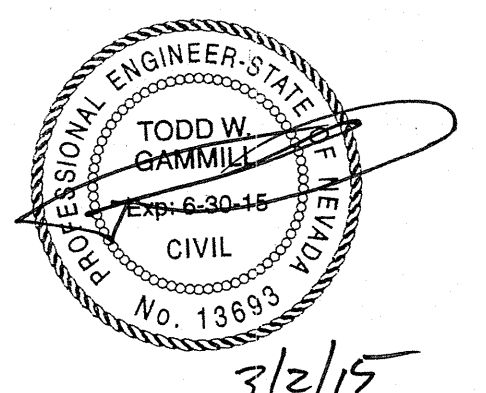
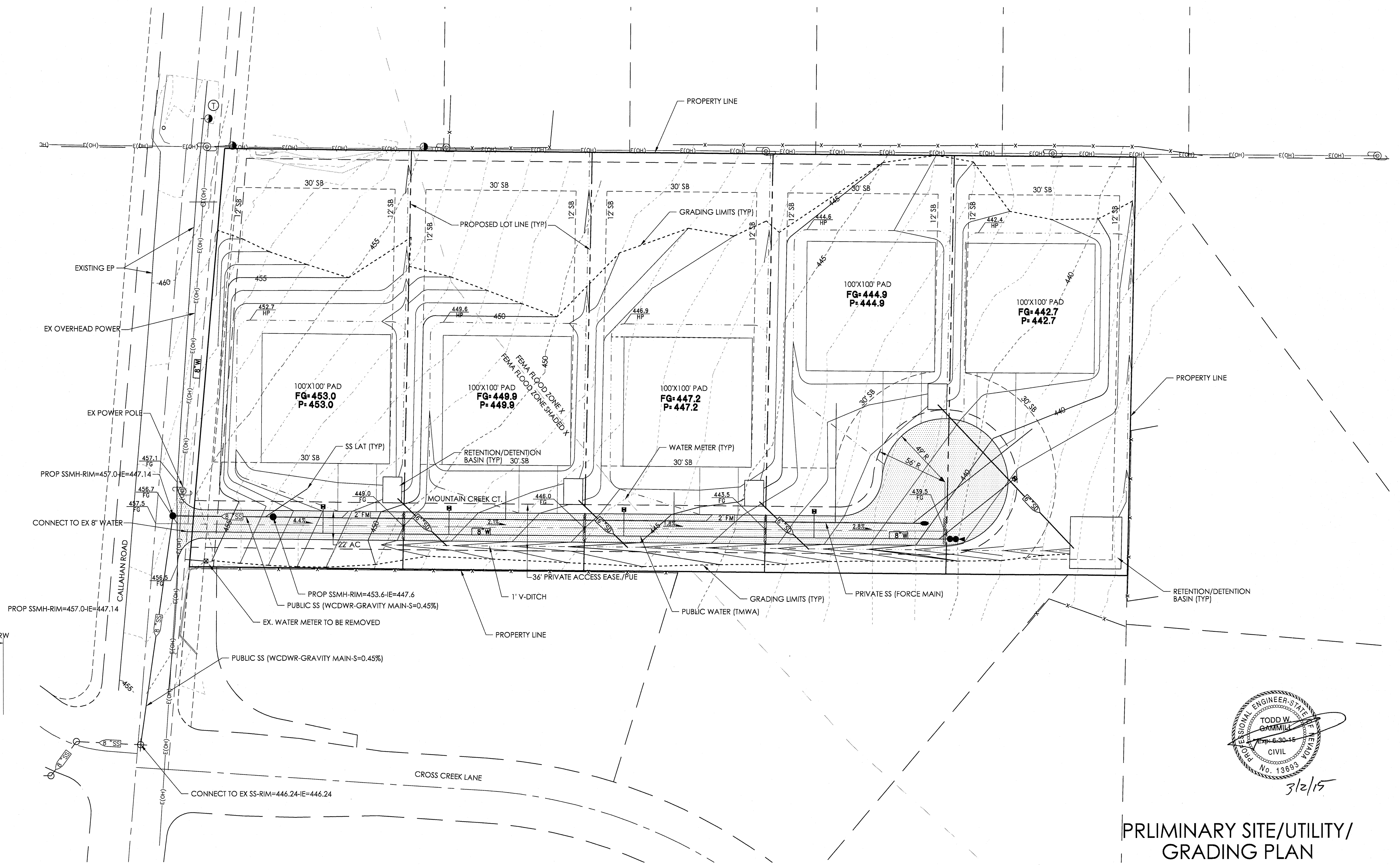
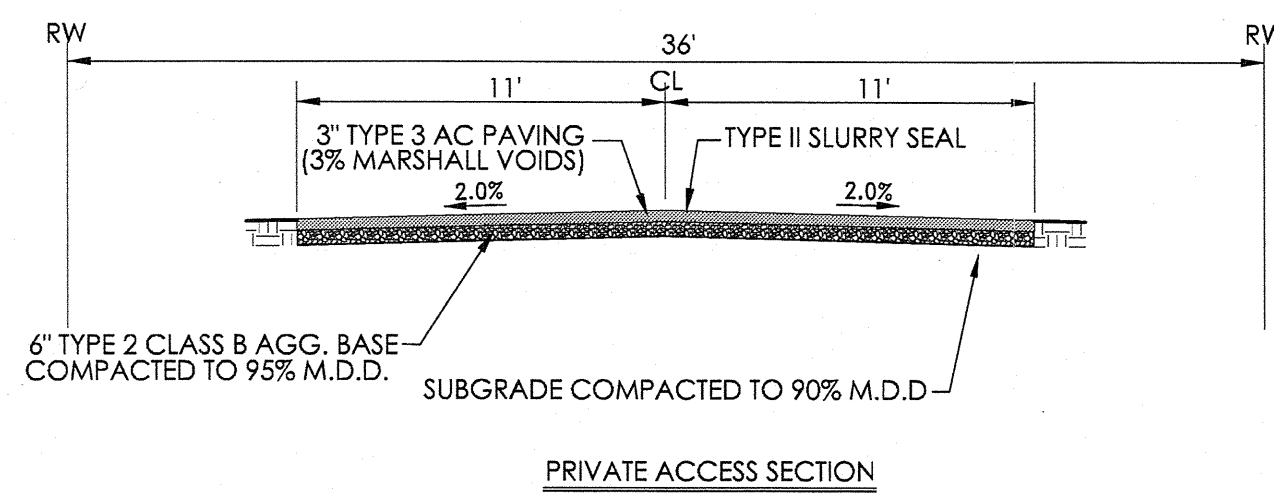
TENTATIVE PARCEL MAP APPLICATION

PRELIMINARY SITE/UTILITY/GRADING PLAN

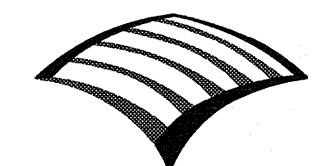
EXISTING	PROPOSED	DESCRIPTION
⊙	●	DRAIN MANHOLE
○	●	SEWER MANHOLE
— 12" D —	— 12" D —	DRAIN LINE AND SIZE
— 6" S —	— 6" S —	SEWER LINE AND SIZE
—	—	CLEAN OUT
— 0+00 EX.SS —	— 0+00 SS —	SEWER SERVICE
— 8" W —	— 8" W —	WATER LINE AND SIZE
—	—	WATER SERVICE
—	—	FLUSH VALVE ASSEMBLY
— G — T — E —	— G — T — E —	GAS, TELEPHONE OR ELECTRIC
—	—	TRAFFIC SIGN AS NOTED
— X —	— X —	CHAIN LINK FENCE
— X —	— X —	CHAIN LINK GATE
—	—	PROPERTY LINE

ABBREVIATIONS	
CL	CENTER LINE
EP	EDGE OF PAVEMENT
EX	EXISTING
EXIST	EXISTING
FG	FINISH GRADE ELEVATION
FL	FLOW LINE
FM	FORCE MAIN
PL	PROPERTY LINE
PP	POWER POLE
RW	RIGHT OF WAY
SS	SANITARY SEWER SERVICE
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
WM	WATER MAIN

- NOTES:
- 1) ADD 5000 FEET TO ALL SPOT ELEVATIONS.
 - 2) EASTERNMOST 4 LOTS SANITARY SEWER TO BE SERVICED BY INDIVIDUAL PRIVATE GRINDER PUMPS ("E-ONE" OR EQUIVALENT)



PRELIMINARY SITE/UTILITY/
GRADING PLAN

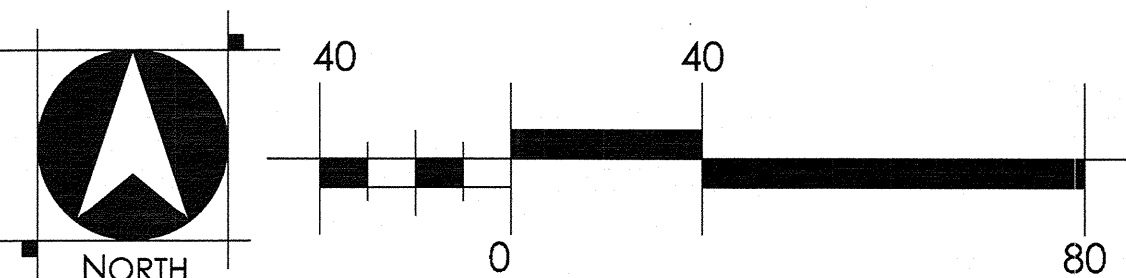


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Reno, NV 89511 Fax 775.823.4066

JOB NO. 3198

3/2/2015

SHEET S-1 OF 1



J:\Users\19186_Dynamic\Desktop\Develop\Callahan_Ranch_Road_OA\Planning\Utility\Parcel Map Review\SI_CARRICH_LPW.dwg 3/2/2015 10:04 AM Todd Gammill