

PM16-008

ORIGINAL

Washoe County Development Application

"REVISED"

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: DEIN P. & ELIZABETH T. RILEY PARCEL MAP			
Project Description: A DIVISION OF PARCEL 3 ~ PM 2948			
Project Address: 5370 DOUBLECREEK CT.			
Project Area (acres or square feet): 5.77 AC.			
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:
148-272-03	5.77 AC.		
Section(s)/Township/Range: S2, T17N, R19E			
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: Dein P. & Elizabeth T. Riley Irr. Trust		Name: MEYER SURVEYING	
Address: 3230 MARKRIDGE DR.		Address: 1248 BON REA WAY	
RENO, NV	Zip: 89509	RENO, NV	Zip: 89503
Phone: (775) 852-2346	Fax:	Phone: (775) 786-1166	Fax:
Email: deinriley@charter.net		Email: rmeyer@meyersurvey.com	
Cell: (775) 350-7067	Other:	Cell: (775) 830-3690	Other:
Contact Person: DEIN RILEY		Contact Person: Randy Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: DEIN P. RILEY		Name:	
Address: 3230 MARKRIDGE DR.		Address:	
RENO, NV	Zip: 89509		Zip:
Phone: (775) 852-2346	Fax:	Phone:	Fax:
Email: deinriley@charter.net		Email:	
Cell: (775) 350-7067	Other:	Cell:	Other:
Contact Person: DEIN RILEY		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)?

5370 DOUBLECREEK CT. (550+/- EASTERLY OF INTERSECTION WITH
CALLAHAN RANCH RD.)

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
148-272-03	120 VACANT SF	5.77

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

The existing lot is graded and has electric and water on the parcel.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	35,000 sq.ft.			
Minimum Lot Width	120'			

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
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5. Utilities:

a. Sewer Service	None (septic)
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 checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. 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 #		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):

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

<p>There is an existing private road easement Doublecreek Rd. No new roads are proposed. There are no proposed gates at this time</p>

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 subject parcel is within and existing residential subdivision and is adjacent to existing residential subdivisions. The proposed parcel map will not change the existing development standard and is compliant with article 434. The existing parcel has already been graded, no grading will be required to make the new lots buildable.

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?

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

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Dein P. & Elizabeth T. Riley Irr. Trust

Address: 3230 MARKRIDGE DR.

Phone : _____

Fax: _____

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.)

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: _____

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

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278, THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

DEIN P. RILEY _____ DATE _____
TRUSTEE

ELIZABETH T. RILEY _____ DATE _____
TRUSTEE

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

ON THIS ____ DAY OF _____, 2016, DEIN P. RILEY DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

ON THIS ____ DAY OF _____, 2016, DEIN P. RILEY DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND HAVE BEEN PAID FOR AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265

APN: 148-272-03

WASHOE COUNTY TREASURER _____ DATE _____

TITLE:

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

NV ENERGY _____ DATE _____

NV BELL TELEPHONE CO. _____ DATE _____
D.B.A. AT&T NEVADA

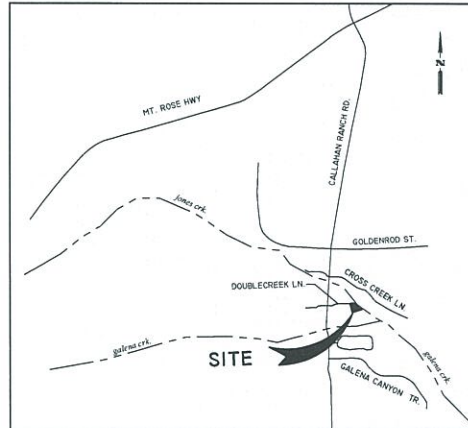
CHARTER COMMUNICATIONS _____ DATE _____

WATER RIGHT DEDICATION CERTIFICATE:

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY DEPT. _____ DATE _____
OF WATER RESOURCES

VICINITY
N.T.S.



COUNTY SURVEYOR'S CERTIFICATE:

I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS TECHNICALLY CORRECT

MICHAEL E. GUNP, PLS 13927 _____ DATE _____
WASHOE COUNTY SURVEYOR

COMMUNITY DEVELOPMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, AND ALL THE CONDITIONS OF APPROVAL HAVE BEEN MET, THEREFORE THIS PARCEL MAP IS APPROVED ON THIS ____ DAY OF _____, 2016.

BILL WHITNEY _____ DATE _____
PLANNING AND DEVELOPMENT DIV. MANAGER

SURVEYOR'S CERTIFICATE:

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DEIN P. & ELIZABETH T. RILEY.
- 2. THE LANDS SURVEYED LIES WITHIN A PORTION OF THE S 1/2 OF SEC. 2, T.17N., R.18E. 10M WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 1, 2016.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER

PLS 20793

COUNTY RECORDER'S CERTIFICATE

FILE No: _____
FILED FOR RECORD AT THE REQUEST OF _____

ON THIS ____ DAY OF _____, 2016
AT ____ MINUTES PAST ____ O'CLOCK ____ M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
LAWRENCE R. BLUMENBERG
COUNTY RECORDER

BY: _____ DEPUTY

FEE: _____

PARCEL MAP
FOR
DEIN P. & ELIZABETH T. RILEY
A DIVISION OF PARCEL 3 OF PARCEL MAP 2948
SITUATE IN A PORTION OF
THE S 1/2 OF SEC. 2 T.17N., R.18E., M.D.M.,
WASHOE COUNTY, NEVADA

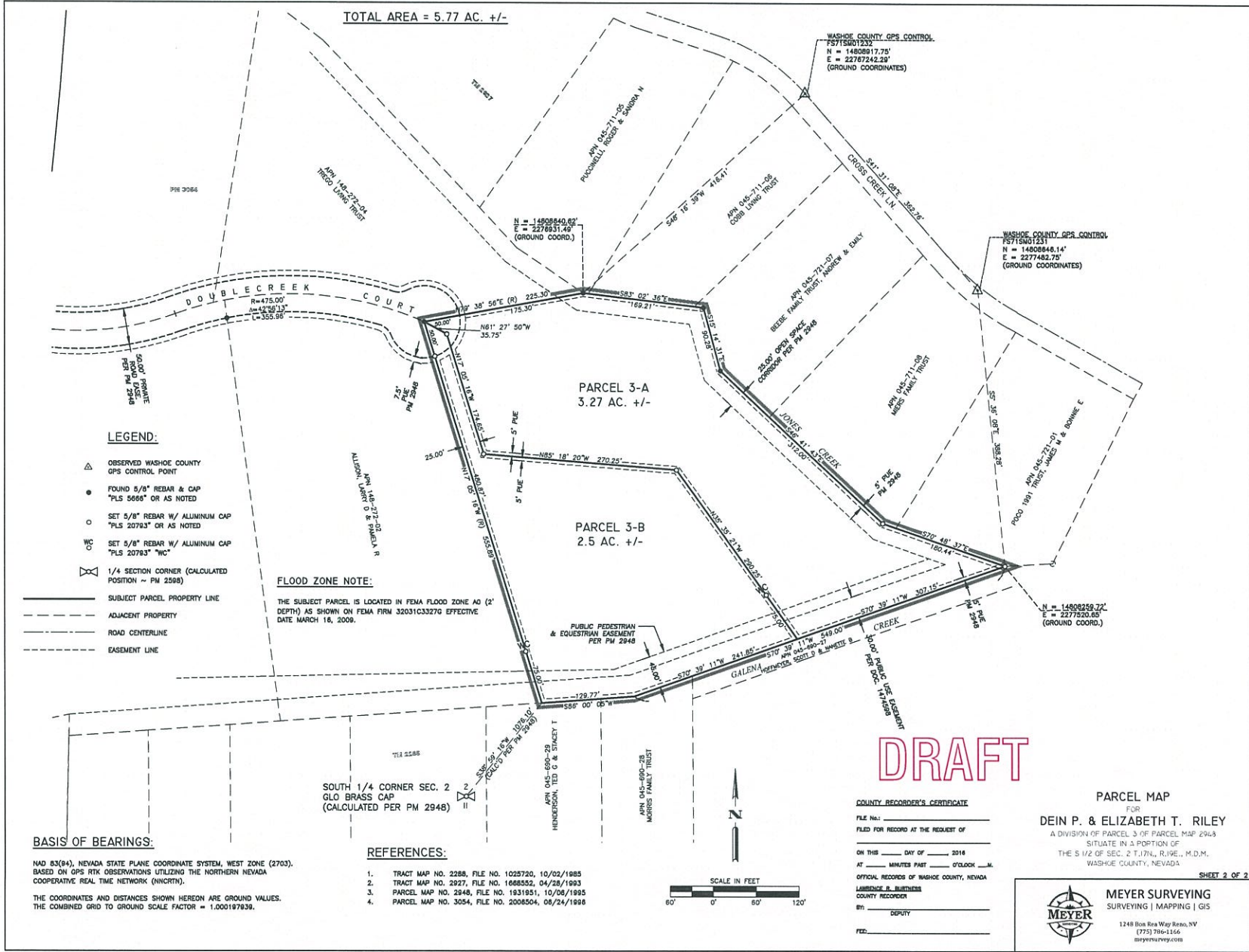
SHEET 1 OF 2



MEYER SURVEYING
SURVEYING | MAPPING | GIS

1248 Bon Rex Way Reno, NV
(775) 786-1166
meyersurvey.com

DRAFT



TOTAL AREA = 5.77 AC. +/-

LEGEND:

- △ OBSERVED WASHOE COUNTY GPS CONTROL POINT
- FOUND 5/8" REBAR & CAP "PLS 5666" OR AS NOTED
- SET 5/8" REBAR W/ ALUMINUM CAP "PLS 20793" OR AS NOTED
- SET 5/8" REBAR W/ ALUMINUM CAP "PLS 20793" "WC"
- ⊠ 1/4 SECTION CORNER (CALCULATED POSITION ~ PM 2598)
- SUBJECT PARCEL PROPERTY LINE
- - - ADJACENT PROPERTY
- - - ROAD CENTERLINE
- - - EASEMENT LINE

FLOOD ZONE NOTE:

THE SUBJECT PARCEL IS LOCATED IN FEMA FLOOD ZONE AO (2' DEPTH) AS SHOWN ON FEMA FIRM 32031C3327G EFFECTIVE DATE MARCH 18, 2009.

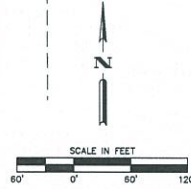
BASIS OF BEARINGS:

NAD 83(04), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703). BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK (NCRNTN). THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.

REFERENCES:

1. TRACT MAP NO. 2288, FILE NO. 1025720, 10/02/1985
2. TRACT MAP NO. 2927, FILE NO. 1068552, 04/28/1993
3. PARCEL MAP NO. 2948, FILE NO. 1931951, 10/06/1995
4. PARCEL MAP NO. 3054, FILE NO. 2008504, 08/24/1998

DRAFT



COUNTY RECORDER'S CERTIFICATE

FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF _____
 ON THIS _____ DAY OF _____, 2018
 AT _____ MINUTES PAST _____ O'CLOCK _____ M.
 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
 LAURENCE B. BURNETT
 COUNTY RECORDER
 BY: _____ DEPUTY
 FOR: _____

PARCEL MAP

FOR
DEIN P. & ELIZABETH T. RILEY
 A DIVISION OF PARCEL 3 OF PARCEL MAP 2943
 SITUATE IN A PORTION OF
 THE S 1/2 OF SEC. 2 T.17N., R.19E., M.D.M.
 WASHOE COUNTY, NEVADA

SHEET 2 OF 2



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 (775) 796-1166
 meyersurvey.com



PROPOSED PARCEL MAP
DEIN P. & ELIZABETH T. RILEY
 APN: 148-272-03
 SEC.2, T.17N., R.19E., M.D.M
 WASHOE COUNTY, NEVADA

SCALE: 1"=100'
 DRAWN BY: J.R.M.
 DATE: 06/01/16



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 1248 BON REA WAY
 RENO, NEVADA
 (775) 786-1166
 meyersurvey.com

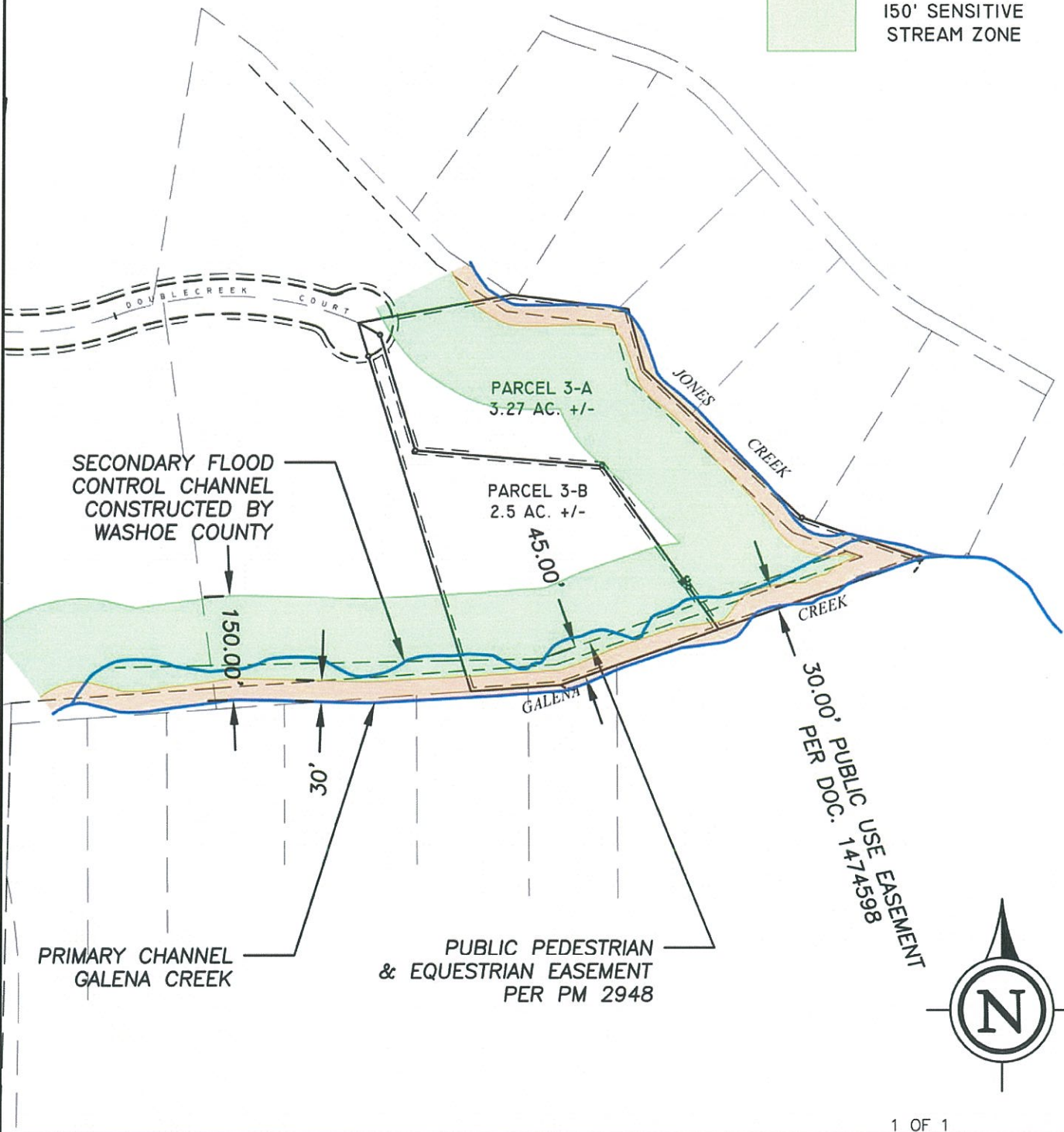
LEGEND



30' CRITICAL
STREAM ZONE



150' SENSITIVE
STREAM ZONE



1 OF 1

STREAM BUFFER EXHIBIT
DEIN P. & ELIZABETH T. RILEY
APN: 148-272-03
 SEC.2, T.17N., R.19E., M.D.M
 WASHOE COUNTY, NEVADA

SCALE: 1"=200'

DRAWN BY: J.R.M.

DATE: 06/01/16



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 SURVEYING | MAPPING | GIS

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 meyersurveying.com