

ORIGINAL

Community Services Department  
Planning and Development  
TENTATIVE PARCEL MAP APPLICATION



TREVOR DID THE  
MPA & RZA IN 2013

Community Services Department  
Planning and Development  
1001 E Ninth St., Bldg A.  
Reno, NV 89520

Telephone: 775.328.3600

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Aspen Creek, A Condominium			
Project Description: A (2) Unit Condominium Parcel Map <i>MPA13-002 - Trevor processed.</i>			
Project Address: 590 Lakeshore Blvd., Incline Village, Nevada			
Project Area (acres or square feet): 37,053 s.f. (0.85 Acres)			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 590 Lakeshore Blvd. 500' +_ easterly of intersection with State Route 28, north side of Lakeshore Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
122-128-16	0.85 Acres		
Section(s)/Township/Range: S.E 1/4 Section 17, T16N, R18E, M.D.M.			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No. (s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Ridgeview Estates Development, LLC		Name: Arnett & Associates, Inc.	
Address: 570 Lakeshore Blvd. Incline Village, Nevada Zip: 89451		Address: 120 County Club Drive No. 13 Incline Village, Nevada Zip: 89451	
Phone: (775) 832-4900 Fax:		Phone: (775) 831-8618 Fax: 831-8534	
Email: ryan.mitchell@sothebysrealty.com		Email: ken@arnettconsultants.com	
Cell: (775) 287-2847 Other:		Cell: Other:	
Contact Person: Ryan Mitchell		Contact Person: Kenneth R. Arnett PLS	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Ridgeview Estates Development, LLC		Name:	
Address: 570 Lakeshore Blvd. Incline Village, Nevada Zip: 89451		Address: Zip:	
Phone: (775) 832-4900 Fax:		Phone: Fax:	
Email: vince.scott@sothebysrealty.com		Email:	
Cell: (775) 287-0241 Other:		Cell: Other:	
Contact Person: Vince Scott		Contact Person:	
<b>For Office Use Only</b>			
Date Received: <i>8-1-14</i> Initial: <i>GS</i>		Planning Area: <i>TAHOE</i>	
County Commission District: <i>1 Berkbigler</i>		Master Plan Designation(s): <i>Sub. Residential</i>	
CAB(s): <i>Incline Village / Crystal Bay</i>		Regulatory Zoning(s): <i>MDS</i>	

## 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)?

590 Lakeshore Blvd., located 500' +\_ easterly of intersection with State Route 28, north side of Lakeshore Blvd. Incline Village, Nevada,

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
122-128-16	MDS	0.85 Acres

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

Existing Commercial building has been demolished. Land is currently vacant in anticipation of this project.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	N/A	N/A		
Minimum Lot Width	N/A			

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	IVGID
b. Electrical Service/Generator	Nevada Energy
c. Water Service	IVGID

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:	IVGID

- 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:	IVGID

- 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 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?

No roads proposed. Residences are to be served by individual driveways accessed from Lakeshore Blvd.
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14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

The proposed is adjacent to existing an existing residential subdivision. The proposed is compliant with all applicable requirements in Article 434, including but not limited to, height, density, structure size and buffering. The residential development and subsequent Tentative map will bring the subject parcel more in line with Cooperative Planning Areas.

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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, although the current Washoe County Zoning is Medium Density Suburban (MDS) is not compliant with the recently demolished commercial use. The proposed residential project will be compliant with existing Washoe County Zoning.

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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## 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?

The Preliminary Grading Plan proposes 215 CY of cut and 221 CY of fill; resulting in a total excavation of 436 CY.

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?

The Preliminary Grading Plan is proposing 215 CY of cut and 221 CY of fill. The intent of the project is to balance earthwork on-site. If excavated material is unsuitable for re-use, it will be off-hauled to a Washoe County and TRPA approved location.

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 existing topography and location of the project site will limit visibility of disturbed areas from the north, west and east. Existing trees and vegetation will limit visibility from the south, however some disturbed areas will be visible from Lakeshore Boulevard.

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?

Maximum cut / fill slopes will be 2:1 (H:V) and will not exceed 4 feet in height. In general the project seeks to blend with the existing topography by use of at-grade walkways and patios. Plants and revegetation will be stabilized with mulch to prevent erosion. All temporary BMPs will be installed prior to grading. Permanent BMPs will also be installed to ensure 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?

Two small landscape berms are proposed, each with a maximum height of 3 feet above existing grade. Landscape berms will be stabilized with seed, plants and mulch. Temporary erosion control measures such as fiber rolls will be implemented until vegetation is established.

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?

Retaining walls are not proposed as part of the Preliminary Grading Plan. Final grading may require small site walls made of stacked rock or block and will not exceed 4 feet in height.

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

There is no tree removal proposed as part of this project.

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?

TRPA approved, native seed mix will be incorporated with mulch to stabilize disturbed areas. Application rates will be a minimum of 35 pounds per acre.

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

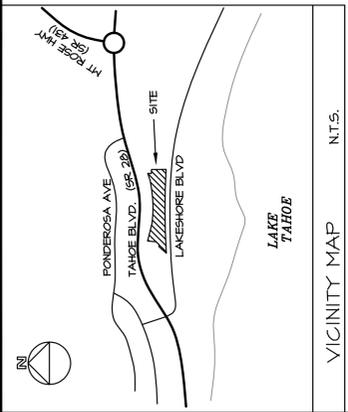
Temporary irrigation will be provided by connection to the existing irrigation system. A permanent irrigation system is proposed to ensure healthy vegetation at the site.

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

The Washoe Storey Conservation District has not reviewed the plans at this time. The revegetation plan was reviewed and approved by TRPA.

28. Surveyor:

Name	Arnett & Associates, Inc.
Address	120 County Club Drive No. 13 Incline Village, Nevada 89451
Phone	(775) 831-8618
Cell	
E-mail	ken@arnettconsultants.com
Fax	(775) 831-8534
Nevada PLS #	PLS 7629



VICINITY MAP N.T.S.

**SURVEYOR/  
MAP PREPARER:**  
ARNETT & ASSOCIATES, INC.  
KENNETH R. ARNETT, P.L.S.  
120 COUNTRY CLUB DR., NO. 13  
INCLINE VILLAGE, NV 89451  
PHONE: (775) 893-0618

**LANDOWNER:**  
RIDGEVIEW ESTATES DEVELOPMENT, LLC  
VINCE SCOTT  
570 LAKESHORE BLVD.  
INCLINE VILLAGE, NV 89451  
PHONE: (775) 892-4400

**CIVIL ENGINEERS:**  
ER DESIGN & ENGINEERING, INC.  
ANDREW RYAN, P.E.  
P.O. BOX 1847  
KINGS BEACH, CA 96143  
PHONE: (530) 546-4500

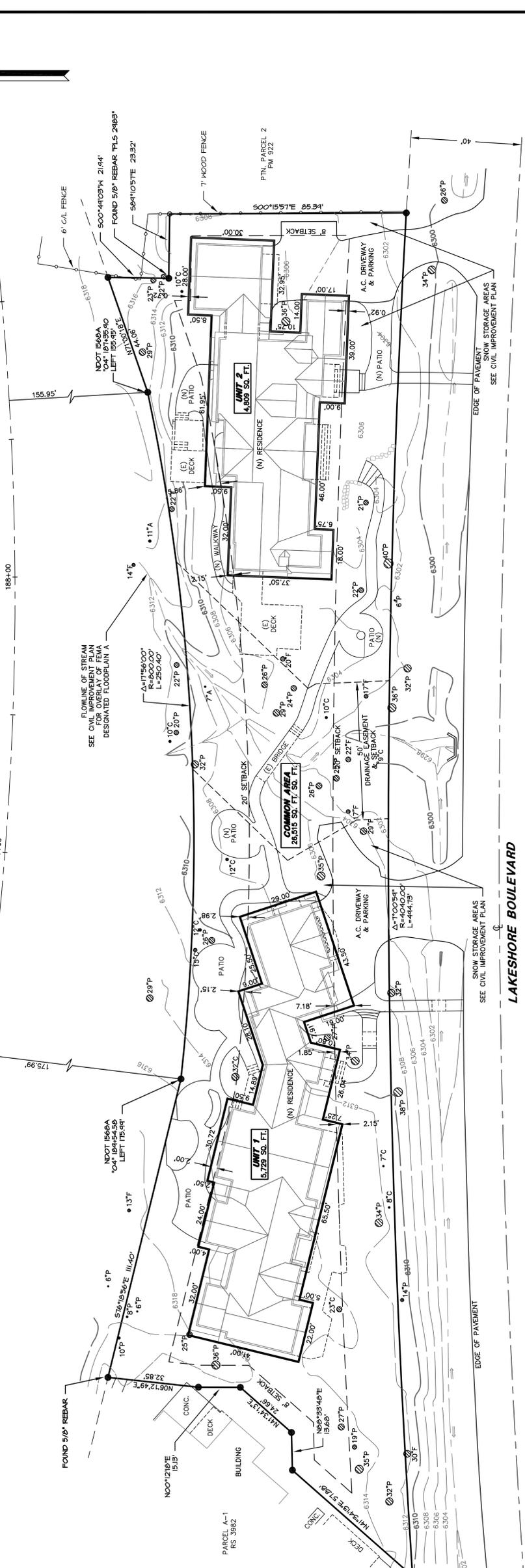
**ARCHITECT:**  
ELISE FEIT & ASSOCIATES, LTD  
P.O. BOX 5184  
INCLINE VILLAGE, NV 89450  
PHONE: (775) 893-3385

**LAND USE PLANNERS:**  
MIDKIFF & ASSOCIATES, INC.  
NICK EXLINE, AICP  
700 TRINITY LN.  
INCLINE VILLAGE, NV 89448  
PHONE: (775) 388-1080

**NEGATIVE DECLARATION NOTES**

1. NO LAND IS BEING DEDICATED OR RESERVED FOR PARKS, RECREATION AREAS, COMMON OPEN SPACE, SADDLES OR ANY OTHER PUBLIC PURPOSES.
2. ADJACENT STRUCTURES WITHIN 10' OF THE PROPERTY LINE HAVE BEEN SHOWN.
3. ON-SITE SNOW STORAGE IS TO BE BY FLOW OR BLOWING METHODS AND DISPERSED WITHIN COMMON AREA AND ALONG DRIVEWAYS IN LIBI OF STORAGE IN DESIGNATED EASEMENT OR STORAGE AREAS.
4. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME. NO KNOWN EARTH SLIDE AREAS, AVALANCHE AREAS, OR OTHER HAZARDOUS SLOPES HAVE BEEN OBSERVED ON THIS PARCEL.
5. NO WETLANDS EXIST ON THE SUBJECT PARCEL.

STATE ROUTE NO. 28



**LEGEND**

- FOUND 5/8" REBAR "PLS 4131" UNLESS OTHERWISE NOTED
- DIMENSION POINT - NOTHING FOUND OR SET

**NOTES:**

1. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE WATER AND SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT.
3. ALL COMMON AREA SHOWN ON THIS PLAN IS SUBJECT TO A BLANKET EASEMENT FOR SEWERS, DRAINAGE AND OTHER PUBLIC UTILITIES FOR THE BENEFIT OF THE PROPERTY OWNERS OF THIS SUBDIVISION SUCH EASEMENTS TO INCLUDE BUT NOT BE LIMITED TO SEWERS, STORM DRAIN, POWER, GAS, WATER, TELEPHONE AND TELEVISION CABLE LINES. SUCH BLANKET EASEMENT IS HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND RIGHT OF ACCESS THERETO FOREVER OF THE ABOVE MENTIONED UTILITIES WITHIN THE ABOVE MENTIONED SUBDIVISION, AND THE EXTENSION OF SAID UTILITIES TO ADJACENT PROPERTIES, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNERS OR HOMEOWNERS ASSOCIATION AND THE UTILITY COMPANY AT THE TIME OF INSTALLATION.
4. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL WATER & SEWER LINES WITHIN THE SHOWN COMMON AREA TO THE CONNECTION TAP AT I.V.G.I.D.'S PUBLIC SEWER & WATER MAINS.
5. DETENTION/INFILTRATION AND OTHER STORM DRAINAGE FACILITIES, AS WELL AS THE COMMON AREA AND THE PRIVATE DRIVEWAYS SHALL BE PERPETUALLY FUNDED AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

**TITLE NOTES:**

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY TICOR TITLE COMPANY, ORDER NO. 0401657-11-LS, DATED MAY 9, 2014.

THE FOLLOWING DOCUMENTS AFFECT THE PARCEL:

- ITEM #10 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 20, 1974, FILE NO. 624814, SHOWN HEREON. SEE FULL DOCUMENT FOR PARTICULARS.
- ITEM #11 REFERS TO A LICENSE AGREEMENT RECORDED SEPTEMBER 18, 1946 IN BOOK 24028 PAGE 660, AS DOC. NO. 101802. SEE FULL DOCUMENT FOR PARTICULARS.
- ITEM #12 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 20, 1974, FILE NO. 624814, SHOWN HEREON.
- ITEM #13 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS (DEED NO. 2089503, SEE FULL DOCUMENT FOR PARTICULARS).
- ITEM #14 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS (DEED NO. 2089503, SEE FULL DOCUMENT FOR PARTICULARS).
- ITEM #15 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS (DEED NO. 2089503, SEE FULL DOCUMENT FOR PARTICULARS).

**SITE INFORMATION**

APN 122-128-16  
PARCEL B-1 PER RS 3982, DOC. NO. 422121020, INCLINE VILLAGE, NV

**LAND USE INFORMATION**

TOTAL LOT AREA: 37,033 S.F.  
UNIT 1 AREA: 5,729 S.F.  
UNIT 2 AREA: 4,802 S.F.  
TOTAL COMMON AREA: 26,515 S.F.

EXISTING ZONING/LAND USE DESIGNATION: MD5 - MEDIUM DENSITY SUBURBAN

GENERAL PLAN: INCLINE VILLAGE COMMERCIAL (COMMUNITY PLAN)

SETBACKS: 20' SETBACK FRONT, REAR & SIDES

**DENSITY**

ALLOWABLE DENSITY (MD5) = 2.6 UNITS PER ACRE

**GENERAL NOTES**

1. THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
2. SEE ENGINEERING SITE PLANS BY ER DESIGN & ENGINEERING, INC. FOR GRADINGS, DRAINAGE, EROSION CONTROL & FEMA FLOODPLAIN INFORMATION.
3. SEE SHEET 2 OF 2 FOR UNIT SETBACK & UNIT VERTICAL BOUNDARY INFORMATION.

TOTAL LOT AREA: 37,033 S.F.

**VESTING TENTATIVE MAP**

**ASPEN CREEK**

**A CONDOMINIUM**

**2 UNITS**

PARCEL B-1 AS SHOWN ON RECORD OF SURVEY NO. 3982, WASHOE COUNTY OFFICIAL RECORDS, AND LYING IN THE SE 1/4 OF SECTION 17, T. 16 N., R. 18 E., MID.B & M., IN THE UNINCORPORATED TERRITORY OF WASHOE COUNTY, NEVADA.

**ARNETT & ASSOCIATES, INC.**  
LAND SURVEYORS & PLANNERS  
120 COUNTRY CLUB DR., NO. 13, INCLINE VILLAGE, NV 89451

JOB: 13-03-04  
DATE: 6/25/14  
SCALE: 1"=20'  
SHEET 1 OF 2

