

Community Services Department

Planning and Development

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



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: Bucio Parcel Map			
Project Description: Subdivision for APN into 2 parcels			
Project Address: 4915 Sun Valley Blvd			
Project Area (acres or square feet): 56,497			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-19	1.297		
Section(s)/Township/Range: T20N, R20E			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> Carlos Bucio		<b>Professional Consultant:</b>	
Name: Carlos Bucio		Name: Michael L Ulving	
Address: 4915 Sun Valley		Address: P.O. Box 104 Gerlach, NV	
Zip: 89433		Zip: 89412	
Phone: <i>775-544-4034</i> Fax:		Phone: (775) 359-6671 Fax:	
Email: <i>bucio6363@gmail.com</i>		Email: ulvingm@gmail.com	
Cell: Other:		Cell: (775) 304-4629 Other: <i>525-1983</i>	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b> Owner		<b>Other Persons to be Contacted:</b>	
Name: Same As Above		Name: same as above	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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)?

4915 Sun Valley Blvd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-120-19	220	1.297

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

Mild sloping terrain with drainage. Existing manufacture home with awning and shed

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12,000	12,000		
Minimum Lot Width	80	80		

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	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:	County / Municipal

- 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?

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14. 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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15. 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?

None
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16. 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.

17. How many cubic yards of material are you proposing to excavate on site?

5-10 yds
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18. 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?

Cut/Fill Balanced, no import other than aggregate base for dwy. Approx. 5 yds

19. 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?

None

20. 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?

3H:1V, Compaction of loose material will stabilize the disturbed areas.

21. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

None

22. 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?

None

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

None

24. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

None, disturbance will be minimized and will require no re-vegetation.

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

Yes, as needed to control dust and stabilized loose material

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

Yes and not required.

27. Surveyor:

Name	Michael L Ulving
Address	P.O. Box 104 Gerlach, NV. 89412
Phone	(775) 359-6671
Cell	(775) 304-4629
E-mail	ulvingm@gmail.com
Fax	
Nevada PLS #	09111

## Parcel Map Waiver 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 parcel maps may be found in Article 606, Parcel Maps.

1. Identify the public agency or utility for which the parcel is being created:

Washoe County

- a. If a utility, is it Public Utility Commission (PUC) regulated?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

4915 Sun Valley Blvd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-120-19	220	1.297

3. Please describe:

- a. The existing conditions and uses located at the site:

Existing home w/ drwy. Existing drainage channel in lot. Back of lot has sidehill. Mild sloping elsewhere.

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	Public Utility easement (SS & Wtr)
South	Private Land
East	Private Land
West	Private Land

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12,000	12,000		
Minimum Lot Width	80	80		

5. Utilities:

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

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

- 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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input type="checkbox"/> Individual septic	
<input checked="" type="checkbox"/> Public system	Provider: 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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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

- b. Does 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
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Explanation:

- c. 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.)

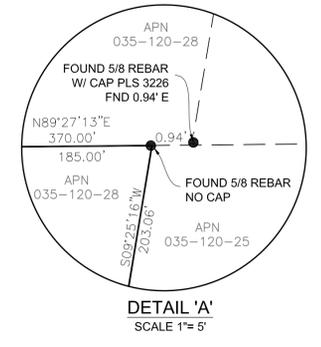
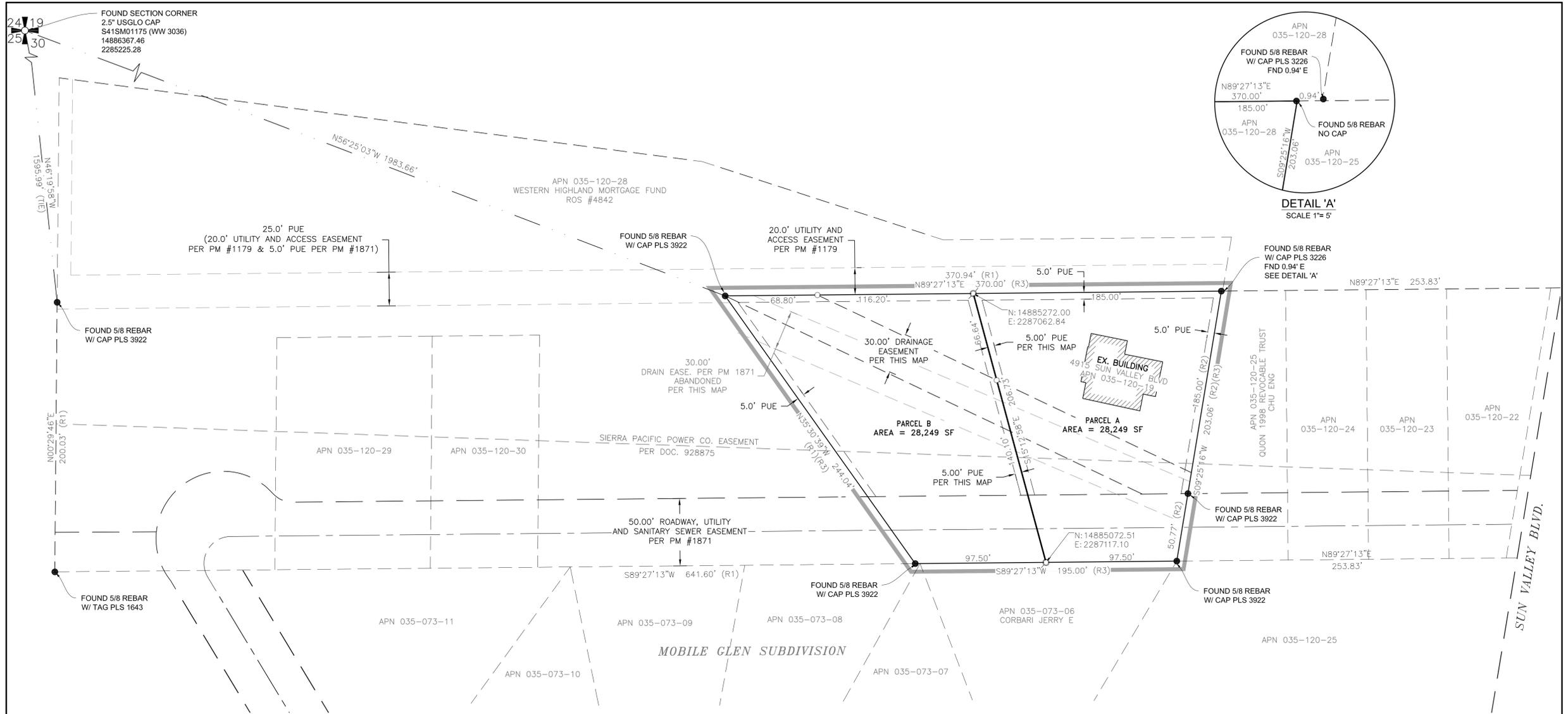
<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
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Explanation:

9. Surveyor:

Name	Michael L Ulving
Address	P.O. Box 104 Gerlach, NV 89412
Phone	(775) 304-4629
Fax	
Nevada PLS #	09111





**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS EASEMENT IS NAD 83/94. GPS RTK METHODS USING THE WASHOE COUNTY COMMUNITY BASE STATION IN RENO, NV. TO ESTABLISH THE GRID POSITIONS. THE VALUES SHOWN ARE USING THE WASHOE COUNTY GRID TO GROUND COMBO FACTOR OF 1.000197939.

**REFERENCES:**

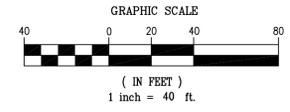
- (R1) RECORD OF SURVEY 4842, DOCUMENT NO. 348682, WASHOE COUNTY RECORDS 01/2007
- (R2) PARCEL MAP 3257, DOCUMENT NO. 2143869, WASHOE COUNTY RECORDS 08/2004
- (R3) PARCEL MAP 1871, DOCUMENT NO. 1015528, WASHOE COUNTY RECORDS 08/1985

**LEGEND:**

- SET NO. 5 REBAR STAMPED LS7880, OR AS OTHERWISE NOTED.
- FOUND 5/8" REBAR, OR AS NOTED
- MEASURE/CALCULATED POINT, NOTHING SET OR FOUND
- RECORD BEARINGS AND DISTANCES PER RECORD
- (R1) CALCULATED POINT BASED ON RECORD INFORMATION
- (C1) MEASURED BEARINGS AND DISTANCES ARE NOT IN PARENTHESIS.
- NEW PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- CENTERLINE
- TIE LINE
- EXISTING DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT

**NOTES:**

1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE THE UTILITY COMPANY.
2. A BLANKET EASEMENT ACROSS EACH PARCEL EXCEPTING THEREFROM ANY AREA WITHIN EXISTING BUILDINGS IS GRANTED FOR THE PURPOSE OF OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TV SERVICE.
3. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. A BLANKET EASEMENT FOR THE PURPOSE OF THE INSTALLATION OF A PRIVATE WATER LINE IS HEREBY GRANTED OVER AND ACROSS EACH PARCEL. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 5' PRIVATE EASEMENT ADJACENT TO THE STREET TO SERVE THE PARCELS CREATED WITH THIS MAP.
4. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH ISSUANCE OF BUILDING PERMITS.
5. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
6. A 30' WIDE CENTERED STORMDRAIN EASEMENT IS GRANTED AND CENTERED ALONG THE EXISTING DRAINAGE FLOW LINE AS SHOWN HEREON.



PARCEL A: ±28,249 SF  
PARCEL B: ±28,249 SF  
TOTAL AREA: ±56,498 SF

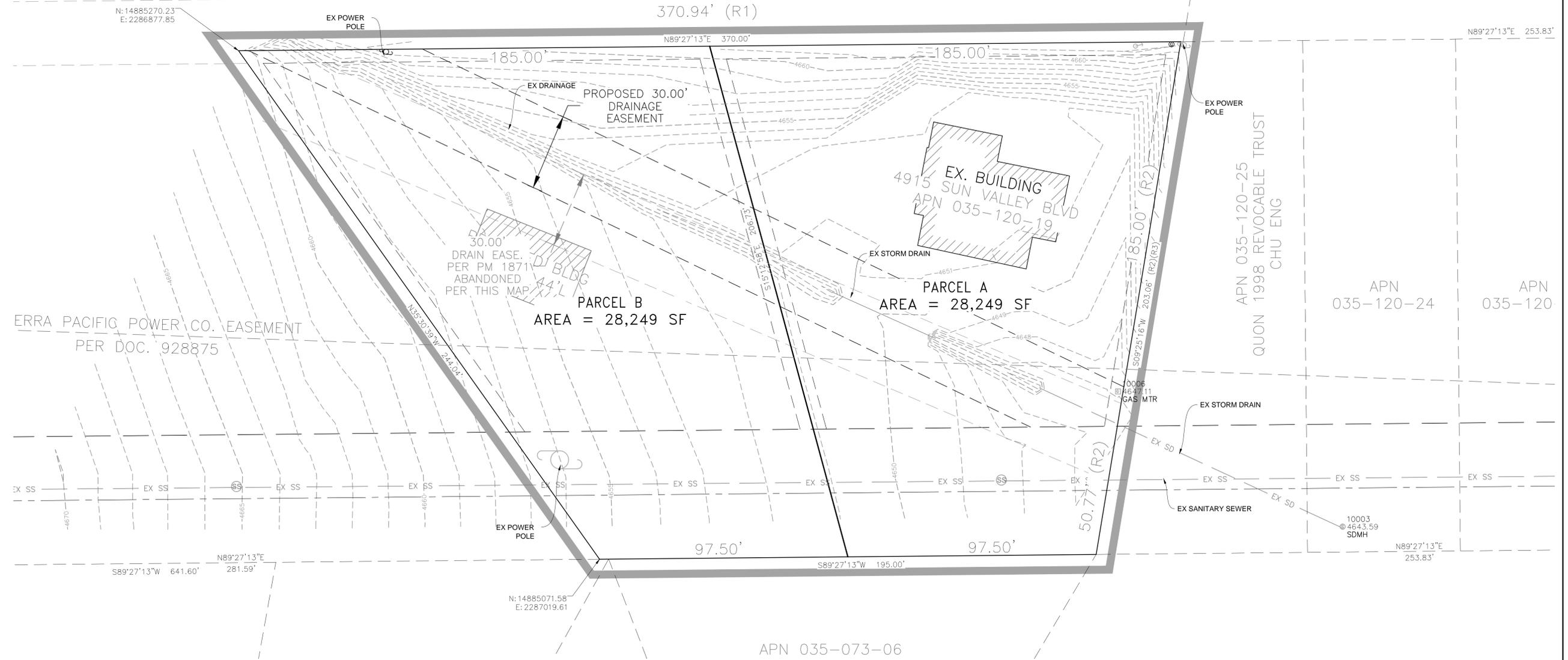
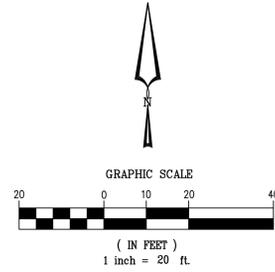
**COUNTY RECORDERS CERTIFICATE:**

FILE NUMBER \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_ AT \_\_\_\_ MIN PAST \_\_\_\_ O'CLOCK \_\_\_\_ M.  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
COUNTY RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_

**PARCEL MAP**  
**CARLOS BUCIO**  
A DIVISION OF PARCEL 2 OF PARCEL MAP 1871,  
OFFICIAL RECORDS, WASHOE COUNTY, NEVADA  
LYING WITHIN A PORTION OF THE NORTHWEST 1/4 OF  
SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M.  
WASHOE COUNTY, NEVADA

**M SURVEYING** MICHAEL L. ULVING  
PO BOX 104, GERLACH, NV 89412  
ulvingm@gmail.com  
FEBRUARY 2017 PAGE 2 OF 2

**TENTATIVE PARCEL MAP  
FOR CARLOS BUCIO  
A DIVISION OF PARCEL 2, PM 1178  
OFFICIAL RECORDS, WASHOE COUNTY, NEVADA**



**TENTATIVE PARCEL MAP  
FOR  
CARLOS BUCIO**

A DIVISION OF PARCEL 2, PARCEL MAP 1871,  
OFFICIAL RECORDS, WASHOE COUNTY, NEVADA

ALSO LYING WITHIN A PORTION OF THE NORTHWEST 1/4 OF  
SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M.  
WASHOE COUNTY, NEVADA

## Exhibit "A"

### Legal Description for Parcel "A"

A Portion of A.P.N. # 035-120-19

Whereas a piece of land which is located in the State of Nevada, in the county of Washoe.

Township 20 North Range 20 East, in the S.  $\frac{1}{2}$  of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  Section 30 M.D.B.& M. Commencing at the Common Northern Corner of Parcels 1 & 2 as shown on Parcel Map #1871 as recorded in the Washoe County recorder's office. A.K.A. the N.W. corner of Parcel 1-D as shown on Parcel map# 3257 in the Washoe County recorder's office. Which is the Point of Beginning

Thence S09°25'16"W 203.06ft;

Thence S89°27'13"W 97.50ft;

Thence N15°12'58" 206.73 ft;

Thence N89°27'13"E 389.62ft to the point of **Beginning**

Existing area contains 28,249 Sq Ft  $\pm$

The basis of bearing for this easement is NAD 83/94. GPS RTK methods using the Washoe County community base station at Reno, NV. to establish the grid positions. The values shown are using a grid to ground combo factor of 1.000197939.

The above described use area is not intended for inclusion in a document conveying fee of Ownership. To do so is a violation of state law and local ordinance.

## Exhibit "B"

### Legal Description for Parcel "B" A Portion of A.P.N. # 035-120-19

Whereas a piece of land which is located in the State of Nevada, in the county of Washoe.

Township 20 North Range 20 East, in the S. ½ of the N.E. ¼ of the N.W. ¼ Section 30 M.D.B.& M. Commencing at the Common Northern Corner of Parcels 1 & 2 as shown on Parcel Map #1871 as recorded in the Washoe County recorder's office. A.K.A. the N.W. corner of Parcel 1-D as shown on Parcel map# 3257 in the Washoe County recorder's office. Thence N89°27'13"W 185.00 ft to the Point of Beginning.

Thence S15°12'58"E 206.73 ft;

Thence S89°27'13"W 97.50ft;

Thence N35°30'39" 244.04 ft;

Thence N89°27'13"E 185.00 ft to the point of **Beginning**

Existing area contains 28,249 Sq Ft ±

The basis of bearing for this easement is NAD 83/94. GPS RTK methods using the Washoe County community base station at Reno, NV. to establish the grid positions. The values shown are using a grid to ground combo factor of 1.000197939.

The above described use area is not intended for inclusion in a document conveying fee of Ownership. To do so is a violation of state law and local ordinance.

# Parcel Map Check Report

**Client:**

Carlos Bucio  
035-120-19 – 4915 SV BLVD

Date: 2/8/2017 9:23:19 AM

**Prepared by:**

MLU – PLS 9111  
Michael Ulving

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**Parcel Name: Parcel A**

North:14,885,273.76'

East:2,287,247.84'

Segment# 1: Line

Course: S9° 25' 16"W

Length: 203.06'

North: 14,885,073.44'

East: 2,287,214.60'

Segment# 2: Line

Course: S89° 27' 13"W

Length: 97.50'

North: 14,885,072.51'

East: 2,287,117.10'

Segment# 3: Line

Course: N15° 12' 58"W

Length: 206.73'

North: 14,885,271.99'

East: 2,287,062.84'

Segment# 4: Line

Course: N89° 27' 13"E

Length: 185.00'

North: 14,885,273.76'

East: 2,287,247.83'

Perimeter: 692.30'

Area: 28,249.50Sq.Ft.

Error Closure: 0.00

Course: S16° 40' 59"W

Error North : -0.004

East: -0.001

Precision 1: 692,290,000.00

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**Parcel Name: Parcel B**

North:14,885,272.00'

East:2,287,062.84'

Segment# 1: Line

Course: S15° 12' 58"E

Length: 206.73'

North: 14,885,072.51'

East: 2,287,117.10'

Segment# 2: Line

Course: S89° 27' 13"W

Length: 97.50'

North: 14,885,071.58'

East: 2,287,019.60'

Segment# 3: Line

Course: N35° 30' 39"W

Length: 244.04'

North: 14,885,270.23'

East: 2,286,877.85'

Segment# 4: Line

Course: N89° 27' 13"E

Length: 185.00'

North: 14,885,272.00'

East: 2,287,062.84'

Perimeter: 733.27'

Area: 28,249.03Sq.Ft.

Error Closure: 0.00

Course: N51° 05' 34"E

Error North : 0.002

East: 0.002

Precision 1: 733,270,000.00