

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



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

Telephone: 775.328.6100

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: Smith Parcel Map			
Project Description: Tentative Parcel Map to create four (4) new parcels			
Project Address: 0 Sun Valley Blvd. Sun Valley, NV 89433			
Project Area (acres or square feet): 4.248 Acres			
Project Location (with point of reference to major cross streets AND area locator):			
<small>Project area is approximately 680 feet east of the intersection of Sun Valley Blvd. and Rampion Way and Approximately 450 feet north of Wayne Dr. and E. Leonesio Dr. in Sun Valley, Nevada.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-28	3.79		
Section(s)/Township/Range: 30-20-20			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Cherise Benetti-Smith		Professional Consultant: Manhard Consulting	
Name: Cherise Benetti-Smith		Name: Jerry Juarez	
Address:		Address: 241 Ridge St. Ste. 400	
Zephyr Cove, NV	Zip: 89448	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6528	Fax:
Email:		Email: jjvarez@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Cherise Benetti-Smith		Contact Person: Jerry Juarez	
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):	

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)?

Project area is approximately 680 feet east of the intersection of Sun Valley Blvd. and Rampion Way and Approximately 450 feet north of Wayne Dr. and E. Leonesio Dr. in Sun Valley, Nevada.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-120-28	110	3.79

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

035-120-28 - Vacant with no existing structures.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	+/- 30,372 sf	+/- 29,250 sf	+/- 85,084	+/- 20,386 sf
Minimum Lot Width	82.05'	82.05'	184.45'	97.14'

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 Planning and Building 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	Municipal
b. Electrical Service/Generator	Municipal
c. Water Service	Municipal

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:	Truckee Meadows Water Authority

- 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 #	N/A	acre-feet per year	N/A
b. Certificate #	N/A	acre-feet per year	N/A
c. Surface Claim #	N/A	acre-feet per year	N/A
d. Other, #	N/A	acre-feet per year	N/A

- 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):

N/A

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?

N/A

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?

N/A

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.
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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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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?

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

27. Surveyor:

Name	Jerry Juarez
Address	241 Ridge Street Suite 400. Reno, NV 89501
Phone	775-321-6528
Cell	775-313-3357
E-mail	jjuarez@manhard.com
Fax	
Nevada PLS #	12140