

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

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: 4th Parcel Map for Dyke & Beth Kauffmann			
Project Description: Parcel Map			
Project Address:			
Project Area (acres or square feet): 25.05 Acres			
Project Location (with point of reference to major cross streets AND area locator): Washoe Valley - East Lake Blvd./Kauffmann Court			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-550-20	25.05 ac.		
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: Dyke & Beth Kauffmann		Name: J-U-B Engineers, Inc.	
Address: 4744 Jumbo Grade		Address: 6190 Double Diamond Pkwy	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89521
Phone: 775-303-3088	Fax:	Phone: 775-852-1440	Fax:
Email: jjaurez@jub.com		Email: jjaurez@jub.com	
Cell: 775-303-3088	Other:	Cell: 775-300-5050	Other:
Contact Person: Gary Kauffman		Contact Person: Jerry Juarez, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Gary Kauffmann		Name:	
Address: 3030 Kauffmann Court		Address:	
Washoe County, NV	Zip: 89511		Zip:
Phone:	Fax:	Phone:	Fax:
Email: gskconst@gmail.com		Email:	
Cell: 775-303-3088	Other:	Cell:	Other:
Contact Person: Gary Kauffman		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)

1. What is the location (address or distance and direction from nearest intersection)?

0 Kauffmann Court, Washoe County, NV - ±1375' west from East Lake Blvd. and Kauffmann Court

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-550-20	110	25.07 acres

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

vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	35,000 sf	35,000 sf	35,000 sf	35,000 sf
Proposed Minimum Lot Width	120'	120'	120'	120'

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
Proposed Zoning Area				

5. 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.)

Yes No

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	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 type="checkbox"/> No
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8. 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
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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9. 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 #	57914	acre-feet per year	7.64
b. Certificate #	15563	acre-feet per year	7.64
c. Surface Claim #	57914	acre-feet per year	7.64
d. Other, #	Deed 4915897	acre-feet per year	7.64

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Kyke Kauffmann and Beth Kauffmann

10. 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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11. 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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12. 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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13. 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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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

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 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?

N/A

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?

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	Gerald D. Juarez
Address	1960 Double Diamond Pkwy
Phone	775-852-1440
Cell	775-300-5050
E-mail	jjjuarez@jub.com
Fax	
Nevada PLS #	12140

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

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

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

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

0 Kauffmann Court, Washoe County, NV - ±1375' west from East Lake Blvd. and Kauffmann Court

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-550-20	110	25.07 acres

3. Please describe:

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

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	35,000 sf	35,000 sf	35,000 sf	35,000 sf
Proposed Minimum Lot Width	120'	120'	120'	120'

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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

a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	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. 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:

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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 type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" 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 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:

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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 type="checkbox"/> No
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Explanation:

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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 type="checkbox"/> No
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Explanation:

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- 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.)

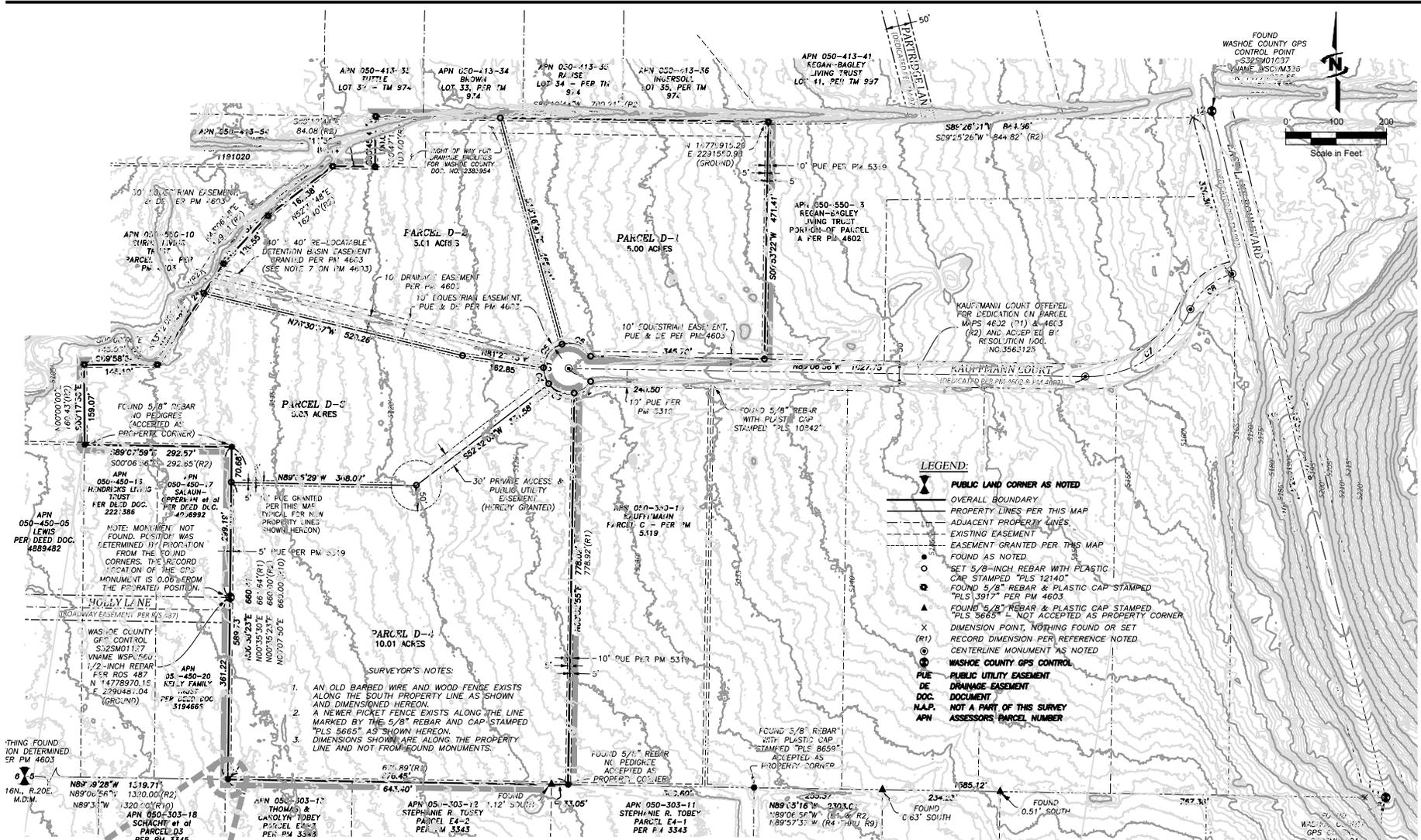
<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

Name	Gerald D. Juarez
Address	1960 Double Diamond Pkwy
Phone	775-852-1440
Fax	
Nevada PLS #	12140



- LEGEND:**
- ▲ PUBLIC LAND CORNER AS NOTED
 - OVERALL BOUNDARY
 - PROPERTY LINES PER THIS MAP
 - ADJACENT PROPERTY LINES
 - EXISTING EASEMENT
 - EASEMENT GRANTED PER THIS MAP
 - FOUND AS NOTED
 - SET 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 12140"
 - ⊕ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "PLS 3917" PER PM 4603
 - ▲ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "PLS 3665" - NOT ACCEPTED AS PROPERTY CORNER
 - ⊙ RECORD DIMENSION PER REFERENCE NOTED
 - ⊙ CENTERLINE MONUMENT AS NOTED
 - ⊙ WASHOE COUNTY GPS CONTROL
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - DOC DOCUMENT
 - N.A.P. NOT A PART OF THIS SURVEY
 - A.P.N. ASSESSOR'S PARCEL NUMBER

- SURVEYOR'S NOTES:**
1. AN OLD BARBED WIRE AND WOOD FENCE EXISTS ALONG THE SOUTH PROPERTY LINE AS SHOWN AND DIMENSIONED HEREOF.
 2. A NEWER PICKET FENCE EXISTS ALONG THE LINE MARKED BY THE 5/8" REBAR AND CAP STAMPED "PLS 3665" AS SHOWN HEREOF. DIMENSIONS SHOWN ARE ALONG THE PROPERTY LINE AND NOT FROM FOUND MONUMENTS.
 - 3.

- REFERENCES:**
- 1) PARCEL MAP NO. 5319, RECORDED DECEMBER 7, 2017.
 - 2) PARCEL MAP NO. 4603, RECORDED JULY 31, 2006.
 - 3) PARCEL MAP NO. 4602, RECORDED JULY 31, 2006.
 - 4) PARCEL MAP NO. 3340, RECORDED JUNE 15, 1998.
 - 5) PARCEL MAP NO. 3341, RECORDED JUNE 15, 1998.
 - 6) PARCEL MAP NO. 3343, RECORDED JUNE 15, 1998.
 - 7) PARCEL MAP NO. 3345, RECORDED JUNE 15, 1998.
 - 8) PARCEL MAP NO. 3346, RECORDED JUNE 15, 1998.
 - 9) TRACT MAP NO. 974, RECORDED AUGUST 18, 1965.
 - 10) RECORD OF SURVEY MAP NO. 487, RECORDED OCTOBER 15, 1963.

BASIS OF BEARINGS:
 NORTH AMERICAN DATUM OF 1983/94 (HARN), NEVADA WEST ZONE. DERIVED BY GPS OBSERVATION OF WASHOE COUNTY GPS CONTROL POINTS SHOWN HEREOF. THE COORDINATES AND DISTANCES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A COMBINED GROUND TO GRID FACTOR OF 0.99976100.

LINE TABLE

LINE #	DIRECTION	LENGTH
1	N89°05'11"W	41.44'
2	N71°13'03"E	40.13'

CURVE TABLE

IRV#	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	221.16'	50.00'	67.04'	253°26'06"	S24°10'01"W	80.16'
C2	40.64'	50.00'	21.52'	46°33'54"	N54°10'01"E	39.53'
C3	56.80'	50.00'	31.91'	65°05'06"	S70°00'30"E	53.79'
C4	34.43'	50.00'	17.93'	39°27'05"	S17°44'25"E	33.75'
C5	63.47'	50.00'	36.82'	72°44'11"	S38°21'4"W	59.30'
C6	66.46'	50.00'	39.18'	76°09'45"	N67°11'48"W	61.68'
C7	262.81'	224.70'	148.76'	67°00'51"	N57°24'02"E	248.08'
C8	112.99'	125.00'	60.69'	51°47'30"	S49°50'26"W	109.18'



4th PARCEL MAP FOR

DYKE & BETH KAUFFMANN

A DIVISION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 5319 SITUATE IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY NEVADA

J-U-B ENGINEERS, INC.

9160 Double Diamond Parkway
 Reno, NV 89521

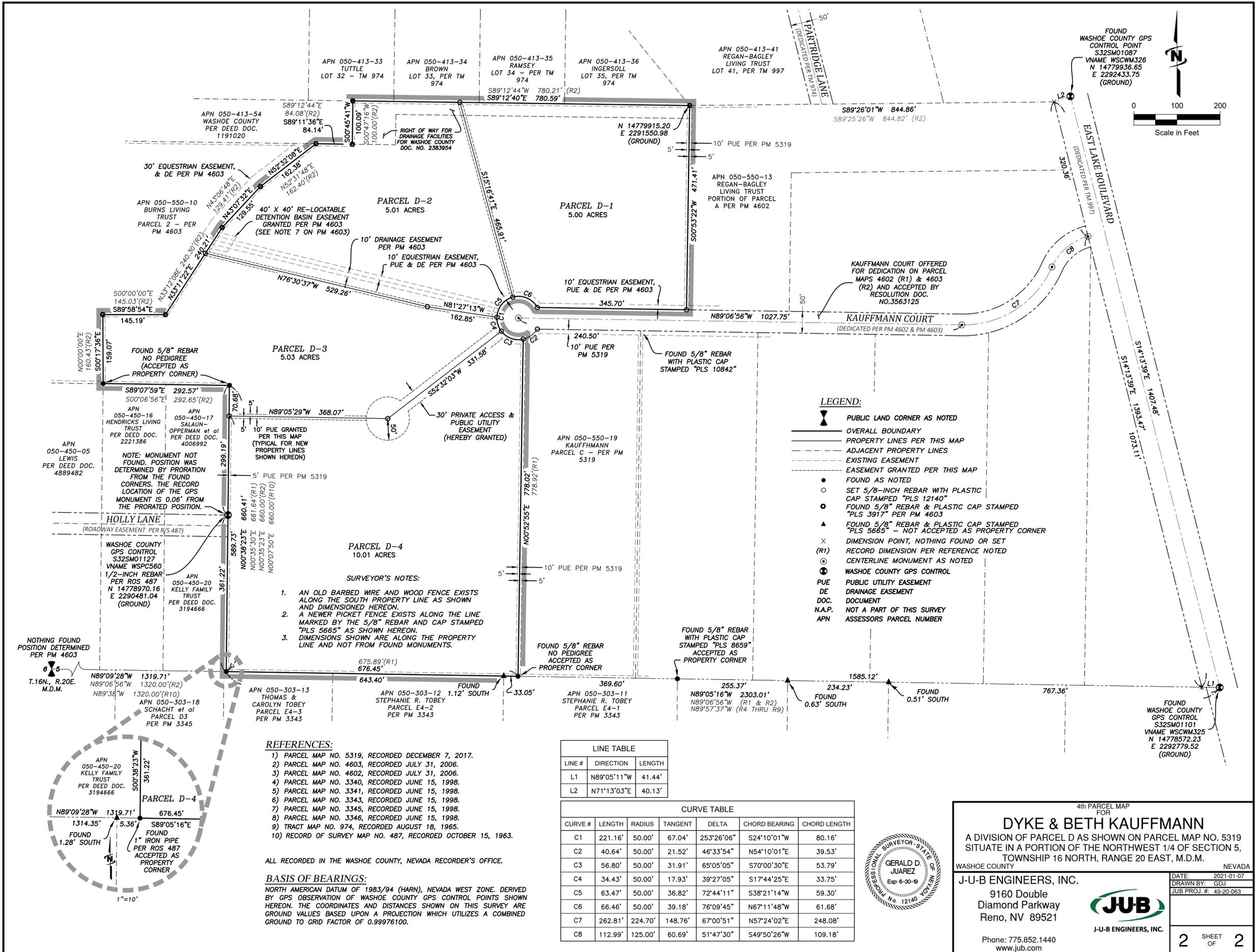
Phone: 775.852.1440

DATE: 2021-01-07
 DRAWN BY: GJU
 JOB PROJ. #: 49-20-083

JUB
 J-U-B ENGINEERS, INC.

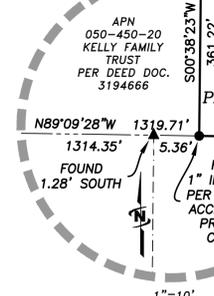
2 SHEET OF 2

March 8, 2021 - 12:17 Dyke Name: \\sbs\central\clients\NV\Kaufmann\Projects\49-20-003_Kaufmann\ParcelMap\Design\Map\Design\2021\0305_2003_PMA-JUB.dwg Updated By: jjuarez



NOTHING FOUND POSITION DETERMINED PER PM 4603

T.16N., R.20E. M.D.M.



1"=10'

NOTE: MONUMENT NOT FOUND. POSITION WAS DETERMINED BY PRORATION FROM THE FOUND CORNERS. THE RECORD LOCATION OF THE GPS MONUMENT IS 0.06' FROM THE PRORATED POSITION.

- REFERENCES:**
- 1) PARCEL MAP NO. 5319, RECORDED DECEMBER 7, 2017.
 - 2) PARCEL MAP NO. 4603, RECORDED JULY 31, 2006.
 - 3) PARCEL MAP NO. 4602, RECORDED JULY 31, 2006.
 - 4) PARCEL MAP NO. 3340, RECORDED JUNE 15, 1998.
 - 5) PARCEL MAP NO. 3341, RECORDED JUNE 15, 1998.
 - 6) PARCEL MAP NO. 3343, RECORDED JUNE 15, 1998.
 - 7) PARCEL MAP NO. 3345, RECORDED JUNE 15, 1998.
 - 8) PARCEL MAP NO. 3346, RECORDED JUNE 15, 1998.
 - 9) TRACT MAP NO. 974, RECORDED AUGUST 18, 1965.
 - 10) RECORD OF SURVEY MAP NO. 487, RECORDED OCTOBER 15, 1963.

ALL RECORDED IN THE WASHOE COUNTY, NEVADA RECORDER'S OFFICE.

BASIS OF BEARINGS:
 NORTH AMERICAN DATUM OF 1983/94 (HARN), NEVADA WEST ZONE. DERIVED BY GPS OBSERVATION OF WASHOE COUNTY GPS CONTROL POINTS SHOWN HEREON. THE COORDINATES AND DISTANCES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A COMBINED GROUND TO GRID FACTOR OF 0.99976100.

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1. AN OLD BARBED WIRE AND WOOD FENCE EXISTS ALONG THE SOUTH PROPERTY LINE AS SHOWN AND DIMENSIONED HEREON.
 2. A NEWER PICKET FENCE EXISTS ALONG THE LINE MARKED BY THE 5/8" REBAR AND CAP STAMPED "PLS 5665" AS SHOWN HEREON.
 3. DIMENSIONS SHOWN ARE ALONG THE PROPERTY LINE AND NOT FROM FOUND MONUMENTS.

LEGEND:

- ⊠ PUBLIC LAND CORNER AS NOTED
- OVERALL BOUNDARY
- PROPERTY LINES PER THIS MAP
- - - ADJACENT PROPERTY LINES
- - - EXISTING EASEMENT
- - - EASEMENT GRANTED PER THIS MAP
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- SET 5/8-INCH REBAR WITH PLASTIC CAP STAMPED "PLS 12140"
- ⊙ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "PLS 3917" PER PM 4603
- ▲ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "PLS 5665" - NOT ACCEPTED AS PROPERTY CORNER
- × DIMENSION POINT, NOTHING FOUND OR SET
- (R1) RECORD DIMENSION PER REFERENCE NOTED
- ⊙ CENTERLINE MONUMENT AS NOTED
- ⊙ WASHOE COUNTY GPS CONTROL
- PUE PUBLIC UTILITY EASEMENT
- - - DE DRAINAGE EASEMENT
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C3	56.80'	50.00'	31.91'	65°05'05"	S70°00'30"E	53.79'
C4	34.43'	50.00'	17.93'	39°27'05"	S17°44'25"E	33.75'
C5	63.47'	50.00'	36.82'	72°44'11"	S38°21'14"W	59.30'
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DYKE & BETH KAUFFMANN
 A DIVISION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 5319
 SITUATE IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 5,
 TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.
 WASHOE COUNTY NEVADA

J-U-B ENGINEERS, INC.
 9160 Double Diamond Parkway
 Reno, NV 89521
 Phone: 775.852.1440
 www.jub.com

DATE: 2021-01-07
 DRAWN BY: GDJ
 JUB PROJ. #: 49-20-063

2 SHEET OF 2