

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: Tent. Land Map of Division into Large Parcels for David & Thea Shupe			
Project Description: Create 2 parcels from Parcel 1-A of ROS No. 6058			
Project Address: 7805 Musgrove Creek Drive			
Project Area (acres or square feet): 99.44 acres			
Project Location (with point of reference to major cross streets AND area locator): South Washoe Valley. Franktown Road to Aspen Creek Road, then Aspen Creek Court to Musgrove Creek Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-430-08	99.44		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). none			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: David & Thea Shupe		Name: Jim Bailey	
Address: 250 Potosi Road		Address: 8725 Technology Way, Ste. C2	
Dayton, NV Zip: 8940		Reno, NV Zip: 89521	
Phone: 775-720-8501 Fax: 775-236-176		Phone: 775-690-4194 Fax: -	
Email: bob.fredlund@cbselectre.com		Email: jim@meridiansurveyor.com	
Cell: 775-7208501 Other:		Cell: 775-690-4194 Other: -	
Contact Person: Bob Fredlund		Contact Person: Jim Bailey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Bob Fredlund		Name:	
Address: 1307 Rabe Way		Address:	
Carson City Zip: 89701		Zip:	
Phone: 775-720-8501 Fax: 775-236-176		Phone: Fax:	
Email: bob.fredlund@cbselectre.com		Email:	
Cell: 775-720-8501 Other:		Cell: Other:	
Contact Person: Bob Fredlund		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

1. What are the number and sizes of each lot?

Two (2) lots will be created, each 49.72 acres

2. What is the average lot size?

49.72 acres

3. What is the proposed use of each parcel?

possible homesite

4. Utilities:

a. Sewer Service	none
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	none
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	none
g. Water Service	none

5. 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 #	Primary Groundwater - TBD	acre-feet per year	2.0
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

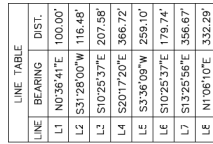
additional water rights not yet purchased

7. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption.

☒ Yes	☐ No
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8. Surveyor:

Name	James D. Bailey, Jr.
Address	8725 Technology Way, Ste. C2
Phone	775-690-4194
Fax	na
Nevada PLS #	18368



A DIVISION OF PARCEL 1-A, ROS 6038
SITUATE WITHIN THE EAST 1/2 SECTION 28 & THE
SW 1/4 OF SECTION 27, T. 16 N., R. 19 E., MDM


WASHOE COUNTY **NEVADA**
Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys
 8725 Technology Way, Reno, NV 89521 • (775) 690-4194
 Email: Jim@MeridianSurveyor.com MeridianSurveyor.com

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 HARN, PER SURVEY MONUMENTS AS SHOWN. ALL COORDINATES AND DISTANCES ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, DIVIDE THE GROUND COORDINATES SHOWN HEREON BY THE GRID TO GROUND COMBINED FACTOR OF 1.000197939.

RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF WASHOE COUNTY, EVADA:

- PARCEL MAP NO. 3440, FILE NO. 2265451, REC'D. 10/20/1998
RECORD O' SURVEY MAP NO. 4124, FILE NO. 2711843, REC'D. 07/18/2002
DIVISION LAND MAP NO. 203, FILE NO. 2795604 REC'D. 01/24/2003
RECORD O' SURVEY MAP NO. 6058, FILE NO. 439209, REC'D. 6/26/2019