

Community Services Department
Planning and Building
**TENTATIVE PARCEL MAP
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: Hansen Parcel Map			
Project Description: A division of A.P.N. 150-231-10, , into two seperate parcels			
Project Address: 15735 Fawn lane			
Project Area (acres or square feet): 4.75 acres			
Project Location (with point of reference to major cross streets AND area locator): Fawn Lane, 3,500 feet south of Mount Rose Hwy.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
151-231-10	4.75		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Charles & Marcella Hansen		Name: John Gomez	
Address: 15735 Fawn Lane		Address: 3690 Glen Echo Ct	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone: 775-846-4469	Fax:	Phone: 775-232-4837	Fax:
Email: pridehansen@gmail.com		Email: john@jmgsurvey.com	
Cell:	Other:	Cell:	Other:
Contact Person: Pride Hansen		Contact Person: John Gomez	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Charles Hansen		Name:	
Address: 15735 Fawn Ln		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-846-4469	Fax:	Phone:	Fax:
Email: pridehansen@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		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)?

15735 Fawn Lane

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-231-10	200, Single Family Residence	4.75

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

(1) One story single family house, (2) horse stables with corrals

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.16 ac	3.62 ac		
Proposed Minimum Lot Width	329 ft	329 ft		

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	NVE
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:

☒ Individual wells	
☐ Private water	Provider:
☐ Public water	Provider:

b. Available:

☐ Now	☒ 1-3 years	☐ 3-5 years	☐ 5+ years
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c. Washoe County Capital Improvements Program project?

☐ Yes	☒ No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

☒ Individual septic		
☐ Public system	Provider:	

b. Available:

☐ Now	☒ 1-3 years	☐ 3-5 years	☐ 5+ years
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c. Washoe County Capital Improvements Program project?

☐ Yes	☒ 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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #	TBD	acre-feet per year	

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):

Property Owner will purchase water rights and dedicate as necessary

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.)

☐ Yes	☒ 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.)

☐ Yes	☒ 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

☐ Yes	☐ 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.)?

☐ Yes	☒ 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.

☐ Yes	☒ 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.

☐ Yes	☒ 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

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CHARLES AND MARCELLA HANSEN, ARE THE OWNERS OF THE LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE OWNER HEREBY RESERVES ALL UTILITIES, CABLE TELEVISION, AND TRUCKEE MEADOWS WATER AUTHORITY, THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERE TO FOR CONVEYANCE.

BY: _____
NAME: MARCELLA HANSEN
DATE: _____

STATE OF NEVADA }
S.S.

ON THIS 2025 DAY OF COUNTY OF WASHOE, 2025, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, STATE OF NEVADA, PERSON WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST ABOVE WRITTEN.

STATE OF NEVADA }
S.S.

ON THIS 15 DAY OF 2025, PERSONALLY APPEARED BEFORE ME, A
NOTARY PUBLIC, IN THE COUNTY OF WASHOE,
OF WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I
HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST ABOVE
WRITTEN.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT STEWART TITLE COMPANY HAS BEEN PAID FOR THE SECURITY INTEREST IN LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LENS OR RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO

DEPUTY TREASURER

THIS MAP IS APPROVED BY THE WASHOE COUNTY HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

BY: _____
FOR WASHOE COUNTY HEALTH DISTRICT
DATE _____



1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 7.5 FEET IN WIDTH COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOTS LINES.

2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH CENTERED ON ALL EXISTING FACILITIES IS HEREBY GRANTED TO THE CITY OF WASHOE.
3. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY ABLE TO FACILITIES TO THAT PARCEL AND THE ADJACENT PARCELS. THE CITY OF WASHOE AGREES TO MAINTAIN THE UTILITY ABLE TO FACILITIES AT THE LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD. AT THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
4. PUBLIC UTILITY EASEMENTS SHOWN AND OR NOTED ON THIS PLAT, SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION.
5. THE CITY OF WASHOE AGREES TO MAINTAIN THE UTILITY ABLE TO FACILITIES SHOWN ON THIS PLAT. THE REQUIREMENTS OF WASHOE COUNTY EASEMENT CODES ARE REQUIRED WITH SUDS IMPROVEMENTS TO BE INCLUDED WITHIN APPROVED ASSIGNMENT BUILDING PERMIT.
6. WASHOE COUNTY WILL PREPARE ADDRESS ADDRESSES TO BE RELEASED AS AN ASSESSOR'S PARCEL NUMBER HAS BEEN ASSIGNED TO THE PARCEL. THE DEVELOPER DOES NOT NEED A STREET CROWN OR ADDRESS. IF THE ADDRESSING ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, SHALL BE SUBJECT TO FLOODING. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY EASEMENTS AND UTILITIES TO FLOODING, AND NOT PERFORMING ANY FLOODING WITHIN UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
8. THE PARCELS SHOWN LE WITHIN THE "UNSHADED X" ZONE PER FEMA FIRM 32013C246, DATED MARCH 16, 2009.
9. THE NATURAL DRAINAGE WILL NOT BE IMPURED DURING THE DEVELOPMENT OR IMPROVEMENTS OF THE PARCELS.
10. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL THE APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDED OF THIS MAP/ THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN

THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE
DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA
REVISED STATUTES 278.471 THROUGH 278.4725

DATE

KETLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED, GRANTED, OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY, AND CABLE TV COMPANIES.

NEVADA BELL TELEPHONE COMPANY
D/B/A AT&T NEVADA

DATE _____

CHARTER COMMUNICATIONS _____

WASHOE COUNTY COMMUNITY SERVICES

JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,
AS AGENT FOR JMG SURVEYING, LLC CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHARLES HANSEN.
- 2) THE LANDS SURVEYED ARE WITHIN A PORTION OF THE NW 1/4 OF SECTION 36 E 10 N, R 19 E T. 44 N., M. 4 N., CITY OF BEND, COUNTY OF WASHINGTON, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 1, 2023.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT ITS FINAL APPROVAL.
- 4) THE VOLUMETS REPORTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY TO PERMANENTLY IDENTIFY THE PLAT.



1. PARCEL MAP NO. 385, RECORDED FEBRUARY 18, 1977 AS FILE NO. 449924
2. PARCEL MAP NO. 2009, RECORDED AUGUST 19, 1986 AS FILE NO. 1093726
3. TRACT MAP NO. 4478, RECORDED MAY 18, 2005 AS FILE NO. 3215573
4. RECORD OF SURVEY NO. 5742, RECORDED JUNE 17, 2016 AS FILE NO. 4600331

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36,
TOWNSHIP 18 NORTH, RANGE 19 EAST M.D.M.



JMG

LAND SURVEYING

WASHOE COUNTY

STATE OF NEVADA

JMGSURVEY.COM

775-232-4837

DATE OF SURVEY: 3/1/2025

PROJECT NO. 104-3

SHEET 1 OF 2

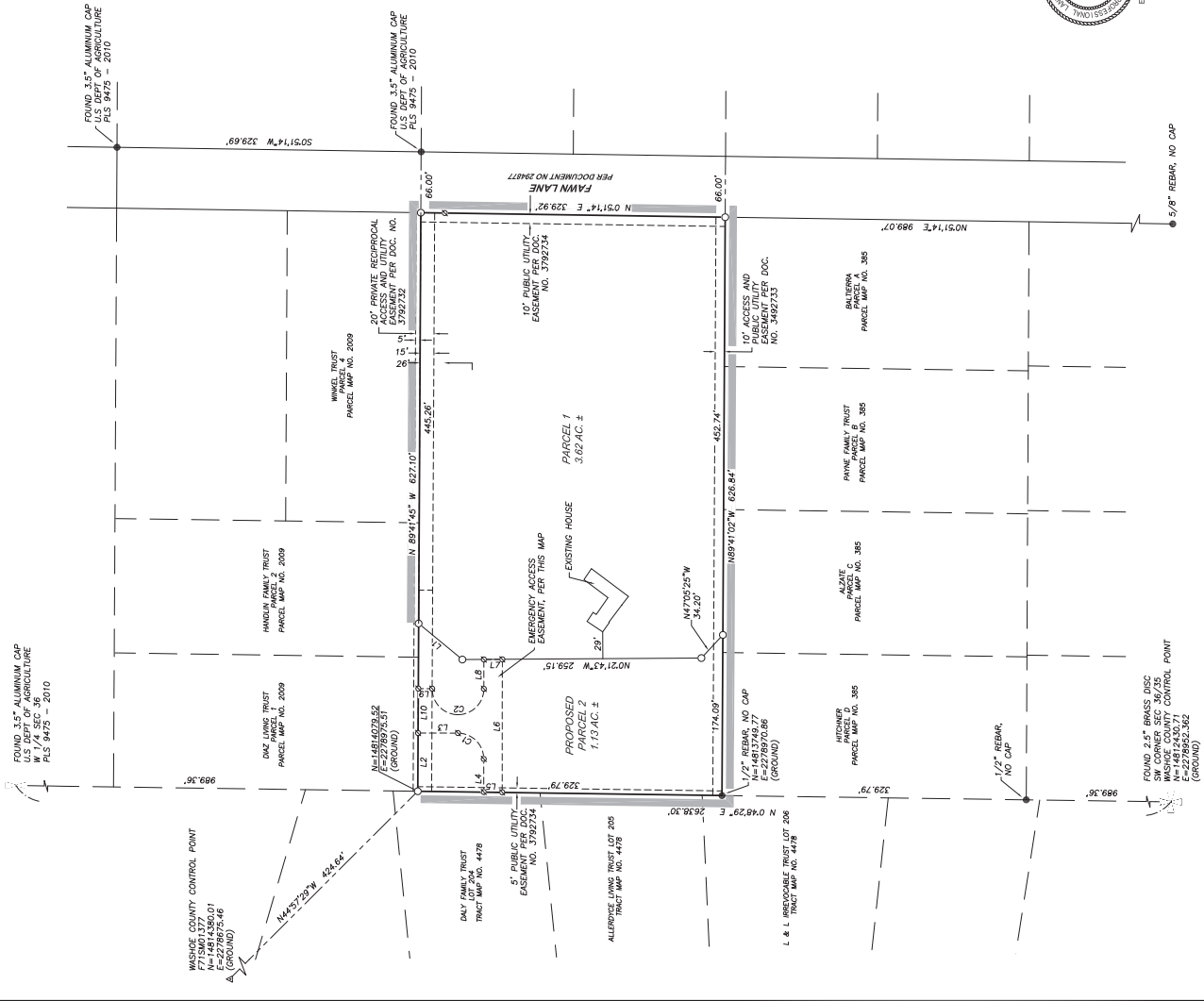
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94). GROUND COORDINATES SHOWN REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939. ALL DISTANCES SHOWN ARE GROUND DISTANCES

PARCEL 1	157,486 S.F.	3.62 A.C.
PARCEL 2	49,313 S.F.	1.13 A.C.
TOTAL	206,799 S.F.	4.75 A.C.

LEGEND

☐ SET 5/8" REBAR & CAP OR NAIL & TAG P.L.S. 2023
☐ FOUND MONUMENT AS NOTED
☒ DIMENSION POINT, NOTHING FOUND OR SET
☐ FOUND P.L.S.S. CORNER
☐ SUBJECT PROPERTY BOUNDARY
☐ PARCEL LINE
☐ PUBLIC RIGHT-OF-WAY
☐ ADJACENT PARCEL LINES
☐ EASEMENT LIMITS
☐ TIE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.98'	28.00'	90°00'00"
C2	43.98'	28.00'	90°00'00"



PARCEL MAP
FOR
CHARLES & MARCELLA HANSEN
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36,
TOWNSHIP 18 NORTH, RANGE 19 EAST M.D.M.



JMG
LAND SURVEYING

3690 GLEN ECHO CT.
RENO, NV 89509
JMG@SURVEY.COM
775-232-4837

WASHOE COUNTY

STATE OF NEVADA

DATE OF SURVEY: 8/1/2025
PROJECT NO. 146
SHEET 1 OF 2