

Community Services Department  
Planning and Building  
**TENTATIVE PARCEL MAP**



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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Merger and Resubdivision Parcel Map for DRP NV 2 LLC</b>			
Project Description: <b>Being a Merger and Resubdivision of Common area L and Common area K of Tract Map No. 5562</b>			
Project Address: 0 Shawn Lane			
Project Area (acres or square feet): 55.92± AC			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The location of this project are the two common areas north of where Shawn Lane meets Sterling Canyon Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-743-06	53.10		
045-743-05	2.81		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: DRP NV 2 LLC		Name: See Applicant	
Address: [REDACTED]		Address:	
New York, New York      Zip: 10022		Zip:	
Phone:      Fax:		Phone:      Fax:	
Email:		Email:	
Cell:      Other:		Cell:      Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Odyssey Engineering Inc.		Name:	
Address: [REDACTED]		Address:	
Sparks, NV      Zip: 89431		Zip:	
Phone: [REDACTED]      Fax:		Phone:      Fax:	
Email: [REDACTED]		Email:	
Cell:      Other:		Cell:      Other:	
Contact Person: Justin Gezelin		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)

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

The project is adjacent to the easterly right of way of Shawna Lane and the Northerly right of way of Sterling Canyon Drive, Address is 0 Shawn Lane

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
045-743-05	OS	2.81
045-743-06	OS	53.1

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

Open Space

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1578 SF	2.80 AC	53.08 AC	
Proposed Minimum Lot Width	49.74	N/A	N/A	

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	N/A	N/A	N/A	
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	N/A
b. Electrical Service/Generator	N/A
c. Water Service	N/A

7. 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			N/A
<input type="checkbox"/> Private water	Provider:	N/A	
<input type="checkbox"/> Public water	Provider:	N/A	

b. Available:

<input 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. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic	N/A		
<input type="checkbox"/> Public system	Provider:	N/A	

b. Available:

<input 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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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, #		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):

N/A
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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
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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 checked="" 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
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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
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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	Justin S. Gezelin
Address	895 Roberta Lane, Suite 104
Phone	775-359-3303
Cell	
E-mail	jgezelin@odysseyreno.com
Fax	
Nevada PLS #	34355

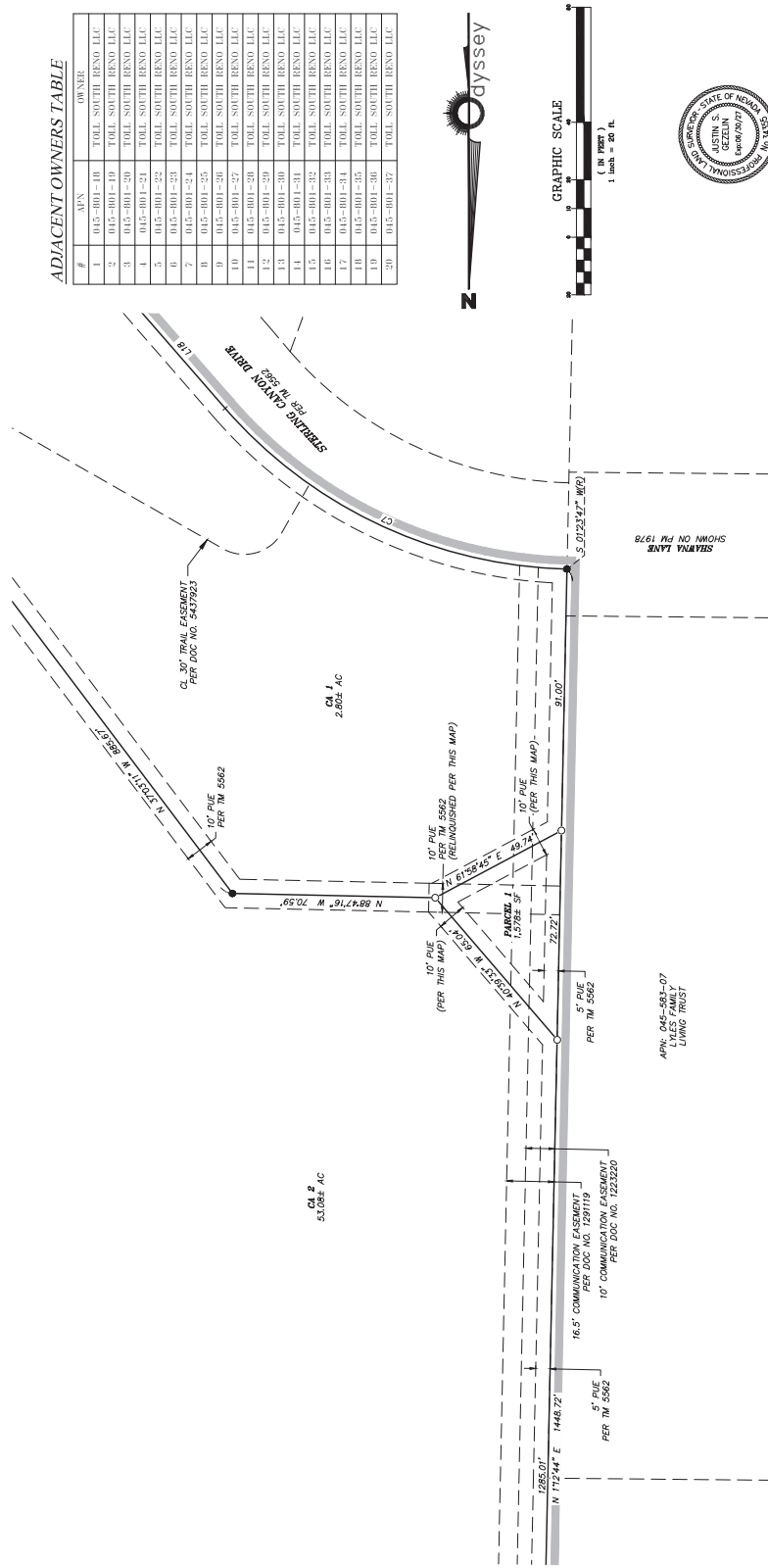






ADJACENT OWNERS TABLE

#	APN	OWNER
1	045-001-18	TOLL SOUTH RENO LLC
2	045-001-19	TOLL SOUTH RENO LLC
3	045-001-20	TOLL SOUTH RENO LLC
4	045-001-21	TOLL SOUTH RENO LLC
5	045-001-22	TOLL SOUTH RENO LLC
6	045-001-23	TOLL SOUTH RENO LLC
7	045-001-24	TOLL SOUTH RENO LLC
8	045-001-25	TOLL SOUTH RENO LLC
9	045-001-26	TOLL SOUTH RENO LLC
10	045-001-27	TOLL SOUTH RENO LLC
11	045-001-28	TOLL SOUTH RENO LLC
12	045-001-29	TOLL SOUTH RENO LLC
13	045-001-30	TOLL SOUTH RENO LLC
14	045-001-31	TOLL SOUTH RENO LLC
15	045-001-32	TOLL SOUTH RENO LLC
16	045-001-33	TOLL SOUTH RENO LLC
17	045-001-34	TOLL SOUTH RENO LLC
18	045-001-35	TOLL SOUTH RENO LLC
19	045-001-36	TOLL SOUTH RENO LLC
20	045-001-37	TOLL SOUTH RENO LLC



Justin Gezelin  
Digital signed  
Date: 2023.02.09  
12:00:00 PM



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	124.32'	51.17'	139°05'24"
C2	397.70'	739.17'	30°49'39"
C3	21.40'	48.00'	25°38'49"
C4	75.90'	288.00'	15°08'00"
C5	109.19'	400.00'	15°39'25"
C6	217.86'	263.00'	47°27'45"
C7	135.39'	163.00'	47°33'15"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 24°25'48"W	14.95'
L2	N 9°19'47"W	141.08'
L3	N 6°13'14"W	79.46'
L4	N 5°09'58"W	25.81'
L5	N 52°02'30"W	116.83'
L6	S 58°09'28"W	123.94'
L7	S 6°18'39"W	180.80'
L8	S 71°37'01"W	66.48'
L9	N 8°46'59"W	26.22'
L10	N 71°37'01"E	49.04'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 8°47'16"W	51.00'
L2	S 0°46'15"E	176.65'
L3	N 46°13'14"W	79.46'
L4	N 5°09'58"W	25.81'
L5	N 52°02'30"W	116.83'
L6	S 58°09'28"W	123.94'
L7	S 6°18'39"W	180.80'
L8	S 71°37'01"W	66.48'
L9	N 8°46'59"W	26.22'
L10	N 71°37'01"E	49.04'

**MERGER AND RESUBDIVISION TRACT MAP**  
FOR  
**DRP NV 2 LLC**  
BEING A MERGER AND RESUBDIVISION OF THE TRACTS AND 1/4 OF TRACT  
MAP 5084, SITUA WITHIN THE WEST HALF OF SECTION 1,  
T.17 N., R.18 E., M.D.M.  
RENO

888 ROBERTA LANE, SUITE 100, RENO, NV 89503  
(775) 785-1557 FAX: (775) 785-8533  
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WWW.DYSELYN.COM

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