

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: Parcel map for Matt Lepire			
Project Description: Split one existing parcel into two parcels			
Project Address: 15370 Sylvester Rd., Reno, NV 89521			
Project Area (acres or square feet): 1.00 acres			
Project Location (with point of reference to major cross streets AND area locator): E. side Sylvester Rd. approximately 470' north of Hot Springs Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-110-92	1.00 ac.		
Section(s)/Township/Range: Section 34, T.18N, R. 20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Parcel Map No. 5343			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Matthew Lepire		Name: Alpine Land Surveyors	
Address: P.O. Box 4353		Address: 7395 Gravel Ct.	
Carson City, NV Zip: 89792		Reno, NV Zip: 89502	
Phone: 775-315-9292 Fax:		Phone: 775-636-8650 Fax:	
Email: mattlepire@gmail.com		Email: mike@alpinelandsurveyors.com	
Cell: 775-315-9292 Other:		Cell: 775-771-1491 Other:	
Contact Person: Matthew Lepire		Contact Person: Michael J. Miller P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Matthew Lepire		Name:	
Address: P.O. Box 4353		Address:	
Carson City, NV Zip: 89792		Zip:	
Phone: 630-488-7781 Fax:		Phone: Fax:	
Email: mattlepire@gmail.com		Email:	
Cell: 775-315-9292 Other:		Cell: Other:	
Contact Person: Matthew Lepire		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)?

15370 Sylvester Rd., Washoe County, NV 89521. Parcel is on the east side Sylvester Rd. approximately 470' north of Hot Springs Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-92	MDS Zoning	1.00 Ac.

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

A one acre parcel with one existing residence being split into 2 parcels. Both parcels will connect to County sewer lines. The westerly parcel with the existing house will remain on an existing well. The easterly parcel will connect to TMWA public waterlines.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	21,780 s.f.	21,781 s.f.		
Minimum Lot Width	164.70'	167.17'		

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Utilities:

a. Sewer Service	W.C. Sewer connection
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA & private well

6. 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 for Westerly parcel only		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

- 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 #	None	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

- 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):

None

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.)

Yes No If yes, include a separate set of attachments and maps.

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.)

Yes No If yes, include a separate set of attachments and maps.

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

Yes No If yes, include a separate set of attachments and maps.

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.)?

Yes No If yes, include a separate set of attachments and maps.

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

No public or private roads are planned.

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?

No.

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?

No significant grading is proposed.

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

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

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

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?

No

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?

No

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

No

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

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

N/A

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

N/A

27. Surveyor:

Name	Alpine Land Surveyors: Michael J. Miller, P.L.S.
Address	7395 Gravel Ct., Reno, NV 89502
Phone	775-636-8650
Cell	775-771-1491
E-mail	mike@alpinelandsurveyors.com
Fax	
Nevada PLS #	6636

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: nhuang Receipt Number: U18.5321
 Location: Treasurer's Office Receipt Year: 2018
 Session: nhuang-0-08162018 Date Received: 08/16/2018

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2018178106 Bill Year: 2018 PIN: 01711092 Primary Owner: MATTHEW LEPIRE Property Addr: 15430 SYLVESTER RD Property Desc: Section 34 Lot C-3 Block SubdivisionName _UNSPECIFIED Township	668.57	668.57	0.00	0.00	668.57	668.57	0.00
Totals:		668.57	668.57	0.00	0.00	668.57	668.57	0.00
Tender Information:		Charge Summary:						
Check #35/1030		668.57	Real					668.57
Total Tendered		668.57	Total Charges					668.57

PAID
 AUG 15 2018
 W. C. T. O. 27

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

MATTHEW LEPIRE
 PO BOX 4353
 CARSON CITY NV 89702

BALANCE REMAINING	0.00
CHARGES	668.57
PAID	668.57
CHANGE	0.00

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT. THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED. THE OWNER AND HIS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

MATTHEW LEPIRE DATE _____

ACKNOWLEDGMENT

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2018, BY MATTHEW LEPIRE.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

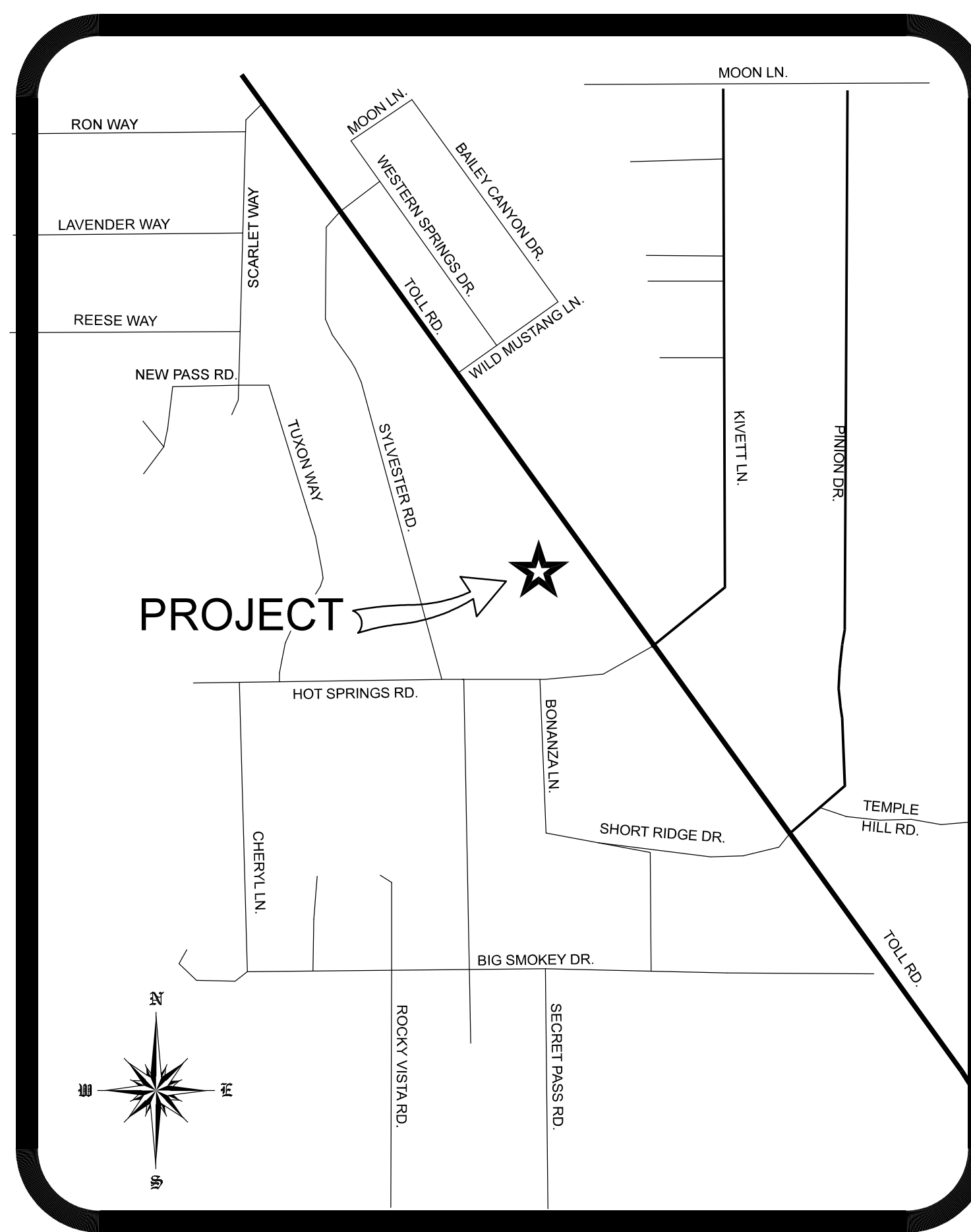
THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT MATTHEW LEPIRE OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2018.

FIRST AMERICAN TITLE
BY: _____ DATE _____
TITLE _____



VICINITY MAP
NO SCALE

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED CABLE TV, TRUCKEE MEADOWS WATER AUTHORITY, AND PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

DATE _____
NAME/TITLE (PRINT)
TRUCKEE MEADOWS WATER AUTHORITY

DATE _____
NAME/TITLE (PRINT)
NEVADA BELL TELEPHONE COMPANY
d/b/a AT&T NEVADA

DATE _____
NAME/TITLE (PRINT)
CHARTER COMMUNICATIONS

DATE _____
NAME/TITLE (PRINT)

TAX CERTIFICATE (APN 017-110-92)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.285.

WASHOE COUNTY TREASURER

TITLE: _____ DATE _____

NOTES:

1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
2. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
5. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197939 TO CONVERT TO GRID COORDINATES.
6. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
8. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
9. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
10. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0022 MEETS ALL 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 RECORDATION OF THIS MAP.

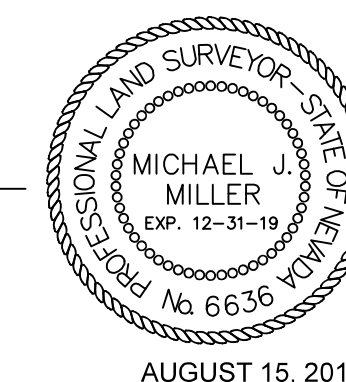
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2018 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MATTHEW LEPIRE.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 12, 2017.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



MICHAEL J. MILLER - PLS 6636

AUGUST 15, 2018

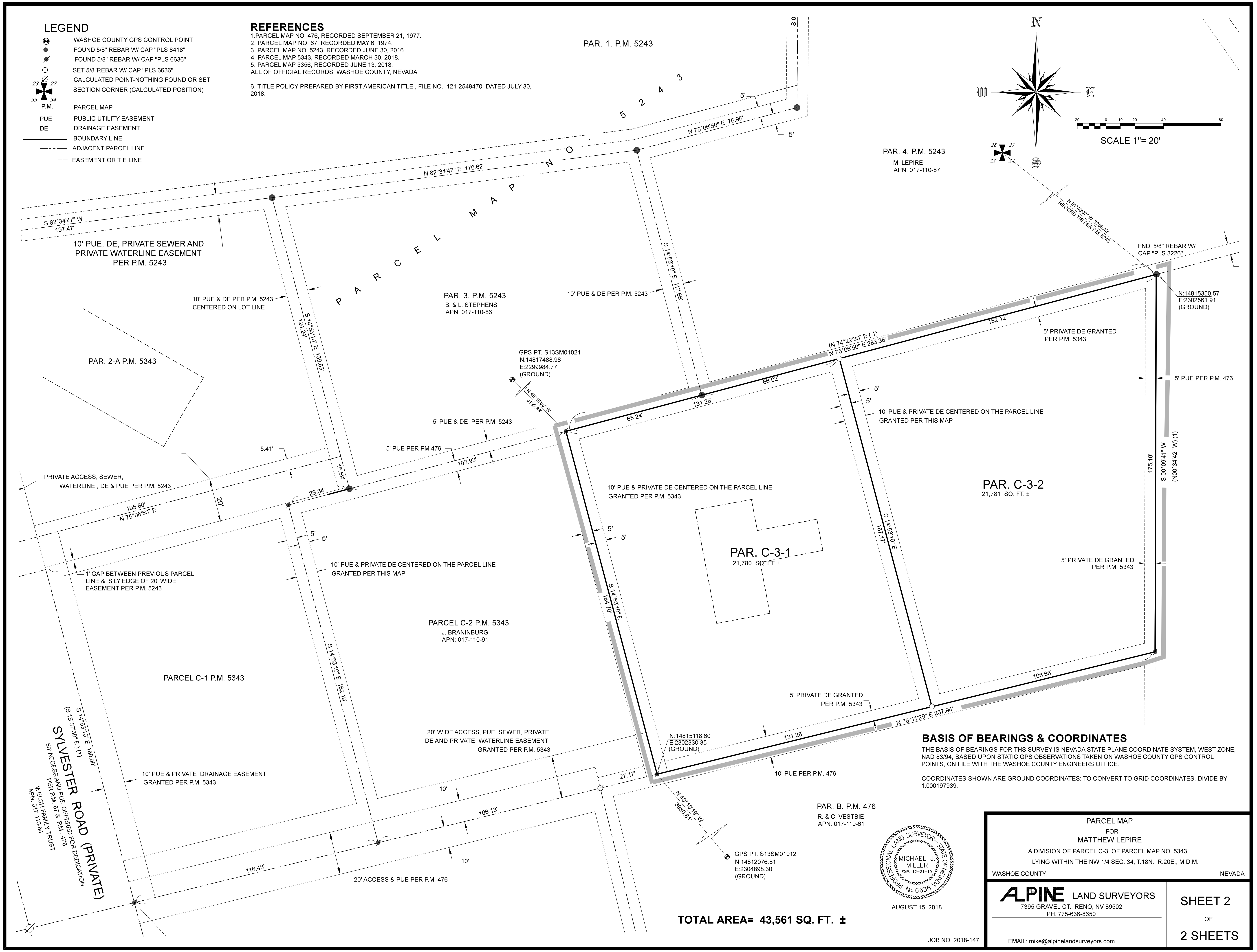
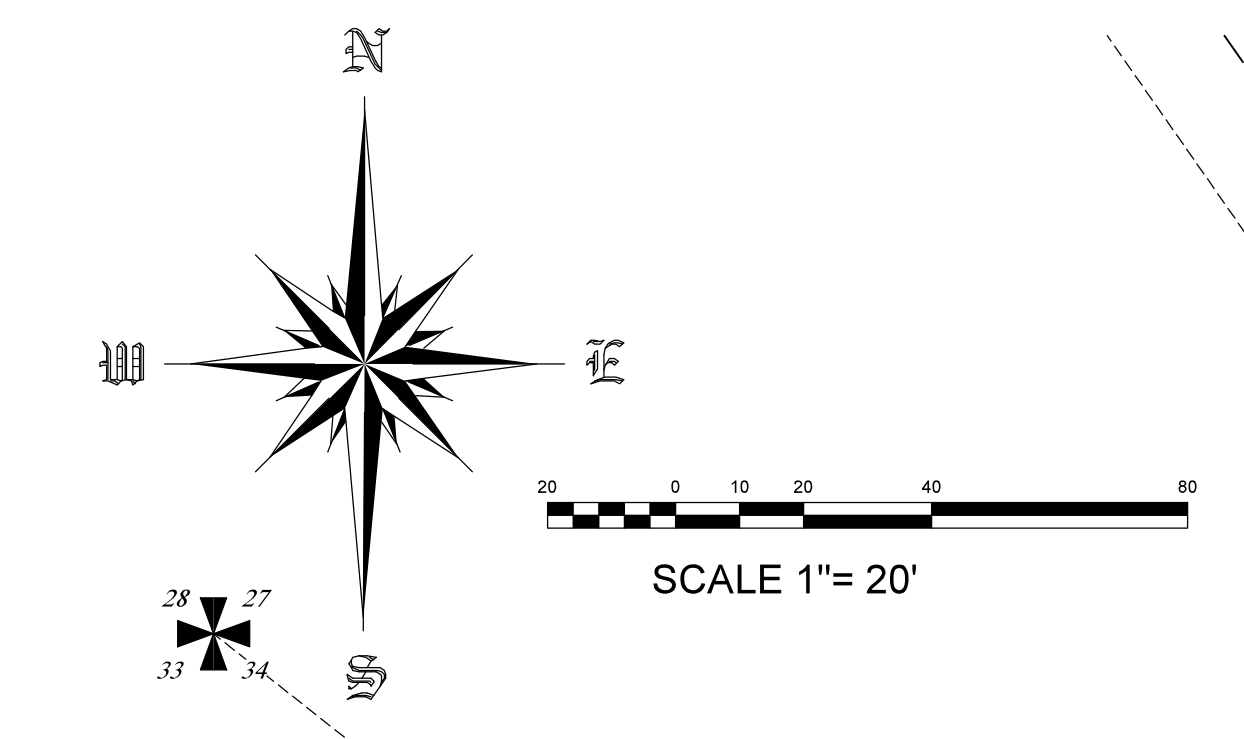
PARCEL MAP FOR MATTHEW LEPIRE A DIVISION OF PARCEL C-3 OF PARCEL MAP NO. 5343 LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M. WASHOE COUNTY NEVADA		COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF ON THIS ____ DAY OF _____, 20____, AT _____ MINUTES PAST ____ O'CLOCK ____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____
ALPINE LAND SURVEYORS 7395 GRAVEL CT., RENO, NV 89502 PH. 775-636-8650	SHEET 1 OF 2 SHEETS	EMAIL: mike@alpinelandsurveyors.com

LEGEND

- WASHOE COUNTY GPS CONTROL POINT
- FOUND 5/8" REBAR W/ CAP "PLS 8418"
- FOUND 5/8" REBAR W/ CAP "PLS 6636"
- SET 5/8" REBAR W/ CAP "PLS 6636"
- CALCULATED POINT-NOTHING FOUND OR SET
- SECTION CORNER (CALCULATED POSITION)
- P.M. PARCEL MAP
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- EASEMENT OR TIE LINE

REFERENCES

1. PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 1977.
2. PARCEL MAP NO. 67, RECORDED MAY 6, 1974.
3. PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016.
4. PARCEL MAP 5343, RECORDED MARCH 30, 2018.
5. PARCEL MAP 5356, RECORDED JUNE 13, 2018.
- ALL OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA
6. TITLE POLICY PREPARED BY FIRST AMERICAN TITLE, FILE NO. 121-2549470, DATED JULY 30, 2018.



BASIS OF BEARINGS & COORDINATES
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94, BASED UPON STATIC GPS OBSERVATIONS TAKEN ON WASHOE COUNTY GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERS OFFICE.
 COORDINATES SHOWN ARE GROUND COORDINATES. TO CONVERT TO GRID COORDINATES, DIVIDE BY 1.000197939.

TOTAL AREA= 43,561 SQ. FT. ±



AUGUST 15, 2018

PARCEL MAP FOR MATTHEW LEPIRE A DIVISION OF PARCEL C-3 OF PARCEL MAP NO. 5343 LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M. WASHOE COUNTY NEVADA	
ALPINE LAND SURVEYORS 7395 GRAVEL CT., RENO, NV 89502 PH. 775-636-8650 EMAIL: mike@alpinelandsurveyors.com	SHEET 2 OF 2 SHEETS

JOB NO. 2018-147