

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Zendra R. Duarte

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Zendra R. Duarte
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 079-371-23

Printed Name Zendra R. Duarte

Signed Zendra R. Duarte

Address 14044 Shotgun Creek Dr.

Janestown, CA 95327

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

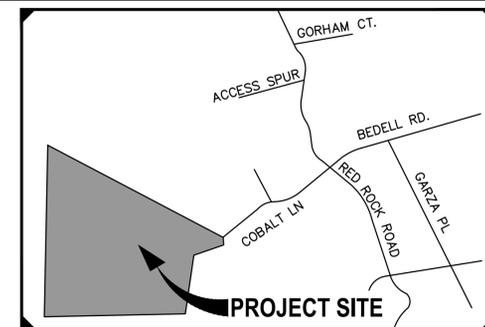
SEE ATTACHED FOR CALIFORNIA STATE NOTARY JURAT

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

COBALT LANE PRIVATE ROAD SITE IMPROVEMENT PLANS

WASHOE COUNTY, NV
APN: 079-371-23



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- C1 COVER PAGE
- C2 GENERAL NOTES
- C3 EXISTING CONDITIONS
- C4 OVERALL SITE PLAN
- C5.1 PLAN AND PROFILE 1 OF 4
- C5.2 PLAN AND PROFILE 2 OF 4
- C5.3 PLAN AND PROFILE 3 OF 4
- C5.4 PLAN AND PROFILE 4 OF 4

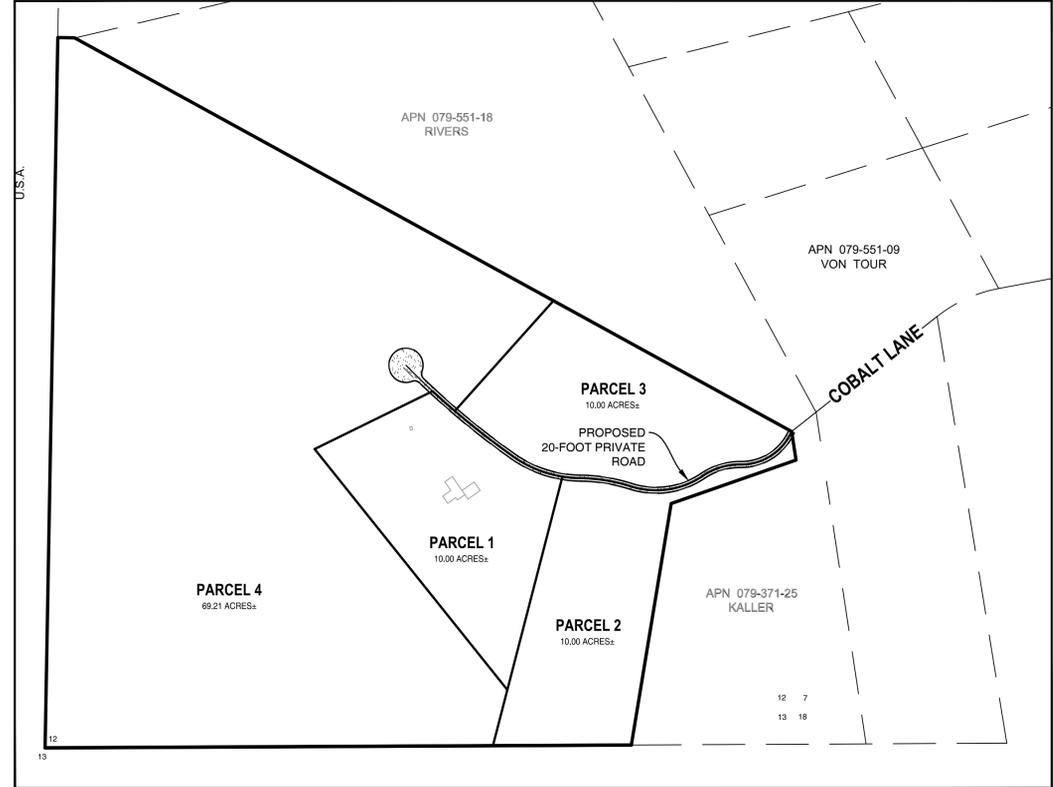
DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
DITCH / FLOWLINE	---	---
STORM DRAIN	-XX'SD-	-XX'SD-
SDMH	○	○
CATCH BASIN	□	□
DIRECTION OF SURFACE FLOW	→	→
OVERLAND RELEASE PATH	→	→
INDEX CONTOUR	-25-	-25-
INTERMEDIATE CONTOURS	-25-	-25-
CULVERT WITH FES	---	---
MATCH (E) GRADE ELEVATION		13.61 AC MATCH (E)
BUILDING	▧	▧

NOTICE TO CONTRACTOR - SWPPP

THIS PROJECT HAS AN APPROVED STATE GENERAL CONSTRUCTION PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
WDID # XXXXXXXXXX
 CONTRACTOR IS RESPONSIBLE TO HIRE A STATE CERTIFIED QSP (QUALIFIED SWPPP PRACTITIONER) TO OVERSEE IMPLEMENTATION OF THE SWPPP PRIOR TO START OF CONSTRUCTION. ALL REQUIRED INSPECTIONS, TRAINING AND REQUIRED TESTING AND REPORTING SHALL BE OVERSEEN BY THE QSP.
 THE FINAL APPROVED SWPPP SHALL BE KEPT ON THE CONSTRUCTION SITE DURING CONSTRUCTION AND MAINTAINED BY THE QSP.
 CONTRACTOR SHALL SEND THE FINAL SWPPP WITH ALL INSPECTION, TESTING, AMENDMENTS, REPORTS AND OTHER DOCUMENTATION TO THE OWNER ONCE CONSTRUCTION HAS BEEN COMPLETED AND THE NOTICE OF TERMINATION SUBMITTED.
 CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING AND INCLUDE THE QSP AND CIVIL ENGINEER IN THE MEETING, EITHER ON-SITE OR VIA TELEPHONE CONFERENCE.

NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POT-HOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RFE ENGINEERING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.



ABBREVIATIONS:

AB AGGREGATE BASE	ECR END CURB RETURN	LP LOW POINT	RPPA REDUCED PRESSURE
AC ASPHALT CONCRETE	EP EDGE OF PAVEMENT	LT LEFT TURN OR LEFT	PRINCIPLE ASSEMBLY
ARV AIR RELEASE VALVE	ETW EDGE OF TRAVELED WAY	MAX MAXIMUM	RW RETAINING WALL
BC BEGIN CURVE	EVC END OF VERTICAL CURVE	MH MAINTENANCE HOLE	SDMH STORM DRAIN MANHOLE
BCR BEGIN CURVE RETURN	FDC FIRE DEPARTMENT CONNECTION	MIN MINIMUM	SD STORM DRAIN
BLDG BUILDING	FF FINISH FLOOR	NE NORTHEAST	SE SOUTHEAST
BCC BACK OF CURB	FG FINISHED GROUND	NW NORTHWEST	SS SANITARY SEWER
BOW BACK-OF-WALK	FH FIRE HYDRANT	OC ON CENTER	SSCO SANITARY SEWER CLEAN OUT
BVC BEGIN VERTICAL CURVE	FL FLOW LINE	OH OVERHEAD	SSMH SANITARY SEWER MANHOLE
BW BOTTOM OF WALL	FOC FACE OF CURB	OHT&E OVERHEAD TELEPHONE & ELECTRIC	SWCT SAWCUT
CAB CABINET	FP FINISH PAVEMENT	OMP OPEN METAL PIPE	SW SIDEWALK OR SOUTHWEST
CONC CONCRETE	FS FIRE SPRINKLER	(P) PROPOSED	STA STATION
D&G CURB & GUTTER	GB GRADE BREAK	PCC PORTLAND CEMENT CONCRETE	TC TOP OF CURB
DG&S CURB, GUTTER & SIDEWALK	GR GRATE ELEVATION	OR POINT OF COMPOUND CURVE	TP TOP OF PAVEMENT
CH CHORD	GV GATE VALVE	PG PROFILE GRADE	TS TOP OF SIDEWALK
CL CENTERLINE	GVW GROSS VEHICLE WEIGHT	PIV POST INDICATOR VALVE	TW TOP OF WALL
CMP CORRUGATED METAL PIPE	HC HANDICAP	R PROPERTY LINE	UNO UNLESS NOTED OTHERWISE
CR CURB RETURN	HCR HANDICAP RAMP	POC POINT OF CONNECTION	W WATER
CTV CABLE TV	HDPE HIGH DENSITY POLYETHYLENE	PRC POINT OF REVERSE CURVE	WV WATER VALVE
DCDA DOUBLE CHECK DETECTOR	HP HIGH POINT	PT POINT OF TANGENCY	WM WATER METER
ASSEMBLY	IRR IRRIGATION	PUE PUBLIC UTILITY EASEMENT	WWF WELDED WIRE FABRIC
DI DRAIN / DROP INLET	INV INVERT	PVI POINT OF VERTICAL INTERSECTION	VCP VITRIFIED CLAY PIPE
DIP DUCTILE IRON PIPE	JP JOINT POLE	RC RELATIVE COMPACTION	VIF VERIFY-IN-FIELD
DS DOWN SPOUT	L LENGTH	RCP REINFORCED CONCRETE PIPE	
E EXISTING	LF LINEAL FEET	ROW RIGHT-OF-WAY	
EC END CURVE	LIP LIP OF GUTTER	RT RIGHT TURN OR RIGHT	

TOTAL DISTURBED AREA:	2.42 AC
RAW EARTHWORK SUMMARY	
CUT:	3,040 CY
FILL:	3,040 CY
NET:	0 CY EXPORT
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.	

PROPERTY OWNER

PATTY DUARTE
MOMENTSFROMNOW@AOL.COM

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS 'N53SM01094' AND 'N53SM01100', HAVING A BEARING OF N01°49'09"E AS SHOWN HEREON.

A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

BENCHMARK

DATUM: NAVD88

UTILITIES:

N/A

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE 'X'. AREAS WITHIN ZONE 'X' ARE DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN FLOOD PLAN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 32031C2625H DATED: 3/16/2009

PROJECT #	20-079
DESIGNED BY:	AH
DRAFTED BY:	AH
CHECKED BY:	AH
DATE:	2/10/2021

REVISION

NO.

BY

APP'D

DATE

ANDREW HAMMOND
Exp. 06-30-20
CIVIL
No. 02191 Nevada State Board of Professional Engineers

IMPROVEMENT PLANS
COBALT LANE PRIVATE ROAD
APN: 079-371-23

COVER PAGE

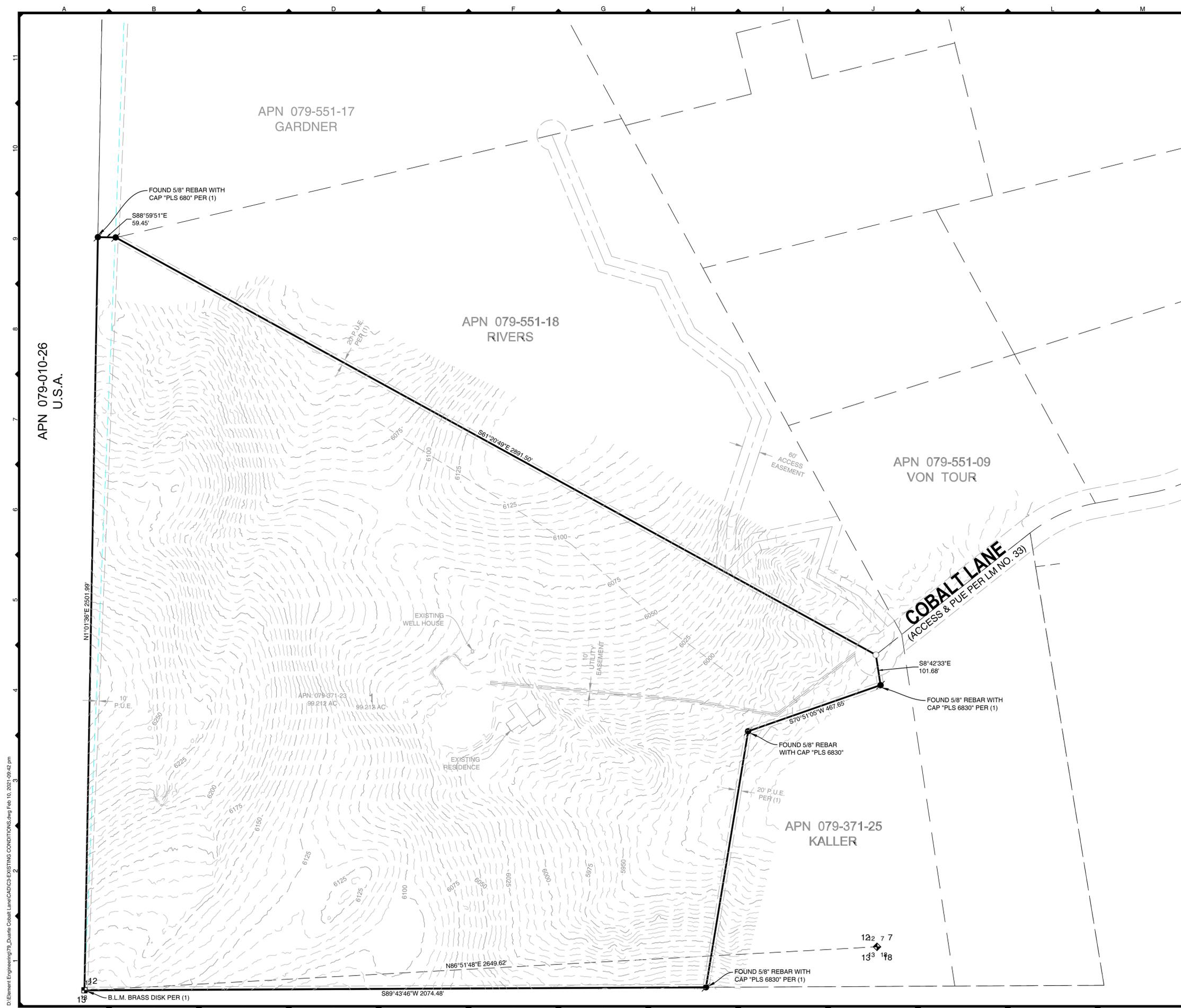
C1

SHEET 1 OF 8



Know what's below.
Call before you dig.
or (800) 227-2600

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UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTICE TO CONTRACTOR - ORDER OF WORK:
PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POTHOLES AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RFE ENGINEERING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

NOTES:
1. REFER TO TITLE SHEET C1 FOR NOTICE TO CONTRACTOR ABOUT VERIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION, THE PROJECT FLOOD ZONE, BASIS OF BEARING, AND PROJECT DATUM.

AREAS
PARCEL 1 AREA = 10.00 ACRES±
PARCEL 2 AREA = 10.00 ACRES±
PARCEL 3 AREA = 10.00 ACRES±
PARCEL 4 AREA = 69.21 ACRES±
TOTAL AREA = 99.21 ACRES±

REFERENCE DOCUMENTS
(1)..... RECORD OF SURVEY MAP NO. 5373, RECORDED JANUARY 6, 2012.
(2)..... DEED DOCUMENT NO. 3567160, RECORDED AUGUST 20, 2007.
(3)..... DEED DOCUMENT NO. 4504600, RECORDED AUGUST 19, 2015.

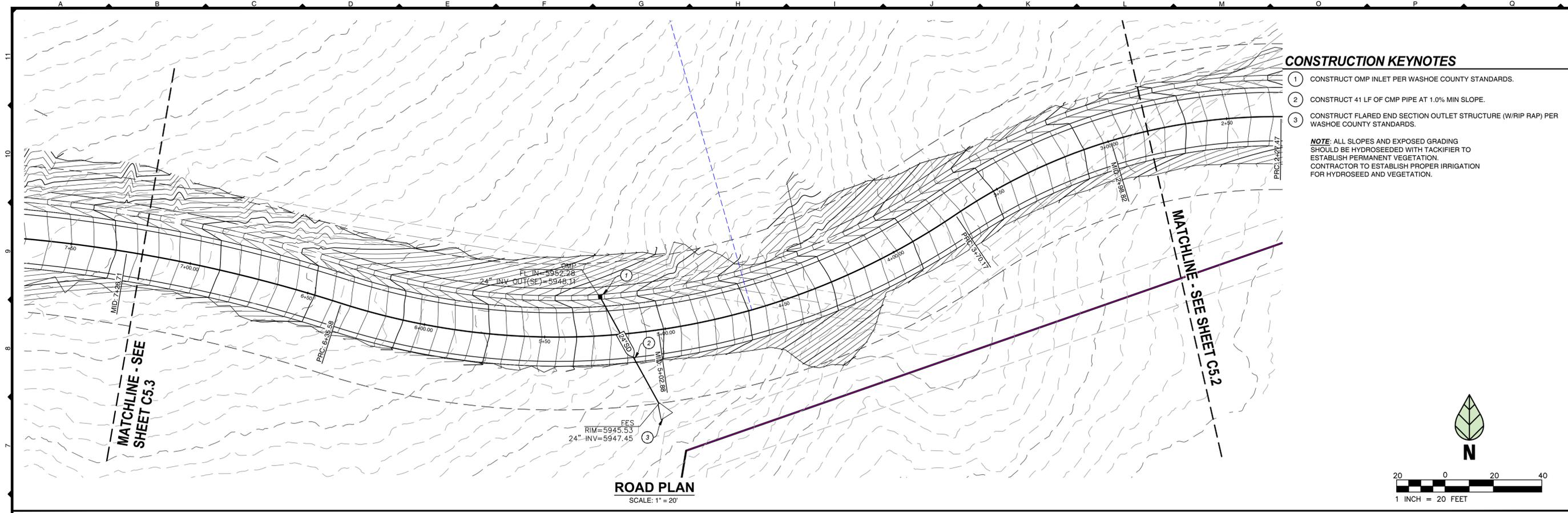
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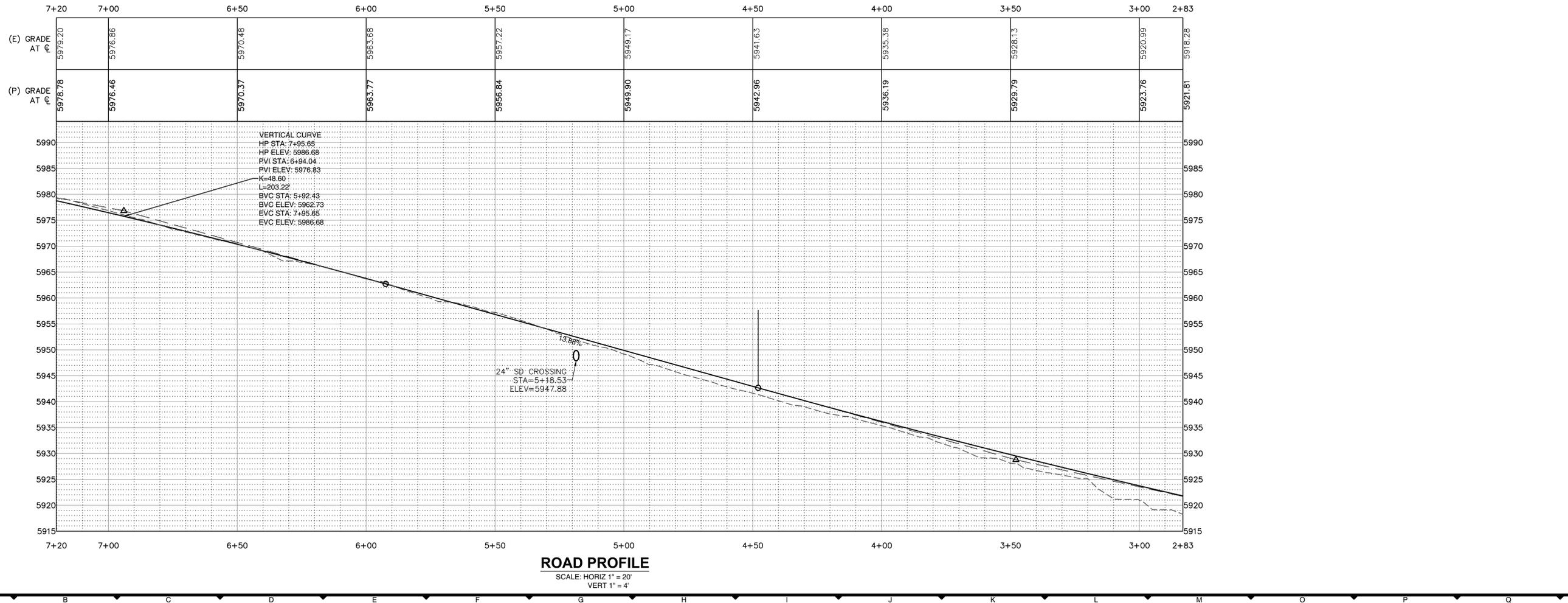
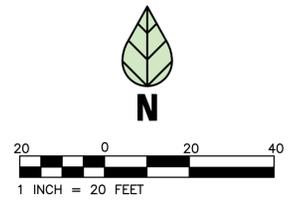
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PROJECT #	20-079	DESIGNED BY	AH	DRAFTED BY	AH	CHECKED BY	AH	DATE	2/10/2021
REVISION		NO.		BY		APP'D		DATE	
IMPROVEMENT PLANS COBALT LANE PRIVATE ROAD APN: 079-371-23 EXISTING CONDITIONS PLAN									
C3									
SHEET 3 OF 8									

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- CONSTRUCTION KEYNOTES**
1. CONSTRUCT OMP INLET PER WASHOE COUNTY STANDARDS.
 2. CONSTRUCT 41 LF OF CMP PIPE AT 1.0% MIN SLOPE.
 3. CONSTRUCT FLARED END SECTION OUTLET STRUCTURE (W/RIP RAP) PER WASHOE COUNTY STANDARDS.
- NOTE:** ALL SLOPES AND EXPOSED GRADING SHOULD BE HYDROSEEDED WITH TACKIFIER TO ESTABLISH PERMANENT VEGETATION. CONTRACTOR TO ESTABLISH PROPER IRRIGATION FOR HYDROSEED AND VEGETATION.



PROJECT # 20-079
 DESIGNED BY: AH
 DRAFTED BY: AH
 CHECKED BY: AH
 DATE: 2/10/2021

IMPROVEMENT PLANS
 COBALT LANE PRIVATE ROAD
 APN: 079-371-23

PLAN & PROFILE 2 OF 4

C5.2

SHEET 6 OF 8

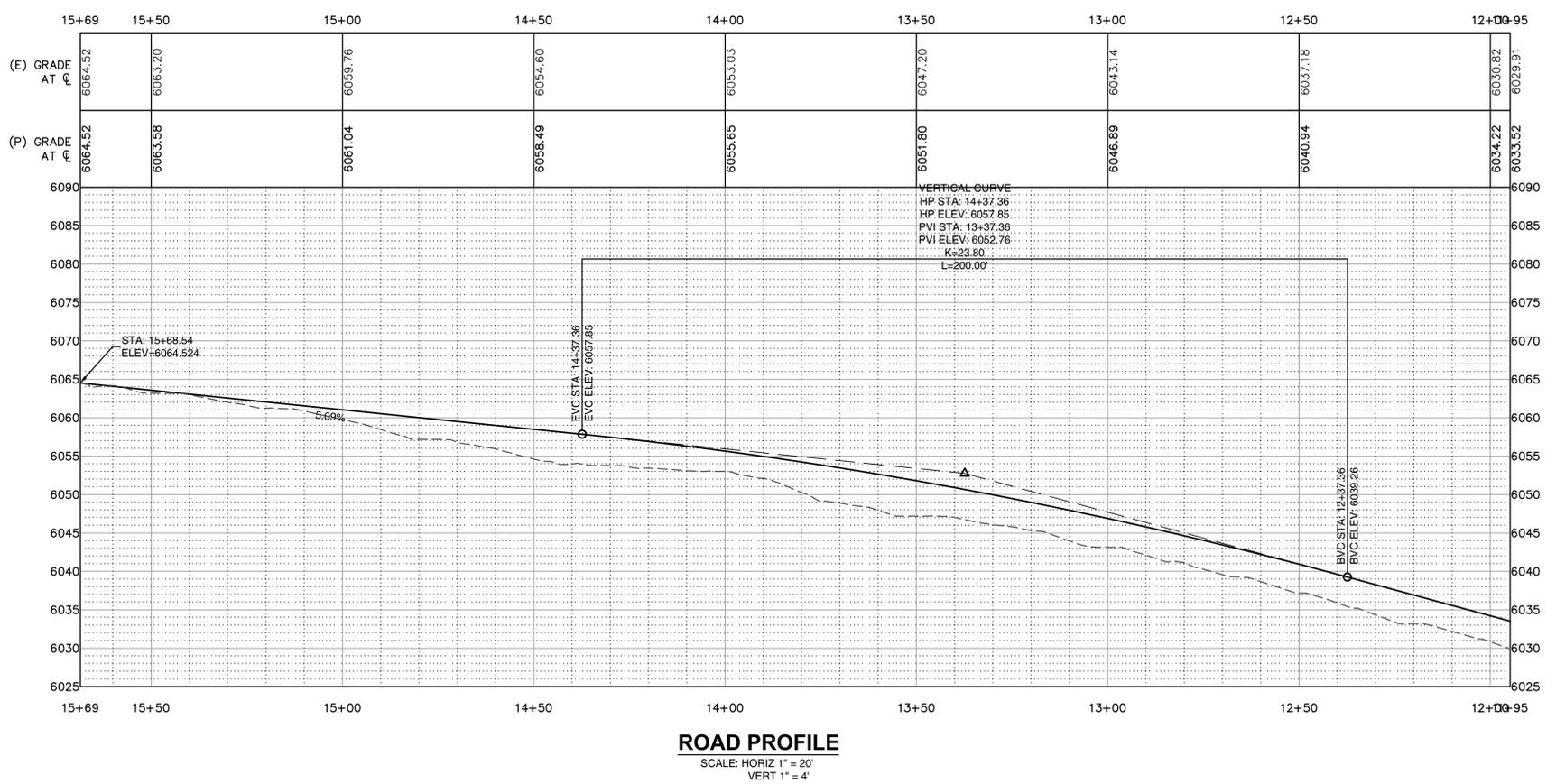
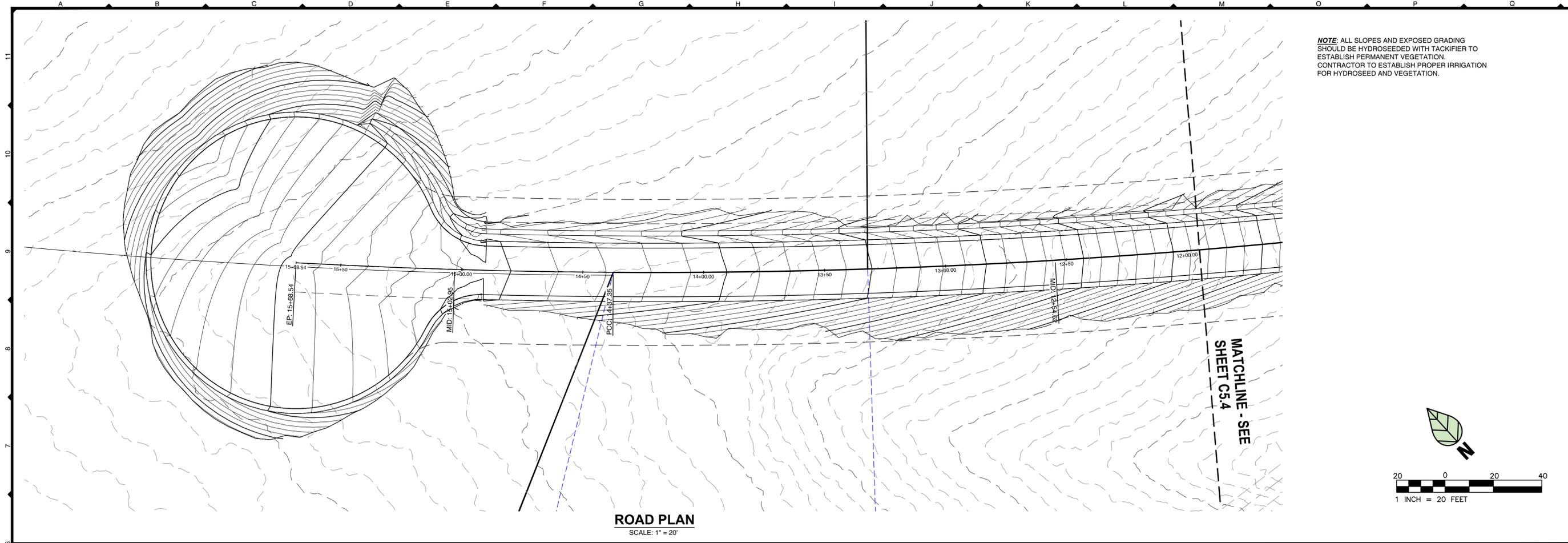
REVISIONS

NO.	DATE	BY	APPD	DATE	DESCRIPTION

ELEMENT
engineering

ANDREW HAMMOND
 Exp. 16352
 CIVIL
 No. 02191

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PROJECT #	20-079
DESIGNED BY	AH
DRAFTED BY	AH
CHECKED BY	AH
DATE	2/10/2021

IMPROVEMENT PLANS
 COBALT LANE PRIVATE ROAD
 APN: 079-371-23
 PLAN & PROFILE 4 OF 4

C5.4

SHEET 8 OF 8

REVISIONS

NO.	BY	APP'D	DATE	DESCRIPTION

ELEMENT engineering

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