

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: 1955 Piute			
Project Description: Division of Large Parcel APN 077-310-14 into three 40 acre parcels.			
Project Address: 1955 Piute Creek Road			
Project Area (acres or square feet): 136.11 acres			
Project Location (with point of reference to major cross streets AND area locator): 1955 Piute Creek Road with Whiskey Springs nearest cross street			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-310-14	136.11		
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: Richard & Corinne Sumner		Name: Meyer Survey	
Address: P.O. Box 874402		Address: 1248 Bon Rea Way	
Wasilla, Ak	Zip: 99687	Reno, Nv	Zip: 89503
Phone: 907-2321874	Fax:	Phone: 775-786-1166	Fax:
Email: ricksumner@ymail.com		Email: rmeyer@meyersurvey.com	
Cell: 907-2321874	Other:	Cell: 775-830-3690	Other:
Contact Person: Rick Sumner		Contact Person: Randy Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Rick Sumner		Name:	
Address: P.O. Box 874402		Address:	
Wasilla, Ak	Zip: 99687		Zip:
Phone: 907-2321874	Fax:	Phone:	Fax:
Email: ricksumner@ymail.com		Email:	
Cell: 907-2321874	Other:	Cell:	Other:
Contact Person: Rick Sumner		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?

three 40+ acre lots

2. What is the average lot size?

40 acres

3. What is the proposed use of each parcel?

residential home

4. Utilities:

a. Sewer Service	private septic
b. Electrical Service	Nv Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	Waste management
f. Cable Television Service	
g. Water Service	private well

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 #		acre-feet per year	
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).

In process

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.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

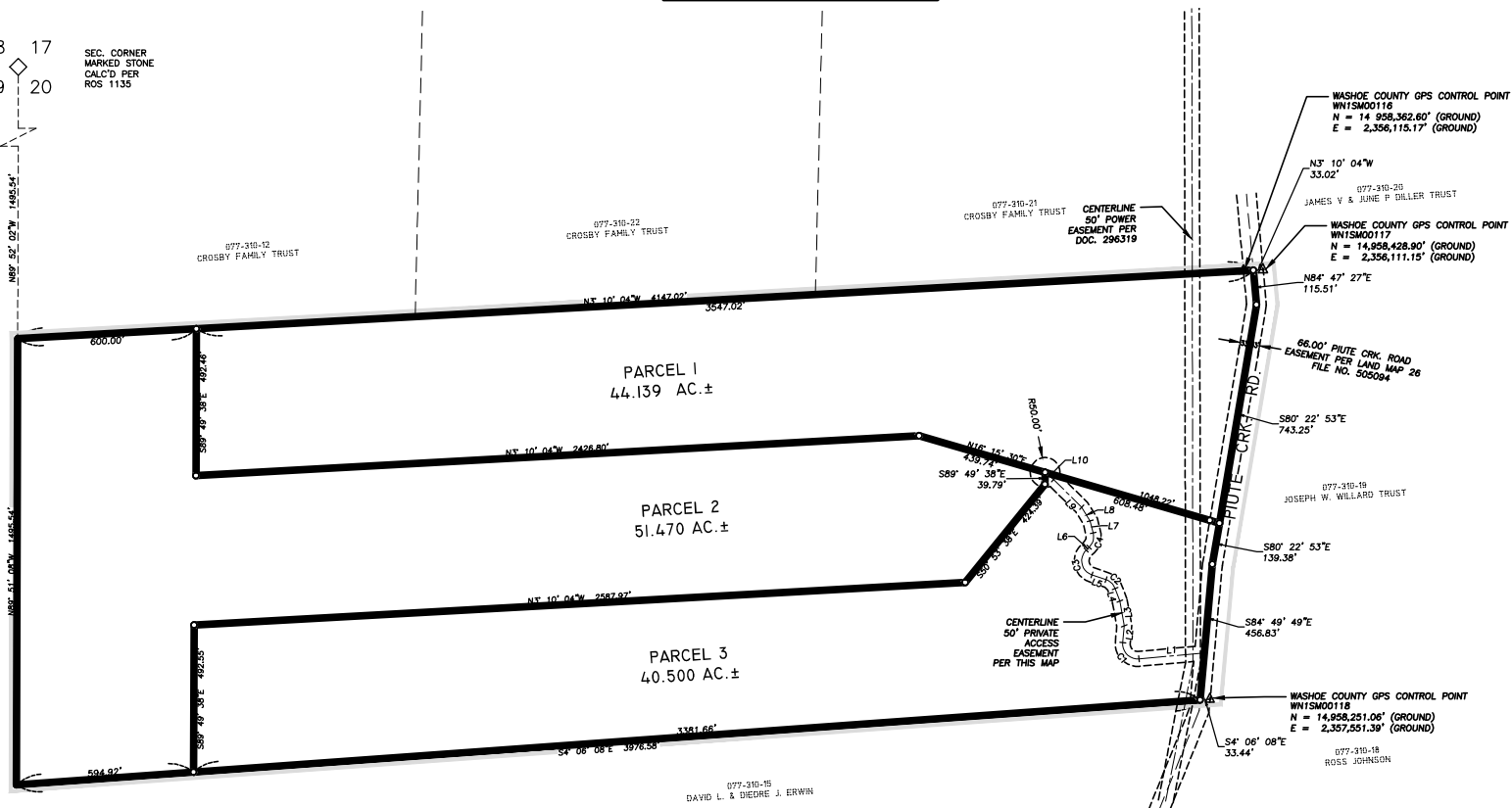
8. Surveyor:

Name	Meyer Survey- Randy Meyer
Address	1248 Bon Rea Way Reno Nv 89503
Phone	775-786-1166
Fax	CELL - 775-830-3690
Nevada PLS #	20793

TOTAL AREA = 136.109 ACRES +/-

18 17
19 20

SEC. CORNER
MARKED STONE
CALCD PER
ROS 1135



NOTES:

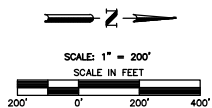
1. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
2. THE 10' PUE ALONG ALL LOT LINES GRANTED PER LM 26 TO REMAIN.
3. A 5' PUE ON EACH SIDE OF ALL NEW LOT LINES IS GRANTED BY THIS MAP.

MAP REFERENCES:

1. LAND MAP 26, FILE NO. 505094, 12/23/1977.
2. ROS MAP 1135, FILE NO. 505092, 12/23/1977.

LEGEND:

- △ OBSERVED WASHOE COUNTY GPS CONTROL POINT
- SET 5/8" REBAR W/ PLASTIC CAP "PLS 20793" OR AS NOTED
- FOUND 5/8" REBAR W/ PLASTIC CAP OR AS NOTED
- ◇ SECTION CORNER (AS NOTED)



BASIS OF BEARINGS:

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703).
BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES.
THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197936.

Curve Table			
Curve #	Length	Radius	Delta
C1	87.57	50.00	100°20'47"
C2	44.66	50.00	51°0'50"
C3	102.09	50.00	116°59'24"
C4	52.02	50.00	59°36'21"

Parcel Line Table		
Line #	Length	Direction
L1	220.31	N5° 02' 20"W
L2	56.74	S84° 41' 33"E
L3	84.42	N79° 27' 18"E
L4	44.24	S69° 53' 37"W
L5	49.92	S18° 42' 47"W
L6	13.63	N44° 17' 49"W
L7	41.70	S76° 05' 50"W
L8	54.04	S88° 11' 51"W
L9	132.04	S44° 39' 35"W
L10	37.22	S39° 37' 09"W

**MAP OF
DIVISION INTO LARGE PARCELS
RICHARD C. & CORINNE Y. SUMNER**

A DIVISION OF PARCEL 17-2-2-7 PER LAND MAP 26
SITUATE IN A PORTION OF SEC. 17, T.22N., R.22E., M.D.M.
WASHOE COUNTY, NEVADA



MEYER SURVEYING
SURVEYING | MAPPING | GIS
PO BOX 19193 Reno, NV
(775) 786-1166
meyer-survey.com

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RICHARD C. SUMNER AND CORINNE YVONNE SUMNER ARE THE OWNERS OF THE TRACT OF 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 PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

RICHARD C. SUMNER _____ DATE _____

CORINNE Y. SUMNER _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } s.s.

ON THIS ____ DAY OF _____, 2022, RICHARD C. SUMNER DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } s.s.

ON THIS ____ DAY OF _____, 2022, CORINNE Y. SUMNER DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND HAVE BEEN PAID FOR AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265

APN 077-310-14

WASHOE COUNTY TREASURER _____ DATE _____

TITLE: _____

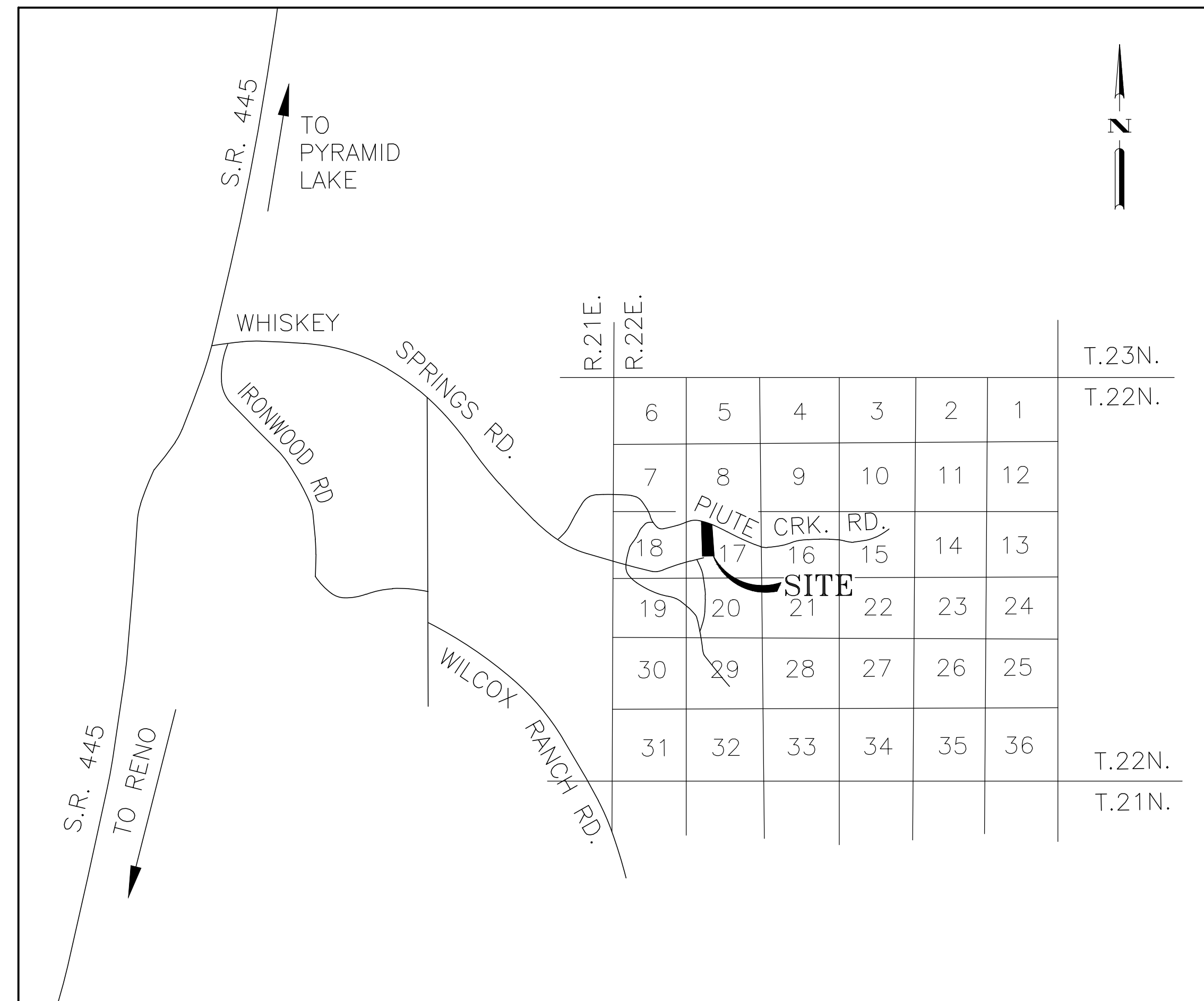
UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

NV ENERGY _____ DATE _____

NV BELL TELEPHONE CO. _____ DATE _____
D.B.A. AT&T NEVADA

VICINITY
N.T.S.



SURVEYOR'S CERTIFICATE:

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHARD C. SUMNER AND CORINNE Y. SUMNER.
- THE LANDS SURVEYED LIES WITHIN A PORTION OF SEC. 17, T.22N., R.22E. M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MAY XX, 2022.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER _____

PLS 20793

WATER RIGHT DEDICATION CERTIFICATE:

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY DEPT. _____ DATE _____
OF WATER RESOURCES

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL MAP OF DIVISION INTO LARGE PARCELS CASE NO. DL15-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS: IS IN SUBSTANTIAL COMPLIANCE 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. THE OFFERS (S) OF DEDICATION ARE REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2022. BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NRS 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY _____ DATE _____
ACTING DIRECTOR OF PLANNING AND DEVELOPMENT

TENTATIVE

COUNTY RECORDER'S CERTIFICATE

FILE No.: _____

FILED FOR RECORD AT THE REQUEST OF _____

ON THIS ____ DAY OF _____, 2022

AT ____ MINUTES PAST ____ O'CLOCK ____M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

KALIE M. WORK
COUNTY RECORDER

BY: _____ DEPUTY

FEE: _____

MAP OF
DIVISION INTO LARGE PARCELS
RICHARD C. & CORINNE Y. SUMNER
A DIVISION OF PARCEL 17-2-2-7 PER LAND MAP 26
SITUATE IN A PORTION OF SEC. 17 T.22N., R.22E., M.D.M.
WASHOE COUNTY, NEVADA

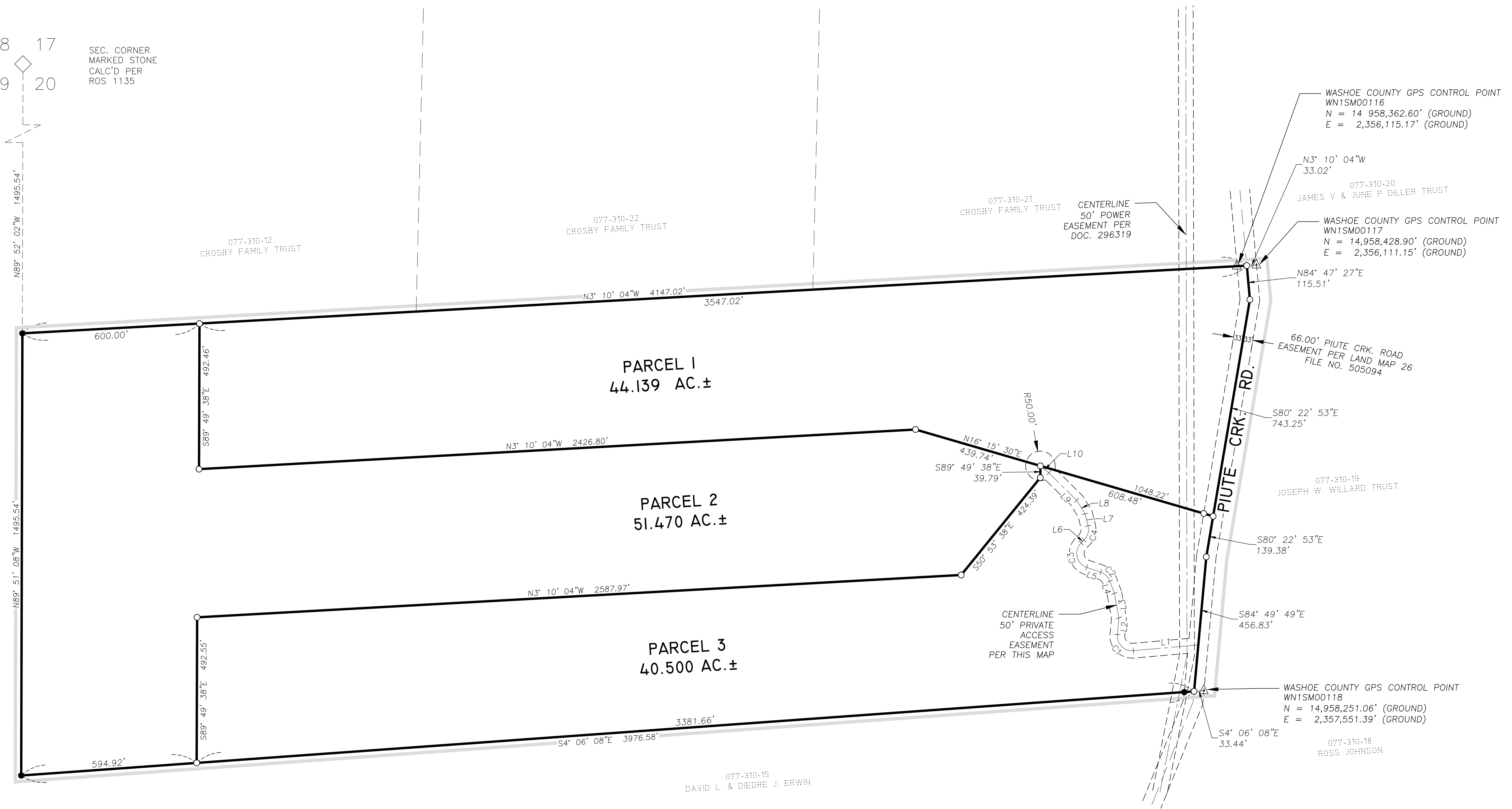


MEYER SURVEYING
SURVEYING | MAPPING | GIS

PO BOX 19193 Reno, NV
(775) 786-1166
meyersurvey.com

TOTAL AREA = 136.109 ACRES +/-

18 17
19 20
SEC. CORNER
MARKED STONE
CALC'D PER
ROS 1135



NOTES:

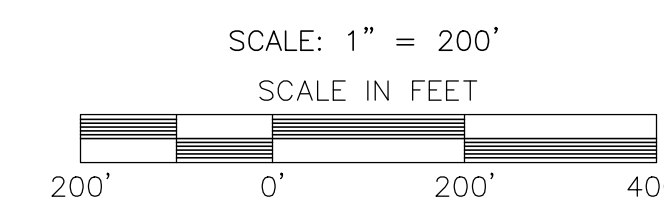
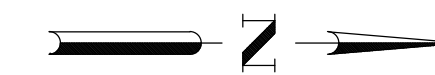
1. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
2. THE 10' PUE ALONG ALL LOT LINES GRANTED PER LM 26 TO REMAIN.
3. A 5' PUE ON EACH SIDE OF ALL NEW LOT LINES IS GRANTED BY THIS MAP.

MAP REFERENCES:

1. LAND MAP 26, FILE NO. 505094, 12/23/1977.
2. ROS MAP 1135, FILE NO. 505092, 12/23/1977.

LEGEND:

- △ OBSERVED WASHOE COUNTY GPS CONTROL POINT
- SET 5/8" REBAR W/ PLASTIC CAP "PLS 20793" OR AS NOTED
- FOUND 5/8" REBAR W/ PLASTIC CAP OR AS NOTED
- ◇ SECTION CORNER (AS NOTED)



BASIS OF BEARINGS:

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703).
BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES.
THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.

Curve #	Length	Radius	Delta
C1	87.57	50.00	100°20'47"
C2	44.66	50.00	51°10'50"
C3	102.09	50.00	116°59'24"
C4	52.02	50.00	59°36'21"

Line #	Length	Direction
L1	220.31	N5° 02' 20"W
L2	56.74	S84° 41' 33"E
L3	84.42	N79° 27' 18"E
L4	44.24	S69° 53' 37"W
L5	49.92	S18° 42' 47"W
L6	13.63	N44° 17' 49"W
L7	41.70	S76° 05' 50"W
L8	54.04	S58° 11' 51"W
L9	132.04	S44° 39' 35"W
L10	37.22	S39° 37' 09"W

**MAP OF
DIVISION INTO LARGE PARCELS
RICHARD C. & CORINNE Y. SUMNER**
A DIVISION OF PARCEL 17-2-2-7 PER LAND MAP 26
SITUATE IN A PORTION OF SEC. 17 T.22N., R.22E., M.D.M.
WASHOE COUNTY, NEVADA



MEYER SURVEYING
SURVEYING | MAPPING | GIS

PO BOX 19193 Reno, NV
(775) 786-1166
meyersurvey.com