Community Services Department Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department Planning and Building 1001 E. Ninth St., Bldg. A Reno, NV 89512-2845

Telephone: 775.328.6100

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at OneNV.us

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

- 1. Fees: See Master Fee Schedule. Most payments can be made directly through the OneNV.us portal. If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
- 2. Development Application: A completed Washoe County Development Application form.
- 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- 5. **Application Materials:** The completed Tentative Parcel Map Application materials.
- 6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
- 7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - □ a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - □ b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - □ d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.

	f. If any portion of the land within the boundary of the development is subject to inundation storm water overflow, as shown on the adopted Federal Emergency Management Ager Flood Boundary and Floodway Maps, that fact and the land so affected shall be classrown on the map by a prominent note on each sheet, as well as width and direction of of each water course within the boundaries of the development.					
		g.	The location and outline to scale of each existing building or structure that is not to be moved in the development.			
		h.	Existing roads, trails or rights-of-way within the development shall be designated on the map.			
		i.	Vicinity map showing the proposed development in relation to the surrounding area.			
		j.	Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.			
		k.	Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.			
		l.	All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.			
8.	pad		Names: A completed "Request to Reserve New Street Name(s)" form (included in application . Please print all street names on the Tentative Map. Note whether they are existing or ed.			
9.	Submission Packets: One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.					
No	tes:					
	(i)		Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.			
	(ii)		Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.			
	(iii)		All oversized maps and plans must be folded to a 9" x 12" size.			
	(iv) Based on the specific nature of the development request, Washoe County reserves the rig to specify additional submittal packets, additional information and/or specialized studies the clarify the potential impacts and potential conditions of development in order to minimize mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete to the Director of Planning and Building.					
	(v)		The Title Report should only be included in the one (1) original packet.			
			certify, to the best of my knowledge, all information contained in this application is correct s all Washoe County Development Code requirements.			

Professional Land Surveyor

Parcel Map Waiver

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

- 1. Fees: See Master Fee Schedule. Most payments can be made directly through the OneNV.us portal. If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
- 2. Development Application: A completed Washoe County Development Application form.
- 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- 4. Application Materials: The completed Parcel Map Waiver Application materials.
- 5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
- 6. Development Plan Specifications:
 - a. Record of Survey.
- 7. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

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.

/ 1		<u> </u>				
Project Information	S	Staff Assigned Case No.:				
Project Name: Skaggs Parcel Map						
Project to divide A.P.N. 050-470-16 into four parcels, the smallest being 5.00 acres Description: and the largest being 9.63 acres						
Project Address: 1112 Ellireese Co	Project Address: 1112 Ellireese Court					
Project Area (acres or square fee	Project Area (acres or square feet): 24.63 acres +/-					
Project Location (with point of re	eference to major cross	streets AND area locator):				
300' +-/ west of E	astlake Bo	ulevard				
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:			
050-470-16	24.63+/-					
Indicate any previous Washo Case No.(s). WTPM19-001		s associated with this applicat	ion:			
Applicant Inf	ormation (attach	additional sheets if necess	sary)			
Property Owner:		Professional Consultant:				
Name: Skaggs Family Trust		Name: Lumos & Associates, Inc.				
Address: P.O. Box 17532		Address: 308 N. Curry Street Suite	200			
Reno, NV 89511	Zip:	Carson City, NV	Zip: 89703			
Phone:	Fax:	Phone: 775.883.7077	Fax:			
Email:		Email: dschnurbusch@lumosinc.com	1			
Cell:	Other:	Cell:	Other:			
Contact Person: Jeff Skaggs		Contact Person: Dina Schnurbusch				
Applicant/Developer:		Other Persons to be Contacted:				
Name:		Name: Dean Neubauer				
Address:		Address: 308 N. Curry Street Suite 200				
	Zip:	Carson City, NV	Zip: 89703			
Phone:	Fax:	Phone: 775.883.7077	Fax:			
Email:		Email: dneubauer@lumosinc.com				
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):				

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1	1112 Ellireese Court							
a.	Please list the following	g:						
	APN of Parcel		Ĺ	and Use	Designation		Existing Acres	
	050-470-16				120		24.63	
Pl	Please describe the existing conditions, structures, and uses located at the site:							
١	/acant parcel							
W	/hat are the proposed lot	standards	s?					
			Par	cel 1	Parcel 2	Parcel 3	Parcel 4	
	Proposed Minimum Lot	Area	5.0	0 Ac.	9.63 Ac.	5.00 Ac.	5.00 Ac.	
	Proposed Minimum Lot	Width	32	6+/-	380+/-	248+/-	248+/-	
	Proposed Zoning Area			0014	- I O	D 10		
			Fair	cel 1	Parcel 2	Parcel 3	Parcel 4	
	Proposed Zoning Area		Fall	ceri	Parcel 2	Parcel 3	Parcel 4	
	Proposed Zoning Area Proposed Zoning Area		Fall	cerr	Parcel 2	Parcel 3	Parcel 4	
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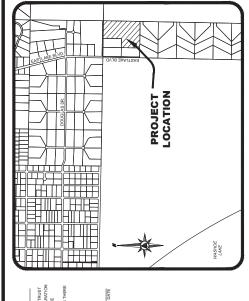
C. Washoe County Capital Improvements Program project? Yes No No		b. Available:							
Yes			☐ No	W	□ 1-3 ye	ars	☐ 3-5 years	☐ 5+ years	
8. What sewer services are necessary to accommodate the proposed tentative parcel map? a. Sewage System Type:		c. Washoe County Capital Improvements Program project?							
a. Sewage System Type: Individual septic			☐ Ye	s			No		
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Description of 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.) Descriptional may be well as the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)									
b. Available: Now 1-3 years 3-5 years 5+ years c. Washoe County Capital Improvements Program project? Pes No 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 # 69702 acre-feet per year 6.00 b. Certificate # acre-feet per year c. Surface Claim # acre-feet per year d. Other, # 4940116 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): Skaggs Family Trust 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. 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.)									
c. Washoe County Capital Improvements Program project? Yes No			☐ Pu	blic system	Provider:				
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			Yes	☑ No	If yes, include	a separate	set of attachments and n	naps.	

OWNER'S CERTIFICATE

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BY: SHANNON SKAGGS ITS: TRUSTEE DATE BY: JEFF L. SKAGGS ITS: TRUSTEE STATE OF

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VICINITY MAP

DIRECTOR OF PLANNING & BUILDING CERTIFICATE

THE FINAL MAP IS APPROVED AND ACCEPTED THIS DAY OF BRECORD OF WATCHER OF PLANMAN AND BUILDING OF WANCE COUNTY, NEIVADA, IN ACCORDANCE WITH NEIVADA. REVISED START THE OUR ATTACK.

BY: KELLY MULLIN ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

DATE

TITLE COMPANY CERTIFICATE

THE EUROSTACE STATE ASSESSMENT STATE AND THE REPORT STATE ASSESSMENT ASSESSMENT STATE ASSESSMENT ASSESSMEN

BY:	

DATE

STEWART TITLE GUARANTY COMPANY

UTILITY COMPANY CERTIFICATES

SIERRA PACIFIC POWER COMPANY DIBJA NV ENERG

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

SURVEYOR'S CERTIFICATE

I, DEAN NEUBAUER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS A GENT AND ASSOCIATES, INC. CERTIEY THAT:

1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JEFF SKAGGS.

2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHEAST ONE-QUARTER (NE14) OF SECTION 8, T.148N, R.20E; M.D.M., AND THE SURVEY WAS COMPLETED ON

3) THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDIMANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACITER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABLITY.

DEAN NEUBAUER, P.L.S. 9392



DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOTE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SERVICE DEFOCKL, WITER POLLUTICS, THE MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIRENTS AND PROVISIONS OF THE BANGOMENTAL HEALTH SERVICES.

FOR THE DISTRICT BOARD OF HEALTH

WATER & SEWER RESOURCES REQUIREMENTS

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

TIMBER WEISS WASHOE COUNTY

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFES THAT ALL PROPERTY TASES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN WITHOUTHER THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN HAD PURSAWIT TO MISS SHAZES.

A.P.N. NO. 050-470-16

WASHOE COUNTY TREASURER

PARCEL MAP

BEING A SUBDIVISION OF PARCEL D
OF PARCEL MAP NO. 5466
SITUATE WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 8, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.

SKAGGS FAMILY TRUST

