

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



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.

Project Information		Staff Assigned Case No.: _____	
Project Name: DIERKSEN PARCEL MAP			
Project Description: A SPLITTING OF PARCEL 017-110-81 INTO 4 PARCELS			
Project Address: 16000 PERLITE DRIVE, RENO NEVADA 89521			
Project Area (acres or square feet): 2.43 ACRES			
Project Location (with point of reference to major cross streets AND area locator): THE END OF PERLITE DR EAST OF TOURMALINE DR			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-110-81	2.43 ACRES		
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: SIERRA DIERKSEN, ET AL		Name: DAN KELSOE	
Address:		Address:	
RENO, NV	Zip: 89521	SPARKS, NV	Zip: 89434
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: DAN KELSOE		Contact Person: DAN KELSOE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: DAN KELSOE		Name:	
Address:		Address:	
SPARKS, NV	Zip: 89434		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: DAN KELSOE		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(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)?

16000 PERLITE DR, APPROX 400' EAST OF TOURMALINE DR

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-81	220	2.43

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

RESIDENTIAL PROPERTY WITH OPEN SPACE

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	30,065 SF	30,789 SF	21,690 SF	23,297 SF
Proposed Minimum Lot Width	VARIABLE ON ALL PARCELS			

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	MDS	MDS	MDS	MDS
Proposed Zoning Area	NO CHANGE			

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	MUNICIPAL
b. Electrical Service/Generator	NVE
c. Water Service	MUNICIPAL

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

☐ Individual wells		
☐ Private water	Provider:	
☐ Public water	Provider:	TMWA

b. Available:

☒ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
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c. Washoe County Capital Improvements Program project?

☐ Yes	☒ No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

☐ Individual septic		
☒ Public system	Provider:	MUNICIPAL

b. Available:

☒ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
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c. Washoe County Capital Improvements Program project?

☐ Yes	☒ 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):

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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.)

☐ Yes	☒ 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.)

☐ Yes	☒ 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

☐ Yes	☒ 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.)?

☐ Yes	☒ 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

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.

☐ Yes	☒ 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

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.

☐ Yes	☒ 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?

NO GRADING PROPOSED AT THIS TIME

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

NO GRADING PROPOSED AT THIS TIME

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

NO

28. Surveyor:

Name	DANIEL T KELSOE, PLS 18974
Address	2035 WOODHAVEN LANE
Phone	775-750-0584
Cell	775-750-0584
E-mail	dan@dksurveyinc.com
Fax	
Nevada PLS #	PLS 18974

56H1

SURVEYOR

I, Ernest E. Muller, Sr., hereby certify that this map is a true and correct plat of the land shown hereon as taken from field notes of a survey made by me and completed on the 19th day of June, 1993, and that the same are in accordance with the laws of the State of Nevada and the rules and regulations of the Board of County Commissioners of Washoe County, Nevada, and that the monuments shown hereon occupy the positions indicated and that the said monuments are sufficient to enable this survey to be retraced.

Ernest E. Muller, Sr., R.L.S. No. 827

OWNERS

The undersigned do hereby certify that they are the owners of the land shown hereon and that they have read the field notes and recordation of this map, and do hereby grant those easements and dedications for utility, drainage and access as shown hereon. A public utility easement is also hereby granted within each parcel shown hereon for the installation and maintenance of utility service facilities to that parcel at locations mutually agreed upon by the Owner of Record at the time of installation and the Utility Company.

James L. Bowers and Lois E. Bowers

STATE OF NEVADA

COUNTY OF WASHOE

On this 14th day of June, 1993, personally appeared before me, a Notary Public, James L. Bowers and Lois E. Bowers, known to me to be the owners of the land shown hereon, and upon oath did depose and say they executed the foregoing certificate freely and voluntarily for the uses and purposes stated herein.

Notary Public

UTILITY COMPANIES

I hereby certify that I have examined and approved the easements shown on this Parcel Map to be used by my company.

Placer County Electric Power Company
J. A. Garnett
Placer Telephone Company of Nevada
Cable TV (Cable Communications, Inc.)

COUNTY COMMISSIONERS

Approved and accepted by the Board of County Commissioners of Washoe County, Nevada, on the 19th day of June, 1993, at the office of the County Clerk, and the same shall be a part of the public records of said county, and access is rejected of this time but will remain open per N.R.S. 278.390.

County Clerk

RECORDER

Filed for record on this 14th day of June, 1993 at 10:00 minutes past 4 o'clock P.M. of the County of Washoe, Nevada, and the same shall be a part of the public records of said county, and access is rejected of this time but will remain open per N.R.S. 278.390.

County Recorder
By: [Signature]

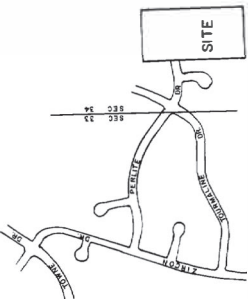
SCALE: 1" = 40'

PARCEL MAP

FOR
JAMES L. and LOIS E. BOWERS
E 1/2 SW 1/4 NW 1/4 SECTION 34
T 18 N., R 20 E., M. D. B. M.
WASHOE COUNTY, NEVADA

83.04.06

Parcel Map # 1495



VICINITY MAP
NO SCALE

LEGEND

- A Found Point
- B Set 5/8 Rebar, Top R.L.S. 827
- C Existing 15' Power Line Easement
- D Existing 30' Government Easement
- E Existing 30' Power Line Easement
- F Existing 30' Power Line Easement
- G Existing 30' Power Line Easement
- H Existing 30' Power Line Easement
- I Existing 30' Power Line Easement
- J Existing 30' Power Line Easement
- K Existing 30' Power Line Easement
- L Existing 30' Power Line Easement
- M Existing 30' Power Line Easement
- N Existing 30' Power Line Easement
- O Existing 30' Power Line Easement
- P Existing 30' Power Line Easement
- Q Existing 30' Power Line Easement
- R Existing 30' Power Line Easement
- S Existing 30' Power Line Easement
- T Existing 30' Power Line Easement
- U Existing 30' Power Line Easement
- V Existing 30' Power Line Easement
- W Existing 30' Power Line Easement
- X Existing 30' Power Line Easement
- Y Existing 30' Power Line Easement
- Z Existing 30' Power Line Easement

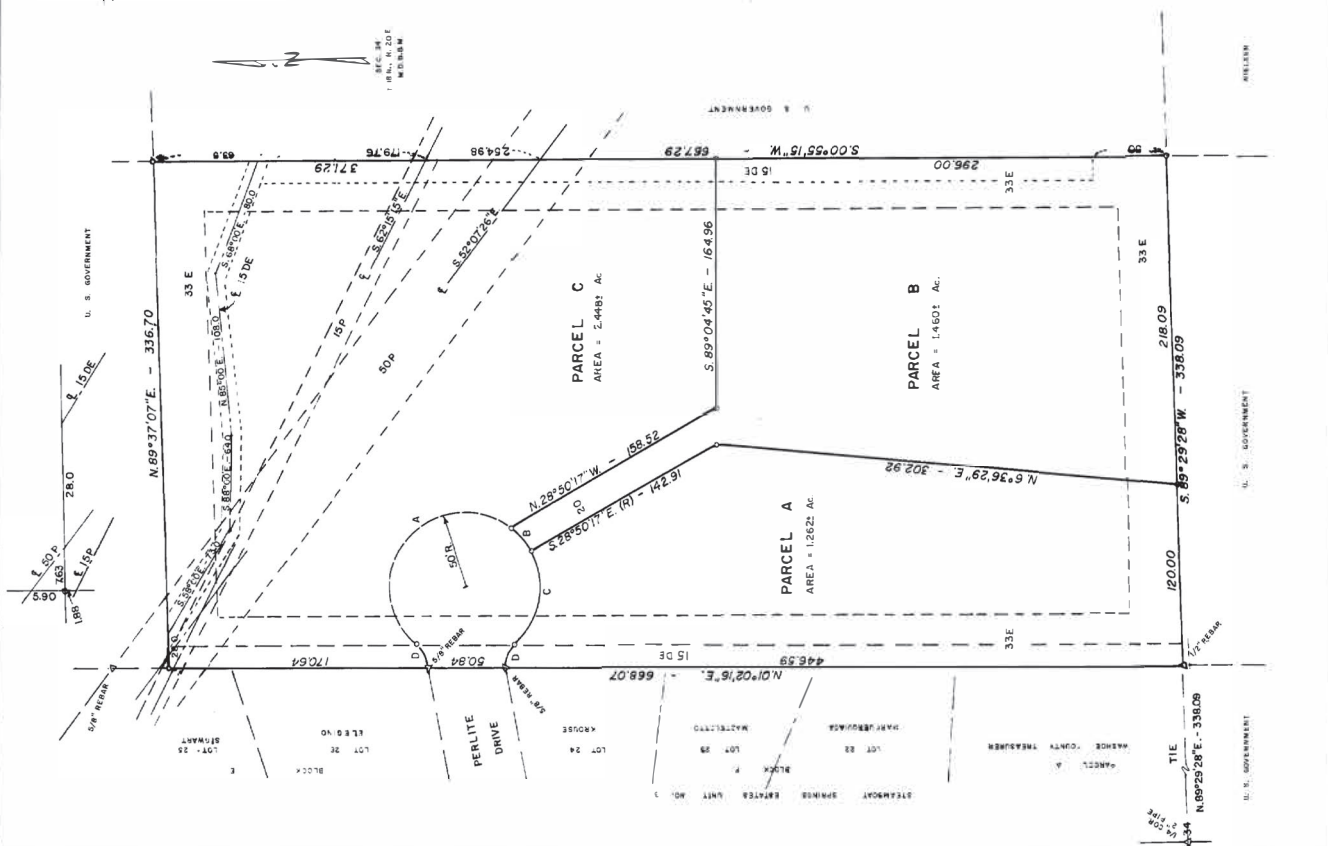
BEARINGS

Bearing source for this map is the found points of recorded plat of Steamboat Springs Estates, Unit No. 3, Document No. 45317.

CURVES

Curve	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
	79°02'26"	50	153.67	1465.01																
	23°34'41"	50	20.58	10.44																
	79°25'13"	50	69.31	41.53																
	49°32'40"	20	17.29	9.23																

83.04.06



83.04.06

1495

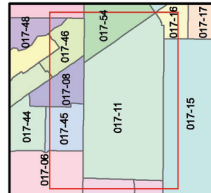
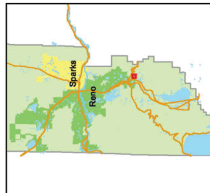
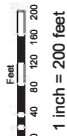
2623A



1. PARCEL MAP NO. 1495, RECORDED 13 JULY 1983 AS DOCUMENT NO. 866584, WASHOE COUNTY RECORDS.
2. SUBDIVISION TRACT MAP NO. 1630 OF STEAMBOAT SPRINGS UNIT RECORDED 10 MARCH 1977 AS DOCUMENT NO. 453117, WASHOE COUNTY RECORDS.

2. SUBDIVISION TRACT MAP NO. 1630 OF STEAMBOAT SPRINGS UNIT NO.3,
RECORDED 10 MARCH 1977 AS DOCUMENT NO. 453117, WASHOE COUNTY RECORDS.

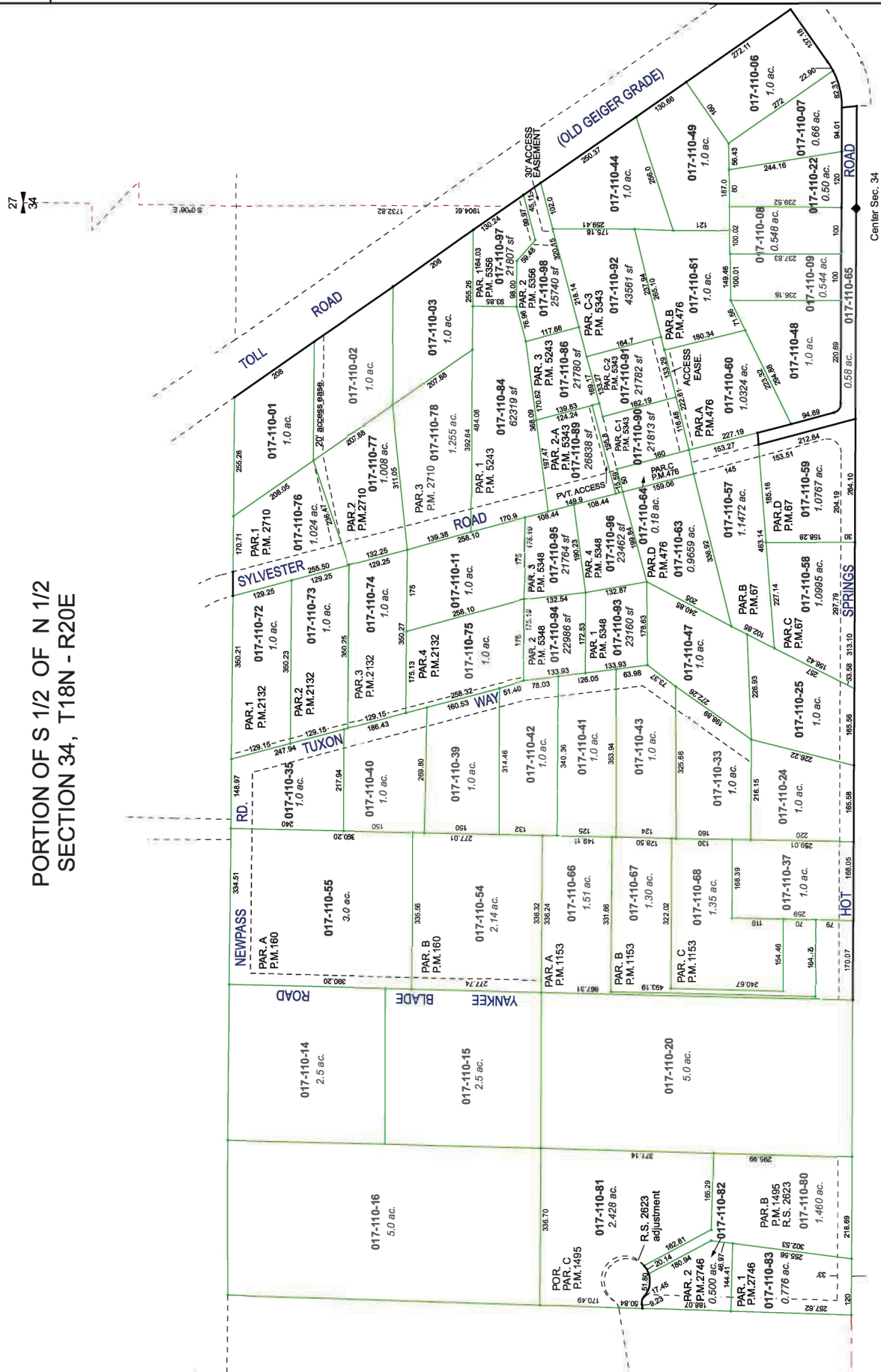
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1001 East Ninth Street
Building D
Reno, NV 89502
(775) 328-2331



created by: CFB 9/14/2009
last update: JKF 5/23/18 JKF 6/19/18
area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the accuracy or reliability of the data delineated hereon.

**PORTION OF S 1/2 OF N 1/2
SECTION 34, T18N - R20E**



33' ACCESS & UTIL.
EASEMENT PER R2

N01°38'33"E 371.21'
(N00°55'15"E 371.14' R2)

50' POWERLINE
EASEMENT PER R2

N148°15'00" E2300577.17

N01°35'25"E 296.05'
00°52'07"E 295.99' R2

N52°53'10"W 5259.55'

PARCEL C-3

21,690 S.F.
0.50 ACRES

PARCEL C-4

23,297 S.F.
0.53 ACRES

10' PUE PER THIS
MAP (TYP)

1/8" REBAR &
AP, PLS 5650

(L=51.80'
R=50.00'
Δ=59°21'19"
R2)

MIN. WIDTH AT
FRONT

99.88'
78.51'

N28°08'03"W 163.05'
(S28°50'17"E 162.81' R2)
N27°43'41"W 150.89'

20' FRONT
SETBACK

EXIST.
GARAGE

EXIST.
HOUSE

84.54'

23.95'

14.79'

48.15' 8' SIDE
SETBACK

20' REAR
SETBACK

62.28'

8' SIDE
SETBACK

N67°23'33"E 2226.99'

N88°21'27"W 164.99'
(S89°04'45"E 164.96' R2)

N173°23'19"E 289.97'

N26°42'15"W 25.99'

N08°53'17"W 24.63'