

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: Woodchuck Parcel Split @ Durkee Property			
Project Description: Divide the current 10-ac parcel into two parcels			
Project Address: 0 Woodchuck Cir			
Project Area (acres or square feet): 10.10 AC			
Project Location (with point of reference to major cross streets AND area locator): Woodchuck Circle approximately 0.4 miles west from the intersection of Plateau Rd. and Woodchuck Circle.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
014-051-17	10.10		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NA			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Durkee Trust		Name: Bell Land Surveying	
Address: 1065 Monroe St. Reno, NV Zip: 89509		Address: 100 Fillmore Way Reno, NV Zip: 89519	
Phone: 775-233-7486 Fax:		Phone: 775-240-3079 Fax:	
Email: calamitydani63@yahoo.com		Email: stevenbell@yahoo.com	
Cell: 775-233-7486 Other:		Cell: 775-240-3079 Other:	
Contact Person: Danielle Durkee		Contact Person: Steve Bell, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Darin and Tamra Murphy		Name: Murphy Built Engineering	
Address: 761 California Ave Reno, NV Zip: 89519		Address: 4480 Great Falls Loop Reno, NV Zip: 89511	
Phone: 775-691-6920 Fax: 7759964127		Phone: 775-391-6877 Fax:	
Email: darin@murphybuilt.com		Email: ken@murphybuilt.com	
Cell: 775-691-6920 Other:		Cell: 775-391-6877 Other:	
Contact Person: Darin Murphy		Contact Person: Ken Murphy, PE	
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. What is the location (address or distance and direction from nearest intersection)?

0 Woodchuck Circle approximately 0.4 miles west from the intersection of Plateau Rd. and Woodchuck Circle.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-051-17	LDS, GR, PSP	10.10

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

Vacant parcel adjacent to Woodchuck Circle. Woodchuck Circle is paved with utilities in the street and is easement zoned PSP.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	4.07	5.88		
Proposed Minimum Lot Width	803.25	290.92		

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	LDS	LDS		
Proposed Zoning Area	GR	GR		

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.)

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

a. Sewer Service	Public - Washoe County Sewer
b. Electrical Service/Generator	Public - NV Energy
c. Water Service	Public - TMWA

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<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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8. 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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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 #	NA	acre-feet per year	
b. Certificate #	NA	acre-feet per year	
c. Surface Claim #	NA	acre-feet per year	
d. Other, #	NA	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):

NA - Water to be provided by TMWA. Required water rights to be purchased through provider.
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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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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Residential exemption applies, however, slope & hillside analysis attached, See sheet SP1.1

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?

NA

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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?

NA

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.

<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.

18. How many cubic yards of material are you proposing to excavate on site?

NA - Existing street and utilities to parcels

19. 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?

NA - Existing street and utilities to parcels

20. 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?

NA - Existing street and utilities to parcels

21. 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?

NA - Existing street and utilities to parcels

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

NA - Existing street and utilities to parcels

23. 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?

NA - Existing street and utilities to parcels

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

NA - Existing street and utilities to parcels

25. 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?

NA - Existing street and utilities to parcels

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

NA - Existing street and utilities to parcels

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

NA - Existing street and utilities to parcels

28. Surveyor:

Name	Steven N. Bell
Address	100 Fillmore Way, Reno, NV 89+511
Phone	775-240-3079
Cell	775-240-3079
E-mail	stevencbell@yahoo.com
Fax	
Nevada PLS #	11420

Property Owner Affidavit

Applicant Name: Danielle M. Durkee

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, Danielle M. Durkee
(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): 041-051-17

Printed Name Danielle M. Durkee

Signed [Signature]

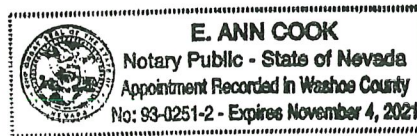
Address 1065 Monroe St. Reno, NV 89501

Subscribed and sworn to before me this 26th day of September, 2019.

E. Ann Cook
Notary Public in and for said county and state

My commission expires: _____

(Notary Stamp)



*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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
04105117	Active	10/15/2019 2:07:32 AM
Current Owner: DURKEE TRUST 1065 MONROE ST RENO, NV 89509	SITUS: 0 WOODCHUCK CIR WCTY NV	
Taxing District 4000	Geo CD:	
Legal Description		
Range 19 SubdivisionName _UNSPECIFIED Lot 2 Township 19		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$936.17	\$0.00	\$0.00	\$936.17
INST 4	3/2/2020	2019	\$936.16	\$0.00	\$0.00	\$936.16
Total Due:			\$1,872.33	\$0.00	\$0.00	\$1,872.33

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$266.56	(\$70.09)	\$196.47
<u>Truckee Meadows Fire Dist</u>	\$846.72	(\$222.65)	\$624.07
<u>Washoe County</u>	\$2,182.19	(\$573.82)	\$1,608.37
<u>Washoe County Sc</u>	\$1,785.17	(\$469.41)	\$1,315.76
<u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u>	\$0.02	\$0.00	\$0.02
Total Tax	\$5,080.66	(\$1,335.97)	\$3,744.69

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019066124	B19.135712	\$936.17	10/10/2019
2019	2019066124	B19.77560	\$936.19	8/26/2019

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
04105117	Active	10/15/2019 2:07:32 AM

Current Owner:
DURKEE TRUST

1065 MONROE ST
RENO, NV 89509

SITUS:
0 WOODCHUCK CIR
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Range 19 SubdivisionName _UNSPECIFIED Lot 2 Township 19

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$3,744.69	\$1,872.36	\$0.00	\$0.00	\$1,872.33
2018	\$3,573.19	\$3,573.19	\$0.00	\$0.00	\$0.00
2017	\$3,429.17	\$3,495.75	\$0.00	\$0.00	\$0.00
2016	\$3,342.68	\$3,461.67	\$0.00	\$0.00	\$0.00
2015	\$3,336.27	\$3,369.63	\$0.00	\$0.00	\$0.00
Total					\$1,872.33

Disclaimer

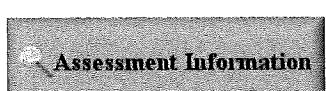
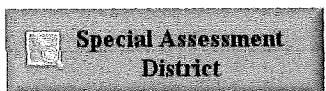
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE DURKEE TRUST IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS 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 AND 278A, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITIES AND DRAINAGE ARE HEREBY GRANTED

THE DURKEE TRUST

DANIELLE M. DURKEE, TRUSTEE DATE

STATE OF NEVADA)
COUNTY OF WASHOE) SS

ON THIS DAY OF 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF WASHOE, DANIELLE M. DURKEE, TRUSTEE OF THE DURKEE TRUST WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NAME DATE

TITLE COMPANY CERTIFICATE:

ORDER NUMBER: 107314-MDD DATED 8/7/2019

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE DURKEE TRUST OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE. WESTERN TITLE COMPANY

BY: TITLE OFFICER DATE:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM MEETS ALL THE 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. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS DAY OF 2019 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

TAX CERTIFICATE: (APN # 041-051-17)

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

WASHOE COUNTY TREASURER DATE

TITLE

UTILITY COMPANY CERTIFICATE:

THE UNDERSIGNED UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY HAVE REVIEWED THIS MAP AND FIND THAT THE UTILITY EASEMENTS DESIGNATED AND SHOWN HEREON HAVE BEEN REVIEWED AND ARE APPROVED.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

PRINT NAME AND TITLE:

SIERRA PACIFIC POWER CO. (DBA NV ENERGY) DATE

PRINT NAME AND TITLE:

TRUCKEE MEADOWS WATER AUTHORITY DATE

PRINT NAME AND TITLE:

NEVADA BELL TELEPHONE CO., dba AT&T NEVADA DATE

PRINT NAME AND TITLE:

CHARTER COMMUNICATIONS DATE

PRINT NAME AND TITLE:

NOTES:

- 1. PUBLIC UTILITY AND CABLE TV EASEMENTS (PUE) ARE HEREBY GRANTED AS FOLLOWS: 5' ALONG ALL SIDE AND REAR LOT LINES AN 10' ALONG LOT LINES ADJACENT TO STREETS.
2. A PUBLIC UTILITY EASEMENT (PUE) AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE 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 THAT TIME, AND THE UTILITY COMPANY. PUE INCLUDES CATV.
3. A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHT OF WAYS.
4. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED COINCIDENT WITH ALL SIDE AND REAR LOT LINES.
5. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE PARCELS ARE IN FLOOD ZONE "X" AND THIS WAS DETERMINED FROM FLOOD INSURANCE RATE MAP NO. 32051C3225G.
8. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
9. ANY DEVELOPMENTS ON THE PROPERTY SHALL MEET THE REQUIREMENTS OF WASHOE COUNTY CODE 60, WATER FOR SUPPRESSION, MEETING BOTH DURATION AND FLOW, SHALL BE PROVIDED AT BUILDING PERMIT.
10. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
11. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
12. PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE UNIT FIXTURE COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANTS ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
13. 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 A PUBLIC UTILITY EASEMENT ADJACENT TO SERVE EACH PARCEL RESPECTIVELY.
14. A 20' PRIVATE EASEMENT IS GRANTED ALONG THE WEST LINE OF PARCEL 1 AS SHOWN ON THIS MAP FOR THE PURPOSE OF THE INSTALLATION, OPERATION, AND MAINTENANCE OF A PRIVATE WATERLINE FOR THE BENEFIT OF PARCEL 2 PER THIS MAP.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AS DOCUMENT NO.2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, PLS 20464 WASHOE COUNTY SURVEYOR

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

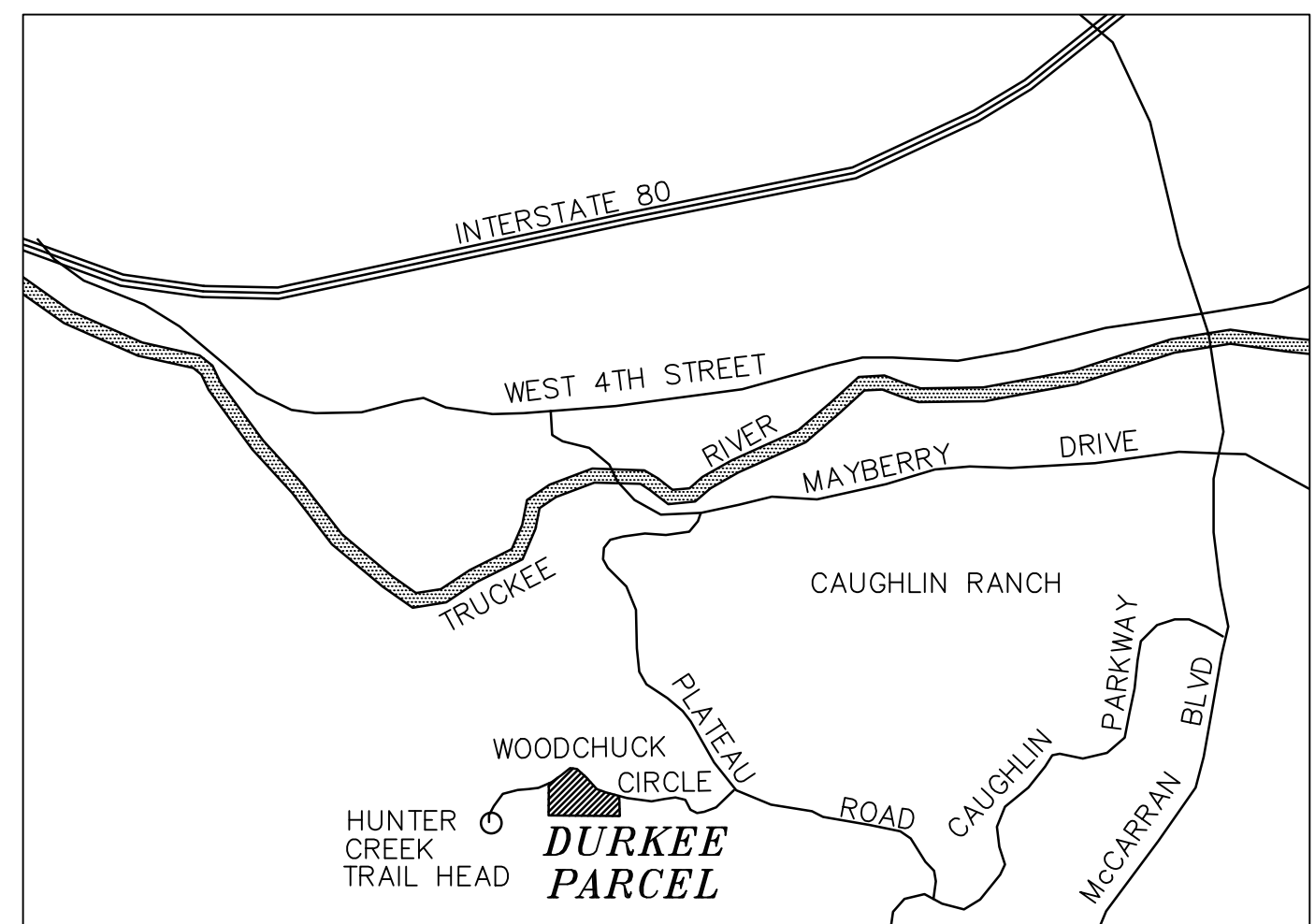
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

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. THIS MAP HAS BEEN FOUND TO MEET ALL ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH DATE

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA. Rows C1 through C9.



VICINITY MAP NOT TO SCALE

REFERENCES

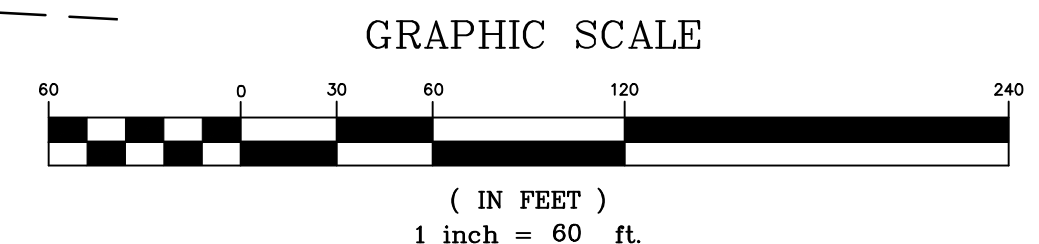
- R1 = PARCEL MAP P1298 FOR MARIAN E. DURKEE, RECORDED AS DOCUMENT 769502 ON NOVEMBER 20, 1981.
R2 = CERTIFICATE OF AMENDMENT, DOC. No 2854261, RECORDED 5/14/2003.
R3 = IRREVOCABLE OFFER OF DEDICATION, DOC. No 3189717, RECORDED 3/29/2005.
R4 = EASEMENT NON DISTURBANCE EASEMENT, DOC. No 3592583 RECORDED 11/08/2007.
R5 = WESTERN TITLE PRELIM No 107314-MDD DATED 8/7/2019.
R6 = ROS/BLA S3950 DATED 6/29/2001.
R7 = PARCEL MAP P3987 DATED 4/3/2003
R8 = THE RIDGES AT HUNTER CREEK PHASE 1 TRACT MAP 14833 DATED 11/8/2007.
R9 = THE EDGE AT HUNTER CREEK TRACT MAP T4924 DATED 10/14/2009.

BASIS OF BEARINGS

THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK.

LEGEND

- SET 5/8" REBAR AND PLS 11420 CAP, OR AS NOTED.
SET NAIL AND PLS 11420 TAG IN PAVEMENT.
FOUND PARCEL CORNER AS NOTED.
FOUND STANDARD CENTERLINE MON. PER R9.
CALCULATED POINT, NOTHING FOUND OR SET.
RECORD PER REFERENCE.
WASHOE COUNTY "VRS" BROADCAST STATION



TOTAL AREA = 10.10 ACRES

SURVEYOR'S CERTIFICATE:

I, STEVEN BELL, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
1. THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DARIN MURPHY.
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 9, T17N, R19E, MDB&M, WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON AUGUST 2019.
3. THIS MAP COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE 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.

STEVEN N. BELL, PLS 11420



COUNTY RECORDERS CERTIFICATE:

FILE NUMBER FILED FOR RECORD AT THE REQUEST OF

ON THIS DAY OF 2019 AT MIN PAST O'CLOCK M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

BY: DEPUTY

FEES:

PARCEL MAP FOR THE DURKEE TRUST

PARCEL 2 OF PARCEL MAP P1298 A PORTION OF THE NE 1/4 OF SECTION 9, T17N, R19E, MDB&M,

WASHOE COUNTY NEVADA

Bell Land Surveying 100 Fillmore Way Reno, Nevada 89519 (775) 240-3079 FALLON: 775-423-8701 Email: STEVENBELL@YAHOO.COM

sht 1 of 1

REVISION DATE: INITIAL:

MURPHY BUILT ENGINEERING
12930 VALLEY SPRINGS RD.
RENO, NV 89511
(775) 391-6877/PHONE
(775) 996-4127 FAX

EXISTING SITE CONDITIONS
DURKEE PARCEL MAP
0 WOODCHUCK CIR
WASHOE COUNTY, NV
APN: 041-051-17

PROJ #: JSN19-643
DRAWN BY: KM
CHECKED: KM
DATE: 7/2/19
SCALE: PER PLAN

ENGINEER APPROVAL:

Stamp: MB-Stamp-Sig-19.jpg

7/26/19

SHEET No:

SP1.0

OF SHEETS

GENERAL NOTES:

- PROJECT DATA:
• ZONE: LDS/GR
• SETBACKS- FRONT: 30-FT, SIDE: 15-FT, REAR: 30-FT
• FLOOD ZONE: X - PARCEL NOT LOCATED IN FLOOD ZONE
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD OF ANY DISCREPANCIES.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL COMPACTION TEST, IF REQUIRED.
- CONTRACTOR TO OBTAIN AN E&E PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK IN THE RIGHT OF WAY, IF REQUIRED.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AS REQUIRED.
- CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO CONSTRUCTION.

LEGEND

	EXISTING GROUND CONTOUR
	FINISH GROUND CONTOUR
	DRAINAGE SWELL - 1% MIN., U.N.O.
	DRAINAGE FLOW
	PAD
	F.F.E. FINISH FLOOR ELEVATION
	H.P. HIGH POINT
	EOA EDGE OF ASPHALT
	TOC TOP OF CONCRETE
	TBC TOP BACK OF CURB
	TOW TOP OF WALL

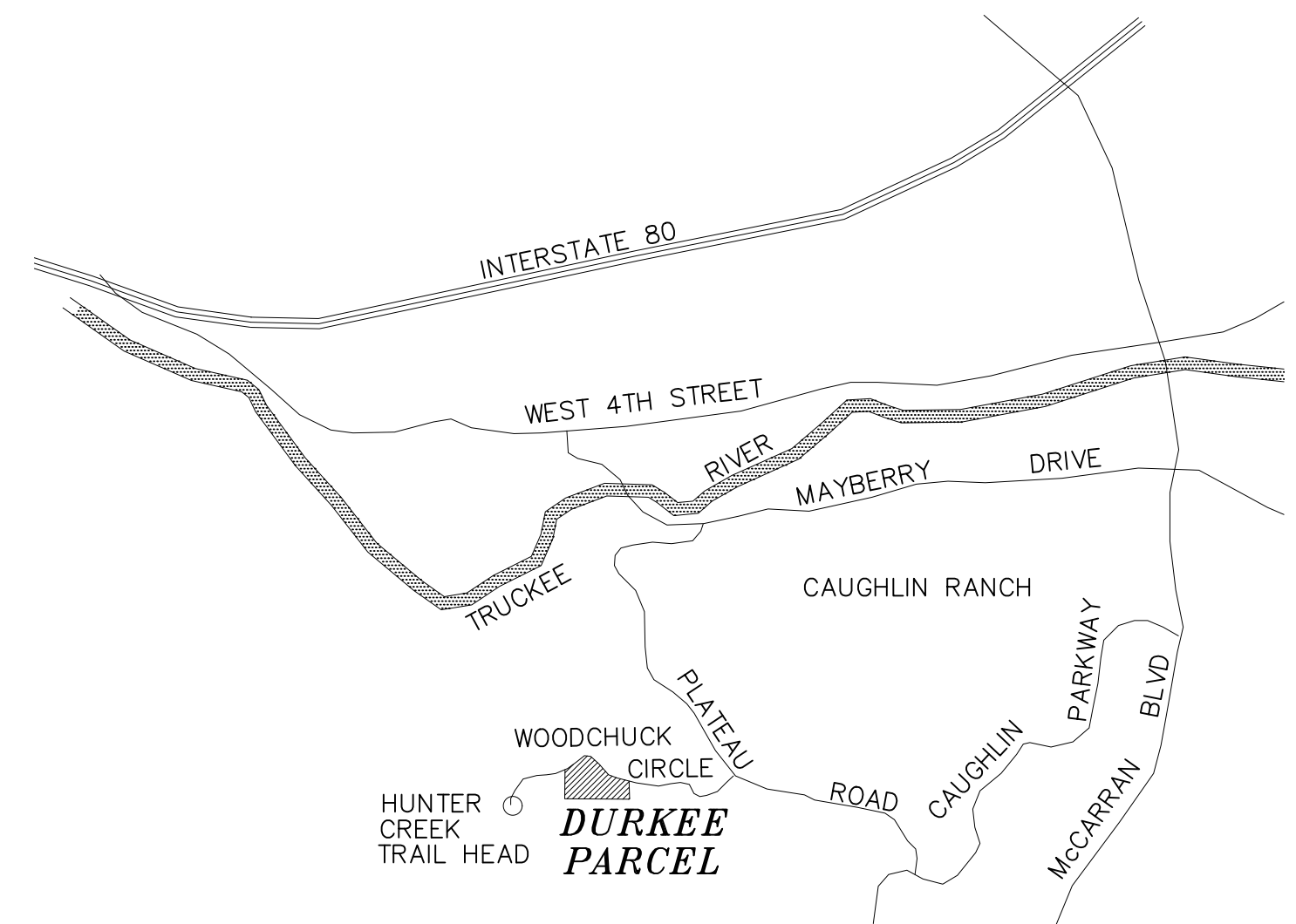
UTILITY LEGEND

	EXISTING SEWER LINE
	SANITARY SEWER LINE
	SANITARY SEWER CLEANOUT
	EXISTING GAS LINE
	GAS LINE
	EXISTING OVERHEAD POWER LINE
	POWER LINE
	EXISTING WATER LINE
	WATER LINE

BASIS OF BEARINGS
THE NAD-83/94 NEVADA STATE PLANE WEST
ZONE (EPOCH 2010) COORDINATE GRID
BEARINGS FROM THE TRUCKEE MEADOWS
REGIONAL GPS "VRS" NETWORK.

VERTICAL DATUM
NAVD 88 PER CITY OF RENO VERTICAL
CONTROL NETWORK

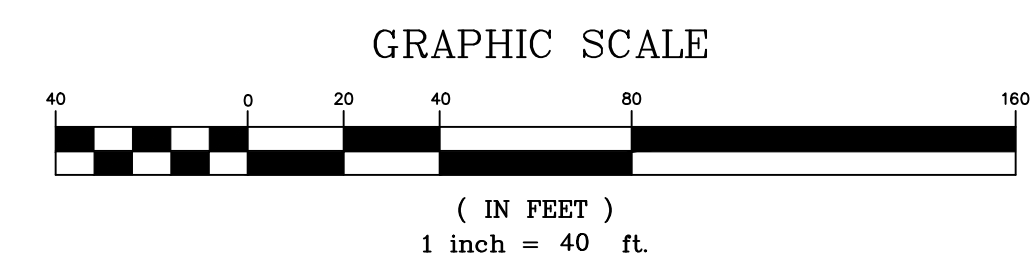
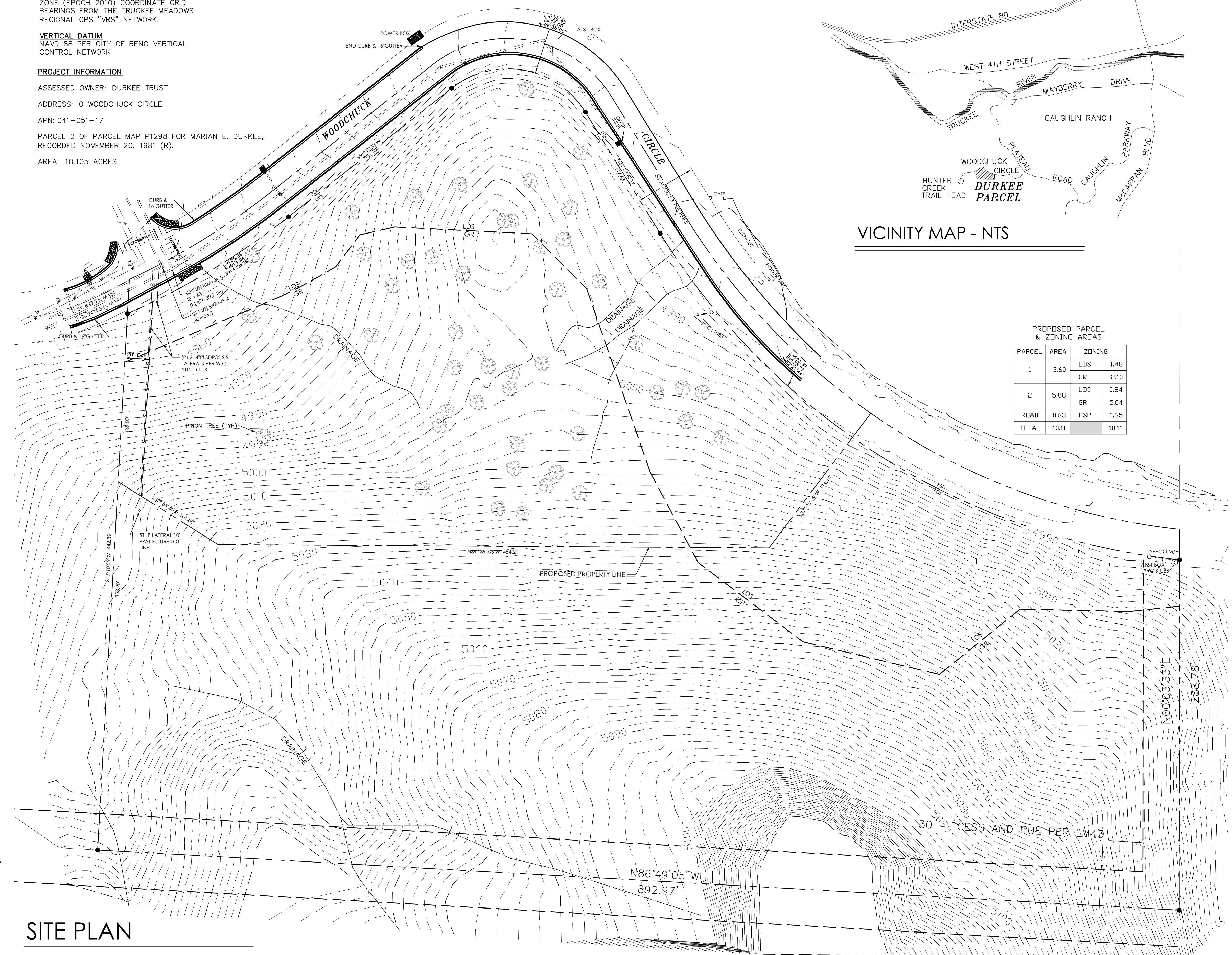
PROJECT INFORMATION
ASSESSED OWNER: DURKEE TRUST
ADDRESS: 0 WOODCHUCK CIRCLE
APN: 041-051-17
PARCEL 2 OF PARCEL MAP P1298 FOR MARIAN E. DURKEE,
RECORDED NOVEMBER 20, 1981 (R).
AREA: 10.105 ACRES



VICINITY MAP - NTS

PROPOSED PARCEL & ZONING AREAS

PARCEL	AREA	ZONING
1	3.60	LDS 1.48
		GR 2.10
2	5.88	LDS 0.84
		GR 5.04
ROAD	0.63	PSP 0.65
TOTAL	10.11	10.11



DESIGNER CONTACT INFORMATION
E.O.R./CONTACT: KEN MURPHY, P.E.
775.391.6877
KEN@MURPHYBUILT.COM



- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONALS.
- CONTRACTOR TO VERIFY EXISTING LOCATIONS OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.

SITE PLAN

SCALE: 1:40

THESE DRAWINGS ARE THE PROPERTY OF MB
ENG. AND OWNERSHIP IS PROTECTED BY
FEDERAL COPYRIGHT & COMMON LAWS.
THESE DRAWINGS ARE NOT TO BE REVISED,
REPRODUCED, OR DUPLICATED IN ANY FORM
OR MANNER WITHOUT WRITTEN CONSENT &
APPROVAL.

REVISION DATE: INITIAL:

△	
△	
△	SUBMITTAL SET 10/14/19
△	

MURPHY BUILT ENGINEERING
12930 VALLEY SPRINGS RD.
RENO, NV 89511
(775) 391-6877 PHONE
(775) 996-4127 FAX

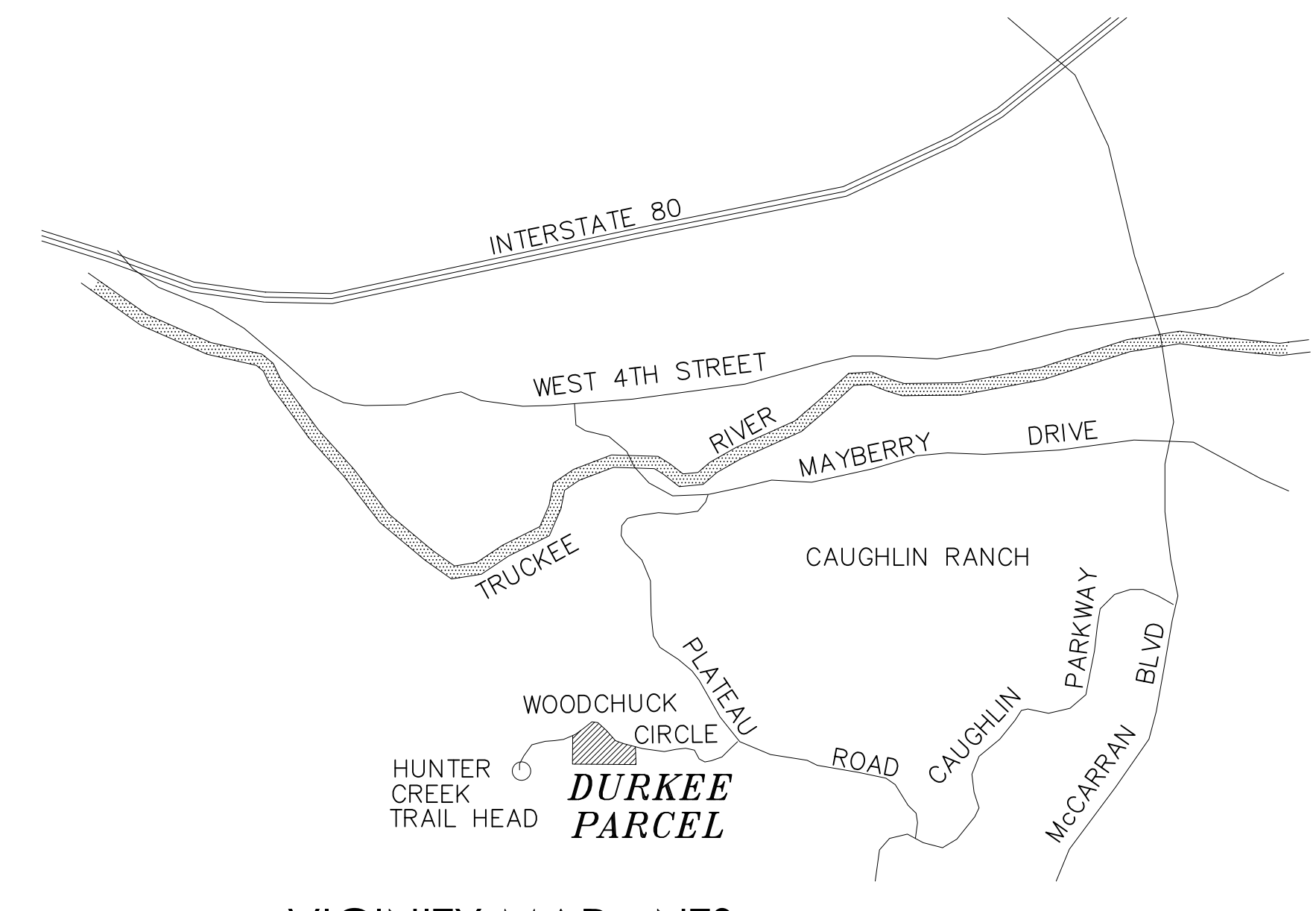
SLOPE AND HILLSIDE ANALYSIS
DURKEE PARCEL MAP
0 WOODCHUCK CIR
WASHOE COUNTY, NV
APN: 041-051-17

PROJ #: JSN19-643
DRAWN BY: KM
CHECKED: KM
DATE: 7/12/19
SCALE: PER PLAN

ENGINEER APPROVAL:

10/14/19

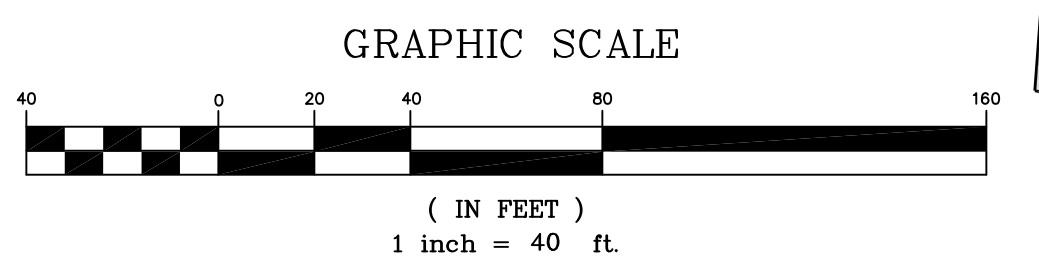
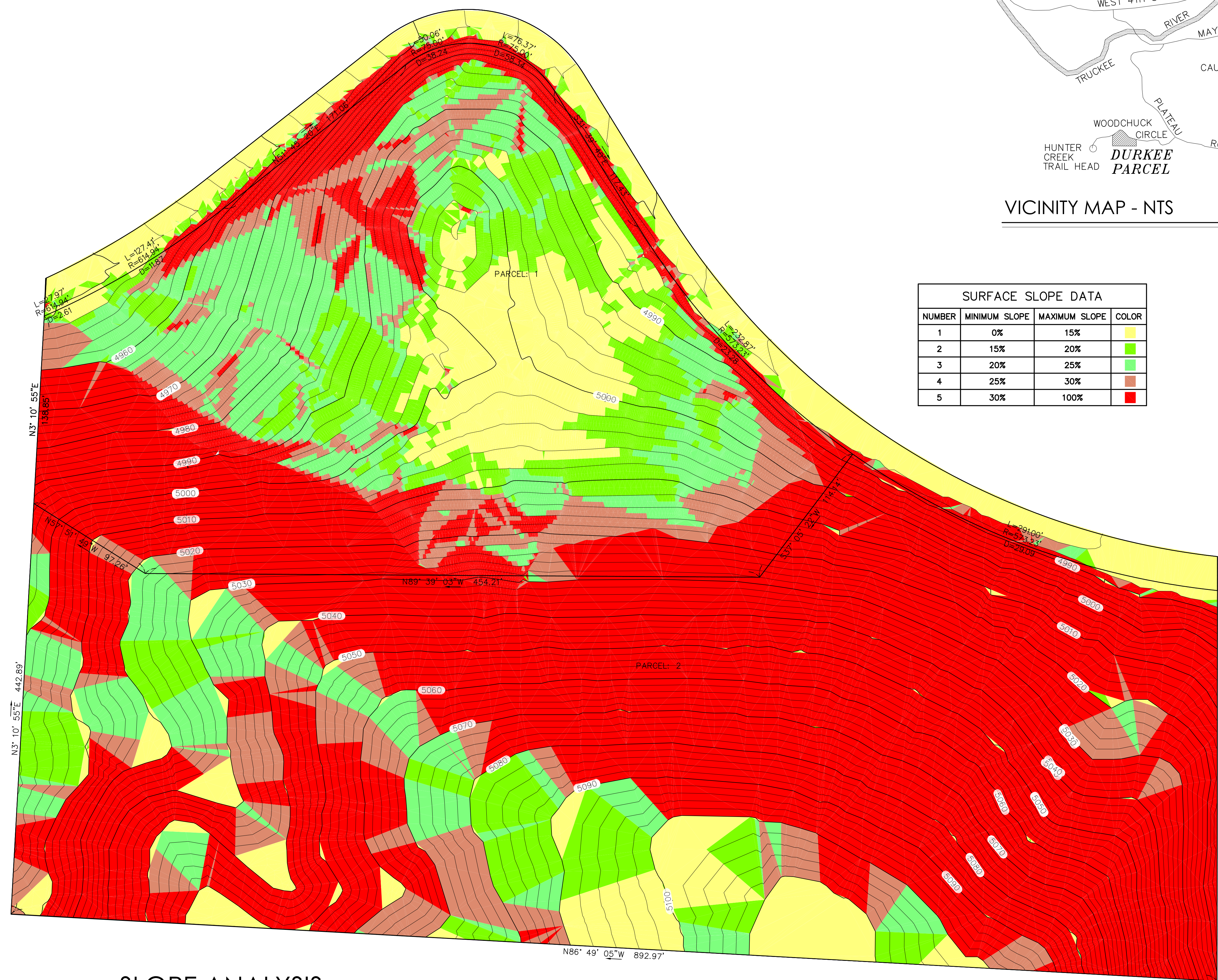
SHEET No:
SP1.1
OF SHEETS



SURFACE SLOPE DATA

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0%	15%	Yellow
2	15%	20%	Light Green
3	20%	25%	Medium Green
4	25%	30%	Dark Green
5	30%	100%	Red

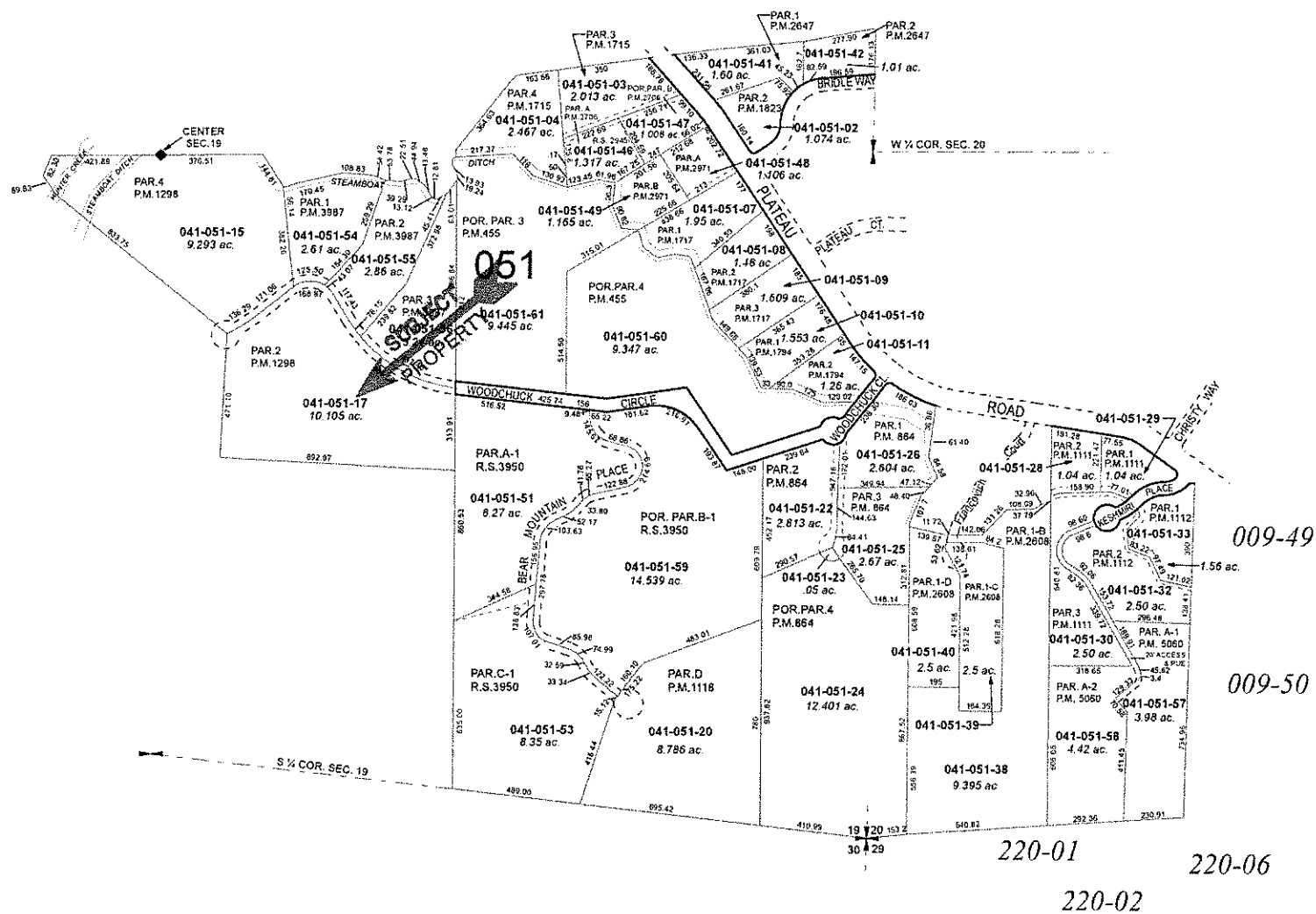
- GENERAL NOTES:**
- PROJECT DATA:
• ZONE: LDS/GR
• SETBACKS: FRONT: 30-FT, SIDE: 15-FT, REAR: 30-FT
• FLOOD ZONE: X - PARCEL NOT LOCATED IN FLOOD ZONE
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD OF ANY DISCREPANCIES.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL COMPACTION TEST, IF REQUIRED.
 - CONTRACTOR TO OBTAIN AN E&E PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK IN THE RIGHT OF WAY, IF REQUIRED.
 - CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AS REQUIRED.
 - CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO CONSTRUCTION.
- HILLSIDE ANALYSIS:**
- EACH PARCEL HAS BEEN DIVIDED WITH OF 1/2 AC OF LAND WITH A SLOPE 15% OR LESS.
 - RESIDENTIAL SITE PLANS TO BE SUBMITTED WITH CONSTRUCTION DRAWINGS.
 - NO MAJOR RIDGE LINES, RAVINES, KNOLLS, ECT EXIST ON PROPERTY.
 - NO MAJOR GEOLOGICAL CONDITIONS INCLUDING MAJOR ROCK OUTCROPPING, SLIDE AREAS, FAULTS, ECT EXISTING ON PROPERTY.
 - NO SIGNIFICANT HYDROLOGICAL CONDITIONS EXIST INCLUDING RIVERS, STREAMS, DRAINAGE CANALS, ECT. EXIST ON PROPERTY.
 - NATURAL VEGETATION NATIVE TO NORTHERN NEVADA EXIST ON THE PROPERTY.
 - NO ENDANGERED SPECIES OF ANIMALS WERE ENCOUNTERED ON THE PROPERTY.
 - NO NEW ROADS ARE NEEDED FOR THIS PARCEL MAP.



SLOPE ANALYSIS
SCALE: 1:40

DESIGNER CONTACT INFORMATION
E.O.R./CONTACT: KEN MURPHY, P.E.
775.391.6877
KEN@MURPHYBUILT.COM

PORTION OF SECTION 19 & PORTION OF THE SW ¼ OF SECTION 20, T19N - R19E



Assessor's Map Number

041-05

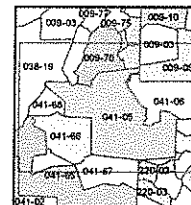
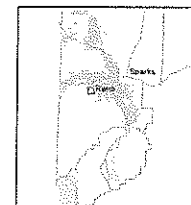
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 100 200 300 400

1 inch = 400 feet



created by: CFB 11/02/2009

last updated: CFB 01/22/2014

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 sufficiency or accuracy of the data delineated hereon.

REVISION DATE: INITIAL:

△	
△	
△	
△	REVIEW SET 4/15/20

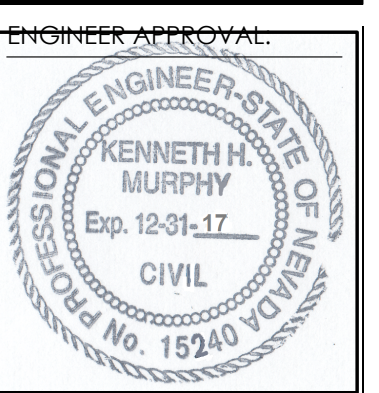
MURPHY BUILT ENGINEERING

12930 VALLEY SPRINGS RD.
RENO, NV 89511
(775) 391-6877/PHONE
(775) 996-4127 FAX

EXHIBIT B: PARCEL 2 DRIVEWAY OPTION

DURKEE PARCEL MAP
0 WOODCHUCK CIR
WASHOE COUNTY, NV
APN: 041-051-17

PROJ #: JSN19-643
DRAWN BY: KM
CHECKED: KM
DATE: 4/15/20
SCALE: 1:50

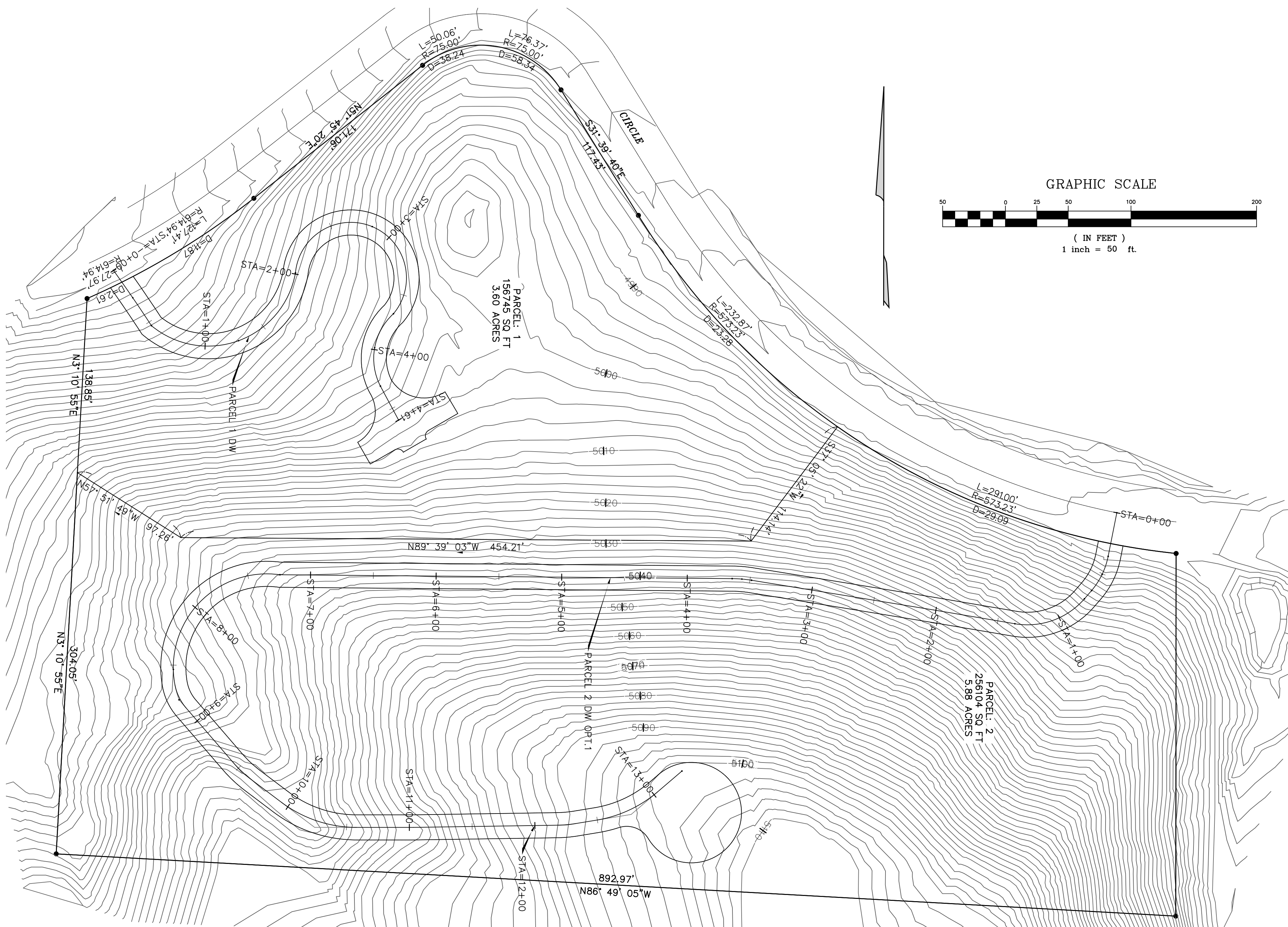
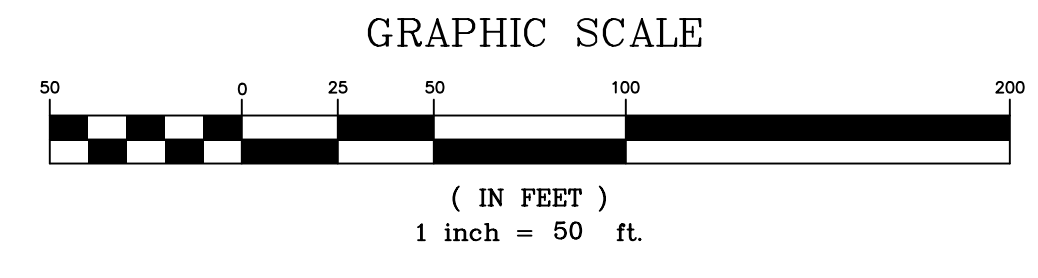


SHEET No:

2.0

OF SHEETS

EXHIBIT B PARCEL 2 DRIVEWAY OPTION DURKEE PARCEL MAP



NOTES:

THIS EXHIBIT SHOW ONE POSSIBLE DRIVEWAY TO ACCESS THE TOP OF PROPOSED PARCEL 2. THE DRIVEWAY WAS DESIGNED FOR EMERGENCY VEHICLE ACCESS WITH FINISH GRADE SLOPES EQUAL TO OR LESS THAN 14% AND A MINIMUM HORIZONTAL RADIUS OF 40-FT. FINAL GRADING SHALL BE SUBMITTED WITH CONSTRUCTION DRAWINGS FOR PARCEL 2.

THIS DRAWING IS A SUPPLEMENTAL DOCUMENT FOR DURKEE PARCEL MAP AND IS NOT FOR CONSTRUCTION.

DESIGNER CONTACT INFORMATION
E.O.R./CONTACT: KEN MURPHY, P.E.
775.391.6877
KEN@MURPHYBUILT.COM

SITE PLAN

SCALE: 1:50

