

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

| | | | |
|--|-----------------|---|-----------------|
| Project Information | | Staff Assigned Case No.: <u>PM 15-002</u> | |
| Project Name (commercial/industrial projects only): SWANSON FAMILY TRUST PARCEL MAP | | | |
| Project Description: | | | |
| Project Address: 7820 LA POSADA DR. SPARKS, NV. 89436 | | | |
| Project Area (acres or square feet): 13.99 AC. | | | |
| Project Location (with point of reference to major cross streets AND area locator): 700 FEET EAST OF THE INTERSECTION OF LA POSADA AND EAGLENEST RD. | | | |
| Assessor's Parcel No(s): | Parcel Acreage: | Assessor's Parcel No(s): | Parcel Acreage: |
| 084-270-25 | 13.99 AC. | | |
| Section(s)/Township/Range: SECTION 6, T. 20N., R. 21E MDM | | | |
| Indicate any previous Washoe County approvals associated with this application: Case Nos. | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: ERIC AND REBECCA SWANSON | | Name: LANDMARK SURVEYING | |
| Address: 8710 EAGLENEST RD. | | Address: 2548 RAMPART TERRACE | |
| SPARKS, NV | Zip: 89436 | RENO, NV. | Zip: 89519 |
| Phone: 775-336-3366 | Fax: | Phone: 775-324-0904 | Fax: 324-0904 |
| Email: ESWANSON@WORKIN.COM | | Email: HUBTAC@SBCGLOBAL.NET | |
| Cell: | Other: | Cell: 775-772-6058 | Other: |
| Contact Person: ERIC SWANSON | | Contact Person: DENNIS CHAPMAN | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: SAME AS OWNER | | 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: <u>01/26/15</u> Initial: <u>C.G.</u> | | Planning Area: <u>Spanish Springs</u> | |
| County Commission District: <u>4</u> | | Master Plan Designation(s): <u>SR</u> | |
| CAB(s): <u>SP. SPRINGS</u> | | Regulatory Zoning(s): <u>MDS</u> | |

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

7820 LA POSADA RD.

700 FEET EAST FROM THE INTERSECTION OF LA POSDA DR. & EAGLENEST RD.

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 084-270-25 | MDS | 13.99 AC. |
| | | |

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

PROPOSED PARCEL 2 HAS A SINGLE FAMILY RESIDENCE ON IT.

PROPOSED PARCEL 1,3, & 4 IS VACANT LAND.

3. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|-------------------|----------|----------|----------|----------|
| Minimum Lot Area | 9.57 AC. | 1.47 AC | 1.47AC | 1.47 AC |
| Minimum Lot Width | | | | |

4. 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 Community Development staff for additional materials that are required to be submitted.)

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

5. Utilities:

| | |
|---------------------------------|-----------|
| a. Sewer Service | SEPTIC |
| b. Electrical Service/Generator | NV ENERGY |
| c. Water Service | TMWA |

6. 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 |
|---|------------------------------------|------------------------------------|-----------------------------------|

- c. Washoe County Capital Improvements Program project?

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

7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

| | | |
|---|-----------|--|
| <input checked="" type="checkbox"/> Individual septic | | |
| <input type="checkbox"/> Public system | Provider: | |

- b. Available:

| | | | |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

- c. Washoe County Capital Improvements Program project?

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

8. 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 | |

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

| |
|--|
| |
|--|

9. 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. |
|------------------------------|--|---|

10. 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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|------------------------------|--|---|

11. 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. |
|------------------------------|--|---|

12. 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. |
|------------------------------|--|---|

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

| |
|-------------|
| <h1>NO</h1> |
|-------------|

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

PROJECT IS ADJACENT TO COUNTRYSIDE SUBD. # 1 WHICH HAS BEEN FURTHER PARCELED IN TO 46,650 SQ. FT. +/- PARCELS. THE PROPOSED PARCELS WILL BE A MINIMUM OF 1.47 ACRES. THERE WILL BE NO MASS GRADING ON THE PROJECT. ANY GRADING WILL BE FOR THE HOUSES AND SEPTIC SYSTEMS.

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. |
|------------------------------|--|---|

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?

NO

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. |
|------------------------------|--|---|

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Eric Swanson

Address: 8710 Eaglenest Rd.
Sparks, Nv. 89436

Phone : 775-336-3366 Fax: _____

Private Citizen Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

| | |
|----------------------|--|
| <u>RUMBLE COURT</u> | |
| <u>EAGLE LANDING</u> | |
| <u>SWANSON COURT</u> | |
| | |
| | |
| | |
| | |
| | |

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original approval request.

Location

Project Name: SWANSON FAMILY TRUST PARCEL MAP

Reno Sparks Washoe County

Parcel Numbers: 084-270-25

Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

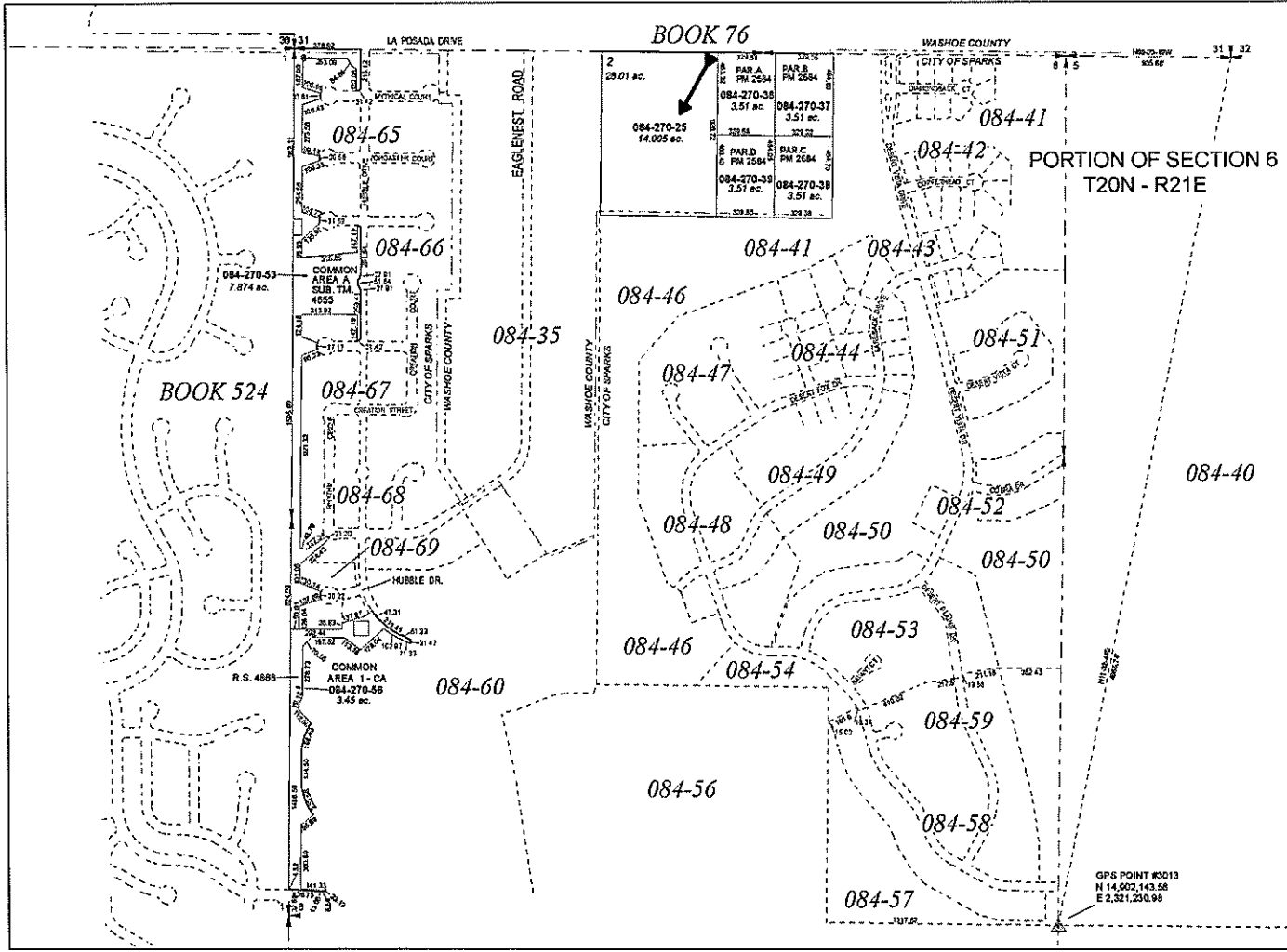
Approved: _____ Date: _____
Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Department of Public Works

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027
Phone: (775) 328-3667 - Fax: (775) 328-3699

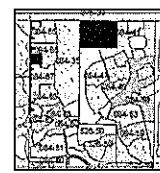
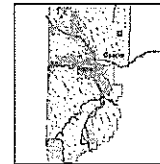


Assessor's Map Number
084-27

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



Scale: 1 inch = 500 feet

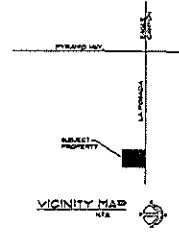
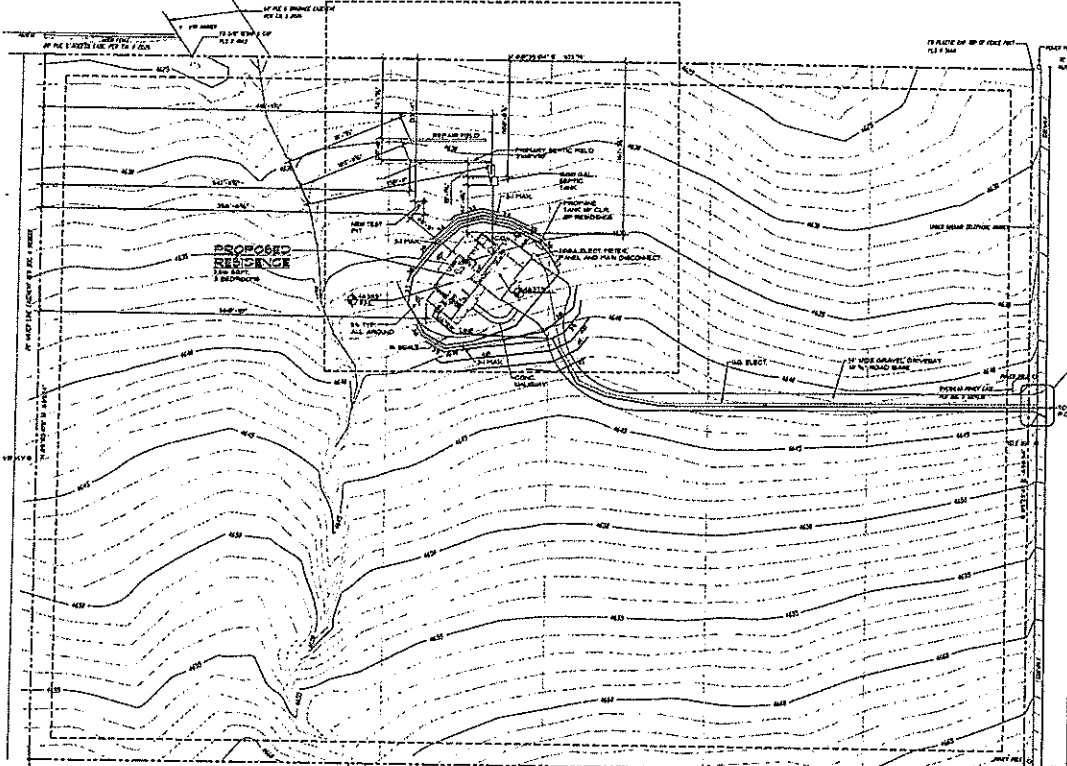


created by: CFB 10/18/2012
last updated:
see previously shown on maps

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

GPS POINT #3013
N 14,602,143.66
E 2,321,230.99

SEE ENLARGED PLAN SHEET A-11



- UTIL. NOTES:**
1. THIS PROJECT IS IN A MODERATE RATED ZONE.
 2. UTILTY APPLICABLE TO BE A MIN. 60% FOR ALL UTILTY BELL WIRE/PIPE.
 3. PROVIDE DRIVEWAY TO STRUCTURE FOR TO ACCESS.
 4. PROVIDE 5' OF CLEAR DRIVABLE SPACE AROUND STRUCTURE.

PROVIDE OF MORE LOCAL RESIDENTIAL DRIVEWAY TO THE CITY OF SPARKS PUBLIC WORKS DEPARTMENT.

OFFICE COPY

- GENERAL NOTES:**
1. PROTECTIVE SLOPE SHALL BE ASY FROM EXISTING SLOPE TO 7% MINIMUM.
 2. BACKFILL WITH #308 OF SLOPE.
 3. GRADING PLANWORK TO BE PROVIDED PER GRADING REPORT.
 4. SLOPE LAY SHALL BE FOR DRAINAGE TO 1/4" PER FOOT.
 5. ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE FAC. TRAILER EDITION.
 6. PLACEMENT OF STRUCTURE WHEN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR NOTIFY ARCHITECT OF ANY DISCREPANCY.
 7. PROVIDE DRAINAGE BASIN 5' X 5' MIN. IN FRONT PROPERTY LINE AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY.
 8. OWNER TO PROVIDE SOIL INVESTIGATION AND CORRECTION TO BE PROVIDED TO ALL UTILTY LINES ON OR WITHIN THE FEET OF ADJACENT PROPERTY.
 9. NO AVAILABLE 2 YEAR FLOOD PLANE ON OR WITHIN THE FEET OF ADJACENT PROPERTY.
 10. SEPTIC AND WELL INFORMATION BASED ON INFORMATION PROVIDED BY OWNER OR ENVIRONMENTAL HEALTH DEPARTMENT.

OWNER INFORMATION
ERIC SWANSON
100 W. LAKEVIEW ROAD, SPARKS, NV 89430
775-351-8810

LOT AREA : 14.25 ACRES
APN : 084-210-25
ZONING - M.D.S.

Eric Swanson
Eric Swanson
REGISTERED
RESIDENTIAL DESIGNER
No. 8649 STATE OF NEVADA
JUL 11 2014

ACCEPTED
MAY 31 2014
MAY 31 2014

SITE PLAN
SCALE 1" = 40'-0"

APN : 084-210-22
SERVED BY COMMUNITY WATER SYSTEM

APN : 084-210-36
SERVED BY COMMUNITY WATER SYSTEM

JARON WARDEN
RESIDENTIAL DESIGN LLC
1000 N. 1ST ST SUITE 2010
RENO, NV 89502
775-344-8810

SWANSON RESIDENCE
NEW RESIDENCE
LA PASADENA DRIVE
SPARKS, NV

A-1
9-11-13

