

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: 701 Hogan Court, a Condominium			
Project Description: A subdivision of existing structure			
Project Address: 701 Hogan Ct., Incline Village			
Project Area (acres or square feet): 18,191 sq. ft.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 701 Hogan Court, Incline Village			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
129-022-07	18,191 S.F. (0.418AC)		
Section(s)/Township/Range: SW 1/4 SECTION 10, T.16N., R.18E.			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Poker Brown, LLC		Name: Arnett & Associates, Inc.	
Address: 6770 South McCarran Blvd. #202 Reno, NV 89451      Zip: 89451		Address: 120 Country Club Dr., Unit 13 Incline Village, NV 89451      Zip: 89451	
Phone: 775-200-7599      Fax:		Phone: 775-831-8618      Fax:	
Email: bnelson@elevateig.com		Email: ken@arnettconsultants.com	
Cell:      Other:		Cell:      Other:	
Contact Person: Brett Nelson		Contact Person: Ken Arnett, PLS	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner		Name: Hill Planning	
Address:		Address: P.O. Box 6139	
Zip:		Incline Village, NV      Zip: 89450	
Phone:      Fax:		Phone: 775-832-5235      Fax:	
Email:		Email: tahoeHills@worldnet.att.net	
Cell:      Other:		Cell:      Other:	
Contact Person:		Contact Person: Kristina Hill	
<b>For Office Use Only</b>			
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)

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)?

701 Hogan Court, Incline Village, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
129-022-07	LDU - Low Density Urban	18,191 sq. ft. (0.418 ac.)

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

Existing four (4) unit 4-plex

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	N/A			
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 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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5. Utilities:

a. Sewer Service	IVGID
b. Electrical Service/Generator	NV Energy
c. Water Service	IVGID

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:	IVGID

- 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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7. 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:	IVGID

- 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. 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 #	IVGID	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):

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

None proposed
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14. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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15. 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?

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16. 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.

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

None proposed
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18. 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?

N/A

19. 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?

N/A

20. 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?

N/A



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

N/A

22. 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?

N/A

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

N/A

24. 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?

N/A

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

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

N/A
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27. Surveyor:

Name	Arnett & Associates, Inc.
Address	120 Country Club Dr. Unit 13 Incline Village, NV 89451
Phone	775-831-8618
Cell	
E-mail	ken@arnettconsultants.com
Fax	775-831-8534
Nevada PLS #	PLS 7629



**NEGATIVE DECLARATION NOTES**

1. NO LAND IS BEING DEDICATED OR RESERVED FOR PARKS, RECREATION AREAS, COMMON OPEN SPACE, SCHOOLS OR ANY OTHER PUBLIC PURPOSES.
2. ADJACENT STRUCTURES WITHIN 10' OF THE PROPERTY LINE HAVE BEEN SHOWN.
3. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
4. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME. NO KNOWN EARTH SLIDE AREAS, AVALANCHE AREAS, OR OTHER HAZARDOUS SLOPES HAVE BEEN OBSERVED ON THIS PARCEL.
5. NO WETLANDS EXIST ON THE SUBJECT PARCEL.

**NOTES:**

1. COMMON AREA IS THE ENTIRE SUBDIVISION EXCEPTING UNITS 1 THROUGH 4 AS SHOWN HEREON.
2. ALL COMMON AREA SHOWN ON THIS PLAT IS SUBJECT TO A BLANKET EASEMENT FOR SEWERS, SURFACE AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES FOR THE BENEFIT OF THE PROPERTY OWNERS OF THIS SUBDIVISION. SUCH EASEMENTS TO INCLUDE, BUT NOT BE LIMITED TO, SEWER, STORM DRAIN, POWER, GAS, WATER, TELEPHONE AND TELEVISION CABLE LINES. SUCH BLANKET EASEMENT IS HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND RIGHT OF ACCESS THERETO FOREVER OF THE ABOVE MENTIONED UTILITIES WITHIN THE ABOVE MENTIONED SUBDIVISION, AND THE EXTENSION OF SAID UTILITIES TO OTHER PROPERTIES, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNERS OR HOMEOWNERS ASSOCIATION AND THE UTILITY COMPANY AT THE TIME OF INSTALLATION.
3. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL WATER & SEWER LINES WITHIN THE SHOWN COMMON AREA TO THE CONNECTION TAP AT I.V.G.I.D.'S PUBLIC SEWER & WATER MAINS.
4. DETENTION/INFILTRATION AND OTHER STORM DRAINAGE FACILITIES, AS WELL AS THE COMMON AREA AND THE PRIVATE DRIVEWAYS SHALL BE PERPETUALLY FUNDED AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.

**TITLE NOTES:**

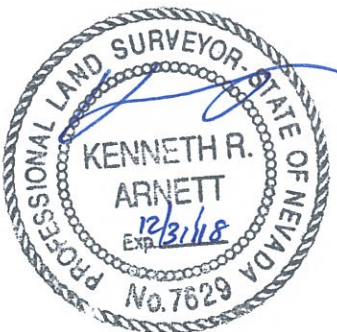
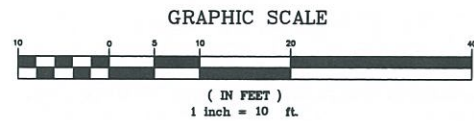
THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY WESTERN TITLE COMPANY, ORDER NO. 090574-DJA, DATED JULY 21, 2011.

THE FOLLOWING DOCUMENTS AFFECT THE PARCEL:

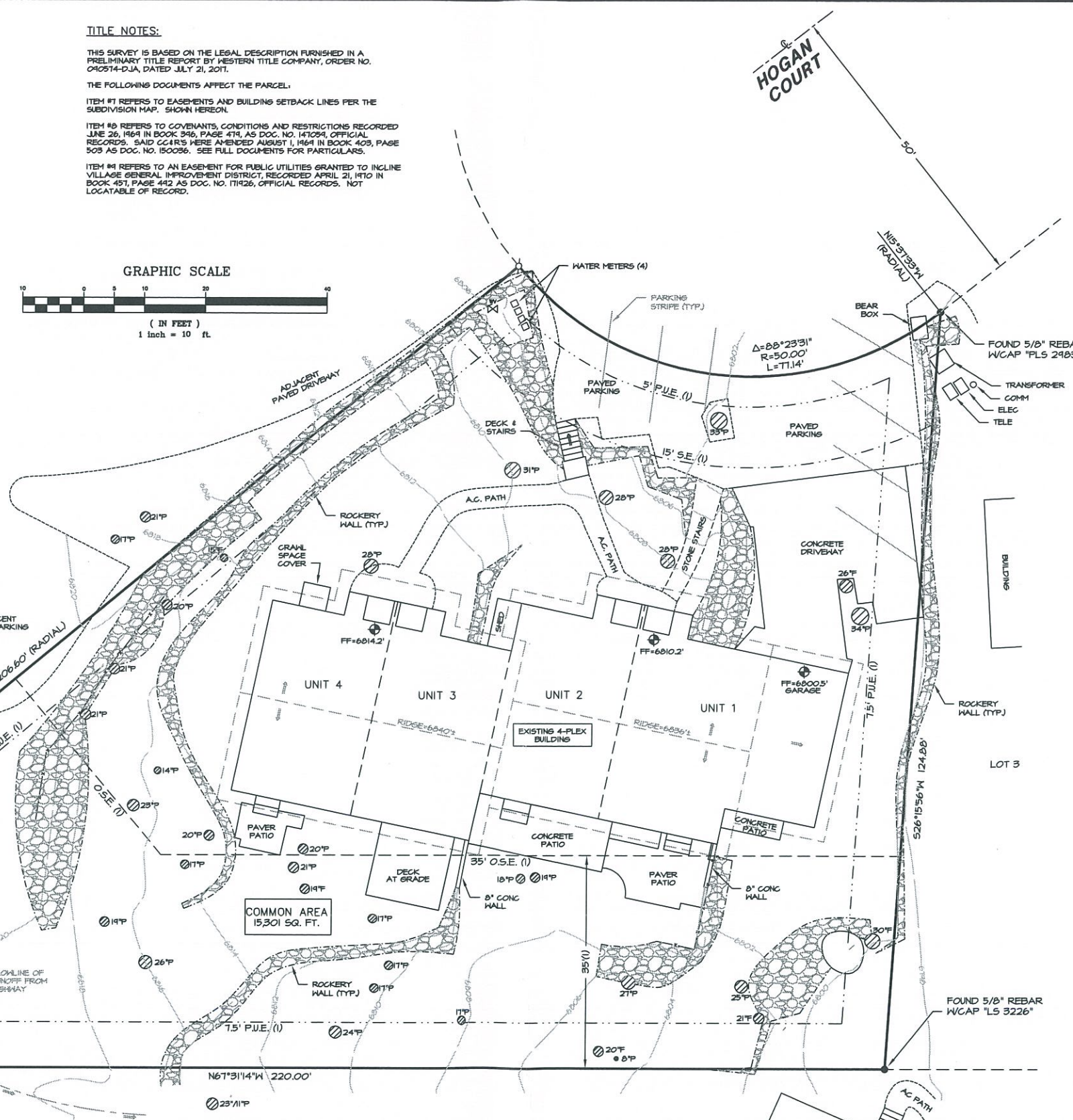
ITEM #1 REFERS TO EASEMENTS AND BUILDING SETBACK LINES PER THE SUBDIVISION MAP, SHOWN HEREON.

ITEM #8 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 26, 1964 IN BOOK 346, PAGE 474, AS DOC. NO. 147054, OFFICIAL RECORDS. SAID CC&R'S WERE AMENDED AUGUST 1, 1964 IN BOOK 409, PAGE 509 AS DOC. NO. 150036. SEE FULL DOCUMENTS FOR PARTICULARS.

ITEM #9 REFERS TO AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, RECORDED APRIL 21, 1970 IN BOOK 451, PAGE 442 AS DOC. NO. 11426, OFFICIAL RECORDS. NOT LOCATABLE OF RECORD.



CONDOMINIUM PARCEL MAP NO. 1158



**SURVEYOR/ MAP PREPARER:** ARNETT & ASSOCIATES, INC. KENNETH R. ARNETT, P.L.S. 120 COUNTRY CLUB DR. NO. 13 INCLINE VILLAGE, NV 89451 PHONE: (775) 831-8618

**LANDOWNER:** POKER BROWN, LLC BRETT NELSON 6710 SOUTH McCARRAN BLVD. #202 RENO, NV 89501 (775) 200-1549

**LAND USE PLANNER:** HILL PLANNING KRISTINA HILL P.O. BOX 6134 INCLINE VILLAGE, NV 89450 PHONE/FAX: (775) 832-5235

SITE INFORMATION	
A.P.N. 129-022-07	701 HOGAN CT. INCLINE VILLAGE, NV
LAND USE INFORMATION	
TOTAL LOT AREA:	18,191 S.F. (0.418 ACRES)
UNIT 1 AREA:	1,006 S.F.
UNIT 2 AREA:	628 S.F.
UNIT 3 AREA:	628 S.F.
UNIT 4 AREA:	628 S.F.
TOTAL:	2,890 S.F.
TOTAL COMMON AREA:	15,301 S.F.
EXISTING ZONING/LAND USE DESIGNATION:	LDU - LOW DENSITY URBAN
GENERAL PLAN:	INCLINE VILLAGE (COMMUNITY PLAN)
SETBACKS:	15' SETBACK FRONT, 10' REAR & 5' SIDES
DENSITY	
TOTAL LOT AREA:	18,191 S.F. (0.418 ACRES)
TOTAL PROPOSED UNITS:	4 UNITS
PROPOSED DENSITY:	9 UNITS/ACRE
ALLOWABLE DENSITY (LDU):	5 UNITS (14 UNITS PER ACRE)

**GENERAL NOTES**

1. SUBDIVISION OF EXISTING STRUCTURE BASED ON AS-BUILT SURVEY PERFORMED BY ARNETT & ASSOCIATES ON AUGUST 23, 2017.
2. THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
3. SEE SHEET 2 FOR CONDOMINIUM AIRSPACE DIAGRAMS.

**LEGEND**

- FOUND MONUMENT AS NOTED UNLESS OTHERWISE NOTED

TOTAL LOT AREA: 18,191 SQ. FT.

**VESTING TENTATIVE MAP**

**701 HOGAN COURT**

**A CONDOMINIUM**

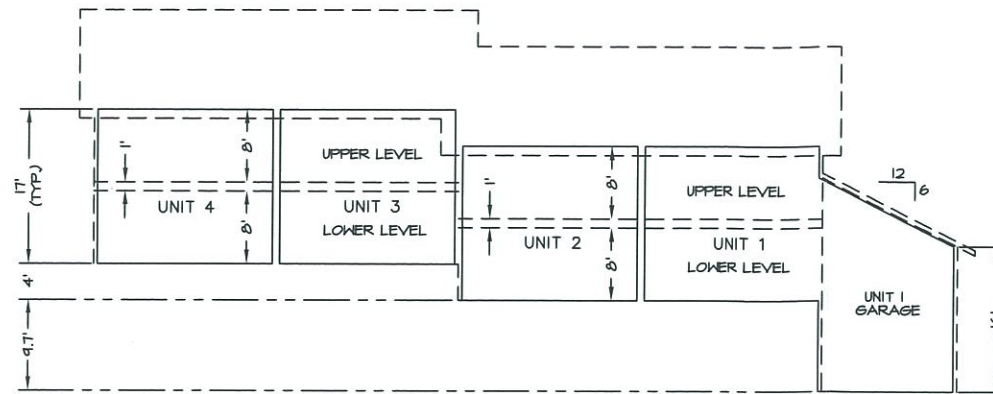
**4 UNITS**

LOT 4, BLOCK 'C', INCLINE VILLAGE UNIT NO. 3, WASHOE COUNTY OFFICIAL RECORDS AND LYING IN THE SW 1/4 SECTION 10, T. 16 N., R. 10 E., M.D.B.#M, WASHOE COUNTY, NEVADA

LAND SURVEYORS & PLANNERS  
120 COUNTRY CLUB DR., NO. 13, INCLINE VILLAGE, NV 89451

JOB: 17-07-16  
DATE: 1/30/18  
SCALE: 1"=10'  
SHEET 1 of 2

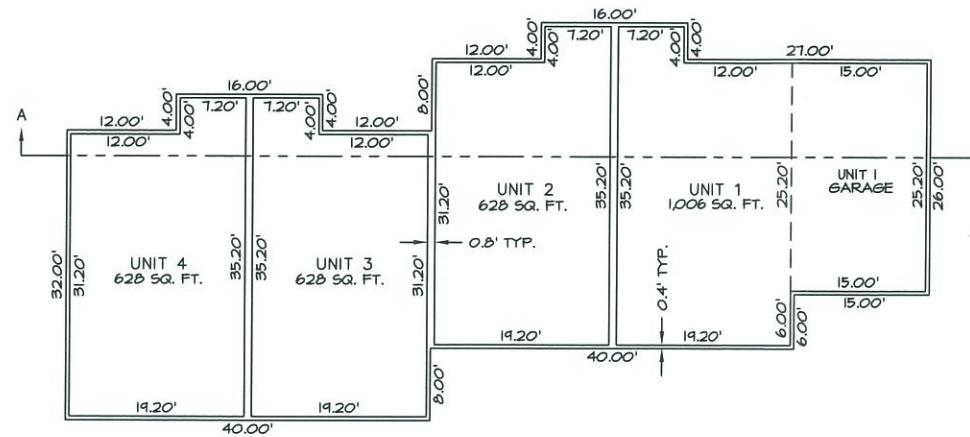




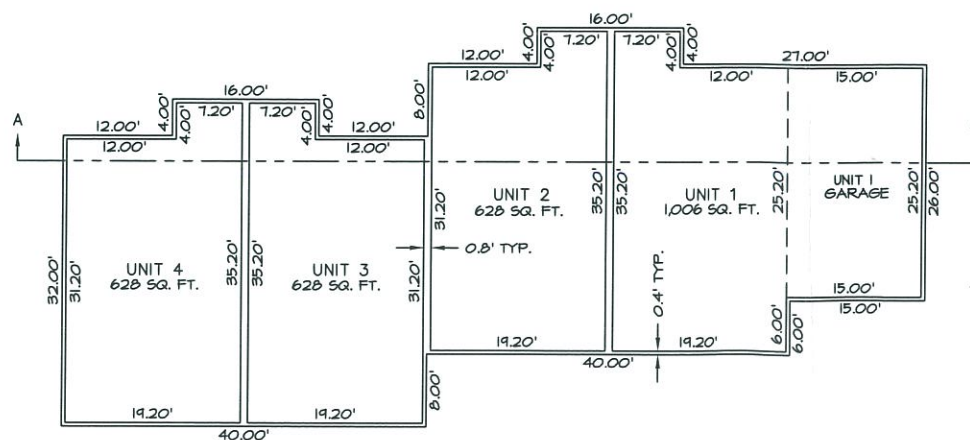
**SECTION A-A**  
SCALE: 1"=10'

**NOTES:**

1. ALL PORTIONS OF THE STRUCTURE ARE A PART OF THE COMMON AREA.



**UPPER LEVEL PLAN**  
SCALE: 1"=10'



**LOWER LEVEL PLAN**  
SCALE: 1"=10'



**AIRSPACE DIAGRAMS**

TOTAL LOT AREA: 18,191 SQ. FT.	
<b>VESTING TENTATIVE MAP</b>	
<b>701 HOGAN COURT</b>	
<b>A CONDOMINIUM</b>	
<b>4 UNITS</b>	
LOT 4, BLOCK 'C', INCLINE VILLAGE UNIT NO. 3, WASHOE COUNTY OFFICIAL RECORDS AND LYING IN THE SW 1/4 SECTION 10, T. 16 N., R. 18 E., M.D.B.#11, WASHOE COUNTY, NEVADA	
<p><b>ARNETT &amp; ASSOCIATES, INC.</b> LAND SURVEYORS • PLANNERS 120 COUNTRY CLUB DR., NO. 13, INCLINE VILLAGE, NV 89451</p>	JOB: 17-07-16
	DATE: 1/30/18
	SCALE: 1"=10'
	SHEET 1 of 2