

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: <u>WTPM16-0007</u>	
Project Name: Parcel Map for Elisandro Martinez-Rodriguez			
Project Description: A division of APN 085-750-06			
Project Address: 350 W 5th Ave			
Project Area (acres or square feet): 2.04 Ac. +/-			
Project Location (with point of reference to major cross streets AND area locator): Sun Valley - Approx. 1,800' West of the W. 5th Ave x Sun Valley Blvd. intersection and 600' East of Chocolate Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-750-06	2.04 Ac.		
Section(s)/Township/Range: NW 1/4 Sec. 19 T20N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Elisandro (Alex) Martinez-Rodriguez		Name: Meyer Surveying	
Address: 350 W. 5TH AVE Sun Valley, NV		Address: 1248 Bon Rea Way Reno, NV	
Zip: 89433		Zip: 89503	
Phone: (775) 351-7367 Fax: N/A		Phone: (775) 786-1166 Fax:	
Email: N/A		Email: rmeyer@meyersurvey.com	
Cell: (775) 351-7367 Other: N/A		Cell: (775) 830-3690 Other:	
Contact Person: Alex Martinez		Contact Person: Randy Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Elisandro (Alex) Martinez-Rodriguez		Name:	
Address: 350 W.5TH AVE Sun Valley, NV		Address:	
Zip: 89433		Zip:	
Phone: (775) 351-7367 Fax: N/A		Phone: Fax:	
Email: N/A		Email:	
Cell: (775) 351-7367 Other:		Cell: Other:	
Contact Person: Alex Martinez		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: ELISANDRO MARINEZ-RODRIGUEZ

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)

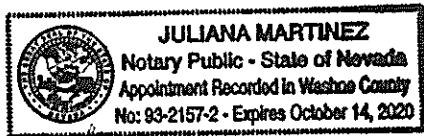
I, ELISANDRO MARTINEZ-RODRIGUEZ
(please print name)

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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 085-750-06

Printed Name ELISANDRO MARTINEZ-RODRIGUEZ



Signed *Elisandro Martinez-Rodriguez*

Address 350W. 5TH AVE. SUN VALLEY, NV

Juliana Martinez
(Notary Stamp)

Subscribed and sworn to before me this 10 day of November, 2016

Washoe County
Notary Public in and for said county and state

My commission expires: Oct 14, 2020

*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

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)?

350 W. 5th Ave Sun Valley. 1,800 W of Sun Valley Blvd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-750-06	200 SFR	2.04

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

Their is an existing Single Family Residence.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	73,853 SF	15,009 SF		
Minimum Lot Width	214.5'	120'		

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
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5. Utilities:

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

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:	SV GID

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

- 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 checked="" 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 #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other, #	N/A	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):

N/A

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?

N/A

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 checked="" 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?

N/A

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?

N/A

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

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

N/A

27. Surveyor:

Name	John Randolph Meyer (Randy)
Address	1248 Bon Rea Way Reno, NV 89503
Phone	(775) 786-1166
Cell	(775) 830-3690
E-mail	rmeyer@meyersurvey.com
Fax	N/A
Nevada PLS #	20793

Tentative Parcel Map Development Application Submittal Requirements

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

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
 - A separate \$299.00 check for the engineering technical review fee is required upon submittal.
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.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box proceeding 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 or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

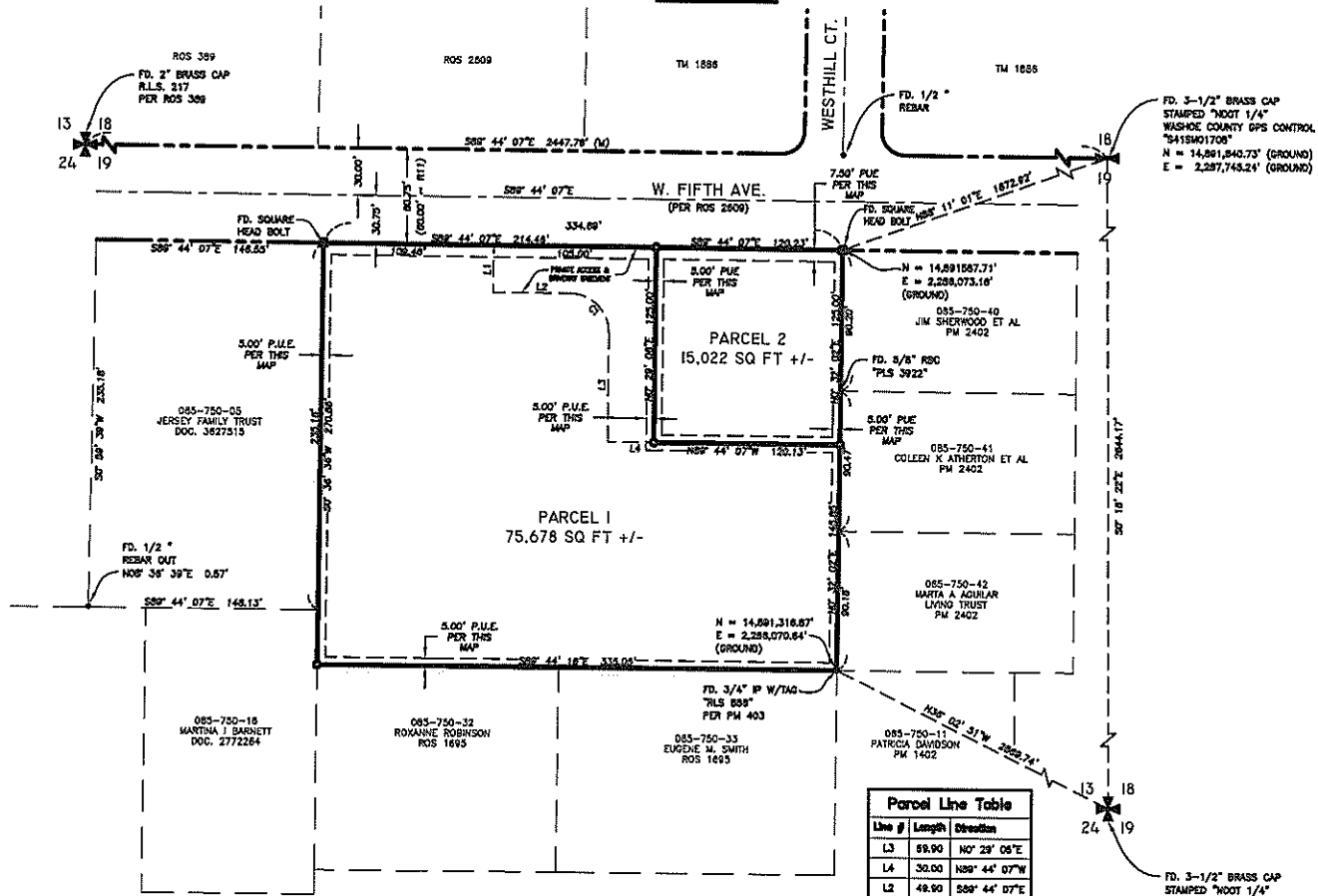
- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding 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. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. 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) 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 to clarify the potential impacts and potential conditions of development 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 Development.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

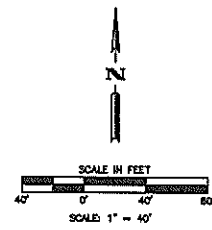
I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.

Professional Land Surveyor

TOTAL AREA = 2.08 AC. +/-
90,700 SQ.FT.



- LEGEND:**
- SET 5/8" REBAR W/ ALUMINUM CAP
"PLS 20793" OR AS NOTED
 - FOUND MONUMENT
AS DESCRIBED
 - FOUND SQUARE HEAD BOLT
 - ⊕ FD. 1/4 SECTION CORNER
 - ⊗ FD. SECTION CORNER



BASIS OF BEARINGS:

NAD 83(84), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703), BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000187939.

Line #	Length	Bearing
L3	59.90	N0° 29' 06"E
L4	30.00	S89° 44' 07"W
L2	48.90	S89° 44' 07"E
L1	30.00	N0° 29' 06"E

Curve #	Length	Station	Delta
C1	38.37	28.00	90.22

- REFERENCES:**
- OFFICIAL G.L.O. PLAT T.20N., R.20E., M.D.M. 03/23/1908
 - TRACT MAP NO. 408, FILE NO. 188427, 07/28/1950
 - ROS NO. 389, FILE NO. 336509, 04/12/1961
 - PARCEL MAP NO. 403, FILE NO. 437701, 04/04/1977
 - ROS MAP NO. 1118, FILE NO. 494248, 10/24/1977
 - ROS NO. 1132, FILE NO. 503897, 12/15/1977
 - TRACT MAP NO. 1858, FILE NO. 831858, 09/28/1979
 - DEPENDENT RE-SURVEY T.20N., R.20E., M.D.M. 03/23/1908
 - PARCEL MAP NO. 1402, FILE NO. 838813, 12/18/1982
 - ROS NO. 1868, FILE NO. 948592, 08/29/1984
 - PARCEL MAP NO. 2402, FILE NO. 1382773, 11/15/1989
 - ROS NO. 2404, FILE NO. 1558157, 03/30/1992
 - ROS NO. 2009, FILE NO. 1690378, 07/09/1993
 - DEED DOC. NO. 2772284, 12/04/2002
 - DEED DOC. NO. 3827515, 03/05/2008
 - DEED DOC. NO. 3874424, 02/18/2011
 - DEED DOC. NO. 4041090, 09/15/2011
 - DEED DOC. NO. 4128238, 08/28/2012

- NOTES:**
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO DOT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
 - PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.
 - THE NATURAL DRAINAGE WILL NOT BE IMPEDED.

PARCEL MAP
FOR
ELISANDRO MARTINEZ-RODRIGUEZ

A DIVISION OF DOCUMENT NO. 3974424
BEING THE
W1/2 OF THE N1/2 OF THE NE1/4 OF THE NW 1/4,
T.20N., R.20E., M.D.M.

WASHOE COUNTY, NEVADA

MEYER SURVEYING
SURVEYING | MAPPING | GIS

1248 Bon Bon Way Reno, NV
(775) 786-1166
meyer@meysurvey.com

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: kbozman Receipt Number: U16.14894
 Location: Treasurer's Office Receipt Year: 2016
 Session: kboz-0-12012016 Date Received: 12/01/2016

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2016090234 Bill Year: 2016 PIN: 08575006 Primary Owner: ELISANDRO MARTINEZ-RODRIGUEZ Property Addr: 350 W 5TH AVE Property Desc: Section 19 Township 20 SubdivisionName _UNSPECIFIED Range 20	187.50	187.50	0.00	0.00	187.50	187.50	0.00
Totals:		187.50	187.50	0.00	0.00	187.50	187.50	0.00

W. C. T. O. 37

DEC 01 2016

PAID

Tender Information:		Charge Summary:	
Cash	200.00	Real	187.50
Total Tendered	200.00	Total Charges	187.50

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ELISANDRO MARTINEZ-RODRIGUEZ
 350 W 5TH AVE
 SUN VALLEY NV 89433

BALANCE REMAINING	0.00
CHARGES	187.50
PAID	200.00
CHANGE	-12.50

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: kbozman Receipt Number: U16.14893
 Location: Treasurer's Office Receipt Year: 2016
 Session: kboz-0-12012016 Date Received: 12/01/2016

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2016090234 Bill Year: 2016 PIN: 08575006 Primary Owner: ELISANDRO MARTINEZ-RODRIGUEZ Property Addr: 350 W 5TH AVE Property Desc: Section 19 Township 20 SubdivisionName _UNSPECIFIED Range 20	786.58	571.97	0.00	27.11	599.08	599.08	187.50

W. C. T. O. 37
 DEC 01 2016
 PAID

Totals:	786.58	571.97	0.00	27.11	599.08	599.08	187.50
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Tender Information:		Charge Summary:	
Cash	600.00	Real	599.08
Total Tendered	600.00	Total Charges	599.08

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ELISANDRO MARTINEZ-RODRIGUEZ
 350 W 5TH AVE
 SUN VALLEY NV 89433

Due March 6, 2017

BALANCE REMAINING	187.50
CHARGES	599.08
PAID	600.00
CHANGE	-0.92