

Ophir Hill

Application to Washoe County for a:

Tentative Parcel Map

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
201 W Liberty Street, Suite 300
Reno, Nevada 89501
(775) 852-7606



Edward Thomas, P.E., LEED AP
Lumos & Associates
9222 Prototype Drive
Reno, NV 89523
(775) 827-6111

Prepared for:

Linda Burdick
Burdick Excavating Co., Inc.
PO Box 22330
Carson City, NV 89721
(775) 297-4566

May 8, 2023

Table of Contents

Project Request 1
Project Location 1
Land Use and Zoning..... 3

List of Figures

Figure 1 – Vicinity Map 1
Figure 2 – Existing Parcel Map 2
Figure 3 – Washoe County Master Plan Land Use 3
Figure 4 – Washoe County Zoning Map 4

Appendix A

Application Materials

- Washoe County Development Application
- Tentative Parcel Map Checklist
- Tentative Parcel Map – Supplemental Information Washoe

Appendix B

- Civil & Landscape Plan Set (full size sheets – 24” x 36”)** Preliminary Parcel Map

Project Request

This application contains a request for a **Tentative Parcel Map** to create 4 lots.

Project Location

The site is composed of three parcels (APN: 046-032-02, -04, -05) totaling 11.29 acres and is located adjacent to Old US 395 near Ophir Hill Road in Washoe Valley, about .75 miles south of Davis Creek Park Road. The site currently contains a single-family residence and one building for storage. Current primary access to the site is via Ophir Hill Road.



Figure 1 – Vicinity Map

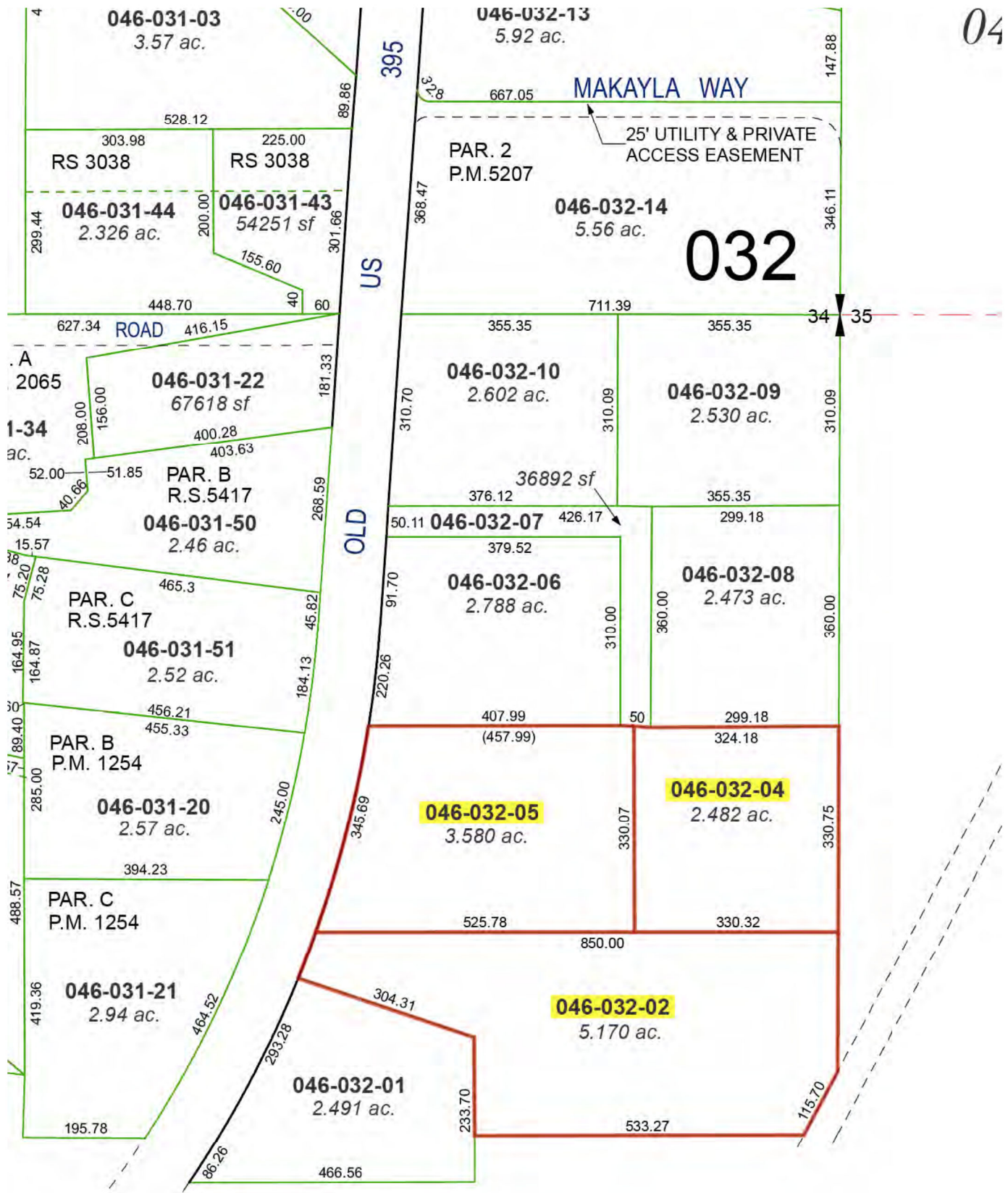


Figure 2 – Existing Parcel Map

Land Use and Zoning

The site is adjacent to vacant land to the east and south, and residential to the west and north. Rural Residential (RR) was established for the site's land use in the Washoe County Master Plan, and regulatory zoning is High Density Rural (HDR) (See Figures 3 and 4 below). The site is adjacent to similar rural or rural residential land uses on all sides. The site is part of the South Valleys Area Plan within its West Washoe Valley Rural Character Management Area.



Figure 3 – Washoe County Master Plan

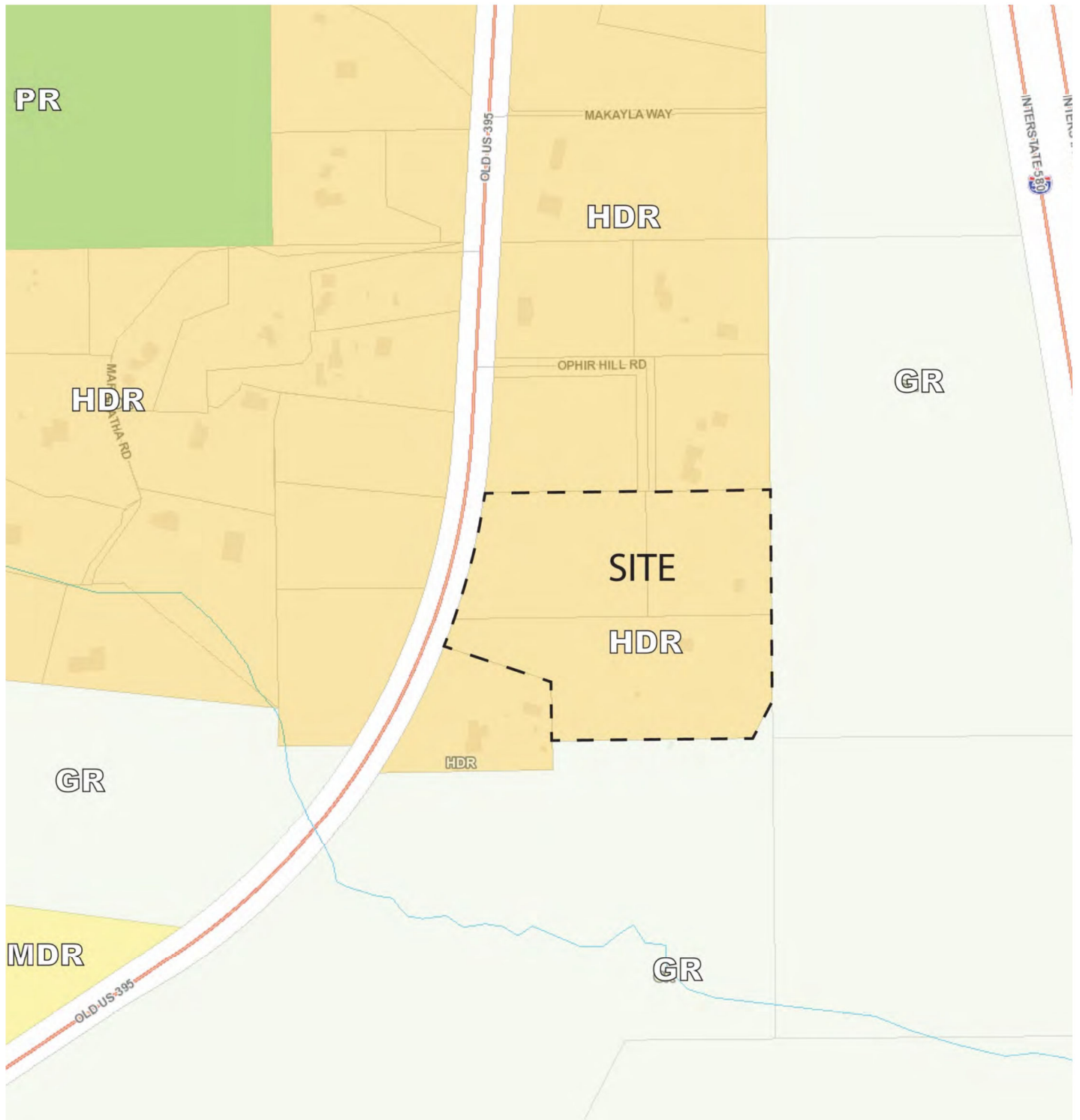


Figure 4 – Washoe County Zoning Map

Appendix A

Application Materials

Washoe County Development Application

Tentative Parcel Map Checklist


Tentative Parcel Map – Supplemental Information

- 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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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 Building.
- (v) The Title Report should only be included in the one (1) original packet.

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

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)?

632 Old US 395, Washoe Valley, NV 89704

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-032-02	Rural Residential (RR)	5.17
046-032-04, 046-032-05	Rural Residential (RR)	2.48, 3.58

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

The site currently contains a single-family residence and one building for aggregate processing.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2 ac	2 ac	2 ac	2 ac
Proposed Minimum Lot Width	150 ft	150 ft	150 ft	150 ft

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	N/A no split zoning			
Proposed Zoning Area				

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
------------------------------	--

6. Utilities:

a. Sewer Service	Private
b. Electrical Service/Generator	NVE
c. Water Service	Private

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

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8. 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 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
------------------------------	--

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 #	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	

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):

Not applicable at this time.

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.
------------------------------	--	---

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.
---	-----------------------------	---

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.
------------------------------	--	---

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.
------------------------------	--	---

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

There is a shared private driveway as access to the site. It is not intended to be gated. There is no public trail element in the area thus no easement provided or needed
--

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

N/A - no modifiers in the area plan require compliance.

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.
------------------------------	--	---

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?

There is a total of 22,050 cubic yards of earthwork being cut including the rock pile removal.
--

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?

There is a net cut of 5,300 yds. There is net export needed per the grading plan.

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?

Yes. The disturbed area can be seen from the west from Old US 395, from the south from 3280 Old US 395. and from the north from 3220 Old US 395 and 3210 Ophir Hill Road.

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?

Cut and fill slopes are typically 5:1 maximum. Fiber rolls will be primarily employed to prevent erosion until revegetation is established

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?

Berms are not designed or needed for this project.

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?

Retaining walls are not designed or needed for this project.

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

No, we are preserving trees as noted in the narrative.

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?

Refer to attached revegetation seed mixture.

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

Yes through available water sources and irrigation technology.

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

We have not but expect to in this process.

28. Surveyor:

Name	Greg Phillips, P.L.S.
Address	Lumos & Assoc. 308 N. Curry St., No. 200, Carson City, NV 84703
Phone	775-883-7079
Cell	775-434-3645
E-mail	gphillips@LumosInc.com
Fax	N/A
Nevada PLS #	17616

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LINDA BURDICK, PRESIDENT OF BOULDER CREEK ENTERPRISES, A NEVADA CORPORATION & BURDICK EXCAVATING COMPANY, INC. A CALIFORNIA CORPORATION ARE THE OWNERS OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT IN ACCORDANCE WITH CHAPTER 208, NRS, AND THE PUBLIC UTILITY EASEMENTS AND ACCESS EASEMENTS SHOWN AND DESCRIBED BY NOTE ARE HEREBY GRANTED TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER.

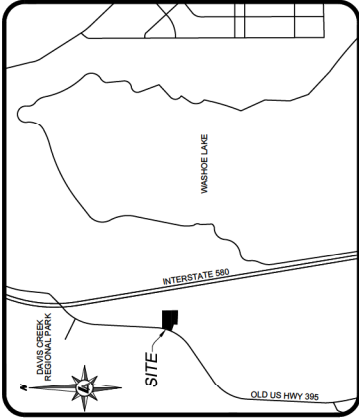
BY: LINDA BURDICK _____ DATE _____

ITS: PRESIDENT

STATE OF _____ } SS:
COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, AND WHOSE NAMES AND ADDRESSES ARE SET FORTH IN THE INSTRUMENT, AND I ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA REVISED STATUTES, AND THAT THEY ARE THE ENTIRETY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.



VICINITY MAP
NOT TO SCALE

UTILITY COMPANY CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____

BY: _____

ITS: _____

CHARTER COMMUNICATIONS _____ DATE _____

BY: _____

ITS: _____

NEVADA BELL TELEPHONE COMPANY D/B/A AT NEVADA _____ DATE _____

BY: _____

ITS: _____

STATE OF _____ } SS:
COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, AND WHOSE NAMES AND ADDRESSES ARE SET FORTH IN THE INSTRUMENT, AND I ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF _____ } SS:
COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, AND WHOSE NAMES AND ADDRESSES ARE SET FORTH IN THE INSTRUMENT, AND I ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF _____ } SS:
COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, AND WHOSE NAMES AND ADDRESSES ARE SET FORTH IN THE INSTRUMENT, AND I ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SURVEYOR'S CERTIFICATE

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LINDA BURDICK.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW/4 OF SECTION 11, T. 18N., R. 11E., M. 04N., AND THE SURVEY WAS COMPLETED ON JANUARY 22, 2021.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE EASEMENTS SHOWN ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS, P.L.S., 1916



DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS ONLY THE PROJECT DEVELOPMENT DEPICTED ON THIS MAP IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF THE NEVADA REVISED STATUTES AND THE APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

WATER & SEWER RESOURCES REQUIREMENTS

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

VAHD BENHARM _____ DATE _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

TAX CERTIFICATE

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 PAID PURSUANT TO NRS 301A.206.

A.P.N. NO. 046-032-02, 046-032-01 & 046-032-03

LINDA JACOBS _____ DATE _____

WASHOE COUNTY TREASURER

PARCEL MAP FOR

BOULDER CREEK ENTERPRISES
A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017446 & 1989246

SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

LUMOS & ASSOCIATES
388 N. CARRIE ST., SUITE 208
CARSON CITY, NV 89203
TEL: (775) 885-9777
FAX: (775) 885-9777
JOB NO.: 1918.003
DRAWING NO.: 910300TPM

DIRECTOR OF PLANNING & BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WPM21-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS. IT IS SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS WHICH ARE SET FORTH HEREON AT THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED OR RECORDED ON THIS MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____ BY THE BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 27A.411 THROUGH 27A.426.

BY: KELLY MULLIN _____ DATE _____

ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LINDA BURDICK, OWNER OF RECORD AND INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LENS OF RECORD AGAINST THE LAND UNDEVELOPED, HERON, OR ANY PART THEREOF FOR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED _____, 20____ FOR THE BENEFIT FOR THE CITY, COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

STEWART TITLE COMPANY _____ DATE _____

BY:

ITS:

