

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: Pleasant Valley Ranch Public Sanitary Sewer Lift Station			
Project Description: A new parcel is being created for a dedication to Washoe County Utilities for a public sanitary sewer lift station			
Project Address: 1221 Chance Lane, Reno, NV			
Project Area (acres or square feet): 500 sq ft			
Project Location (with point of reference to major cross streets AND area locator): Washoe County: North of Chance Lane, South of Rocky Vista Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-410-68 <i>69</i>	5.006		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Harry Fry		Name: Braun Engineering	
Address: 761 Greenbrae Dr, Sparks, NV		Address: 1315 Nixon Ave	
Zip: 89431		Zip: 89509	
Phone: 775-233-3963	Fax:	Phone: 775-277-3584	Fax:
Email: hcf2008@live.com		Email: sbraunengineering@gmail.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Simon Braun	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Harry Fry		Name:	
Address: 761 Greenbrae Dr, Sparks, NV		Address:	
Zip: 89431		Zip:	
Phone: 775-233-3963	Fax:	Phone:	Fax:
Email: hcf2008@live.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

washoe County Sewer - Lift station

a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes No

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

017-410-6869 chance Lane, Reno

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-410-6869	120	5.006

3. Please describe:

a. The existing conditions and uses located at the site:

VACANT Land - Building a new home

b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	VACANT LOT
South	Building - 1221 chance Lane
East	OPEN SPACE-
West	VACANT LOT

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	500 sq ft	/	/	/
Proposed Minimum Lot Width	20'	/	/	/

5. Utilities:

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

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

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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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

b. Does 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
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Explanation:

- c. 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, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
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Explanation:

9. Surveyor:

Name	MIKE TALONEN
Address	15506 Quicksilver Dr. Reno 89511
Phone	775 544-7817
Fax	775 677-8408
Nevada PLS #	19567

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE;

1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT(S) PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.630.
4. ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF LAND.
6. WE HEREBY ACCEPT ANY DRAINAGE ONTO OUR PROPERTY RESULTING FROM THIS PARCEL MAP WAIVER.

HARRY C. FRY / MANAGING MEMBER
PLEASANT VALLEY RANCH ESTATES LLC

NOTARY CERTIFICATE

STATE OF NEVADA)
COUNTY OF WASHOE) S.S.

ON THIS _____ DAY OF _____, 2023, HARRY FRY MANAGING MEMBER OF PLEASANT VALLEY ESTATES LLC DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

STEWART TITLE COMPANY

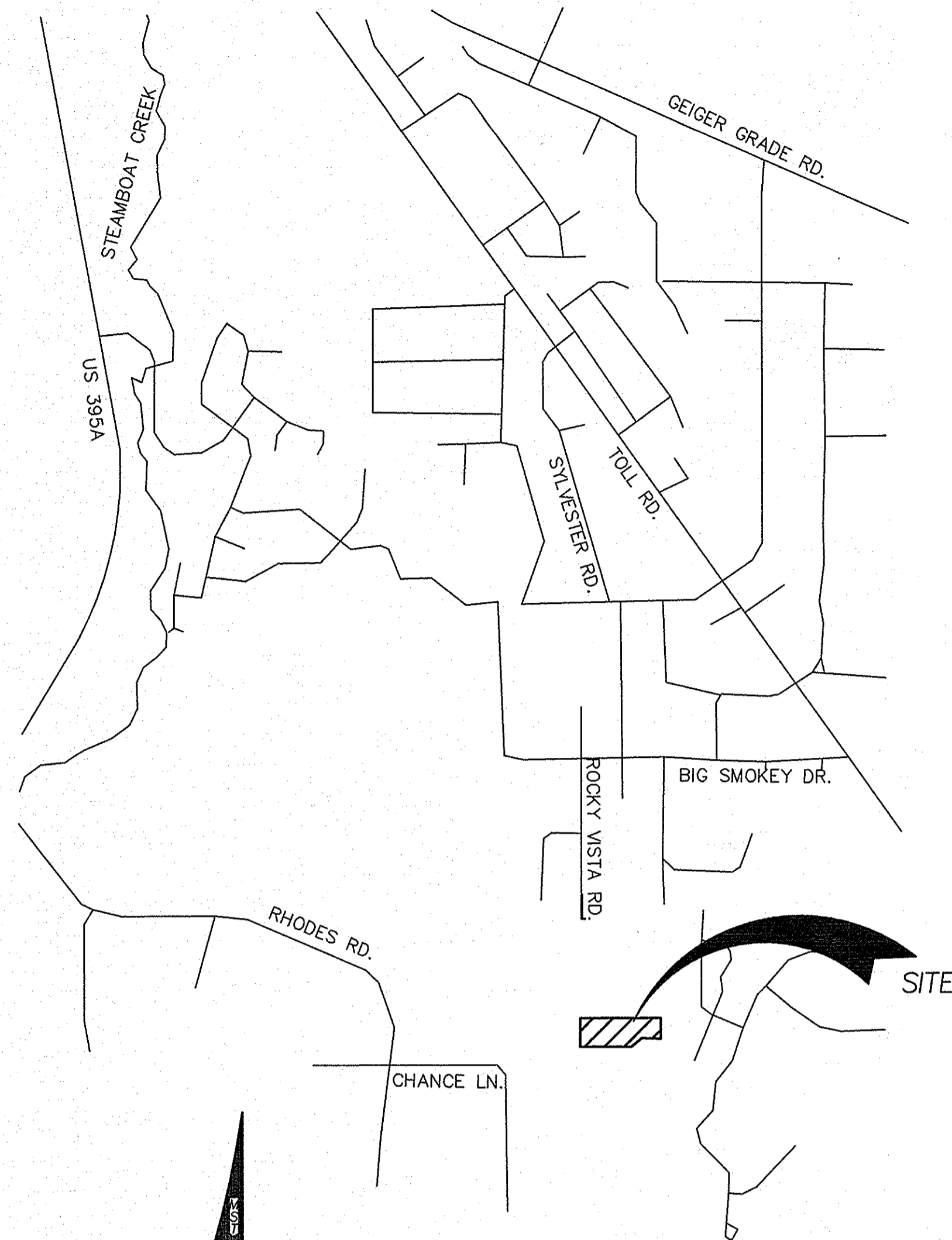
BY: _____ DATE _____

TITLE: _____

GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

WAYNE HANDROCK, PLS 20464
WASHOE COUNTY SURVEYOR



VICINITY MAP
NOT TO SCALE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE PARCEL OF LAND APN 017-410-69 FOR THE 2023 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 N.R.S. 361A.265.

WASHOE COUNTY TREASURER _____

TITLE: _____ DATE _____

SURVEYOR'S CERTIFICATE

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.
3. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
4. I HAVE PREPARED THIS MAP AT THE INSTANCE OF PLEASANT VALLEY RANCH ESTATES LLC.
5. THE SURVEY WAS COMPLETED ON OCTOBER 15TH, 2023.
6. THE PROPERTY SURVEYED BEING SITUATE IN THE NE 1/4 - NW 1/4 - SW 1/4 OF SECTION 3, T17N, R20E, MDM, MOUNT DIABLO BASE MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA.
7. THE PARCEL MAP REQUIREMENT FOR PARCEL MAP WAIVER _____ WAS WAIVED IN ACCORDANCE WITH NRS 278.464 AND WASHOE COUNTY CODE 110.606.75 BY THE PARCEL MAP REVIEW PROCESS.

MICHAEL TALONEN (PLS) _____ DATE 12-6-23
EXP. 06/30/2024

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS 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 APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____

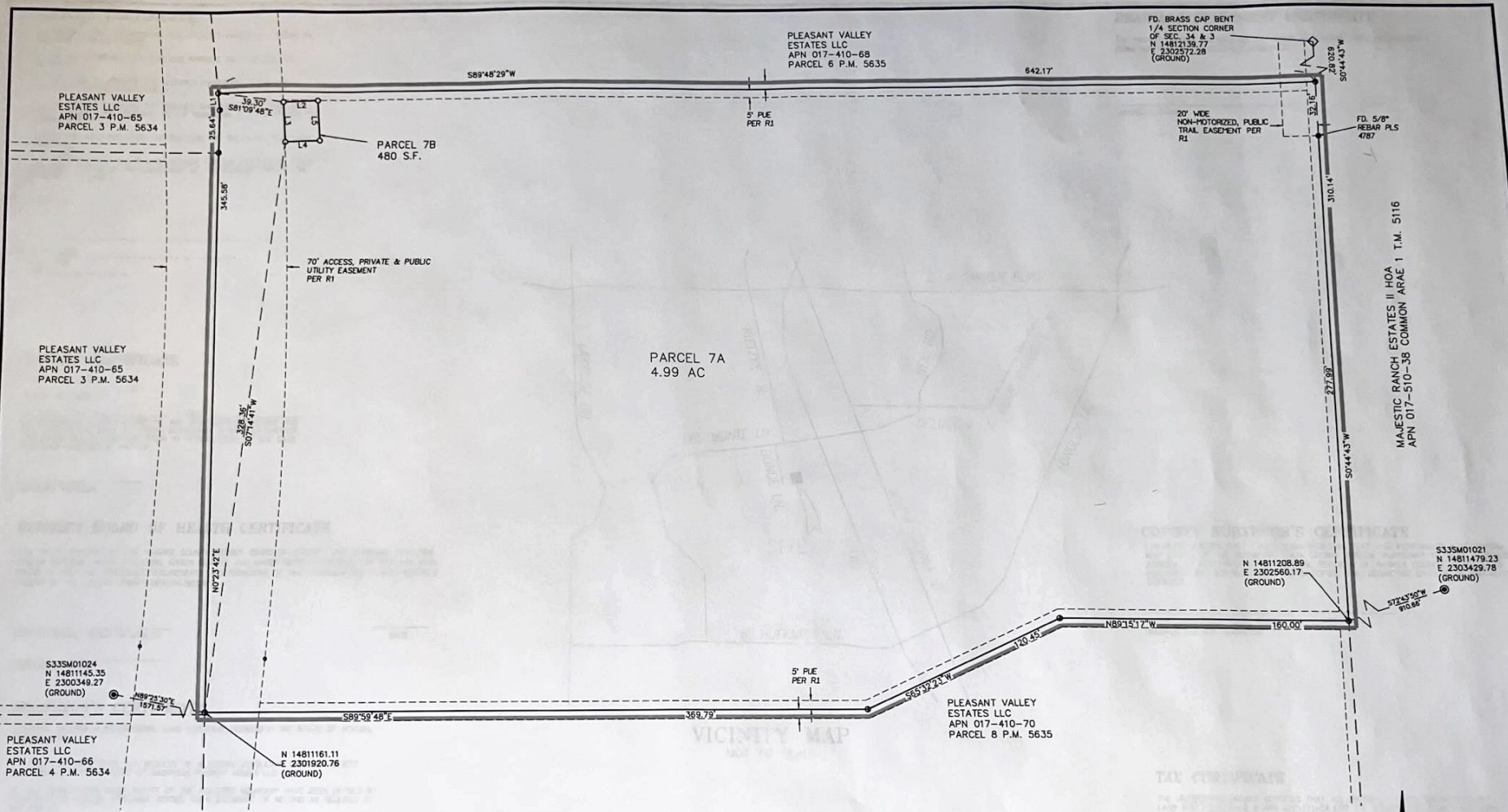
DATE _____

MST Surveying
SURVEYORS
15506 Quicksilver Dr. Reno, Nevada 89511
(775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com

Draft
RECORD OF SURVEY
SUPPORTING A PARCEL MAP WAIVER
FOR
PLEASANT VALLEY ESTATES LLC

AN DIVISION OF A PARCEL 7 OF PARCEL MAP NO. 5635
SITUATE IN THE NE 1/4 NW 1/4 OF SECTION 3, T17N, R20E, MDM

WASHOE COUNTY SHEET 1 OF 2 NEVADA



PLEASANT VALLEY
ESTATES LLC
APN 017-410-68
PARCEL 6 P.M. 5635

FD. BRASS CAP BENT
1/4 SECTION CORNER
OF SEC. 34 & 3
N 14812139.77
E 2302572.28
(GROUND)

PLEASANT VALLEY
ESTATES LLC
APN 017-410-65
PARCEL 3 P.M. 5634

PARCEL 7B
480 S.F.

PLEASANT VALLEY
ESTATES LLC
APN 017-410-65
PARCEL 3 P.M. 5634

PARCEL 7A
4.99 AC

MAJESTIC RANCH ESTATES II HOA
APN 017-510-38 COMMON AREA 1 T.M. 5116

S335M01024
N 1481145.35
E 2300349.27
(GROUND)

N 14811208.89
E 2302560.17
(GROUND)

S335M01021
N 14811479.23
E 2303429.78
(GROUND)

PLEASANT VALLEY
ESTATES LLC
APN 017-410-66
PARCEL 4 P.M. 5634

N 1481161.11
E 2301920.76
(GROUND)

PLEASANT VALLEY
ESTATES LLC
APN 017-410-70
PARCEL 8 P.M. 5635

NOTES

1. ALL BOUNDARY CORNERS MUST BE SET.
2. THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
3. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
4. ALL PROPERTIES, REGARDLESS OF IF THEY ARE LOCATED WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE, DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS 2335P01021 & S335P01024 BEING S 83°48'51" W SHOWN HEREON. THE DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

REFERENCES

1. PARCEL MAP NO. 5635 FILE NO. 5349450 RECORDED 11/30/2022.
2. PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE COMPANY AS ORDER NO. 2168160 DATED 11-18-2023

LEGEND

- FOUND MONUMENT AS INDICATED
 - FOUND MONUMENT PLS 19567 PER R1
 - SET 5/8" REBAR CAPPED PLS 19567, UNLESS INDICATED OTHERWISE
 - DIMENSION POINT NOTHING FOUND OR SET
 - ⊙ WASHOE COUNTY CONTROL MONUMENT
 - ◇ SECTION MONUMENT
- R2 REFERENCE NUMBER
 FD. FOUND
 PUE PUBLIC UTILITY EASEMENT
 BOUNDARY LINE THIS PLAT
 PUBLIC UTILITY EASEMENT
 ADJOINER PROPERTY LINE
 STREET CENTERLINE
 GRAPHIC BORDER



EXP. 06/30/2024

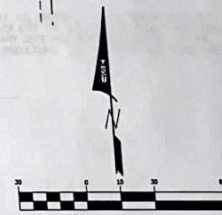
LINE TABLE

NO	BEARING	DIST.
L1	S8°10'13"E	102.93
L2	S88°55'35"W	20.00
L3	S37°04'25"E	24.00
L4	N86°55'35"E	20.00
L5	N37°40'5"W	24.00

MST Surveying

SURVEYORS

15506 Quicksilver Dr. Reno, Nevada 89511
(775) 544-7817 • (775) 677-8408 Fax • mstsurveying@hotmail.com



SCALE: 1" = 30'

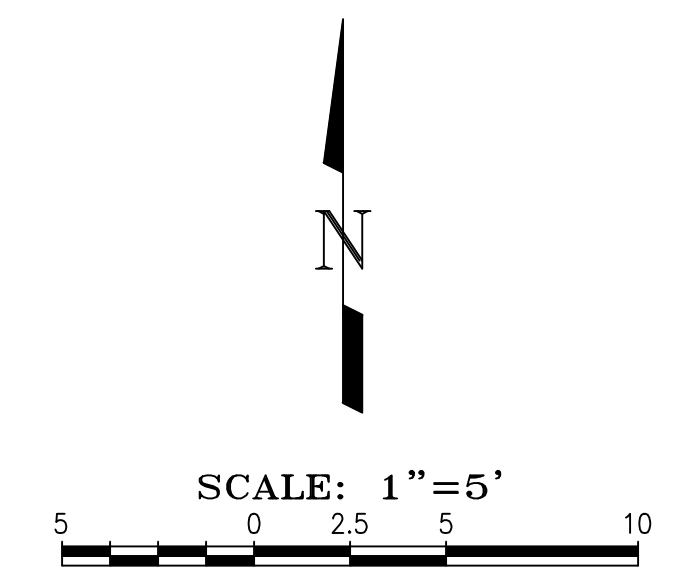
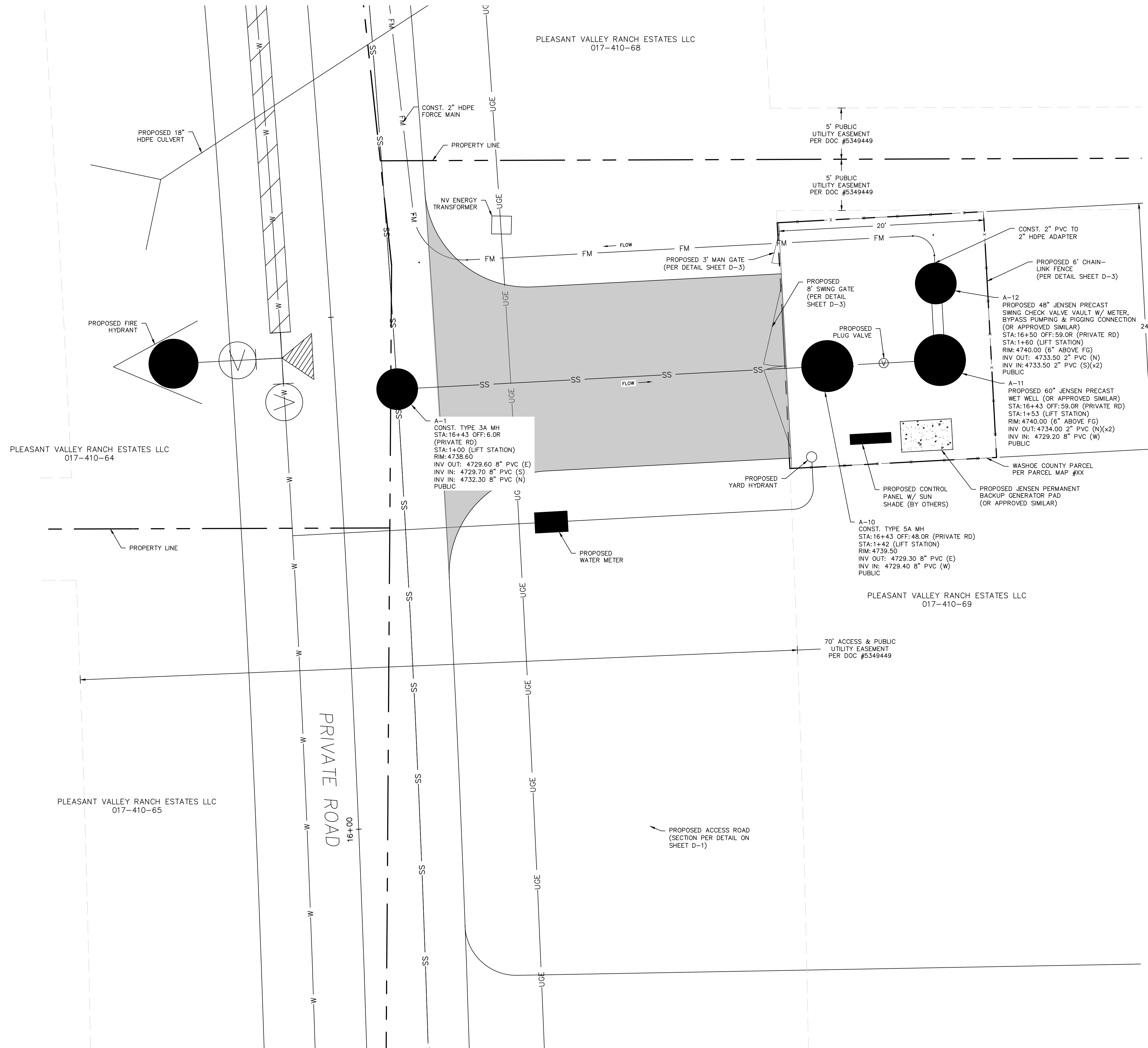
AREA = 45.00 ACRES±

RECORD OF SURVEY
SUPPORTING A PARCEL MAP WAIVER
FOR
PLEASANT VALLEY ESTATES LLC

AN DIVISION OF A PARCEL 7 OF PARCEL MAP NO. 5635
SITUATE IN THE NE 1/4 NW 1/4 OF SECTION 3, T17N, R20E, MDM

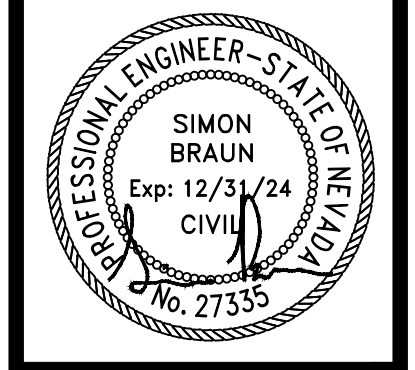
WASHOE COUNTY NEVADA

SHEET 2 OF 2



- NOTE:
- SEE TMWA PLANS FOR WATER MAIN DETAILS.
 - SEE DETAIL W-221A ON SHEET D-2 FOR MANHOLE TYPE 3A.
 - SEE DETAIL W-223A ON SHEET D-2 FOR MANHOLE TYPE 5A.
 - SEE DETAIL ON SHEET D-3 FOR JENSEN PRECAST WET WELL.
 - SEE DETAIL ON SHEET D-3 FOR JENSEN PRECAST SWING CHECK VALVE VAULT W/ METER, BYPASS PUMPING & PIGGING CONNECTION.

DATE	REVISION	BY



DATE SIGNED: 12/13/23

PREPARED BY:
BRAUN
ENGINEERING
RENO, NV
775.277.3584

DATE: DEC 2023
SCALE: V: 1" = 4'
H: 1" = 40'

90% CIVIL IMPROVEMENT PLANS FOR
PLEASANT VALLEY RANCH
PUBLIC SANITARY SEWER

CONTENTS:
LIFT STATION
UTILITY PLAN

DRAWING:

SHT OF 16

LIFT STATION UTILITY PLAN

PORTION OF THE NORTH 1/2 OF SECTION 3
T17N - R20E
POR. OF SW 1/4 OF SECTION 34
T18N - R20E

Assessor's Map Number

017-41

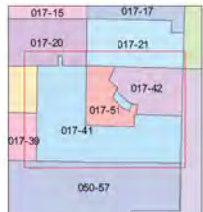
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

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



0 60 120 180 240 300
Feet

1 inch = 300 feet



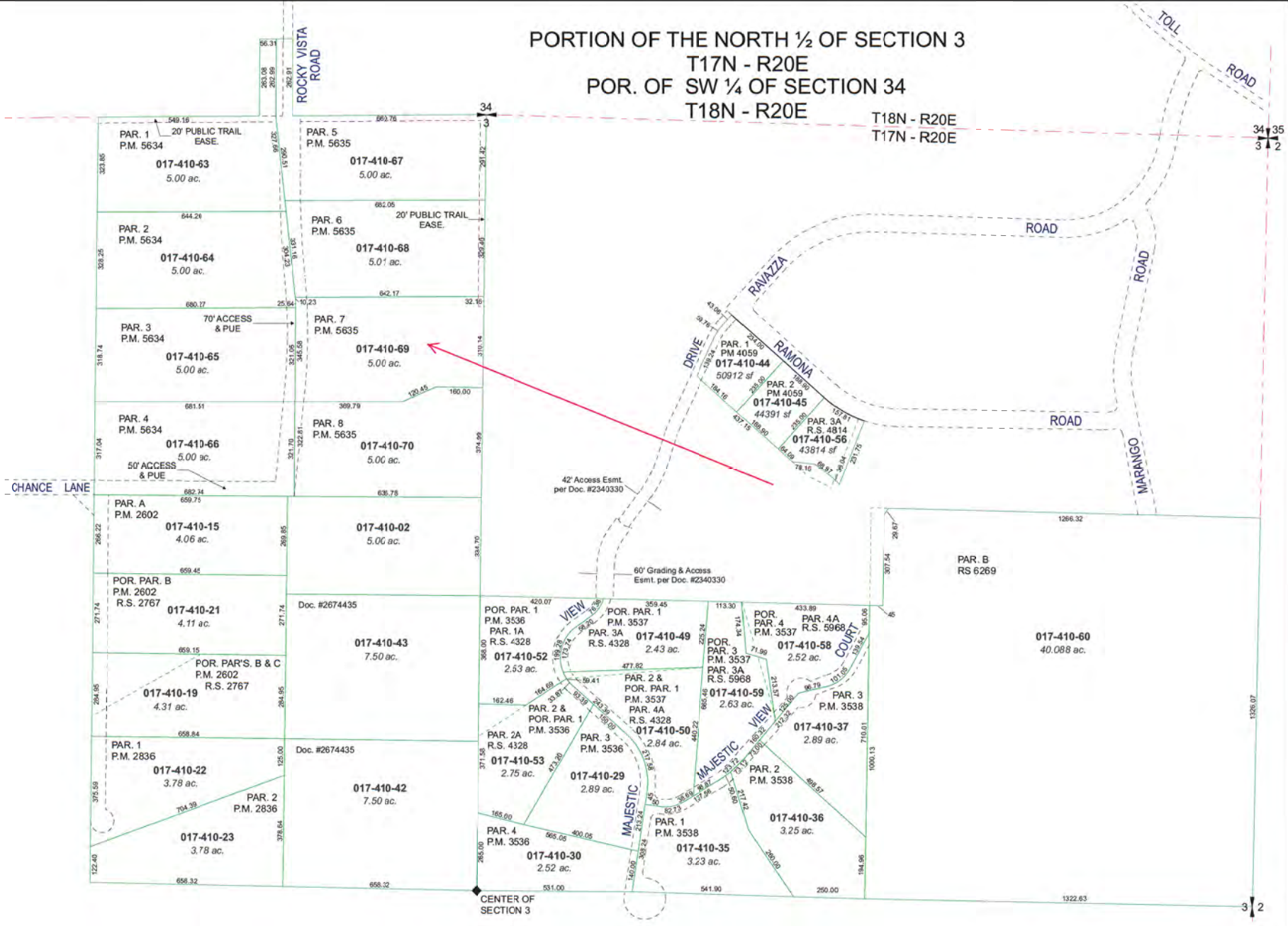
created by: TWT 7/10/2014

updated: JKF 10/5/18 JRA 7/2/21

JKF 12/5/22 JKF 12/12/22 JKF 12/19/22

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 herein.



SITE PLAN

PLEASANT VALLEY RANCH ESTATES PUBLIC SANITARY SEWER LIFT STATION WAIVER OF PARCEL MAP



SCALE: 1"=30'
30 0 15 30 60



DATE: DEC 2023

SCALE: 1"=30'

PREPARED BY:
BRAUN
ENGINEERING
RENO, NV
775.277.3584