

Community Services Department
Planning and Development
TENTATIVE PARCEL MAP APPLICATION



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

Telephone: 775.328.3600

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.: _____	
Project Name: Parcel Map for GTS, LLC.			
Project Description: Parcel existing 11.48 ac. parcel into two new parcels of 5.92 ac. and 5.56 ac.			
Project Address: 3150 Old Highway 395, Washoe Valley, NV			
Project Area (acres or square feet): 11.48 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
046-032-11	11.48		
Section(s)/Township/Range: NE 1/4 Section 34, T. 17 N., R. 19 E.			
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: GTS, LLC.		Name: Art O'Connor	
Address: 2801 Tamara Court		Address: POB 10307	
Minden, NV	Zip: 89423	Reno, NV	Zip: 89510
Phone: 775-772-5380	Fax: None	Phone: 775-851-7335	Fax: None
Email: georget@water4nv.com		Email: art@oceng.com	
Cell: 775-772-5380	Other:	Cell:	Other:
Contact Person: George Thiel		Contact Person: Art O'Connor	
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:	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)?

Old Highway 395, 2,050 feet south of Davis Creek Park Road.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-032-11	HDR	11.48

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

Currently vacant land being used for live stock grazing.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	5.92 ac.	5.56 ac.		
Minimum Lot Width	147.38 ft.	346.11 ft.		

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	On site
b. Electrical Service/Generator	NV Energy
c. Water Service	Individual well

6. 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 type="checkbox"/> Now	<input checked="" 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 checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input checked="" 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 #	49154 & 50992	acre-feet per year	1.02 + 0.98 = 2.0
b. Certificate #	12506 & 12508	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):

Deed to GTS, LLC. from John C. Serpa filed 21 July 2015 as Document No. 4494276, Washoe County Records. Report of Conveyance filed 27 July 2015 with Office of State Engineer.

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?

No public trail easement. Existing private access easement will be overlain with new private access and utilities easement.

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:

No.

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

Yes 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.

Yes 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?

N.A.

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?

N.A.

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?

N.A.

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?

N. A.

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?

No berms.

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?

No retaining walls.

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

No grading proposed.

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?

N. A.

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

N. A.

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

N. A.

28. Surveyor:

Name	Art O'Connor
Address	POB 10307, Reno, NV 89510
Phone	775-851-7335
Cell	
E-mail	art@oceng.com
Fax	None
Nevada PLS #	5650

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: GTS, LLC.
Address: 2801 Tamara Court
Minden, NV 89423

Phone : _____ 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.)

Makayla Way	

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

Location

Project Name: Parcel Map for GTS, LLC.
 Reno Sparks Washoe County

Parcel Numbers: 046-032-11
 Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
Regional Street Naming Coordinator
 Except where noted

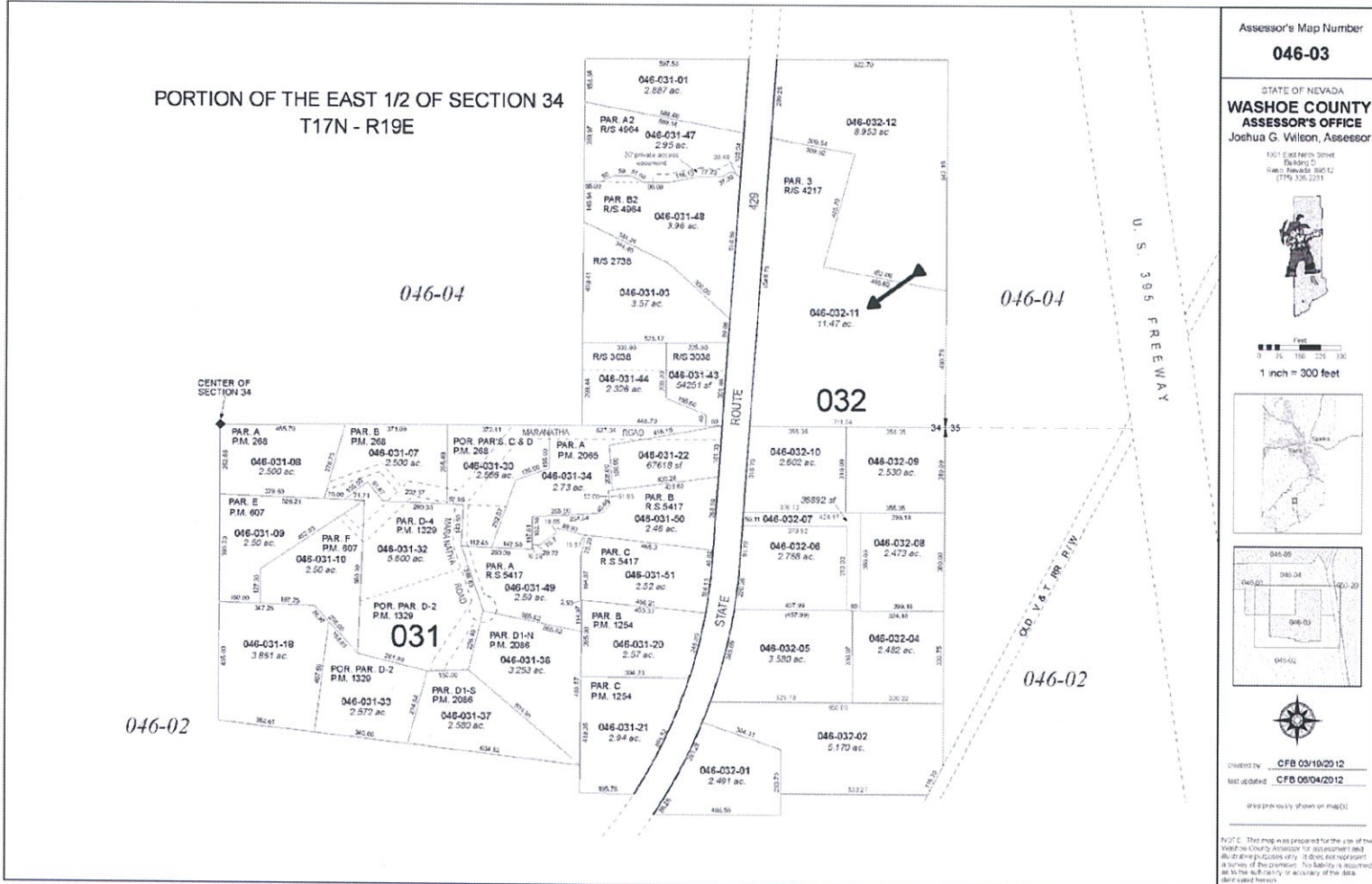
Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

PORTION OF THE EAST 1/2 OF SECTION 34
T17N - R19E



Assessor's Map Number
046-03

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

1301 East Ninth Street
Reno, NV 89512
(775) 335-2231



Scale
0 75 150 225 300
1 inch = 300 feet



Created by CFB 03/10/2012
Last updated CFB 06/04/2012
If not previously shown on map(s)

NOTICE: This map was prepared for the use of the Washoe County Assessor for assessment purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data derived hereon.

4217

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS PLAT 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 EASEMENTS THAT ARE SHOWN HEREON.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY DISTINGUISHED EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 228B.010 TO 228B.030.
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN IMPROVING ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTICED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.
6. THE PROPERTIES OWNERS HEREBY AGREE TO ACCEPT ANY GRABAGE AND TO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

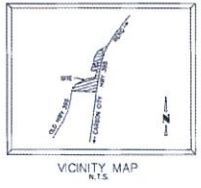
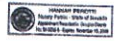
FALCON CAPITAL, LLC
A WHISKEY LIMITED LIABILITY COMPANY

G. RANDY LANC, MANAGING MEMBER
3/15/09 DATE

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS 15th DAY OF March, 2009, G. RANDY LANC, MANAGING MEMBER DID PERSONALLY APPEAR BEFORE ME AND UNDER OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT AS WRITEN HERETOBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

My Commission Expires Nov 19, 2009
Notary's Signature



REFERENCES

- 1) AMENDED RECORD OF SURVEY #180 DOC # 2790348
2) N.O.D.T. RIGHT OF WAY MAP #W-04
3) N.O.D.T. RIGHT OF WAY MAP #W-03-1(13)
4) N.O.D.T. RIGHT OF WAY MAP #SPR-4(2077)
5) RECORD OF SURVEY 131 DOC# 175865

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED USING THE PUBLISHED COORDINATE DATA BY THE BUREAU OF LAND MANAGEMENT FOR WASHOE COUNTY GPS POINTS BAHM AND AP32A MODIFIED BY A SCALE FACTOR OF 1.00019793.

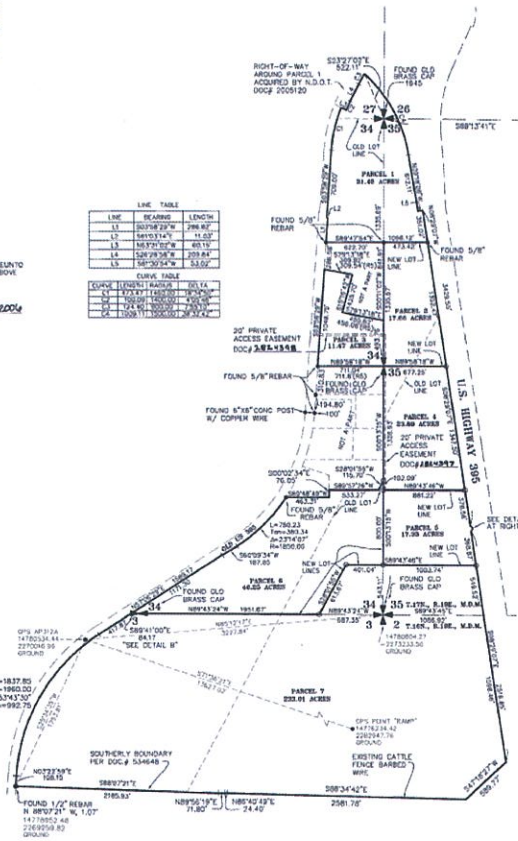
NOTES

- 1. THE TOTAL AREA OF THIS SURVEY IS 382.08 ACRES
2. --- INDICATES FOUND MONUMENT AS NOTED
3. --- INDICATES SET 5/8" REBAR WITH CAP PLUS 10348 UNLESS OTHERWISE INDICATED.
4. (MS) INDICATES SEE MARKING REFERENCE
5. ENGINEERED EOPIC SYSTEMS MAY BE REQUIRED UNLESS AN ALTERNATE SYSTEM IS APPROVED BY WASHOE COUNTY HEALTH DEPARTMENT.
6. THE INTENT OF THIS MAP IS TO INDICATE A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY DOCUMENT NO. 28841339

2874400

LINE TABLE with columns: LINE, BEARING, LENGTH

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, PIVOT, P.C., P.T., CHORD



SURVEYOR'S CERTIFICATE:

- 1. I, RICHARD D. KROGELER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY STATE THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF FALCON CAPITAL, L.L.C.
2. THE LANDS SURVEYED ARE WITHIN SECTIONS 26, 27, 34 & 35 TOWNSHIP 17 NORTH, RANGE 19 EAST, WASHOE COUNTY, AND SECTIONS 2 & 3 TOWNSHIP 16 NORTH, RANGE 19 EAST, WASHOE COUNTY, AND THE SURVEY WAS COMPLETED ON OCTOBER 14, 2008.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
5. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS AND ARE OF SUFFICIENT NUMBER AND DURABILITY OR WILL OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.
6. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 228.010 TO 228.030 INCLUSIVE, AND NO NEW PARCELS HAVE BEEN CREATED.



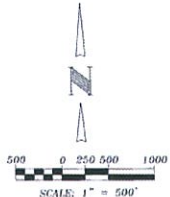
GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP
JAN TOLIVER, PLS COUNTY SURVEYOR
3/16/09 DATE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS 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 374A.050.

WASHOE COUNTY TREASURER
DEBORA TREASURER
NAME: Lisa M. H. 2/4/09 DATE



FILE NO. 2874400
FILED FOR RECORD AT THE
REQUEST OF THIEL ENGINEERING
AND THE CITY OF WASHOE,
NEVADA, AT 4:44 PM ON MARCH
28, 2009.
COUNTY RECORDER
BY: C. BARTLEY
WASHOE COUNTY
NEVADA
SHEET 1 OF 1

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
FALCON CAPITAL, LLC.
BEING A PORTION OF SECTIONS 26, 27, 34 & 35
TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M.
AND BEING A PORTION OF SECTIONS 2 & 3
TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M.
WASHOE COUNTY
NEVADA

Record of Survey Map 4217

COMPUTATIONAL ERRORS
CORRECTED TO BE
CORRECTED TO BE
CORRECTED TO BE
CORRECTED TO BE
CORRECTED TO BE

4217
COMPUTATIONAL ERRORS
CORRECTED TO BE
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