

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: Division of Land Map for James Richardson			
Project Description: Request for a Division of Land into four Large Parcels on APN 077-270-03.			
Project Address: 0 Quaking Aspen Road, Washoe County, NV 89510			
Project Area (acres or square feet): 167.7 acres			
Project Location (with point of reference to major cross streets AND area locator): The property is on the north side of Quaking Aspen Road (cross street: Carrera Dr), approx. 8 miles east of Pyramid Highway.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-270-03	167.7		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). unknown			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lumos & Associates - Carl C. deBaca		Name: Lumos & Associates - Survey	
Address: 9222 Prototype Drive <small>Reno, NV 89521</small>		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89503	Reno, NV	Zip: 89521
Phone: 775-233-5929	Fax:	Phone: 775-827-6111	Fax:
Email: jtr@unr.edu		Email: ccdebaca@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person: James Richardson		Contact Person: Carl C. deBaca, P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: James Richardson		Name: Lumos & Associates - Planning	
Address: 2075 Marlette Ave.		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89503	Reno, NV	Zip: 89521
Phone: 775-233-5929	Fax:	Phone: 775-827-6111	Fax:
Email: jtr@unr.edu		Email: ereeder@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person: James Richardson		Contact Person: Ellie Reeder	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)
Washoe County Parcel Information

Parcel ID	Status	Last Update
07727003	Active	8/23/2018 2:06:30 AM
Current Owner: RICHARDSON FAMILY TRUST 2075 MARLETTE AVE RENO, NV 89503		SITUS: 0 QUAKING ASPEN RD WCTY NV
Taxing District 4400		Geo CD:
Legal Description		
Range 22 Section 32 SubdivisionName _UNSPECIFIED Township 22		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$141.16	\$0.00	\$0.00	\$141.16
INST 3	1/7/2019	2018	\$141.15	\$0.00	\$0.00	\$141.15
INST 4	3/4/2019	2018	\$141.15	\$0.00	\$0.00	\$141.15
Total Due:			\$423.46	\$0.00	\$0.00	\$423.46

Tax Detail

	Gross Tax	Credit	Net Tax
Palomino Valley	\$79.34	(\$14.58)	\$64.76
State of Nevada	\$32.13	(\$5.91)	\$26.22
Truckee Meadows Fire Dist	\$102.06	(\$18.76)	\$83.30
Washoe County	\$263.04	(\$48.34)	\$214.70
Washoe County Sc	\$215.18	(\$39.54)	\$175.64
Total Tax	\$691.75	(\$127.13)	\$564.62

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018071755	B18.3790	\$141.16	7/24/2018

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Division of Land into Large Parcels 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 maps of division into large parcels may be found in Article 612, Division of Land into Large Parcels.

1. What are the number and sizes of each lot?

4 lots total, sized as follows:

Parcel 1: 46.72 ac

Parcel 2: 40.00 ac

Parcel 3: 40.00 ac

Parcel 4: 40.00 ac

2. What is the average lot size?

±41.68 acre

3. What is the proposed use of each parcel?

All lots proposed for residential property.

4. Utilities:

a. Sewer Service	septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	AT&T
g. Water Service	well

5. 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 #	77037	acre-feet per year	7.5
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Richardson 1998 Family Trust

6. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption:

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Surveyor:

Name	Lumos & Associates - Carl C. deBaca
Address	9222 Prototype Drive Reno, NV 89521
Phone	775-827-6111
Fax	
Nevada PLS #	7633

Ellie Reeder

From: Behmaram, Vahid <VBehmaram@washoecounty.us>
Sent: Friday, August 24, 2018 10:26 AM
To: James T Richardson; Ellie Reeder
Subject: RE: APN 077-270-03 - Division of Land into Large Parcels - Washoe Co. Application

7.5 acre-feet banked with Washoe County under permit # 77037. Sufficient for 3 newly created parcels in Warm Springs.

Dedicator: Richardson 1998 Family Trust

Source:	Permit #:	Will Serve#, Assignment, or Credit:	Claim#:	Date:	Dut
UNDG	77037	Permitted			
	Future Development	Parcel Map		1/24/2012	-7.50
		CREDIT			
			Total AF for Permit# 77037		-7.50
			TOTAL BALANCE:		-7.50

Learn more about our wide variety of exciting career opportunities!

WASHOE COUNTY CAREER DISCOVERY DAY

Thursday, September 13, 2018 from 4:00p.m. – 6:00p.m.
 Washoe County Administration Complex

Thank you in advance for your support!



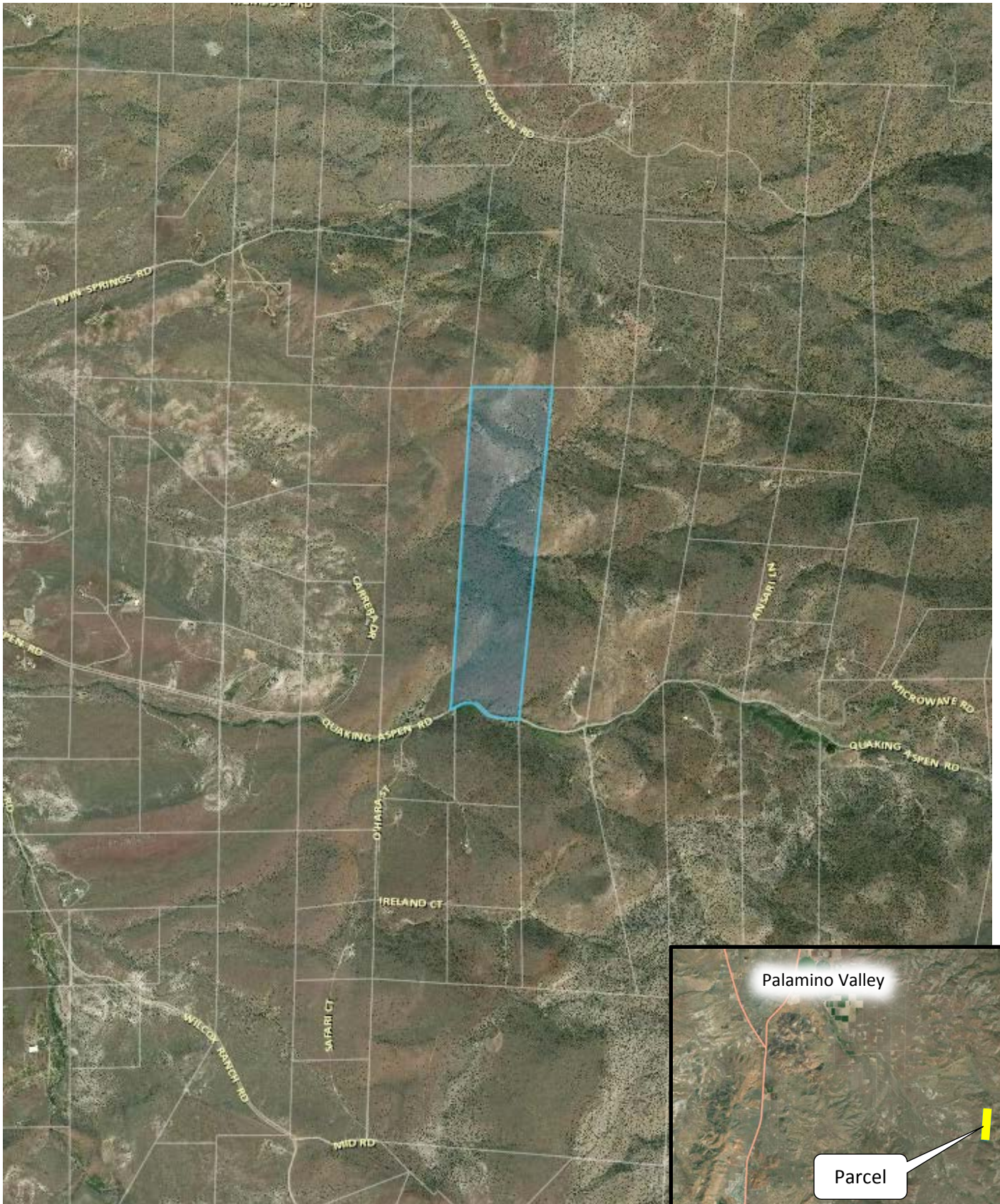
Vahid Behmaram
Water Management Planner Coordinator
 Building & Planning Division | Community Services Department
vbehmaram@washoecounty.us Office: (775)954-4647; Fax (775) 328-6133
 1001 E. 9th, St., P.O. Box 11130, Reno, NV 89520-0027



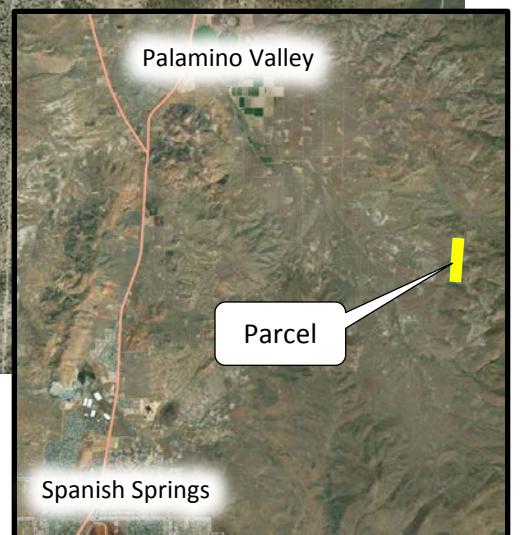
From: James T Richardson [mailto:jtr@unr.edu]
Sent: Friday, August 24, 2018 10:12 AM
To: Behmaram, Vahid
Subject: FW: APN 077-270-03 - Division of Land into Large Parcels - Washoe Co. Application

Vahid,
 Please see below. Can you furnish the needed information that verifies water rights? If so please let me know by a cc.

Thanks,



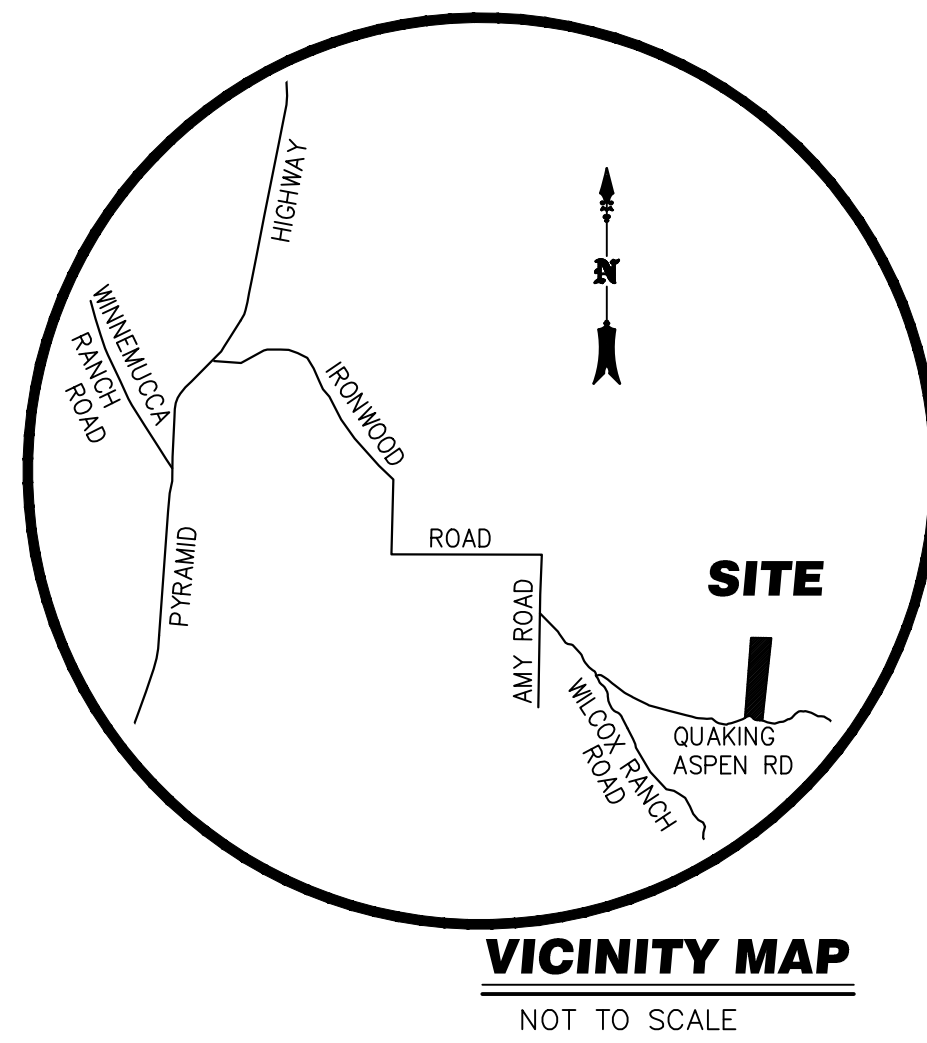
Vicinity Map – APN 077-270-03



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JAMES RICHARDSON, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PRIVATE ACCESS, SLOPE, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

BY: _____
JAMES RICHARDSON



UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

SIERRA PACIFIC POWER CO. d/b/a NV ENERGY
SIGNATURE: _____ DATE: _____
PRINTED NAME: _____

NEVADA BELL TELEPHONE CO. d/b/a AT&T NEVADA
SIGNATURE: _____ DATE: _____
PRINTED NAME: _____

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

A.P.N. 077-270-03
WASHOE COUNTY TREASURER

BY: _____ DATE: _____
NAME: _____
DEPUTY TREASURER

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL MAP OF DIVISION INTO LARGE PARCELS CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2018 BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NRS 278.471 THROUGH 278.4725.

BY: _____ DATE: _____
NAME: _____
TITLE: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF _____, 2018.

FIRST CENTENNIAL TITLE COMPANY

BY: _____
NAME: _____

WATER & SEWER RESOURCE REQUIREMENTS

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

BY: _____ DATE: _____
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES

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.

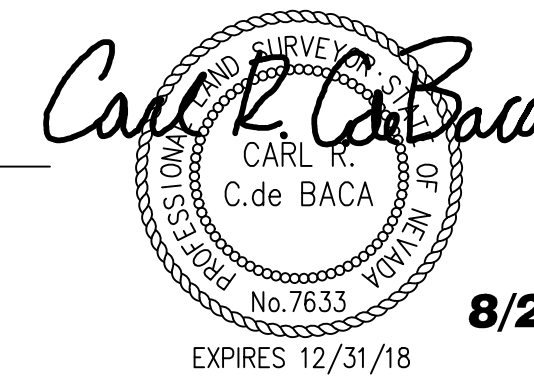
BY: _____ DATE: _____
NAME: _____
FOR THE DISTRICT BOARD OF HEALTH

SURVEYOR'S CERTIFICATE

I, CARL R. C.de BACA, 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 JAMES RICHARDSON.
- 2) THE LANDS SURVEYED LIE WITHIN SECTION 5, T. 21 N. R. 22 E. AND SECTION 32, T.22 N., R.22 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JULY 13, 2018.
- 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 MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

CARL R. C.de BACA, P.L.S.
NEVADA CERTIFICATE No. 7633



8/23/18

FILED No. _____

FEES: _____

FILE FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC.

ON THIS _____ DAY OF _____

2018, AT _____ MINUTES PAST _____

O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

BY: _____
DEPUTY

MAP OF DIVISION INTO LARGE PARCELS

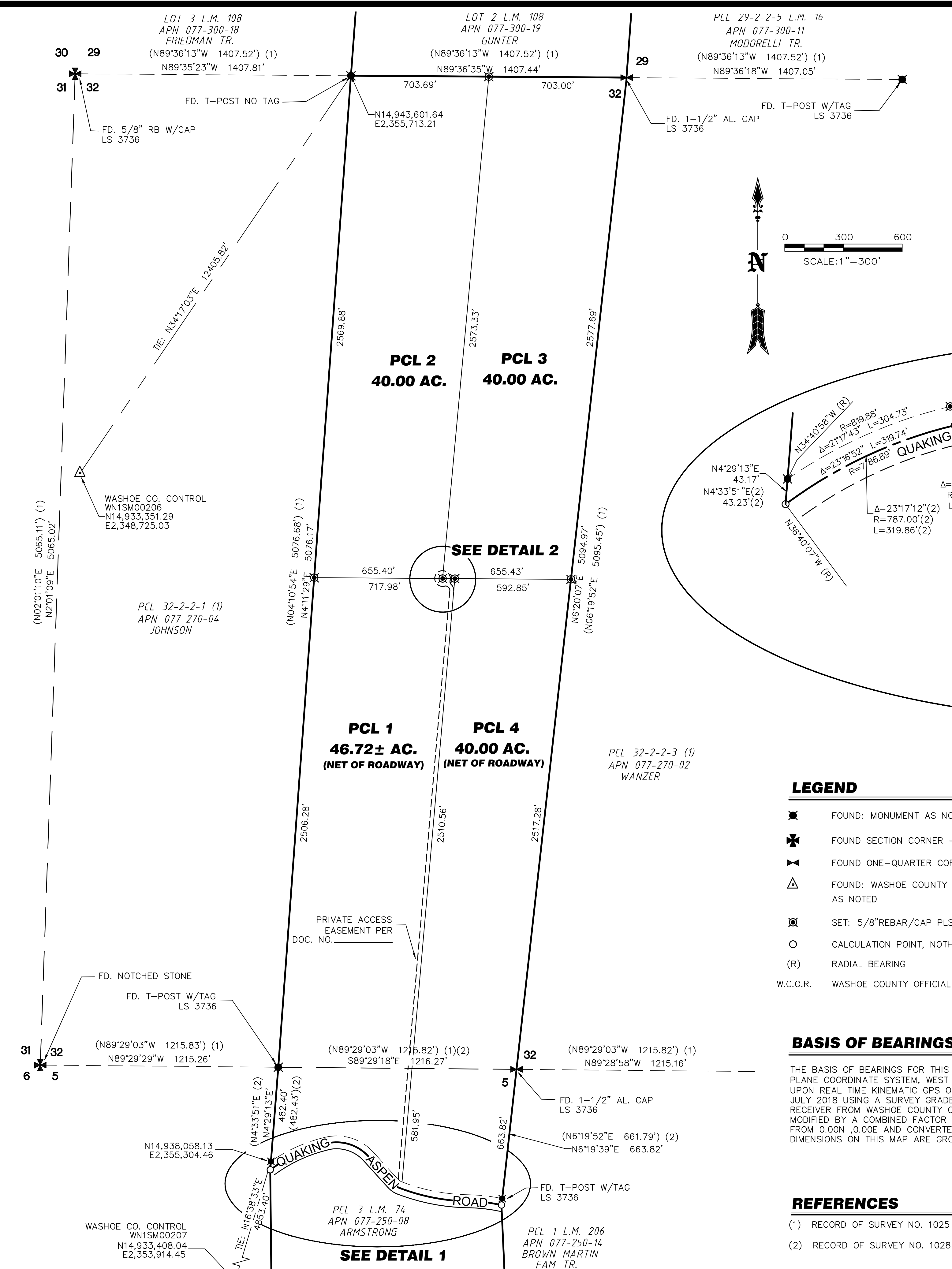
FOR JAMES RICHARDSON

A MERGER AND RESUBDIVISION OF PARCEL 32.2.2.2 OF MAP OF DIVISION INTO LARGE PARCELS NO. 16 AND THE 15.12 ACRE PARCEL IN SECTION 5 PER RECORD OF SURVEY NO. 1028

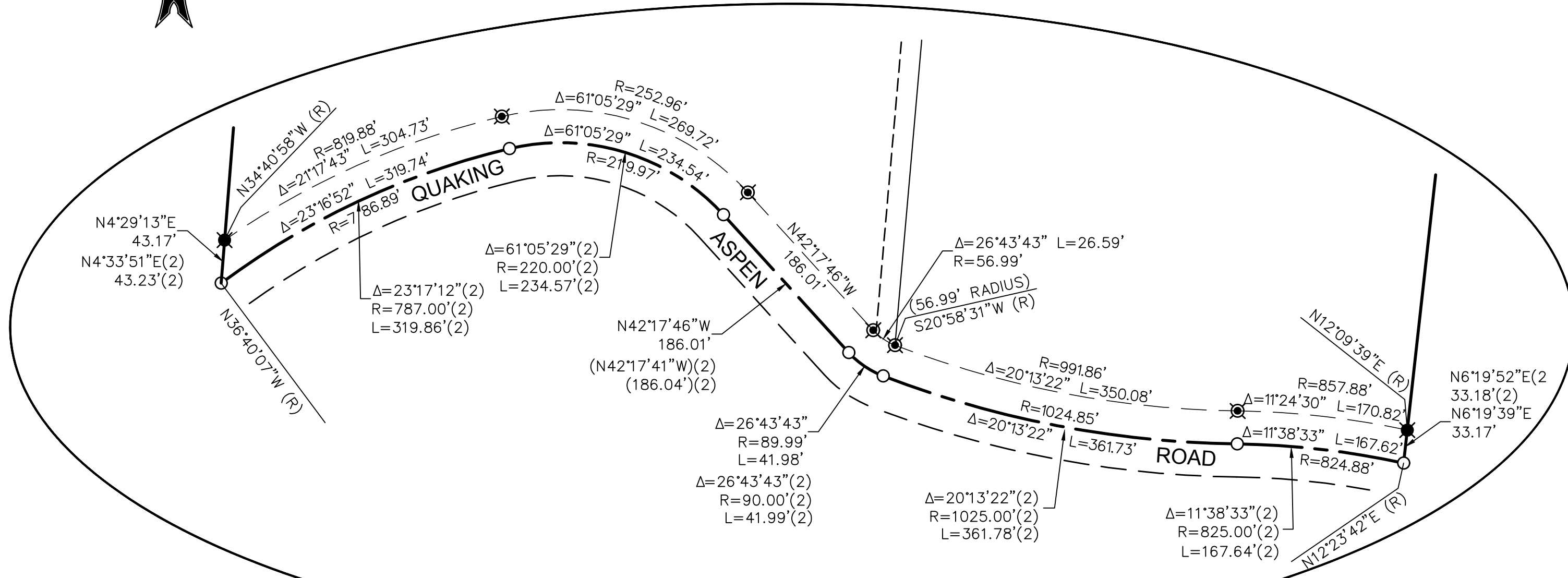
SITUATE IN THE N.W. 1/4 OF SECTION 5, TWP. 21 N., RNG. 22 E. AND THE S.W. 1/4 OF SECTION 32, TWP. 22 N., RNG. 22 E., M.D.M. COUNTY OF WASHOE STATE OF NEVADA



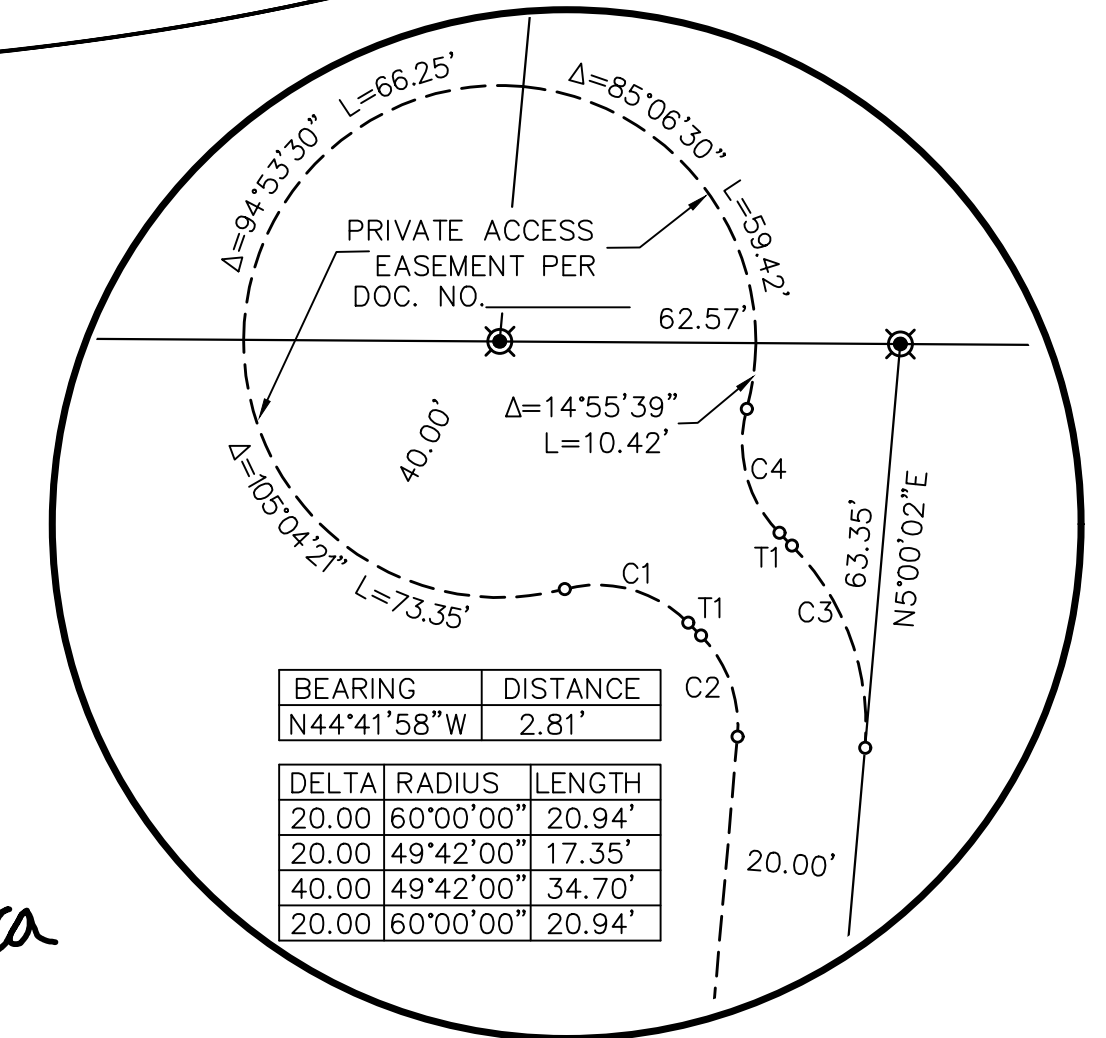
Drawn By: CRC
Sheet: 1 OF 2
Job No.: 9526.000
Dwg No.: 9526.000DLLP.DWG



- NOTES**
- A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED 20 FEET IN WIDTH, CENTERED ON ALL INTERIOR PARCEL LINES.
 - THE UTILITY EASEMENTS SHOWN ON THIS PLAT INCLUDE USE FOR THE INSTALLATION OF CABLE TELEVISION FACILITIES.
 - THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS. NO BUILDINGS WILL BE PERMITTED WITHIN 30 FEET OF A PERENNIAL DRAINAGE CHANNEL.
 - A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AND THE UTILITY COMPANY AT THE TIME OF INSTALLATION.
 - THE PARCELS ON THIS PLAT HAVE NOT BEEN REVIEWED FOR WATER AVAILABILITY OR ADEQUACY, NOR HAS SANITARY WASTE SUITABILITY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.
 - ALL COORDINATES SHOWN ON THIS MAP ARE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94), CONVERTED TO GROUND VALUES USING A COMBINED SCALE FACTOR OF 1.000197939.



DETAIL 1
SCALE: 1" = 100'



DETAIL 2
SCALE: 1" = 100'

LEGEND

- ✱ FOUND: MONUMENT AS NOTED
 - ✱ FOUND SECTION CORNER - PER (?) - AS NOTED
 - ✱ FOUND ONE-QUARTER CORNER - PER (?) - AS NOTED
 - △ FOUND: WASHOE COUNTY CONTROL REFERENCE MONUMENT AS NOTED
 - ⊗ SET: 5/8" REBAR/CAP PLS 7633
 - CALCULATION POINT, NOTHING FOUND OR SET
 - (R) RADIAL BEARING
- W.C.O.R. WASHOE COUNTY OFFICIAL RECORDS

Carl R. de BACA
 CARL R. de BACA
 C.de BACA
 No. 7633
 EXPIRES 12/31/18

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED IN JULY 2018 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM WASHOE COUNTY CONTROL POINT WN1SM00207 MODIFIED BY A COMBINED FACTOR OF 1.000197939. SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

REFERENCES

- RECORD OF SURVEY NO. 1025 DOC. NO. 439207 W.C.O.R.
- RECORD OF SURVEY NO. 1028 DOC. NO. 439210 W.C.O.R.

MAP OF DIVISION INTO LARGE PARCELS
 FOR
JAMES RICHARDSON
 A MERGER AND RESUBDIVISION OF PARCEL 32.2.2.2 OF MAP OF DIVISION INTO LARGE PARCELS NO. 16 AND THE 15.12 ACRE PARCEL IN SECTION 5 PER RECORD OF SURVEY NO. 1028
 SITUATE IN THE N.W. 1/4 OF SECTION 5, TWP. 21 N., RNG. 22 E. AND THE S.W. 1/4 OF SECTION 32, TWP. 22 N., RNG. 22 E., M.D.M. COUNTY OF WASHOE STATE OF NEVADA

9222 PROTOTYPE DRIVE
 RENO, NV 89521
 TEL (775) 827-6111
 FAX (775) 827-6122

Drawn By: CRC
 Sheet: 1 OF 2
 Job No.: 9526.000
 Dwg No.: 9526.000DLLP.DWG

LUMOS & ASSOCIATES