

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: Map of Division into Large Parcels for John J. Kelly, Jr.			
DL16-0003			
Project Description: A DIVISION OF PARCEL 19-2-2-3 OF LAND MAP NO. 18 BEING PORTIONS OF THE S1/2 OF SECTION 19 AND THE S1/2 OF SECTION 20			
Project Address: Right Hand Canyon Road			
Project Area (acres or square feet): 183.99 Acres			
Project Location (with point of reference to major cross streets AND area locator): Project is located on in Warm Spring +/-8 miles from the intersection of SR 445 & Whiskey Springs Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
077-390-03	183.99		
Section(s)/Township/Range:			
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: John J. Kelly, Jr.		Name: Tri State Surveying, Ltd	
Address: P.O. Box 2727		Address: 1925 E. Prater Way	
Kailua Kona, HI	Zip: 96745	Sparks, NV	Zip: 89434
Phone: 808-987-2056	Fax:	Phone: 775-358-9491	Fax: 358-3664
Email: Sebago@live.com		Email: dcrook@tristateltd.com	
Cell:	Other:	Cell: 775-846-7955	Other:
Contact Person: John Kelly		Contact Person: David C. Crook, P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME		Name: David Chesnut	
Address:		Address: 3305 Right Hand Canyon Road	
	Zip:	Reno, NV	Zip: 89441
Phone:	Fax:	Phone: 775-276-4577	Fax:
Email:		Email: d.k.chesnut@hotmail.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: David Chesnut	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Map of Division 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?

Parcel 1, 51.91 Acres
Parcel 2, 40.01 Acres
Parcel 3, 40.01 Acres &
Parcel 4, 52.06 Acres

2. What is the average lot size?

+/- 46 acres

3. What is the proposed use of each parcel?

Residential

4. Utilities:

a. Sewer Service	Individual Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T Nevada
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Individual 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 #	51169 & 51474	acre-feet per year	2.5 & 5.0
b. Certificate #	16539 & 17308	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):

Shawn M. Cheatum

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

7. Surveyor:

Name	David C. Crook, P.L.S.
Address	Tri State Surveying, Ltd 1925 E. Prater Way Sparks, NV 89434
Phone	775-358-9491
Fax	775-358-3664
Nevada PLS #	10836

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

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
07739003	Active	9/6/2016 2:09:46 AM
Current Owner: KELLY, JOHN J JR PO BOX 2727 KAILUA KONA, HI 96745		SITUS: 0 RIGHT HAND CANYON RD WCTY NV
Taxing District 4400	Geo CD:	
Legal Description		
Township 22 Section 19 Lot Block Range 22 SubdivisionName _UNSPECIFIED		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$158.05	\$0.00	\$0.00	\$158.05
INST 3	1/2/2017	2016	\$158.05	\$0.00	\$0.00	\$158.05
INST 4	3/6/2017	2016	\$158.05	\$0.00	\$0.00	\$158.05
Total Due:			\$474.15	\$0.00	\$0.00	\$474.15

Tax Detail			
	Gross Tax	Credit	Net Tax
Palomino Valley	\$72.51	\$0.00	\$72.51
State of Nevada	\$29.36	\$0.00	\$29.36
Truckee Meadows Fire Dist	\$93.27	\$0.00	\$93.27
Washoe County	\$240.40	\$0.00	\$240.40
Washoe County Sc	\$196.66	\$0.00	\$196.66
Total Tax	\$632.20	\$0.00	\$632.20

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016081876	B16.40107	\$158.05	8/11/2016

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).

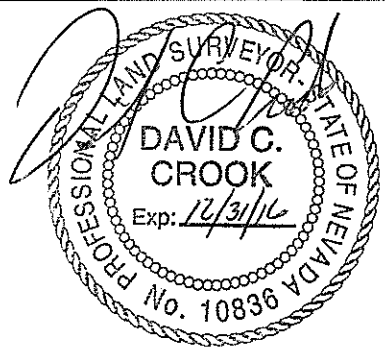
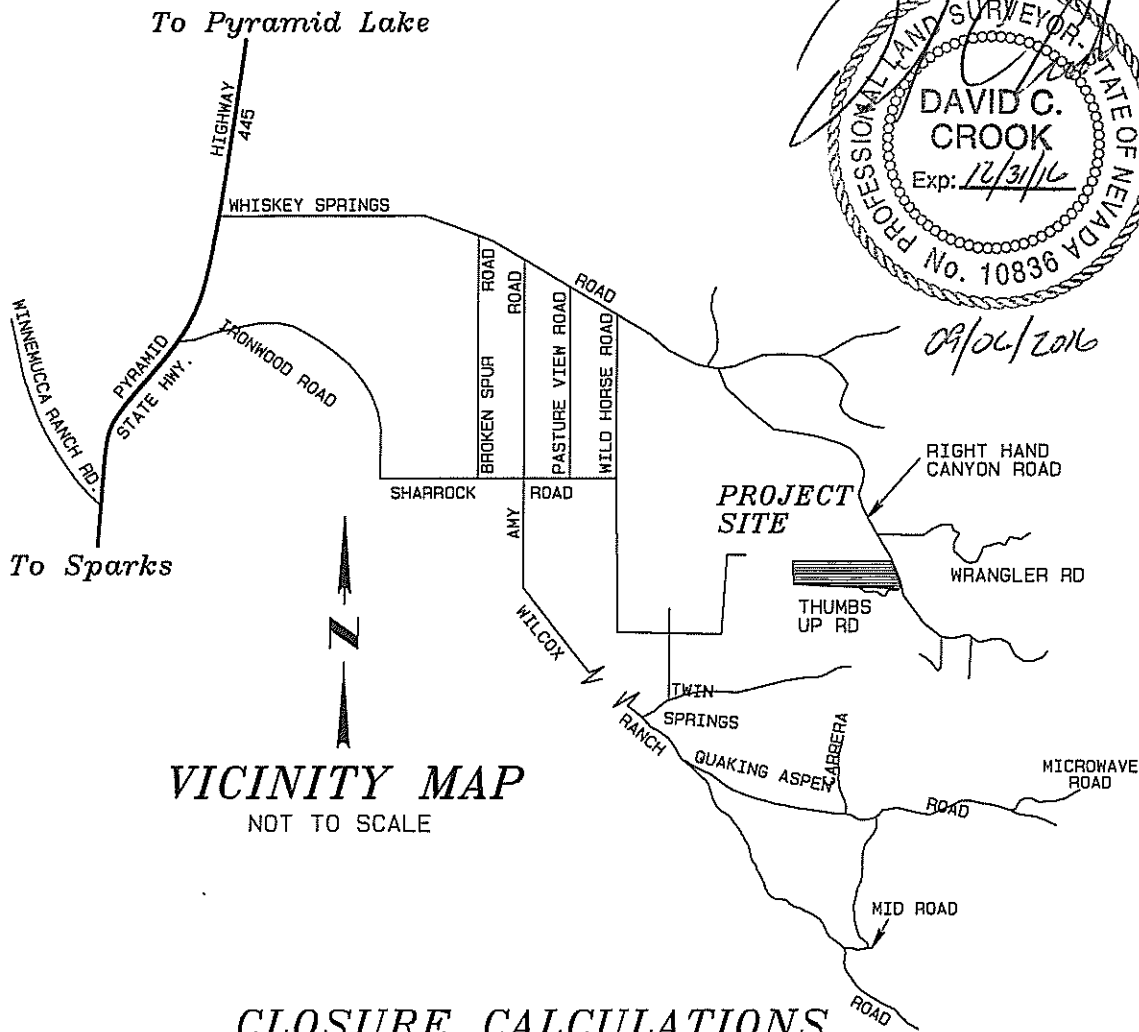
To submit your address change online [click here](#)

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

Address change requests may also 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

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09/06/2016

VICINITY MAP
NOT TO SCALE

**CLOSURE CALCULATIONS
FOR
MAP OF DIVISION INTO LARGE PARCELS
FOR**

JOHN J. KELLY, JR

**A DIVISION OF PARCEL 19-2-2-3 OF LAND MAP
NO. 18 BEING PORTIONS OF THE S1/2 OF
SECTION 19 AND THE S1/2 OF SECTION 20
TOWNSHIP 22 NORTH, RANGE 22 EAST, M.D.M.
WASHOE COUNTY NEVADA**



TRI STATE SURVEYING, LTD

1925 E. PRATER WAY
SPARKS, NEVADA 89434
(775) 358-9491 * FAX # 358-3664

JOB #16075.01.RM

Tri State Surveying, Ltd.
 1925 E. Prater Way
 Sparks, Nevada 89434
 775-358-9491 Fax 358-3664
 Tuesday, September 06, 2016 11:15:07 AM

PROJECT: 0 PM David\16075.01.RM Right Hand Canyon Rd DOL\dwg\1607501RM-T500.pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance,
 or chord bearing and chord lengths as indicated herein.
 Boundary Name: PARCEL 1

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
66		0+00.00	14951550.0759	2354717.7016	
S18°22'54"E	231.75 ft				
18		2+31.75	14951330.1505	2354790.7829	
4500.00					
S30°28'27"E	113.22 ft				
17		3+44.97	14951232.5709	2354848.2024	
4500.00					
S19°02'42"E	314.22 ft				
16		6+59.19	14950935.5505	2354950.7357	
4500.00					
S12°32'33"E	145.00 ft				
15		8+04.19	14950794.0109	2354982.2244	
4500.00					
S21°28'01"E	440.51 ft				
24		12+44.70	14950384.0596	2355143.4354	
4500.00					
Center Point:		23	14950530.4454	2355515.6869	
Radial Bearing in:		N68°31'59"E			
Radial Bearing out:		S52°15'40"W			
Radius:		400.00 ft			
Delta:		16°16'19" Left			
Arc Length:		113.60 ft			
Chord Bearing:		S29°36'11"E			
Chord Length:		113.22 ft			
Middle Ordinate:		4.03 ft			
External:		4.07 ft			
Deg of Curvature:		14°19'26" Arc Definition			
Tangent:		57.18 ft			
Curve PI:		14950330.8460	2355164.3618		
12		13+58.30	14950285.6184	2355199.3648	
4500.00					
S37°44'20"E	171.87 ft				
3		15+30.17	14950149.7022	2355304.5602	
4500.00					
N86°58'00"W	2016.91 ft				
161		35+47.07	14950256.4308	2353290.4760	
N02°27'25"E	1353.63 ft				
160		49+00.70	14951608.8165	2353348.5043	
S87°32'35"E	1370.46 ft				
66		62+71.16	14951550.0667	2354717.7045	

 Closing latitude = -0.00918
 Closing departure = 0.00290
 Closing bearing = N17°33'17"W
 Closing distance = 0.00963
 Total traverse length = 6270.79 (6271.16)
 Total error of closure = 1/651410
 Error of closure in latitude = 1/683228

Tri State Surveying, Ltd.
1925 E. Prater Way
Sparks, Nevada 89434
775-358-9491 Fax 358-3664
Tuesday, September 06, 2016 11:15:07 AM

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error of closure in departure = 1/2159733

Area = 2261175 SQ FT
Area = 51.91 ACRES

Tri State Surveying, Ltd.
 1925 E. Prater Way
 Sparks, Nevada 89434
 775-358-9491 Fax 358-3664
 Tuesday, September 06, 2016 11:15:07 AM

PROJECT: 0 PM David\16075.01.RM Right Hand Canyon Rd DOL\dwg\1607501RM-T500.pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance,
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 Boundary Name: PARCEL 2

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
160		0+00.00	14951608.8254	2353348.5063	
S02°27'25"W	1353.63 ft				
161		13+53.63	14950256.4398	2353290.4781	
N86°58'00"W	1293.97 ft				
159		26+47.60	14950324.9127	2351998.3210	
N02°27'25"E	1340.62 ft				
158		39+88.22	14951664.3003	2352055.7916	
S87°32'35"E	1293.90 ft				
160		52+82.12	14951608.8326	2353348.5021	

 Closing latitude = 0.00716
 Closing departure = -0.00422
 Closing bearing = S30°32'25"E
 Closing distance = 0.00831
 Total traverse length = 5282.12 (5282.12)
 Total error of closure = 1/635741
 Error of closure in latitude = 1/738143
 Error of closure in departure = 1/1251103

 Area = 1743045 SQ FT
 Area = 40.01 ACRES

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 Sparks, Nevada 89434
 775-358-9491 Fax 358-3664
 Tuesday, September 06, 2016 11:15:07 AM

PROJECT: 0 PM David\16075.01.RM Right Hand Canyon Rd DOL\dwg\1607501RM-T500.pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: PARCEL 3

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
158		0+00.00	14951664.2932	2352055.7958	
S02°27'25"W	1340.62 ft				
159		13+40.62	14950324.9056	2351998.3252	
N86°58'00"W	1306.47 ft				
154		26+47.08	14950394.0399	2350693.6857	
N02°27'25"E	1327.47 ft				
155		39+74.56	14951720.2896	2350750.5925	
S87°32'35"E	1306.40 ft				
158		52+80.96	14951664.2860	2352055.7916	

Closing latitude = -0.00711
 Closing departure = -0.00420
 Closing bearing = N30°34'18"E
 Closing distance = 0.00826
 Total traverse length = 5280.96 (5280.96)
 Total error of closure = 1/639356
 Error of closure in latitude = 1/742581
 Error of closure in departure = 1/1257048

Area = 1742797 SQ FT
 Area = 40.01 ACRES

Tri State Surveying, Ltd.
 1925 E. Prater Way
 Sparks, Nevada 89434
 775-358-9491 Fax 358-3664
 Tuesday, September 06, 2016 11:15:07 AM

PROJECT: 0 PM David\16075.01.RM Right Hand Canyon Rd DOL\dwg\1607501RM-T500.pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: PARCEL 4

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
155		0+00.00	14951720.2967	2350750.5967	
S02°27'25"W	1327.47 ft				
154		13+27.47	14950394.0470	2350693.6899	
N86°58'00"W	1706.11 ft				
65		30+33.58	14950484.3291	2348989.9703	
N01°16'30"E	1310.59 ft				
64		43+44.17	14951794.5947	2349019.1324	
S87°32'35"E	1733.05 ft				
155		60+77.23	14951720.3012	2350750.5892	

Closing latitude = 0.00445
 Closing departure = -0.00750
 Closing bearing = S59°16'52"E
 Closing distance = 0.00872
 Total traverse length = 6077.22 (6077.23)
 Total error of closure = 1/696883
 Error of closure in latitude = 1/1364227
 Error of closure in departure = 1/810627

Area = 2267770 SQ FT
 Area = 52.06 ACRES

SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, a Professional Land Surveyor licensed in the State of Nevada, certify that:

- This plat represents the results of a survey conducted under my direct supervision at the instance of JOHN J. KELLY, JR.
- The lands surveyed lie within portions of the S1/2 of Section 18 and the S1/2 of Section 20, T.22N., R.22E., M.D.M., and the survey was completed on _____.
- 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.
- The monuments depicted on the plat are of the character, amount and occupy the positions indicated and are of sufficient number and durability.

David C. Crook, P.L.S. DATE
Nevada Certificate No. 10890

TITLE COMPANY CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that JOHN J. KELLY, JR. is the owner of record and interest in the lands delineated hereon and that he is the only owner of record of said lands; that all the owner of record has signed the final map; that no one holds of record a security interest in the land to be divided and that there are no liens of record against the land delineated hereon for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments, and that a guarantee dated _____ for the benefit of the County of Washoe, State of Nevada, has been issued with regard to all of the above.

FIRST AMERICAN TITLE COMPANY

Signed: By: _____ Date: _____
Title: _____

TAX CERTIFICATE

APR 077-390-03
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 delinquent property taxes for the conversion of the property from agricultural use has been paid pursuant to NRS 361A.255.

WASHOE COUNTY TREASURER

Deputy _____ Date _____

WATER RIGHT DEDICATION CERTIFICATE

The water and sewer requirements set forth in Article 422 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied.

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

OWNER'S CERTIFICATE

This is to certify that the undersigned, JOHN J. KELLY, JR. is the owner of the tract of land represented on this plat and has consented to the preparation and recordation of this plat and that the same is executed in compliance with and subject to the provisions of NRS Chapter 276.

The Private Drainage and Public Utility Easements as shown hereon are hereby granted.

By: JOHN J. KELLY, JR. Date _____

STATE OF NEVADA
COUNTY OF WASHOE

On this _____ day of _____, 2016 personally appeared before me, a Notary Public, in the County of Washoe, JOHN J. KELLY, JR. who acknowledged to me that he executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal on the date and year first above written.

NOTARY PUBLIC _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONSIDERS 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 _____

UTILITY COMPANIES' CERTIFICATE

The utility easements shown on this plat have been checked, accepted and approved by the undersigned utility companies.

BY ENERGY _____ DATE _____
NEVADA BELL TELEPHONE COMPANY DATE _____
D.B.A. AT & T NEVADA

REFERENCES

- Record of Survey Map No. 1069, File No. 453954, recorded May 10, 1977 in the Official Records of Washoe County, Nevada.
- Division of Land Map No. 18, File No. 453945, recorded May 10, 1977 in the Official Records of Washoe County, Nevada.
- Division of Land Map No. 127, File No. 1414941, recorded July 23, 1990 in the Official Records of Washoe County, Nevada.
- Division of Land Map No. 135, File No. 1453020, recorded January 11, 1991 in the Official Records of Washoe County, Nevada.
- Division of Land Map No. 177, File No. 2208205, recorded May 7, 1992 in the Official Records of Washoe County, Nevada.

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

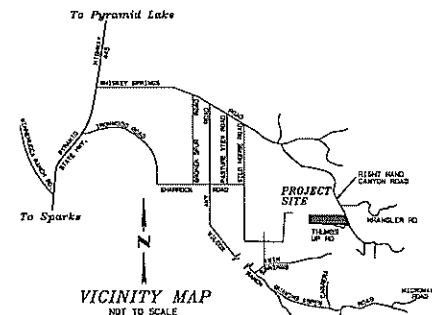
The Final Map of Division into Large Parcels Case No. _____ meets all applicable statutes, ordinances and code provisions; is in substantial compliance with the Tentative Map and its conditions, which are incorporated herein by this reference, and those conditions have been satisfied for recordation of this map. The offer(s) of dedication are rejected at this time, but will remain open in accordance with Nevada Revised Statutes Chapter 276.

This Final Map is approved and accepted this _____ day of _____, 2016, by the Director of Community Development of Washoe County, Nevada, in accordance with Nevada Revised Statutes 276.471 through 276.472.

David Childs, DCA-DC, Acting Director Date
Department of Community Development

NOTES:

- A PUBLIC UTILITY 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 AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- THE NATURAL DRAINAGE WILL NOT BE IMPERED 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 ADJACENT 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. NOB HAS SANITARY WASTE SUITABILITY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.



TOTAL AREA: 183.99± ACRES

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ AT _____ MIN PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	MAP OF DIVISION INTO LARGE PARCELS FOR JOHN J. KELLY, JR. A DIVISION OF PARCEL 19-2-2-3 OF LAND MAP NO. 18 BEING PORTIONS OF THE S1/2 OF SECTION 19 AND THE S1/2 OF SECTION 20 TOWNSHIP 22 NORTH, RANGE 22 EAST, M.D.M. WASHOE COUNTY.
COUNTY RECORDER BY: _____ DEPUTY _____ FEE: _____	TRISTATE SURVEYING, LTD. 1025 E. PRATER WAY SPARKS, NEVADA 89434 (775) 358-9491 • FAX # 358-3664

