

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <u>Family Cemetary</u>			
Project Description: <u>Family Cemetary</u>			
Project Address: <u>077-140-30</u>			
Project Area (acres or square feet): <u>1/4 acre</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Off Ironwood Road 4 miles in from SR 445</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>077-140-30</u>	<u>40.34</u>		
Section(s)/Township/Range: <u>21 + T. 22 N R. 21 E</u>			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> <u>Jorgenson</u>		<b>Professional Consultant:</b>	
Name: <u>Jorgenson Living Trust</u>		Name:	
Address: <u>180 Ironwood Road</u>		Address:	
<u>Reno</u> Zip: <u>89510</u>		Zip:	
Phone: <u>775 475-2999</u> Fax: <u>475-2997</u>		Phone: Fax:	
Email: <u>twoeagle@oasisol.com</u>		Email:	
Cell: <u>925 787-1145</u> Other:		Cell: Other:	
Contact Person: <u>Anthony Jorgenson</u>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>Same</u>		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ORIGINAL

## Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Family Cemetary of 1/4 acre in the middle of 200 family owned acres. Possible 30 graves in the next 100 years. All burials will be done by a local montuary in accordance with all existing local and state laws. Maintenance to be funded by dividends of 6,700 shares of Chevron, IBM, and P.G. + E. in Trust.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

Existing Easement Road from Ironwood Road through 077-140-29, with a 140 foot diameter turn around at top.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Chain link fence around cemetary.  
Remove Sage brush, 90 days after approval.

4. What is the intended phasing schedule for the construction and completion of the project?

90 Days after approval.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Flat, with view.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

None, located in the middle of 200 family owned acres.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The family owns the properties surrounding the cemetery.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

None

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

None - There is a 140 foot diameter turn around at site.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Natural

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No Trespassing signs attached to fence.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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**WASHOE COUNTY ASSESSOR PROPERTY DATA** 09/22/2015

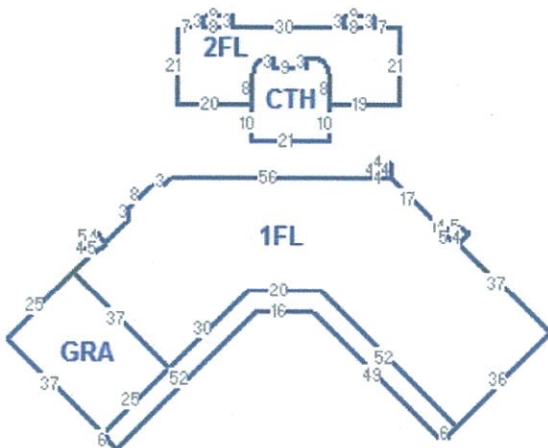
APN: 077-140-29 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs	100 IRONWOOD RD			Quality	R55 Very Good-Excellent	Bldg Type	Sgl Fam Res
Owner 1	JORGENSEN LIVING TRUST			Stories	TWO STORY	Square Feet	5,507
Mail Address	9732 STATE ROUTE 445 PMB 318 SPARKS NV 89441			Year Built	2003	Square Feet does not include Basement or Garage Conversion Area.	
Owner 2 or Trustee	JORGENSEN TRUSTEE, ANTHONYW & JEAN K			W.A.Y.	2003	Finished Bsmt	0
Rec Doc No	4315700	Rec Date	01/09/2014	Bedrooms	3	Unfin Bsmt	0
Prior Owner	JORGENSEN, ANTHONYW			Full Baths	3	Bsmt Type	
Prior Doc	4306674			Half Baths	2	Gar Conv Sq Foot	0
Keyline Desc	DLM 159LT 1			Fixtures	23	Total Gar Area	936
Subdivision	UNSPECIFIED			Fireplaces	3	Gar Type	ATTACHED
	Lot: 1	Block	Sub Map#	Heat Type	FA/AC	Det Garage	0
	Record of Survey Map:		Parcel Map#	Sec Heat Type		Bsmt Gar Door	0
Section:	Township: 22	Range: 21	SPC	Ext Walls	STUCCO/FR	Sub Floor	SLAB
Tax Dist	4400	Add'l Tax Info	Prior APN	Sec Ext Walls		Frame	FRAME
			077-140-14	Roof Cover	CONCRETE TIL	Construction Mod	0
Tax Cap Status	3 PCT Qualified Primary Residence			Obso/Bldg Adj	0	Units/Bldg	1
				% Incomplete		Units/Parcel	1

Land Information							
Land Use	200	Zoning	GRA	Sewer	Septic	NBC	MABJ
Size	40.33 Acre or ~ 1,756,775 SqFt	Water	Well	Street	Unpaved	NBC Map	MA NBC Map

Valuation Information				Sales/Transfer Information/Recorded Document				
Valuation History	2014/15 FV	2015/16 FV	V-Code	LUC	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	47,000	47,000	3BGG	200	01-09-2014	0	JORGENSEN, ANTHONYW	JORGENSEN LIVING TRUST
Taxable Improvement Value	731,879	652,000	3BGG	200	12-09-2013	0	JORGENSEN LIVING TRUST	JORGENSEN, ANTHONYW
Taxable Total	778,879	699,000	3BGG	200	04-21-2010	0	JORGENSEN, A W & JEAN K	JORGENSEN LIVING TRUST
Assessed Land Value	16,450	16,450	2SVL	180	01-23-2001	80,000	BROWN, BRYAN	JORGENSEN, A W & JEAN K
Assessed Improvement Value	256,158	228,200			04-05-1996	0		BROWN, BRYAN
Total Assessed	272,608	244,650						

**Building #1 Sketch** **Property Photo**



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WASHOE COUNTY ASSESSOR PROPERTY DATA										09/22/2015	
APN: 077-140-30 Card 1 of 1											
<b>Owner Information &amp; Legal Description</b>						<b>Building Information</b>					
Situs				0 IRONWOOD RD		Quality		Bldg Type			
Owner 1				JORGENSEN LIVING TRUST		Stories		Square Feet 0			
Mail Address				9732 STATE ROUTE 445 PMB 318 SPARKS NV 89441		Year Built		0 Square Feet does not include Basement or Garage Conversion Area.			
Owner 2 or Trustee				JORGENSEN TRUSTEE, ANTHONYW & JEAN K		W.A.Y.		Finished Bsmt 0			
Rec Doc No				4257479		Rec Date		07/12/2013			
Prior Owner				FISHER, JOHN B		Bedrooms		0			
Prior Doc				3844315		Full Baths		0			
Keyline Desc				DLM 159 LT 2		Half Baths		0			
Subdivision				_UNSPECIFIED		Fixtures		0			
Lot: 2 Block				Sub Map# 159		Fireplaces		0			
Record of Survey Map:				Parcel Map# 0		Heat Type		0			
Section: Township: 22 Range: 21				SPC		Sec Heat Type		0			
Tax Dist				4400 Add'l Tax Info		Prior APN		077-140-14			
Tax Cap Status				Use does not qualify for Low Cap, High Cap Applied		Obso/Bldg Adj		0			
						% Incomplete		0			
<b>Land Information</b>											
Land Use				120		Zoning		GRA		Sewer None	
Size				40.34 Acre or ~ 1,757,210 SqFt		Water		Well		Street Unpaved	
						NBC		MABJ			
						NBC Map		MANBC Map			
<b>Valuation Information</b>				<b>Sales/Transfer Information/Recorded Document</b>							
Valuation History		2014/15 FV	2015/16 FV	V-Code	LUC	Doc Date	Value/Sale Price	Grantor		Grantee	
Taxable Land Value		42,300	42,300	1SVR	120	07-12-2013	45,000	FISHER, JOHN B		JORGENSEN LIVING TRUST	
Taxable Improvement Value		0	0	2QC	120	01-29-2010	45,000	BAKEN-BROWN, KARI P		FISHER, JOHN B	
Taxable Total		42,300	42,300	3BCT	120	08-26-2009	0	BROWN FAMILY TRUST,		BAKEN-BROWN, KARI P	
Assessed Land Value		14,805	14,805	3BGG	120	06-26-2009	0	BROWN FAMILY TRUST,		BROWN FAMILY TRUST	
Assessed Improvement Value		0	0	3BGG	120	02-21-2006	0	BROWN, BRYAN		BROWN FAMILY TRUST	
Total Assessed		14,805	14,805			04-05-1996	0			BROWN, BRYAN	
<b>Building #1 Sketch</b>						<b>Property Photo</b>					

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us) with 'Sketch Request' in the subject line. Please include the APN.

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	WASHOE COUNTY ASSESSOR PROPERTY DATA	09/22/2015
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APN: 077-140-16 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs	0 HOCKBERRY RD			Quality	Bldg Type		
Owner 1	JORGENSEN LIVING TRUST			Stories	Square Feet 0		
Mail Address	9732 STATE ROUTE 445 PMB 318 SPARKS NV 89441			Year Built	0 Square Feet does not include Basement or Garage Conversion Area.		
Owner 2 or Trustee	JORGENSEN TRUSTEE, ANTHONY W & JEAN K			W.A.Y.	Finished Bsmt 0		
Rec Doc No	4504660	Rec Date	08/19/2015	Bedrooms	0 Unfin Bsmt 0		
Prior Owner	BONUS INVESTMENT GROUP INC			Full Baths	0 Bsmt Type		
Prior Doc	4496981			Half Baths	0 Gar Conv Sq Foot 0		
Keyline Desc	21-2-1-13			Fixtures	0 Total Gar Area 0		
Subdivision	_UNSPECIFIED			Fireplaces	0 Gar Type		
	Lot: Block	Sub Map#		Heat Type	0 Det Garage 0		
	Record of Survey Map:	Parcel Map#	0	Sec Heat Type	0 Bsmt Gar Door 0		
	Section: 21	Township: 22	Range: 21	Ext Walls	0 Sub Floor		
			SPC	Sec Ext Walls	0 Frame		
Tax Dist	4400	Add'l Tax Info	Prior APN	Roof Cover	0 Construction Mod 0		
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			Obso/Bldg Adj	0 Units/Bldg 0		
				% Incomplete	0 Units/Parcel 0		

Land Information							
Land Use	120	Zoning	GRA	Sewer	None	NBC	MABJ
Size	40.33 Acre or ~ 1,756,775 SqFt	Water	Well	Street	Unpaved	NBC Map	MANBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2014/15 FV	2015/16 FV	V-Code	LUC	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	47,000	47,000	3NTT	120	08-19-2015	0	BONUS INVESTMENT GROUP INC	JORGENSEN LIVING TRUST
Taxable Improvement Value	2,713	2,584	4BV	120	07-28-2015	47,000	BONUS INVESTMENT GROUP INC	BONUS INVESTMENT GROUP INC
Taxable Total	49,713	49,584	2QC	120	05-15-2009	35,225	DALMANN, GRANT A & LONNIE S	BONUS INVESTMENT GROUP INC
Assessed Land Value	16,450	16,450	1G	120	10-07-1996	45,000		DALMANN, GRANT A & LONNIE S
Assessed Improvement Value	950	904			02-01-1977	18,192		
Total Assessed	17,400	17,354						

Building #1 Sketch	Property Photo
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	WASHOE COUNTY ASSESSOR PROPERTY DATA	09/22/2015
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APN: 077-140-13 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs: 0 IRONWOOD RD				Quality	Bldg Type		
Owner 1: JORGENSON, ANTHONYW				Stories	Square Feet: 0		
Mail Address: 3624 LOLITADR CONCORD CA 94519				Year Built: 0	Square Feet does not include Basement or Garage Conversion Area.		
Rec Doc No: 4351771	Rec Date: 05/05/2014		W.A.Y.: 0		Finished Bsmt: 0		
Prior Owner: JORGENSON, LISA				Bedrooms: 0	Unfin Bsmt: 0		
Prior Doc: 4351770				Full Baths: 0	Bsmt Type:		
Keyline Desc: LT 21-2-1-10 E2 SW4 SEC 21 TWP 22 RGE 21				Half Baths: 0	Gar Conv Sq Foot: 0		
Subdivision: _UNSPECIFIED				Fixtures	Total Gar Area: 0		
Lot: Blotc:		Sub Map#:		Fireplaces: 0	Gar Type:		
Record of Survey Map:		Parcel Map#:		Heat Type	Det Garage: 0		
Section: 21	Township: 22	Range: 21	SPC	Sec Heat Type	Bsmt Gar Door: 0		
Tax Dist: 4400	Add'l Tax Info:	Prior APN:		Ext Walls	Sub Floor:		
Tax Cap Status: Use does not qualify for Low Cap, High Cap Applied				Sec Ext Walls	Frame:		
				Roof Cover	Construction Mod: 0		
				Obso/Bldg Adj: 0	Units/Bldg: 0		
				% Incomplete	Units/Parcel: 0		

Land Information							
Land Use: 120	Zoning: GRA			Sewer: None	NBC	MAJ	
Size: 80.76 Acre or ~3,517,906 SqFt	Water: None			Street: Unpaved	NBC Map	MA NBC Map	

Valuation Information				Sales/Transfer Information/Recorded Document					
Valuation History	2014/15 FV	2015/16 FV	V-Code	LUC	Doc Date	Value/Sale Price	Grantor	Grantee	
Taxable Land Value	49,350	49,350	3BEA	120	05-05-2014	0	JORGENSON, LISA	JORGENSON, ANTHONYW	
Taxable Improvement Value	0	0	3BGG	120	05-05-2014	0	JORGENSON LIVING TRUST	JORGENSON, ANTHONYW	
Taxable Total	49,350	49,350	1SVR	120	11-15-2013	85,000	DALMANN REVOCABLE TRUST	JORGENSON LIVING TRUST	
Assessed Land Value	17,273	17,273	3NTT	120	04-23-2002	0	DALMANN, DAVID G & KAREN	DALMANN REVOCABLE TRUST	
Assessed Improvement Value	-1	0	1G	120	05-23-2001	74,000	MARTIN, AMY L	DALMANN, DAVID G & KAREN	
Total Assessed	17,272	17,273	3NTT	100	05-23-2001	0	MARTIN, AMY L	MARTIN, AMY L	

Building #1 Sketch	Property Photo
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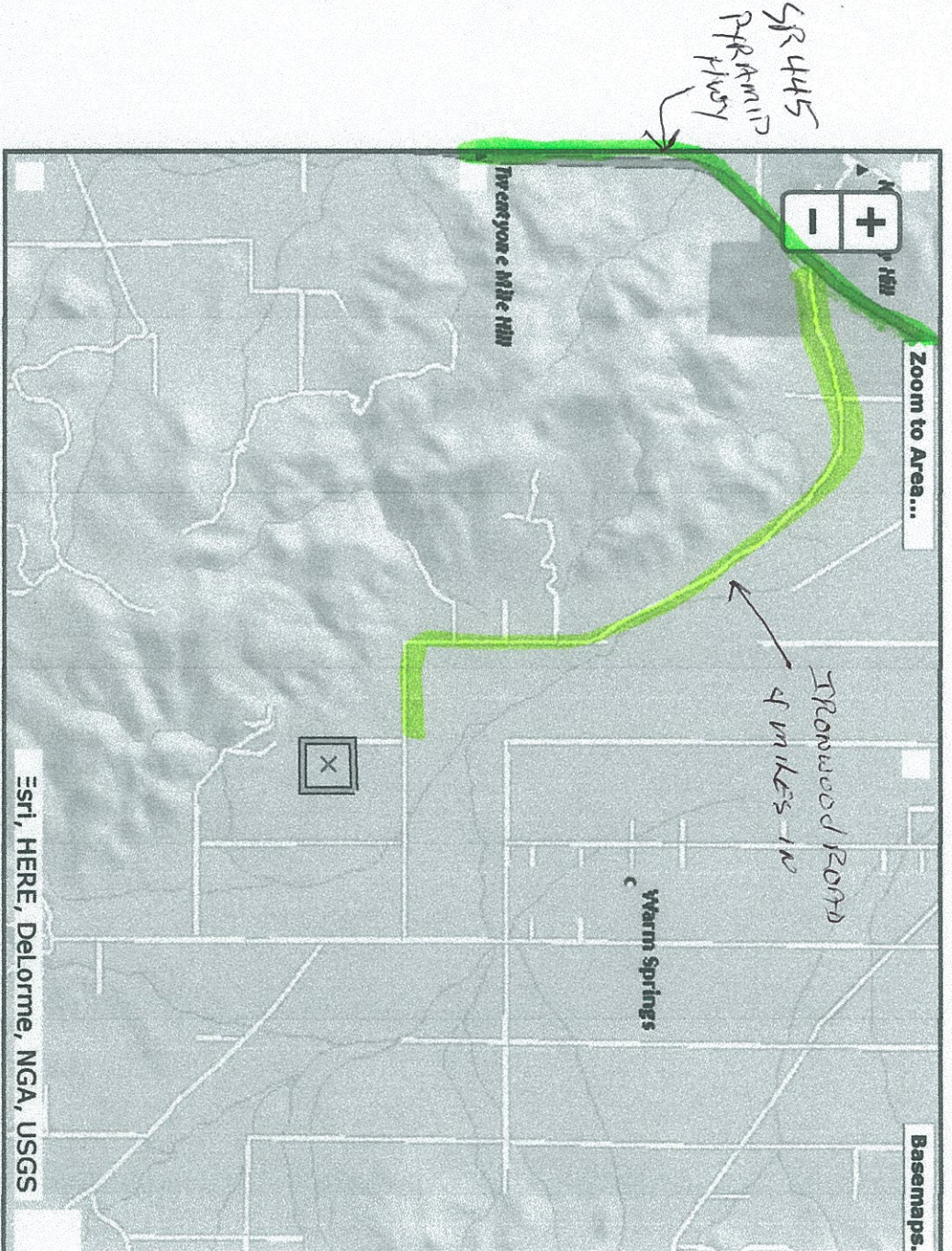
# Washoe County Quick Map

[Assessor Map](#) | [Assessment](#) | [Tax Report](#)  
[Building Permits](#) | [Google Maps](#) | [Bing Maps](#)  
[Pictometry \(Login Required\)](#)

**APN:** **077-140-30** [Click to zoom](#)  
**First Name:** **JORGENSEN**  
**Last Name:** **LIVING TRUST**  
**Address:** **0**  
**Dir:**  
**Street:** **IRONWOOD RD**  
**Area:** **WASHOE COUNTY**  
**Acres:** **40.34**  
**Bedrooms:** **0**  
**Baths:** **0**  
**Year Built:** **0**  
**Zoning:** **GRA**  
**Tax District:** **4400**  
**Assessed Value 2015/2016:** **14805**  
**Gross Tax Subject to Abatement:** **541.87**

[WASHOE COUNTY HOME](#)   [GIS HOME](#)

[ADDRESS SEARCH](#) | [PARCEL](#) | [INTERSECT](#)

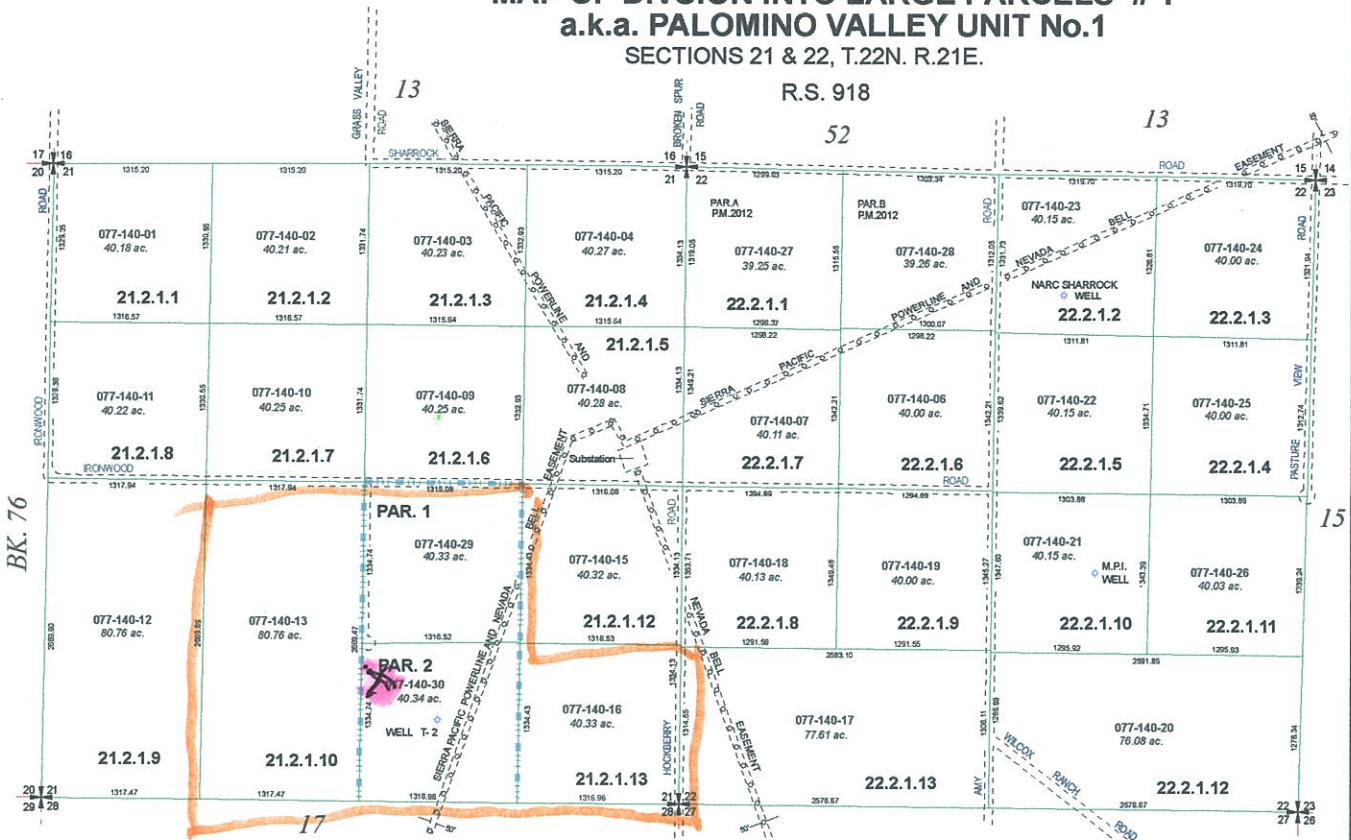


**Tools:**

# MAP OF DIVISION INTO LARGE PARCELS # 1 a.k.a. PALOMINO VALLEY UNIT No.1

SECTIONS 21 & 22, T.22N. R.21E.

R.S. 918



## MAP OF DIVISION INTO LARGE PARCELS NO. 159

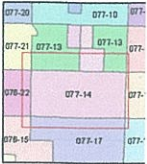
Assessor's Map Number  
**077-14**

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

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



Feet  
0 200 400 600 800  
1 inch = 800 feet



created by: CFB 02/08/2011

last updated: \_\_\_\_\_

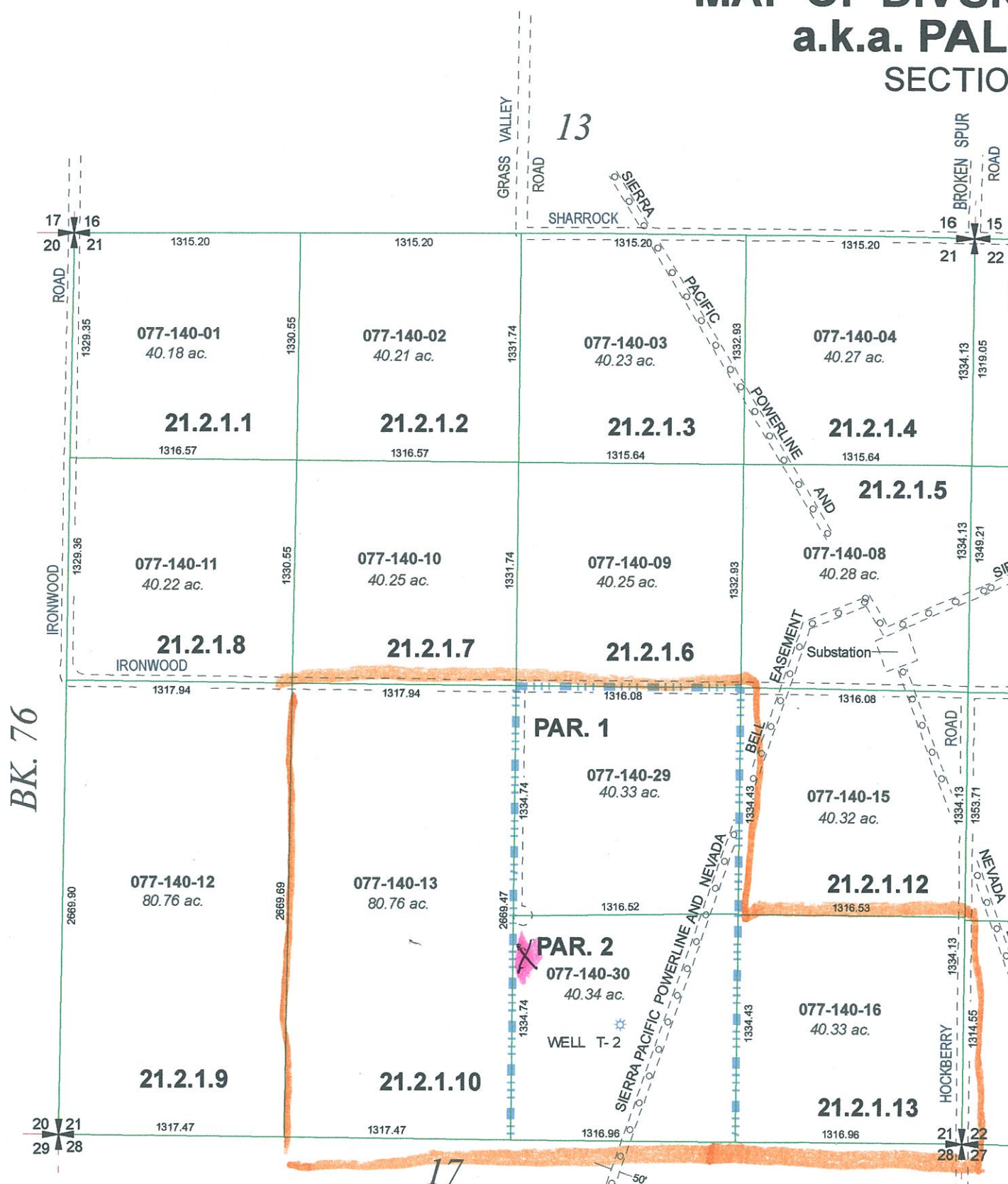
area previously shown on map(s)

NOTE: This map was prepared for the use of 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 delineated herein.

Family owned

X site

# MAP OF DIVISION a.k.a. PALO SECTION



BK. 76

# MAP OF DIVISION INTO LARGE PARCELS NO. 159

# PLOT PLAN FOR PROPOSED BURIAL SITE 200 IRONWOOD ROAD

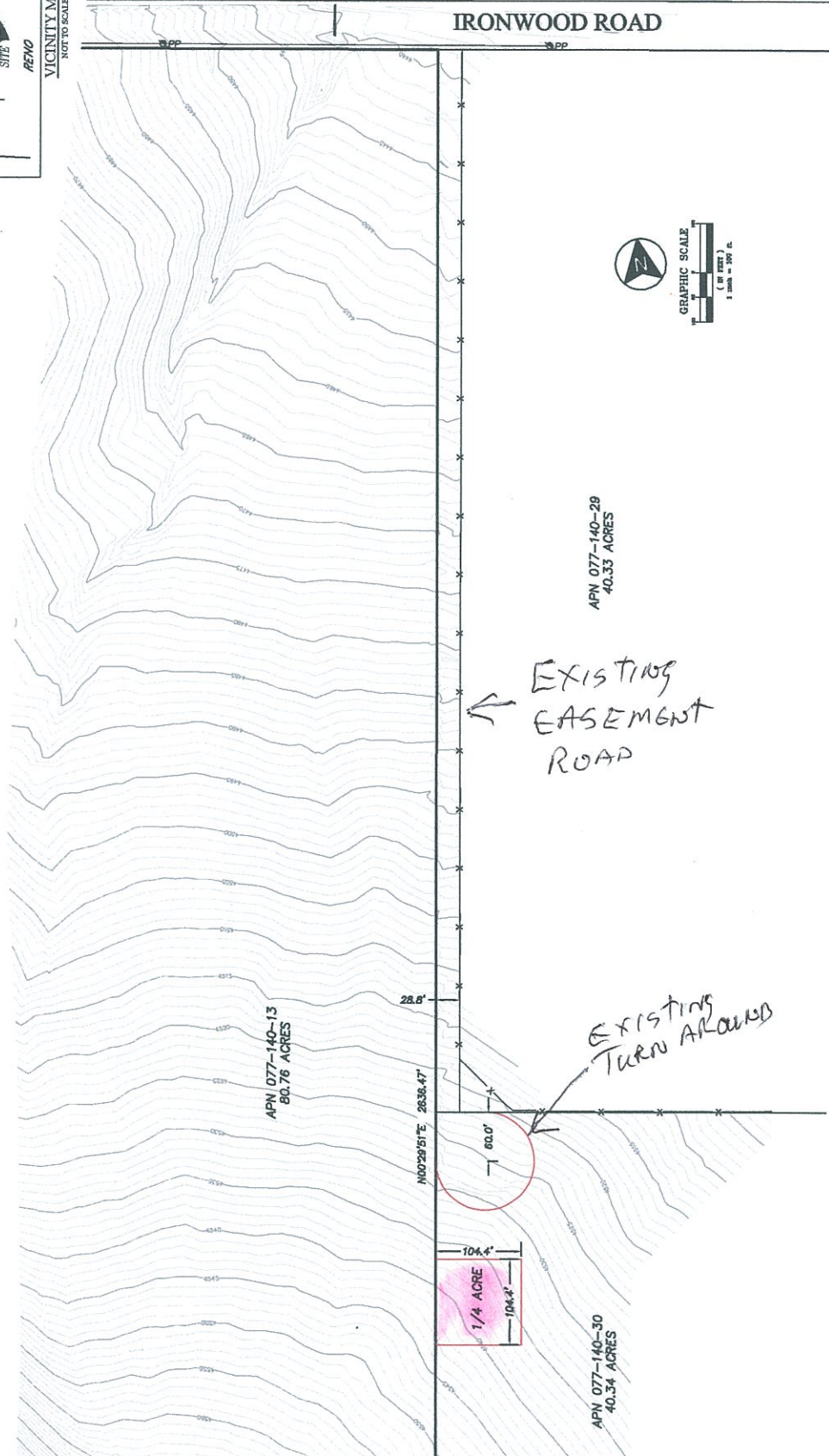
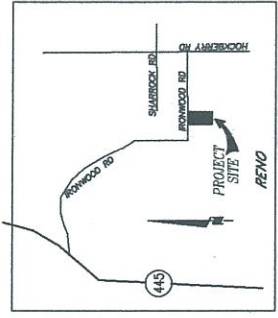
CITY OF RENO  
COUNTY OF WASHOE  
STATE OF NEVADA

**OWNER/APPLICANT**

ANTHONY JORGENSEN  
200 IRONWOOD ROAD  
CONCORD, CA 94510  
(925) 691-3449

**GENERAL**

APN: 077-140-13  
ADDRESS: 200 IRONWOOD ROAD  
RENO, CA  
TOTAL GROSS AREA:  
80.76 ACRES



**APEX**  
CIVIL ENGINEERING & LAND SURVEYING  
817 Alameda Drive Ste. 50  
Meriden, CA 94553  
Ph: (925) 476-8499  
www.apexinc.net


PLOT PLAN FOR BURIAL SITE  
200 IRONWOOD ROAD, RENO, NV

SHEET	1 OF 1
DATE	06-06-15