

Parcel Map Application  
**Pardula Living Trust**  
**Dated April 10, 1998**

Submitted to Washoe County  
July 17, 2017  
Resubmitted December 15, 2017

Prepared for

**Todd & Manuela Pardula**

14230 E. Windriver Lane

Reno, NV 89511

Prepared by



**WOOD RODGERS**

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## 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.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: Pardula Living Trust Dated April 10, 1998			
Project Description: Parcel Map to create three separate parcels.			
Project Address: 0 N. Timberline Drive, Washoe County, NV 89511			
Project Area (acres or square feet): 9.01 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): North of Mt. Rose Highway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-060-57	9.01 acres		
Section(s)/Township/Range: NW 1/4 of Section 34 Township 18 N, Range 19 E			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). N/A			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Todd & Manuela Pardula		Name: Wood Rodgers, Inc.	
Address: 14230 E. Windriver Lane		Address: 1361 Corporate Boulevard	
Reno, Nevada	Zip: 89511	Reno, Nevada	Zip: 89502
Phone:	Fax:	Phone: (775) 823-7742	Fax: (775) 823-4066
Email: dbigrigg@woodrodgers.com		Email: dkirkland@woodrodgers.com	
Cell:	Other:	Cell: (775) 771-0066	Other:
Contact Person: Todd Pardula		Contact Person: Derek Kirkland	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same As Above		Name: Wood Rodgers, Inc.	
Address:		Address: 1361 Corporate Boulevard	
	Zip:	Reno, Nevada	Zip: 89502
Phone:	Fax:	Phone: (775) 853-7453	Fax: (775) 823-4066
Email:		Email: dbigrigg@woodrodgers.com	
Cell:	Other:	Cell: (775) 745-1493	Other:
Contact Person:		Contact Person: Dan Bigrigg	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Todd Pardula

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

Calif.  
STATE OF NEVADA )  
Santa Clara  
COUNTY OF WASHOE )

I, Todd Pardula  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 049-060-57

Printed Name Todd Pardula

Signed Todd Pardula

Address 14230 E Windriver Ln  
Reno NV 89511

Subscribed and sworn to before me this 14th day of June, 2017

Michelle Antonowicz  
Notary Public in and for said county and state

My commission expires: 06-01-2021

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Manuela Pardula

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF <sup>Calif.</sup> NEVADA )  
COUNTY OF <sup>Santa Clara</sup> WASHOE )

I, Manuela Pardula  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 049-060-57

Printed Name Manuela Pardula

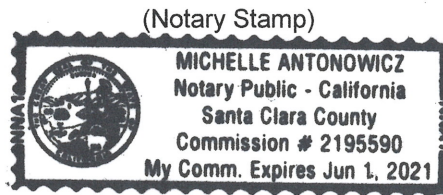
Signed [Signature]

Address 14230 E Windriver Ln  
Reno NV 89511

Subscribed and sworn to before me this 14<sup>th</sup> day of June, 2017

[Signature]  
Notary Public in and for said county and state

My commission expires: 06-01-2021



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## 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)?

0 N. Timberline Drive, Washoe County, Nevada 89511, North of Mt. Rose Highway.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
049-060-57	Vacant Single Family	9.01 ac

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

Vacant Undeveloped Land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	52,933 sf	6.07 ac	75,022 sf	
Minimum Lot Width	120 feet	120 feet	120 feet	

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 Planning and Building 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	3 stubs located in Timberline Drive
b. Electrical Service/Generator	Existing Service
c. Water Service	3 stubs located in Timberline Drive

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- 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. 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 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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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 #		acre-feet per year	
b. Certificate #		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):

Water rights for this property are currently in process to be purchased.

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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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?

N/A
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14. 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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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15. 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
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16. 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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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### 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.**

17. How many cubic yards of material are you proposing to excavate on site?

Only the parcel map is being completed there is no grading anticipated at this time.
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18. 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

19. 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

20. 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

21. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

22. 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?

N/A

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

N/A

24. 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

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

N/A

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

N/A

27. Surveyor:

Name	Wood Rodgers, Inc. (Dan Bigrigg)
Address	1361 Corporate Boulevard, Reno, NV 89502
Phone	(775) 853-7453
Cell	(775) 745-1493
E-mail	dbigrigg@woodroddgers.com
Fax	(775) 823-4066
Nevada PLS #	19716

Account Detail

[Back to Account Detail](#)

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
04906057	Active	12/14/2017 2:10:50 AM

**Current Owner:**  
 PARDULA LIVING TRUST  
  
 14230 E WINDRIVER LN  
 RENO, NV 89511

**SITUS:**  
 0 N TIMBERLINE DR  
 WCTY NV

**Taxing District**

**Geo CD:**

Legal Description

SubdivisionName \_UNSPECIFIED Block Section Township 18 Lot B Range 19

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2017</a>	\$2,165.78	\$2,165.78	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$2,112.56	\$2,112.56	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$2,107.07	\$2,107.07	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$2,041.34	\$2,041.34	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$2,041.74	\$2,041.74	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Important Payment Information**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay Online**

No payment due for this account.

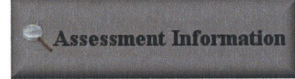
**\$0.00**

**Pay By Check**

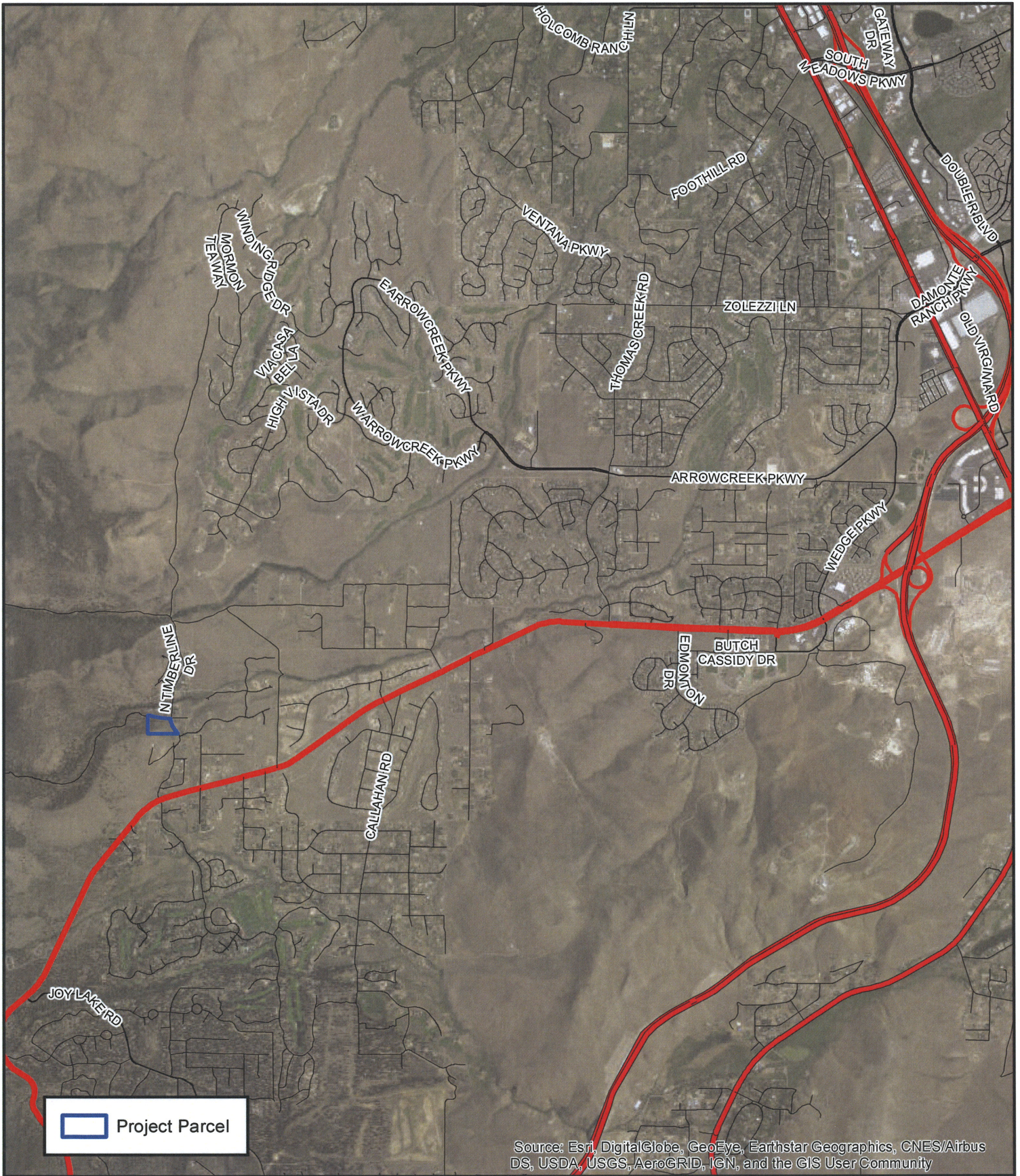
Please make checks payable to:  
 WASHOE COUNTY TREASURER

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

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

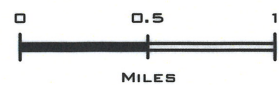






VICINITY MAP  
 PARDULA PARCEL  
 WASHOE COUNTY, NV  
 JULY, 2017

NOTES



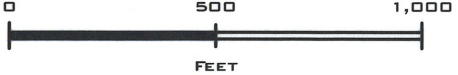
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 Tel: 775.823.4068 Fax: 775.823.4066



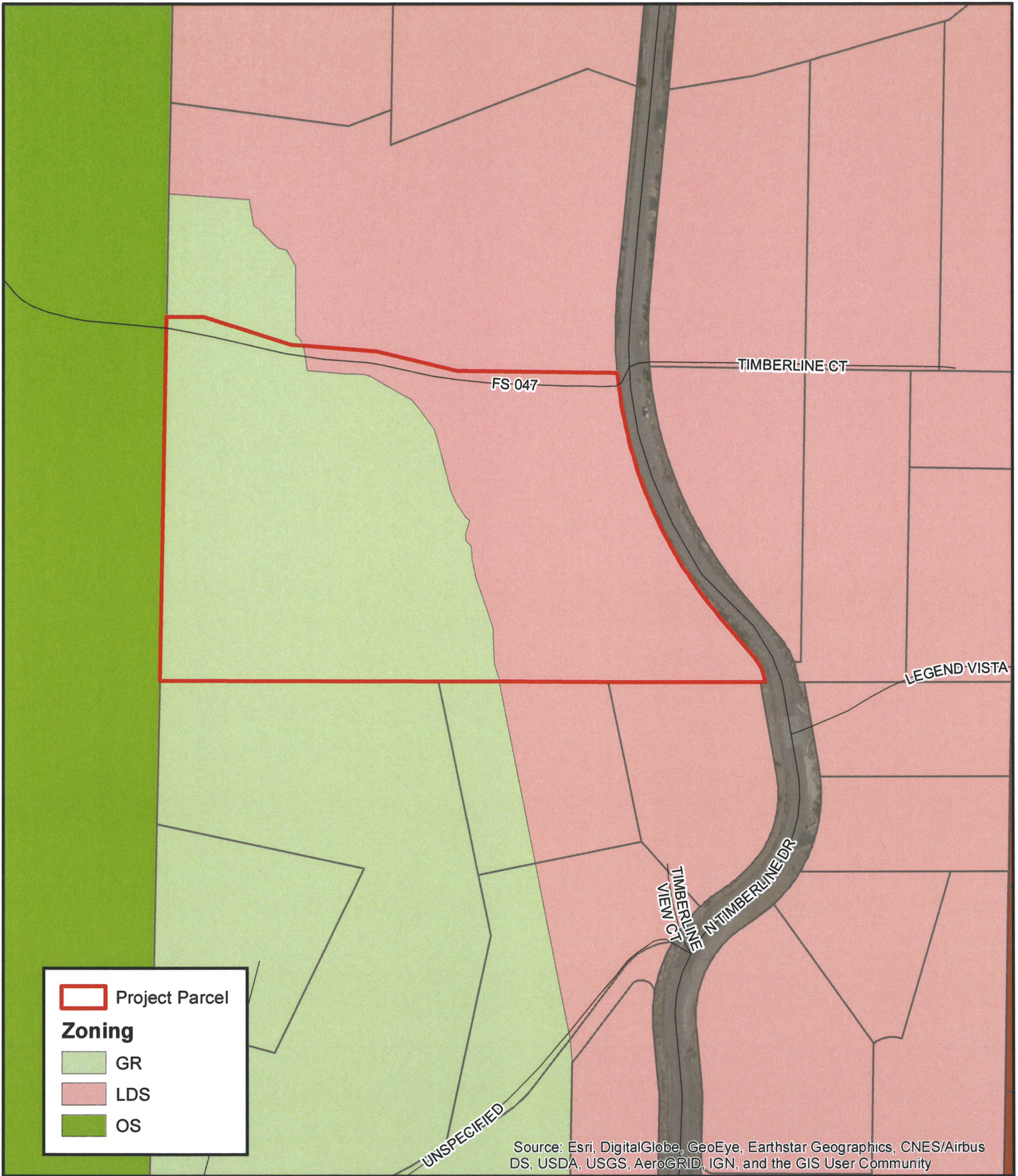
 Project Parcel

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

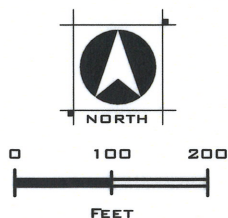
**SITE MAP**  
**PARDULA PARCEL**  
**WASHOE COUNTY, NV**  
**JULY, 2017**  
 NOTES



  
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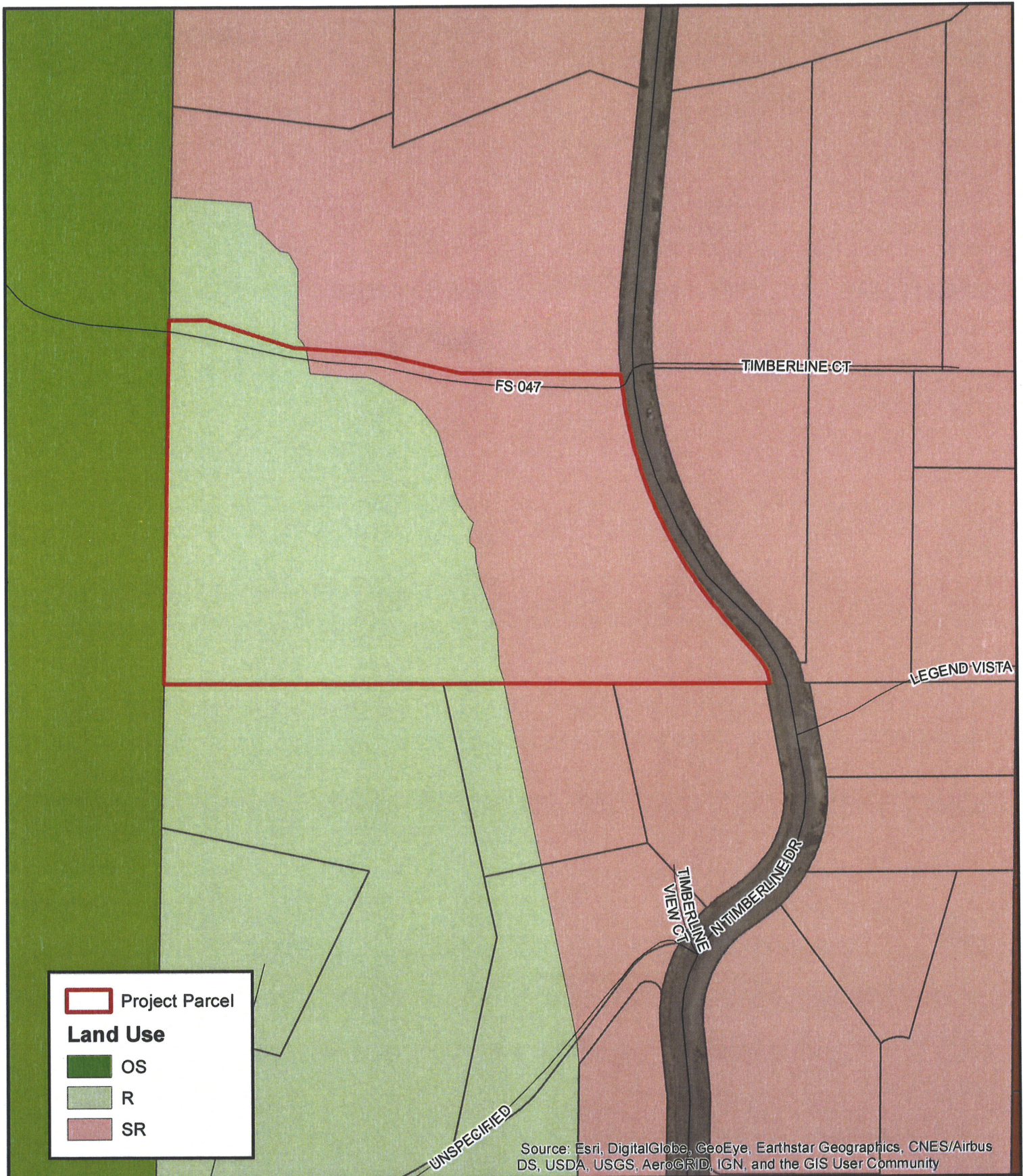


**ZONING**  
**PARDULA PARCEL**  
**WASHOE COUNTY, NV**  
**JULY, 2017**  
 NOTES



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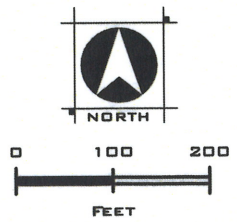
**Project Parcel**

**Land Use**

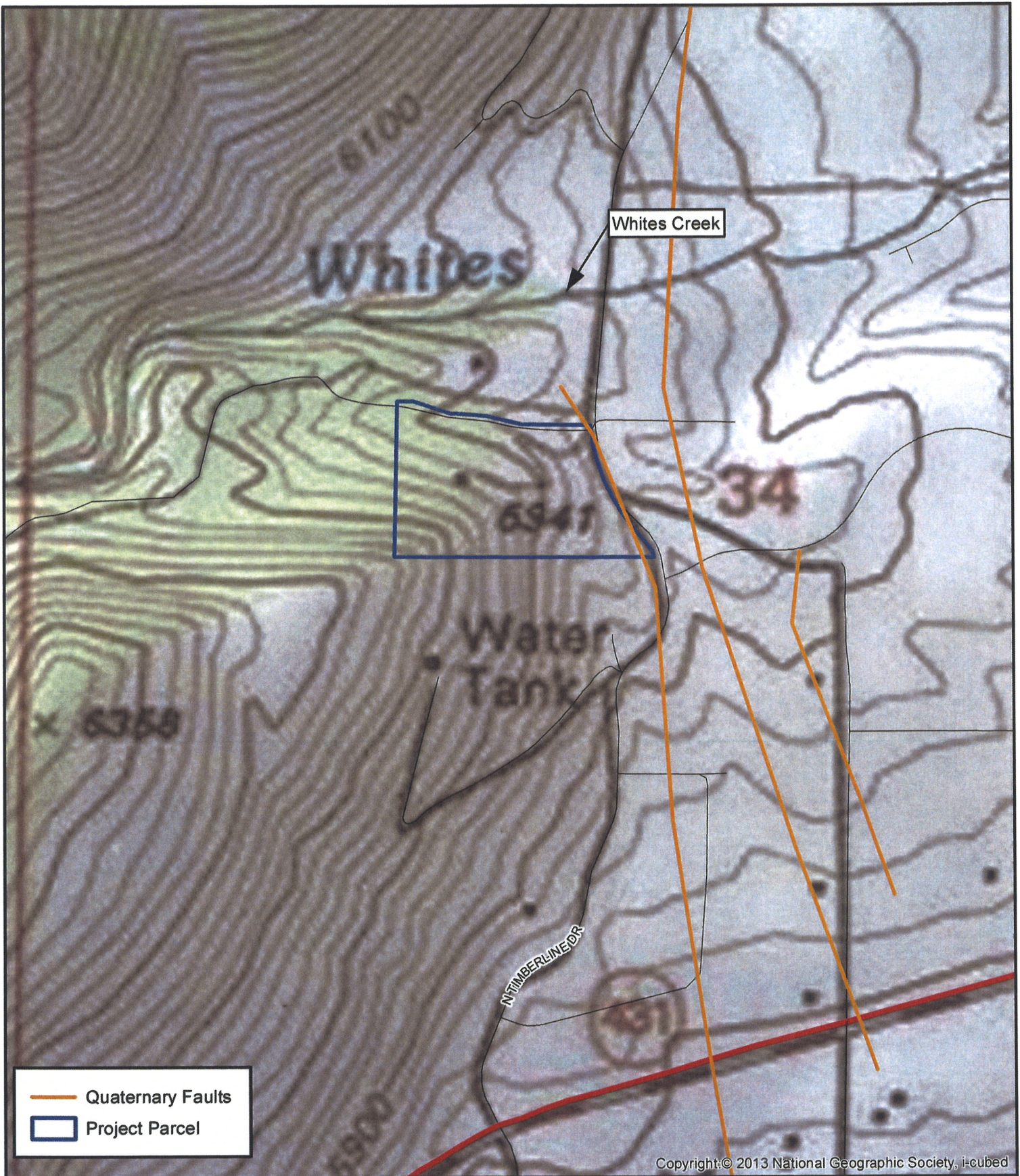
- OS
- R
- SR

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**LAND USE**  
**PARDULA PARCEL**  
**WASHOE COUNTY, NV**  
**JULY, 2017**  
 NOTES




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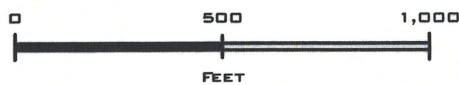


— Quaternary Faults  
 Project Parcel

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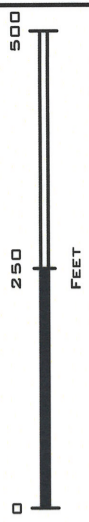
**HAZARD MAP**  
**PARDULA PARCEL**  
**WASHOE COUNTY, NV**  
**JULY, 2017**

NOTES

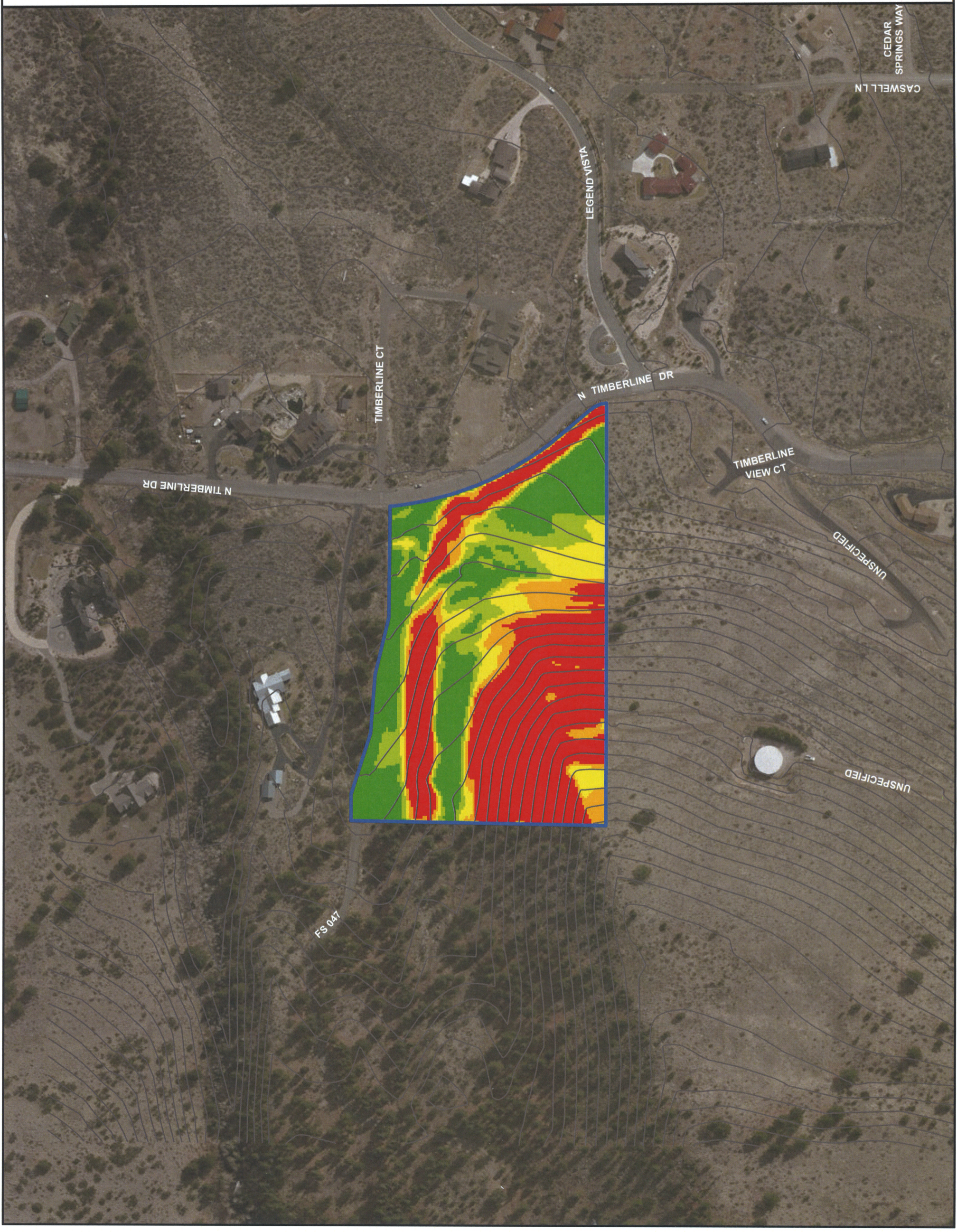


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SLOPE MAP  
 PARDULA  
 RENO, NV  
 JULY, 2017



Slope (%)	Area (ac.)	% of Total
0-15	2.4	26.3
15.1-20	1.2	12.8
20.1-25	1.0	10.7
25.1-30	0.9	9.6
30+	3.7	40.6
<b>TOTAL</b>	<b>9</b>	<b>100</b>

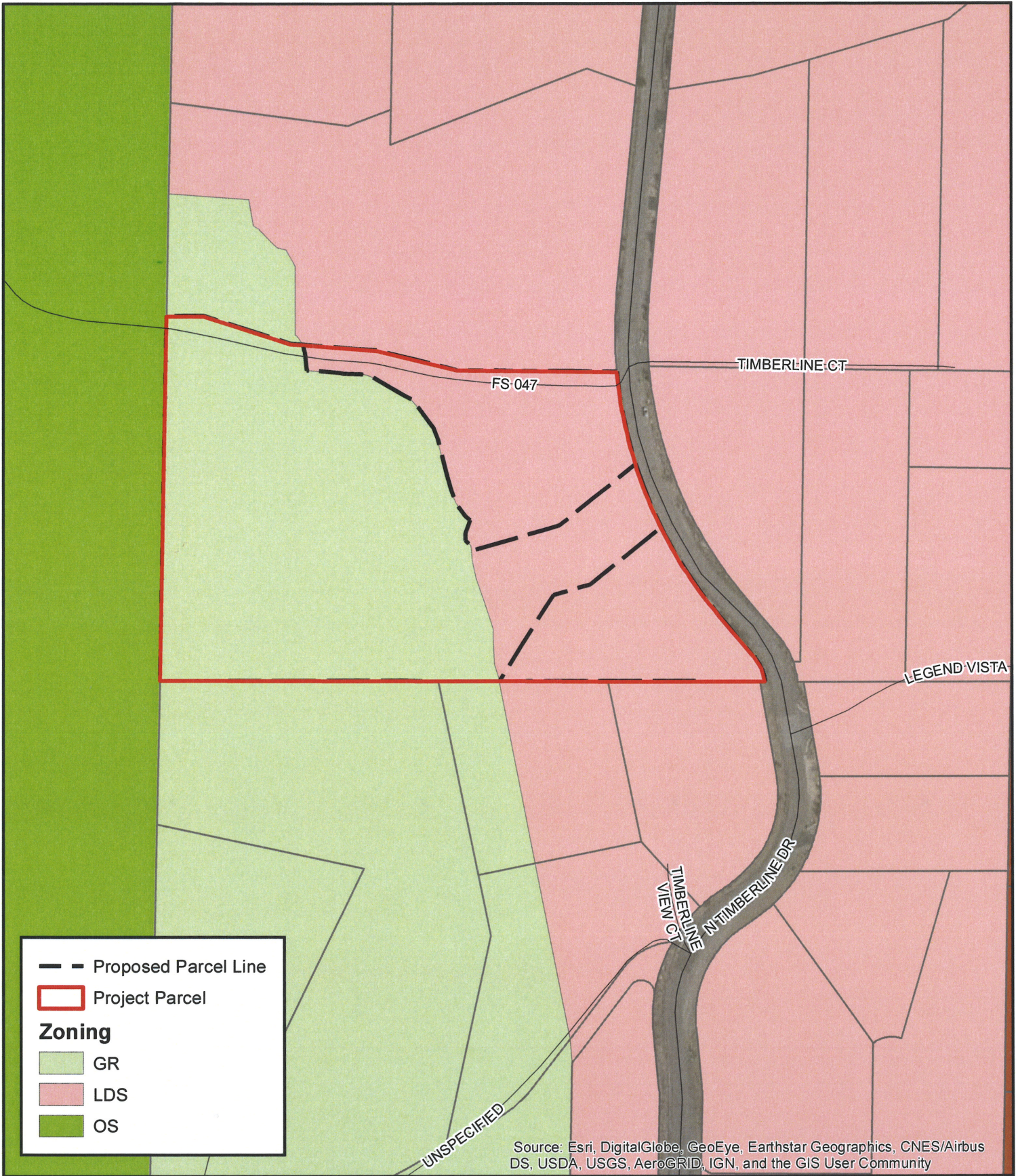


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**PRELIMINARY**

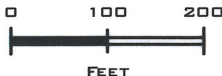


**WOOD RODGERS**

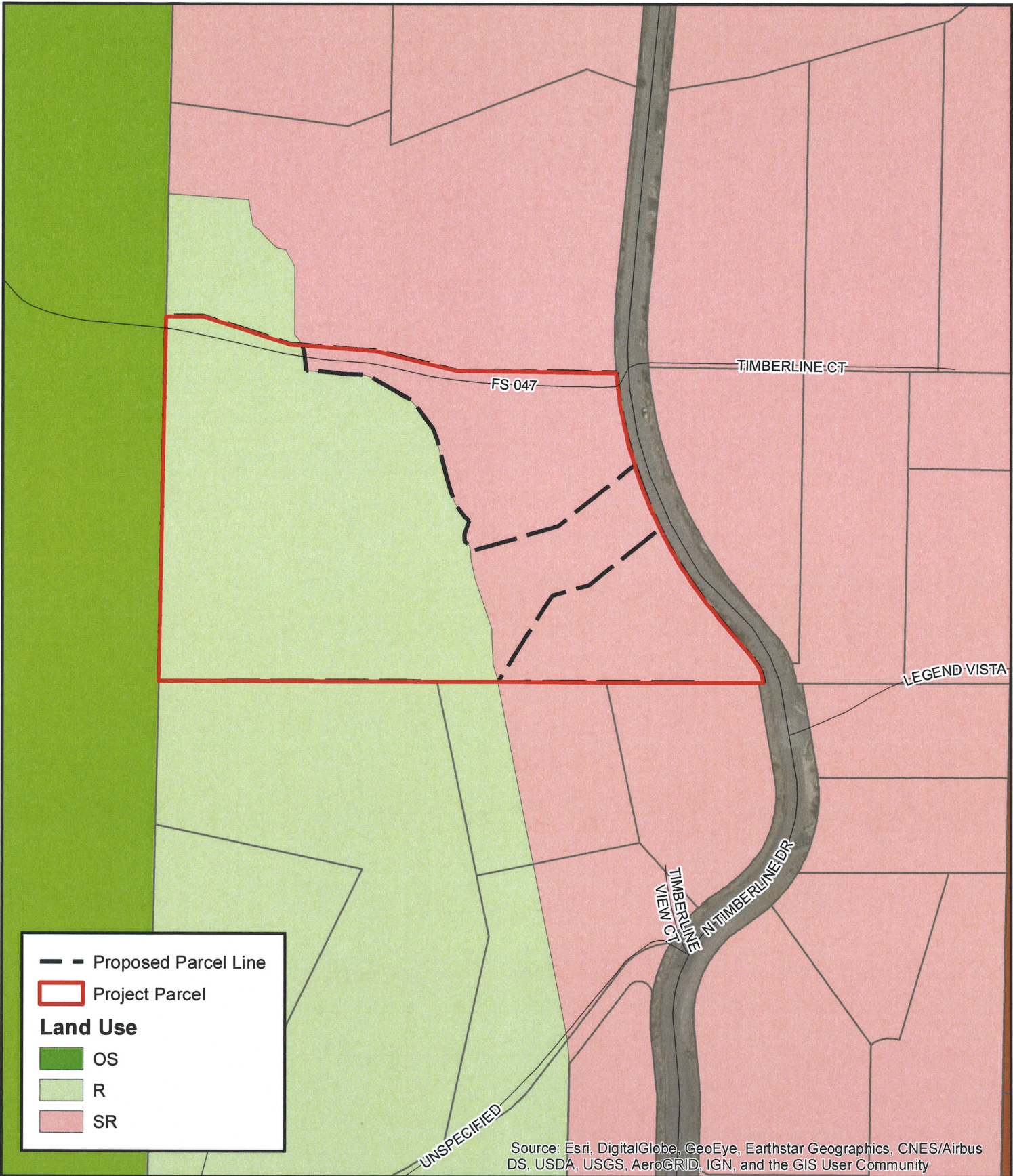


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**ZONING WITH PROPOSED PARCEL LINES**  
**PARDULA PARCEL**  
**WASHOE COUNTY, NV**  
**JULY, 2017**  
 NOTES



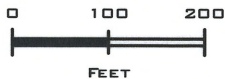
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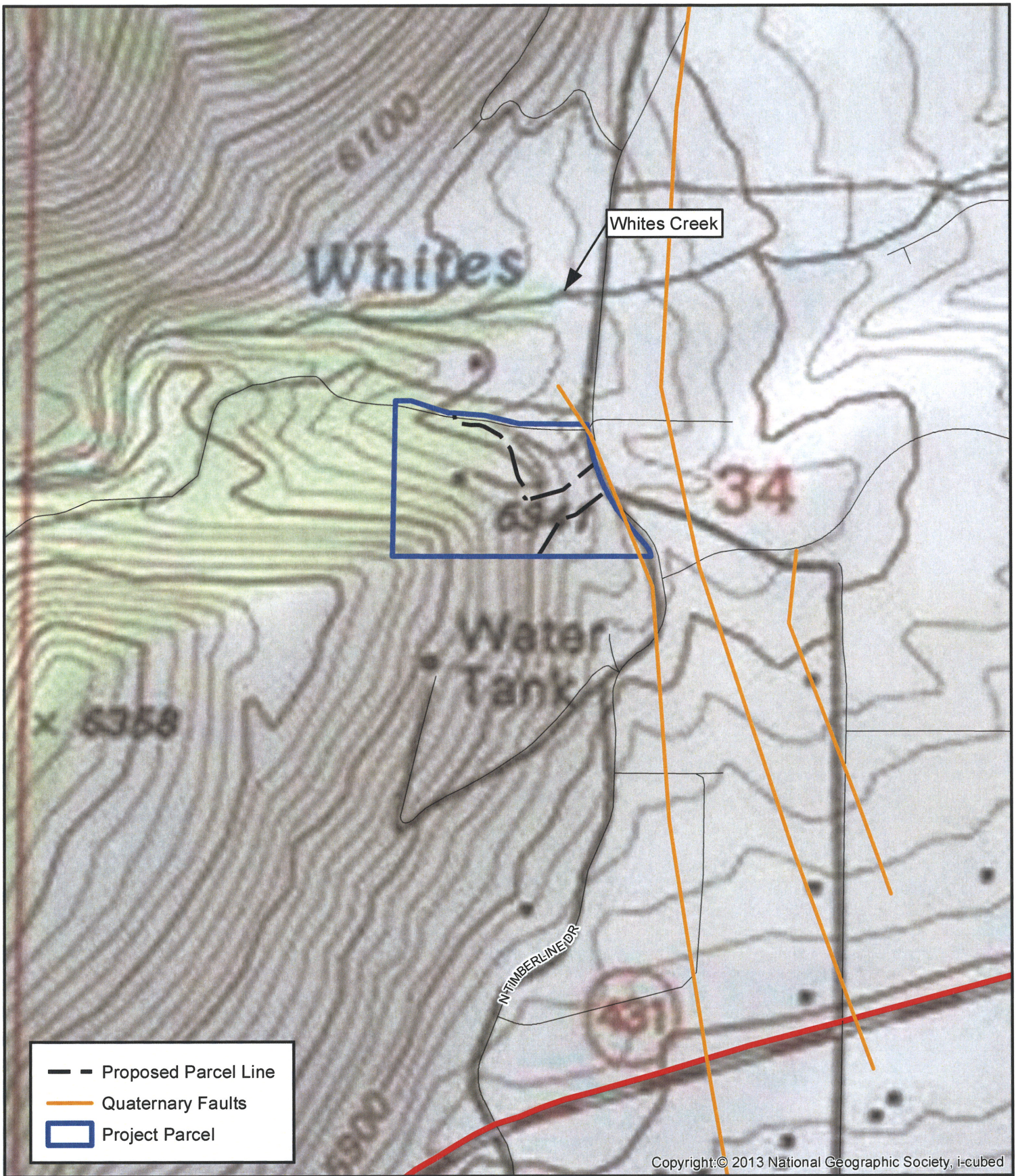
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**LAND USE WITH PROPOSED PARCEL LINES**  
**PARDULA PARCEL**  
**WASHOE COUNTY, NV**  
**JULY, 2017**

NOTES

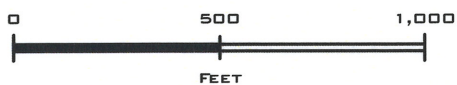


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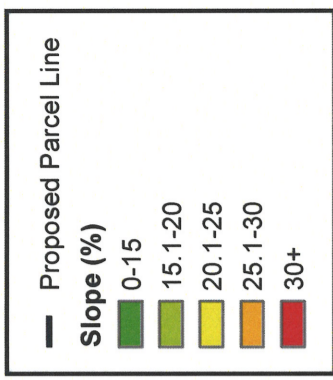
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HAZARD MAP WITH PROPOSED PARCEL LINES  
 PARDULA PARCEL  
 WASHOE COUNTY, NV  
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SLOPE MAP  
 PARDULA  
 RENO, NV  
 JULY, 2017



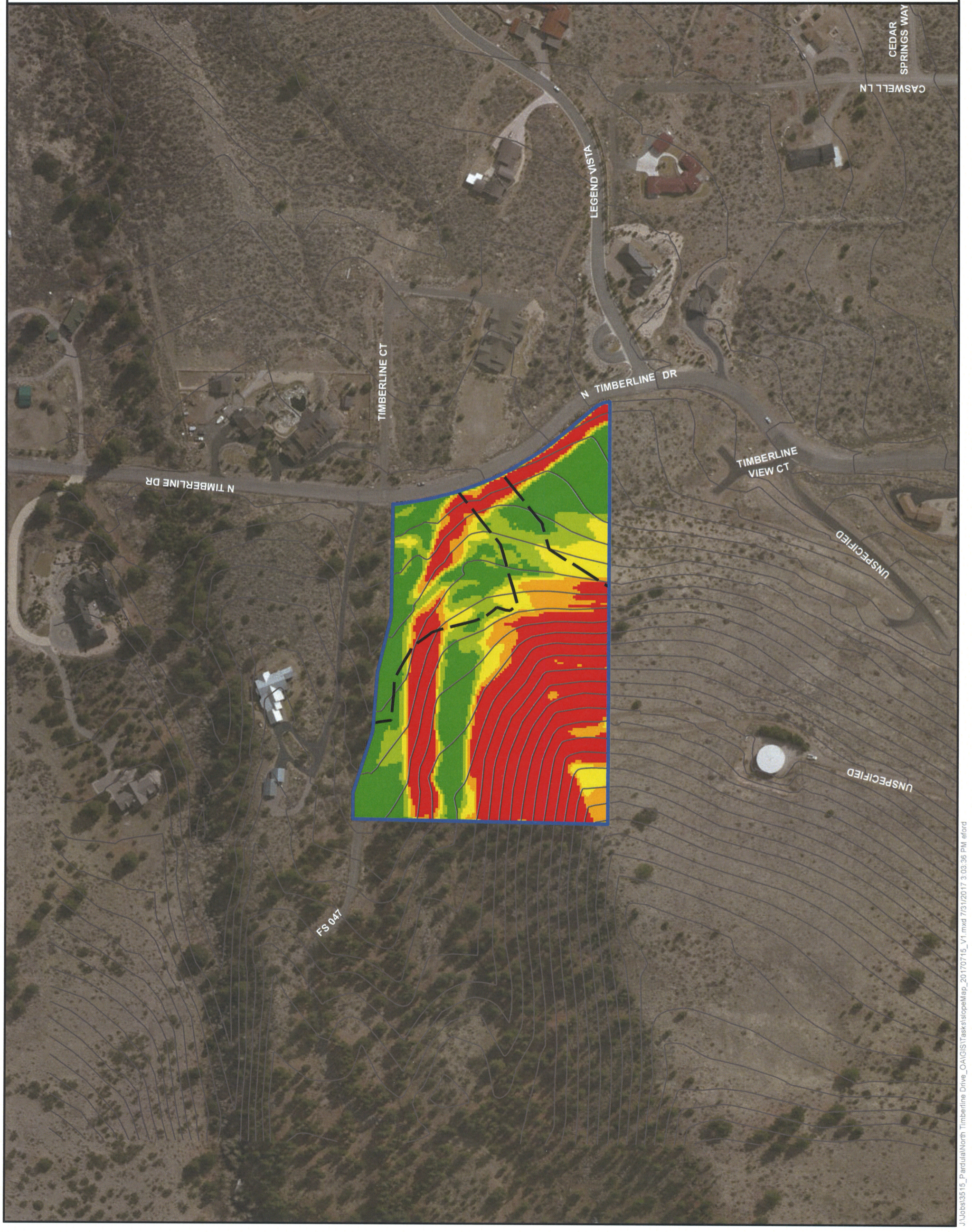
Slope (%)	Area (ac.)	% of Total
0-15	2.4	26.3
15.1-20	1.2	12.8
20.1-25	1.0	10.7
25.1-30	0.9	9.6
30+	3.7	40.6
<b>TOTAL</b>	<b>9</b>	<b>100</b>

Service Layer Credits: Source: Esri,  
 DigitalGlobe, GeoEye, Earthstar  
 Geographics, CNES/Airbus DS, USDA,  
 USGS, AeroGRID, IGN, and the GIS  
 User Community

**PRELIMINARY**

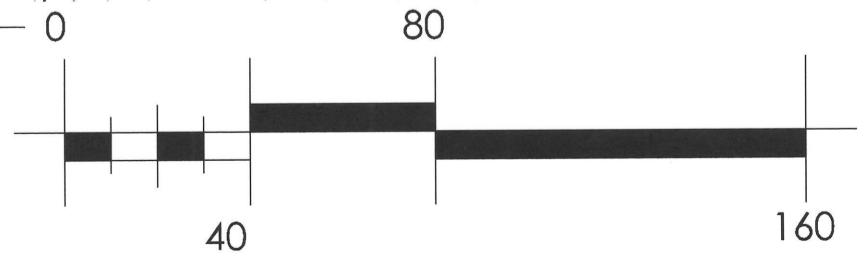
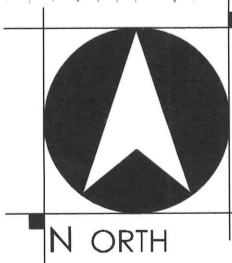
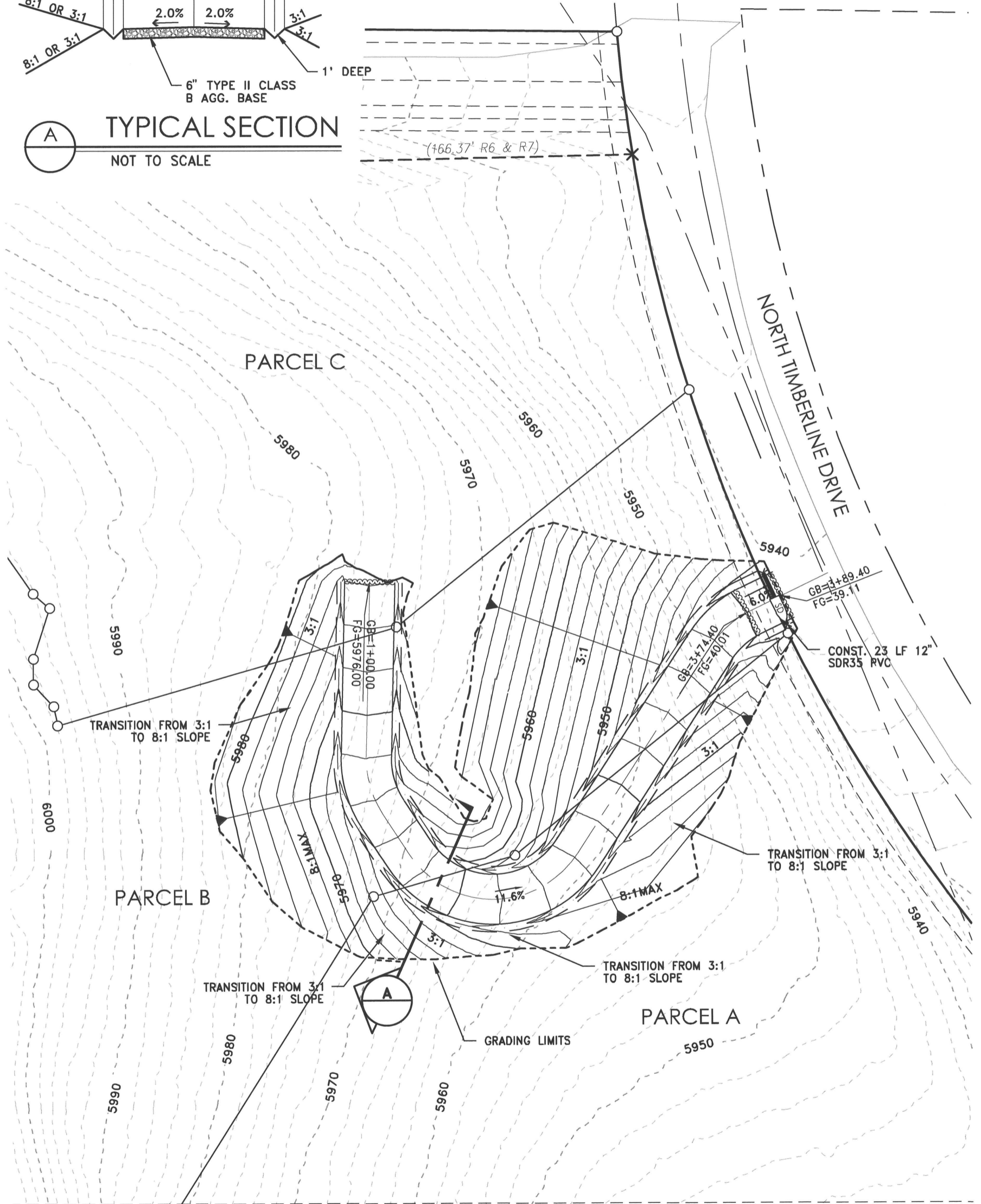
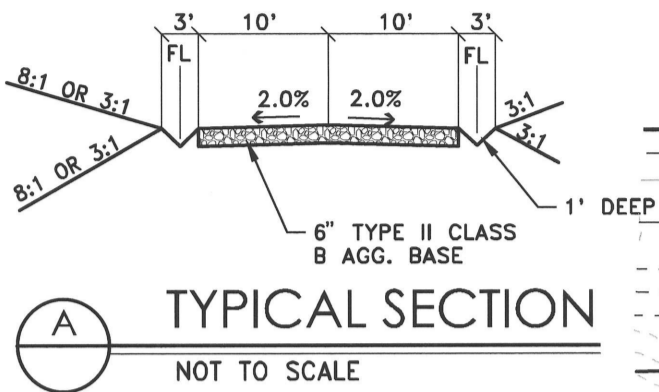


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