

**Douglas County**  
**Administrative Hearing Panel**

**AGENDA ACTION SHEET**

1. **Title:** For possible action. Discussion on Land Division Application (LDA) 16-013, for Peter Beekhof, Westridge Homes, Inc., for a Tentative Parcel Map to divide a 21.95 acre parcel into four parcels, the smallest being 2.07 acres and the largest being 14.24 acres in size, using the provision of Douglas County Code Section 20.712, Tentative Parcel Map. The subject parcel is located at 1553 Johnson Lane, in the SFR-2 (Single-Family Residential, 2-acre minimum net parcel size) zoning district in the Johnson Lane Community Plan (APN 1320-03-001-014). The Administrative Hearing Panel may approve, approve with modifications or deny the request.
2. **Recommended Motion:** Approve Land Division Application (LDA)16-013, for Peter Beekhof, Westridge Homes, Inc., for a Tentative Parcel Map to divide a 21.95 acre parcel into four parcels, the smallest being 2.07 acres and the largest being 14.24 acres in size, based on the discussion in the staff report and recommended conditions.
3. **Prepared by:** Lucille Rao, Barbra Resnik – Community Development Department
4. **Meeting Date:** June 9, 2016 **Time Required:** 10 Minutes
5. **Agenda:** Public Hearing **Public Hearing Required:** Yes
6. **Background Information:** Douglas County Code, Chapter 20.712 contains the provisions and findings required by the Administrative Hearing Panel for granting approval of a Tentative Parcel Map.
7. **Committee/Other Agency Review:** N/A
8. **Reviewed by:**  
 Community Development Director
9. **Commission Action:**  

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modifications
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
<input type="checkbox"/> Other	

Agenda Item #     1/1



**COMMUNITY DEVELOPMENT**  
1594 Esmeralda Avenue, Minden, Nevada 89423

**Mimi Moss**  
**DIRECTOR**

775-782-6201  
FAX: 775-782-6297  
website: www.douglascountynv.gov

Building Division  
Engineering Division  
Planning Division  
Code Enforcement

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**MEMORANDUM**

Date: June 9, 2016

To: Douglas County Administrative Hearing Panel

From: Lucille Rao, Assistant Planner  
Barbra Resnik, Engineer II

Subject: Land Division Application (LDA 16-013) for property located at 1553 Johnson Lane, in the SFR-2 (Single-Family Residential, 2-acre minimum net parcel size) zoning district in the Johnson Lane Community Plan (APN 1320-03-001-014).

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**I. REQUEST**

For possible action. Discussion on Land Division Application (LDA) 16-013 for Peter Beekhof, Westridge Homes, Inc., for a Tentative Parcel Map to divide a 21.95 acre parcel into four parcels, the smallest being 2.07 acres and the largest being 14.24 acres in size, using the provision of Douglas County Code Section 20.712, *Tentative Parcel Map*. The subject parcel is located at 1553 Johnson Lane, in the SFR-2 (Single-Family Residential, 2-acre minimum net parcel size) zoning district in the Johnson Lane Community Plan (APN 1320-03-001-014).

**II. RECOMMENDATION**

Approve Land Division Application (LDA) 16-013 for Peter Beekhof, Westridge Homes, Inc., for a Tentative Parcel Map to divide a 21.95 acre parcel into four parcels, the smallest being 2.07 acres and the largest being 14.24 acres in size, using the provision of Douglas County Code Section 20.712, *Tentative Parcel Map*, subject to the conditions listed below and based on the findings and conclusion in the staff report.

**A. THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO FINAL MAP SUBMITTAL:**

**Engineering Division Condition(s)**

- A 1. The development shall prepare a preliminary sewer design to connect to a future gravity sewer line as shown in the sewer master plan along the extension of Squires Street and provide a minimum 20-foot wide easement along the appropriate lot line between "Last Chance Road" and Squires Street as determined by the preliminary sewer design.
- A 2. The applicant must submit plans and supporting documents for review and approval. Plans and documentation must be in conformance with the Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:

- a. The applicant must submit civil improvement plans in conformance with Division 7 *Improvement Plans*;
  - b. The Public Works water model has indicated pressures over 100 psi for this development; therefore, the applicant shall provide a pressure reducing valve assembly at the intersection of Johnson Lane and "Last Chance Court". Please refer to Douglas County standard detail DC B26-A and coordinate with Douglas County Public Works on final design;
  - c. Provide a fire hydrant in accordance with standard detail DC B10, at the end of the water line;
  - d. The applicant shall construct "Last Chance Court" to Douglas County Local Road Section (Rural) with sixty feet of public right-of-way, twenty-four feet of pavement (PG 64-28 NV), four foot shoulders on each side of road, and road side ditches;
  - e. The applicant shall construct a cul-de-sac at the end of "Last Chance Court" in conformance with Chapter 20.100.090.N from Title 20 and Division 2.12.12;
  - f. The applicant shall dedicate sixty feet of public right-of-way on "Last Chance Court" to Douglas County, this dedication shall extend to include the cul-de-sac;
  - g. The applicant shall extend the existing water main to service the proposed development. The new water main shall meet the requirements of Division 4 in the Douglas County Design Criteria and Improvement Standards;
  - h. The applicant must submit a final technical drainage report and plans meeting the requirements of Division 6 *Storm Drainage* and Appendix D *Storm Drainage Details*;
  - i. Any runoff from a public right-of-way must be conveyed to a storm drainage facility with a public drainage easement over it. The storm drainage facility must be accessible to the County for maintenance, no crossing private property allowed unless it's within an easement;
  - j. The plans must show all necessary drainage easements and identify them as public or private;
  - k. The applicant must submit a final soils (geotechnical) report and plans meeting the requirements of Division 3 *Soils Engineering Report*.
- A 3. The development will be served by a public water system, and the following conditions apply:
- a. The applicant must meet the requirements of the "Water Will Serve" letter or other letter of intent to serve. The applicant shall pay all water connection fees prior to recordation of any final map.
  - b. Water lines must meet the requirements of Division 4 *Water Systems* and Appendix B *Water System Details*.
  - c. For Douglas County water systems, the applicant will submit a water system model report pursuant to DCDCIS, Division 4, Section 4.2, including fire district fire flow requirements.
- A 4. The development is approved for an individual sewage disposal system. The following applies:

The Nevada Division of Environmental Protection has issued a negative recommendation for use of a conventional individual sewage disposal system (ISDS). A note must be placed on the final map and a deed restriction recorded, which states:

“The use of individual sewage disposal systems is limited to alternative treatment systems to be approved and permitted by the Douglas County Building Division prior to obtaining a building permit.”

“The owner is solely responsible for continued yearly maintenance of the ISDS per the manufacturer’s specifications.”

- A 5. The applicant must meet the water rights requirements in Douglas County Code, Section 20.100.040, by payment of a fee in lieu of dedication of 1.12 acre-feet per parcel to Douglas County for a total of 3.36 acre-feet (calculated as: 3 parcels x 1.12 acre-feet of water rights per parcel).
- A 6. The applicant must provide a paved pullout for a new cluster mailbox location. If a new cluster mailbox location is not required, then the applicant must be responsible for providing documentation to that effect from the U.S. Postal Service.
- A 7. On-site and off-site improvements must be constructed or secured. If the applicant proposes to secure for any of the required improvements, the applicant must enter into a security and improvement agreement with Douglas County. The security improvement agreement and the security deposit shall comply with Douglas County Code Sections 20.720.020 and 20.720.030.
- A 8. The applicant must provide documentation that all required improvements, including utilities are installed, constructed or secured.

**Planning Division Condition(s)**

- A 9. The applicant must provide evidence that the GIS Department has approved all new street names. Any easement or road (public or private) providing access to two or more parcels must be named and street signs erected per Douglas County Code, Chapter 20.900 *Numbering Structures and Naming Streets*.
- A 10. The applicant must comply with the requirements of Douglas County Code, Title 20, Chapter 20.50 Floodplain Management and provide the following:
  - a. A Floodplain Development Permit.

**B. THE FOLLOWING CONDITIONS MUST BE MET WITH THE SUBMITTAL OF A FINAL MAP:**

**Engineering Division Condition(s)**

- B 1. The Final Map must show the following:
  - a. An easement for any new cluster mailbox location.
  - b. Provide Reserve Strips in accordance with Chapter 20.100.090.F from Title 20, along easterly property line of 4D-3 and a portion of 4D-1 as approved by Community Development Engineering Division. Also provide Reserve Strips along the westerly property line of Parcels 1, 2, 3, 4A, 4B, and 4C. Applicant may provide a 1’ wide vehicular non-access easement in lieu of a reserve strip for simplicity if desired.
  - c. Identify and delineate special flood hazard areas, and blue-line streams.

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- d. Identify and delineate "Restricted Use Area(s)" for blue-line stream (Johnson Lane Wash) and floodways (AE flood zone).
- e. For blue-line streams, a restricted use area extending landward 50-feet from both sides of the high water mark of the "blue-line" drainage courses as identified on the USGS 7.5-minute quadrangle map, the AE flood zone boundary shall be utilized as the high water mark.
- f. Drainage easements necessary to mitigate onsite, offsite, and cross-lot drainage impacts. All drainage easements not accepting flow from a public right-of-way must be shown as private.
- g. It has been recognized by documents 69804 and 106410 that neither Squires Street nor East Valley Road was dedicated as a public right-of-way to Douglas County. The applicant shall dedicate the 30' of Squires Street on their westerly property line and 40' of East Valley Road on their easterly property line as a public right-of-way to Douglas County.

B 2. The Final Map must provide notes that read as follows:

- a. A seven and one-half (7.5) foot wide, for residential, public utility easement along all road frontages and a five (5) foot wide public utility easement along the side and rear lot lines.
- b. Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462(3).
- c. The Community Development Certificate must state, 'The County rejects the offer of dedication of public roads with the reservation to accept an offer at a later date.
- d. Douglas County does not insure the development of any lot(s) where wells or septic systems are required for water and sewer service.
- e. The use of an individual sewage disposal system is for temporary use only. The parcels must connect to a community sewer system when such system is within 330 feet of the parcels.
- f. "The use of individual sewage disposal systems may be limited to an alternative treatment system to be approved and permitted by the Nevada Bureau of Health Protection Services prior to obtaining a building permit."
- g. The subject property lies within both the "x-shaded and AE" flood zones, per community FIRM Panel No.090H, effective date June 15, 2016.
- h. All construction and development within the floodplain or special flood hazard area must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.
- i. All runoff from a public right-of-way shall be conveyed to a facility proposed to be maintained by Douglas County or other applicable agency. Access shall be provided to the drainage facility in accordance with the Douglas County Design Criteria and Improvement Standards Division 2.12.15. The drainage facility and access shall be located either within a parcel to be dedicated to Douglas County or a public drainage easement which the County may accept for maintenance in conjunction with acceptance of the right-of-way. Douglas County rejects any offer of dedication of drainage facilities or drainage easements at this time.
- j. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
- k. No rock shall be placed within the public right of way maintained by Douglas County.

**Planning Division Condition(s)**

- B 3. The applicant must record Map 1 (ref: LDA 16-013) first and then in sequential order Map 2 (ref: LDA 16-014) and Map 3 (ref: LDA 16-015).
- B 4. The applicant must submit a copy of a recorded deed restriction stating the following:  
  
“Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code.”
- B 5. The applicant must submit documentation that all property taxes and any agricultural liens of the property have been paid in full for the current fiscal year.
- B 6. The applicant must comply with the Final Map requirements as prescribed by NRS 278 and Douglas County Code, Section 20.712 Parcel Maps.
- B 7. The applicant must submit an affidavit stating that the person proposing to divide the land, or any successor in interest, will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923.

**C. THE FOLLOWING CONDITION IS APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT:**

**Planning Division Condition(s)**

- C 1. This Tentative Parcel Map approval will expire one year from the date of approval if a final map application that conforms to all the conditions of approval is not recorded prior to the expiration date. Extensions of time may be granted in accordance with Douglas County Code, Section 20.712.030.

**III. PROPERTY INFORMATION**

Owner/Applicant	Peter Beekhof, Westridge Homes, Inc. 610 Dark Horse Court Gardnerville, NV 89410
Representative	Cory Kleine, R.O. Anderson Engineering, Inc. PO Box 2229 Minden, NV 89423
Location	1553 Johnson Lane
Existing Land Use	Residential
Master Plan Designation	Single-Family Estates

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Zoning Designation

SFR-2 (Single-Family Residential, 2-acre minimum parcel size)

#### IV. BACKGROUND

The applicant has purchased this 21.94 acre parcel with the intent to subdivide the property into nine (9) parcels, the smallest parcel being 2.0 acres in size and the largest being 3.09 acres in size. The applicant has submitted three tentative parcel maps (serial parcel map) for consideration by the Administrative Hearing Panel utilizing the provisions of Douglas County Code Section 20.712, *Parcel Maps*. The parent parcel contains two homes, three accessory structures, a garage, well, and septic system. All structures will be removed prior to final of all three parcel maps.

#### V. DISCUSSION AND EVALUATION

The Tentative Parcel Map application has been submitted pursuant to County Code, Chapter 20.712, *Parcel Map*, this Chapter provides for the subdivision of four or fewer lots. The applicant proposes to subdivide the 21.95 acre parcel into nine parcels through the serial parcel map process.

The 2011 Master Plan establishes goals and policies within the Land Use Element for each community within the county. The Johnson Lane Community Plan is predominately rural residential, private range, and public open space. The area is comprised of lots ranging from ½ acre to 10 acres, the proposed subdivision with its minimum 2-acre lot size fits within the character and intent of the rural nature of the Johnson Lane area.

#### VI. FINDINGS

##### *Tentative Parcel Map*

The following findings, required by Douglas County Code Section 20.712.060, are recommended to the Administrative Hearing Panel for approval of the Tentative Parcel Map based on the evidence provided by the applicant and contained in the staff report.

- A. *The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the development code;*

**Staff Response:** The subject property is zoned SFR-2. The proposed tentative parcel map is consistent with Section 20.712.030. The owner's intent to further subdivide the 21.95 acre parcel meets the provisions of a serial parcel map. The proposed subdivision meets the minimum zoning requirement in SFR-2 zoning district.

- B. *The proposed parcel map conforms to public facilities and improvement standards of the land development code;*

**Staff Response:** The tentative parcel map will result in the creation of four parcels with subsequent parcel maps (9 parcels total) to be recorded in succession. Staff has recommended conditions A.3 and A.4 which requires connection to a community water system and the use of individual sewage disposal system with future connection to community sewer system when one is within 330 feet of the subject parcels. As conditioned, the land division conforms to the public facilities and improvement standards of the land and development code.

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- C. *The proposed parcel map conforms to the improvement and design standards contained in this title;*

**Staff Response:** The proposed parcel map conforms to improvement and design standards contained in Title 20. Staff has conditioned the proposed tentative map to meet the requirements of the Douglas County Design Criteria and Improvement Standards (DCDCIS).

- D. *There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer;*

**Staff Response:** The applicant has provided documentation that the taxes are current. Staff is recommending a condition requiring documentation that all property taxes and any agricultural liens of the property have been paid in full prior to recordation of the final map (Condition B.5).

- E. *The project is not located within an identified archeological or cultural study area, as recognized by the County. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the finding in the report.*

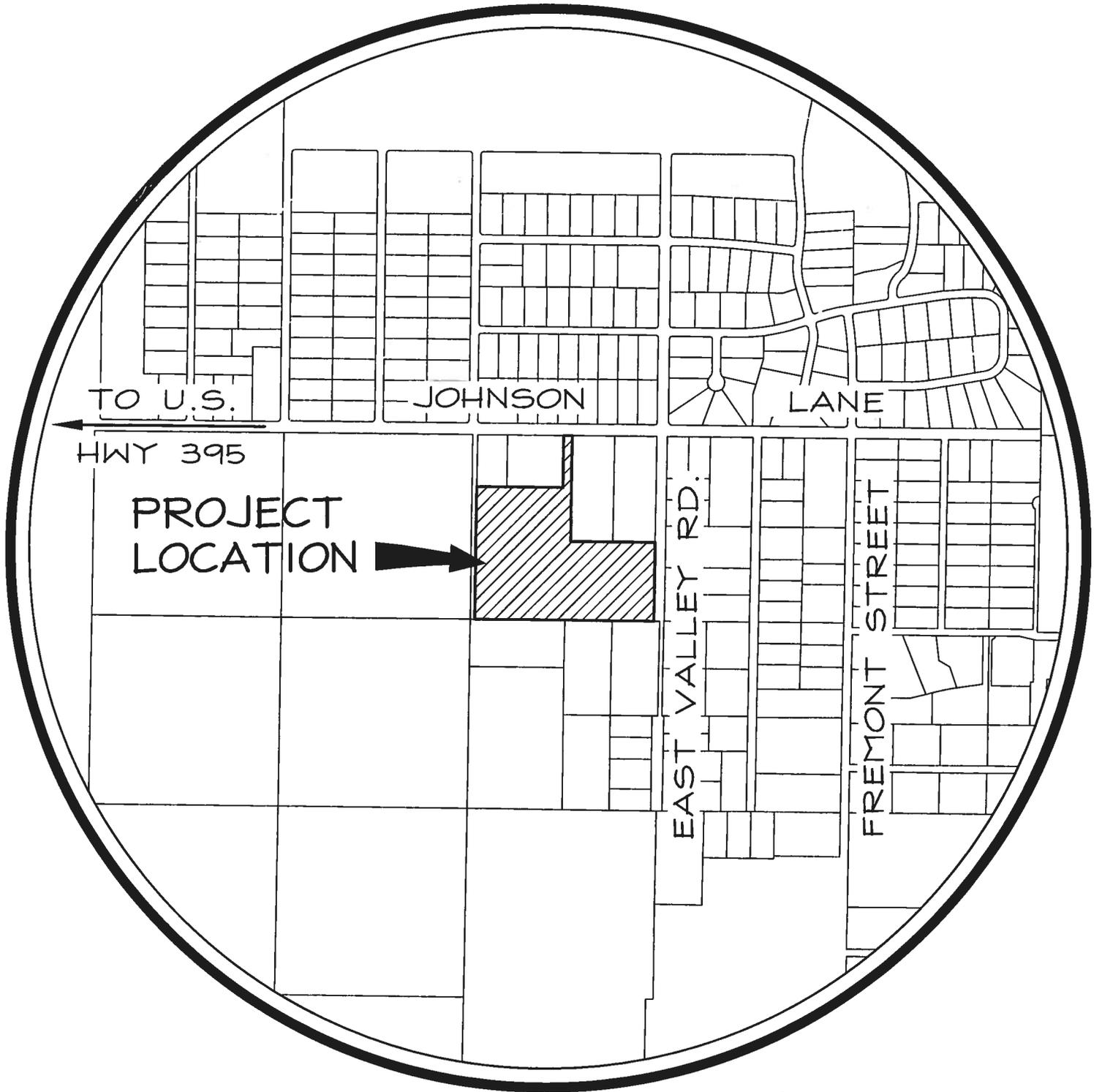
**Staff Response:** The project is not located within any known archeological or cultural study area recognized by Douglas County.

## VII. CONCLUSION

Based on the ability to make the findings as required per Section 20.712.060 of the Douglas County Code, staff recommends the Administrative Hearing Panel approve the Tentative Parcel Map subject to the recommended conditions of approval.

### **Attachments:**

1. Vicinity Map
2. Applicant's Statement of Justification
3. Tentative Parcel Map



VICINITY MAP

NO SCALE



June 2, 2016

**Via Hand Delivery**

DOUGLAS COUNTY COMMUNITY DEVELOPMENT  
 PLANNING DIVISION  
 Post Office Box 218  
 Minden, Nevada 89423

**REVISED**  
**Statement of Justification/Project Description**  
**Tentative Serial Parcel Maps for West Ridge Homes, Inc.**

To Whom It May Concern:

On behalf of the applicant, Peter Beekhof, West Ridge Homes, Inc., please consider this letter our statement of justification and project description for three Tentative Serial Parcel Maps.

The applicant is requesting three tentative serial parcel maps to divide approximately 21.95 acres into nine parcels, the smallest being two net acres in size. The site of the tentative serial parcel maps is located on the south side of Johnson Lane, approximately 674.87 feet west of East Valley Road in the Johnson Lane Planning Area (APN: 1320-03-001-014). The site is zoned SFR-2 (Single Family Residential – 2-acre minimum net parcel size) and has a Master Plan designation of Single Family Estates. The floodplain designation for this site is X-shaded and AE (the Johnson Lane Wash) as per FEMA FIRM number 32005C0090H dated 07/09/2015.

There is one existing residence with an existing well and septic system on the parcel with three existing shed buildings, an existing garage and an existing mobile home. All existing structures to be demolished prior to the recording of the three final serial parcel maps.

**REVISED** The Serial Parcel Maps are proposed as follows:

- Map One will create:
  - Parcel 1: 2.07-acres
  - Parcel 2: 2.07-acres
  - Parcel 3: 2.07-acres
  - Parcel 4: ~~14.23-acres~~ **14.24 Acres**
- Map Two will create:
  - Parcel 4A: 2.04-acres
  - Parcel 4B: 2.00-acres
  - Parcel 4C: 2.23-acres
  - Parcel 4D: ~~7.96-acres~~ **7.97 Acres**
- Map Three will create:
  - Parcel 4D-1: ~~3.21-acres~~ **3.09 Acres**
  - Parcel 4D-2: 2.00-acres

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
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- Parcel 4D-3: ~~3.75-acres~~ **2.88 Acres**
- Leaving a remainder of .51-acres for the road access improvements on the proposed cul-de-sac road.

Tentative Subdivision Map Findings:

The following is our analysis of the required findings for a tentative subdivision map per Douglas County Code Section 20.708.030.

1. *The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this code;*

**Comment:** The proposal is consistent with the density as identified with the existing zoning of SFR-2 and the Master Plan designation SFE. The parcels being created are two-acre minimum in size.

2. *If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;*

**Comment:**

- **Water:** Water service to the proposed parcels will be provided by a new water service lateral from the water main that exists in Johnson Lane. This Lateral will be placed down the cul-de-sac access to all proposed parcels. An easement for water service will be provided for the proposed parcel 4D-1. There is an existing domestic well to serve the existing residence on the parent parcel. Once the residence and out buildings are removed, any future development on proposed parcel 4A will require the existing well to be purged, abandoned and removed for a future residence to hook to the new lateral for water service. The applicant will pay a fee in lieu of dedication of water rights prior to recording a final map.
- **Sewer:** Based on the courtesy review by the Nevada Division of Environmental Protection (NDEP) of these serial parcel maps and anticipating a Denial letter from NDEP, the applicant is proposing Denitrifying Septic systems for the nine serial parcels. *(Please refer to the attached submittal provided to NDEP.)*
- **Traffic:** The serial parcel maps propose nine single-family residential parcels. Per the ITE manual the Average Daily Trips for this use is 9.57

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
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ADT's, therefore the total ADT's for these serial parcel maps is 86.13 ADT's and does not warrant the requirement for a Traffic and Impact study per Douglas County Design Criteria Manual Section 2.14.1 of 500 ADT's per day.

Access: Pursuant to Douglas County Code Section 20.100.090, new development shall be served by a paved roadway adequate to accommodate the vehicular traffic to be generated by the development. The proposed parcels 1 through 3; Parcels 4A through 4C and Parcels 4D-2 and 4D-3 will have paved access from the proposed cul-de-sac at the south side of Johnson Lane. This access will be improved to Douglas County Rural Road Standards as per DC A02. Parcel 4D-1 will have access from East Valley Road.

- Utilities: The existing parcel is currently severed by NV Energy for electrical service and by Frontier Communications for telephone and cable facilities; therefore the proposed parcels will be served by these entities. In addition Southwest Gas will be the gas provider for natural gas service. (*Will Serve letters are attached.*)
- Flood Plain: The site is located within the "X-unshaded" and "AE" Flood zone designations as per FEMA FIRM number 32005C0090H dated 07/09/2015. All proposed structures are able to be constructed within the "X-unshaded" flood zone designation (Areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.) The Johnson Lane Wash is contained within the "AE" flood zone, where development is prohibited.

*3. The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;*

**Comment:** The applicant proposes public facilities and improvements for the water service and road improvements with these serial parcel maps as per Douglas County's development standards.

*4. The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;*

**Comment:** As stated above, these serial parcel maps conform to the improvement and design standards per Douglas County Code and the Design Criteria manuals for the development of road right-of-way, water service and septic systems.

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
Page 4 of 4

5. *If applicable, that a phasing plan has been submitted and is deemed acceptable;*

**Comment:** The applicant is proposing three Serial Parcel maps; therefore any phasing will be at the discretion and recordation of these serial maps.

6. *The approval contains terms that plan for the possibility of abandonment or termination of the project;*

**Comment:**

7. *There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;*

**Comment:** Please find attached a Tax receipt showing taxes are paid and current.

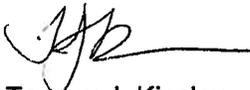
8. *The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report. (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)*

**Comment:** The project is not located in an identified archeological/cultural study area.

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Yours sincerely,

R.O. ANDERSON ENGINEERING, INC.



Tammy J. Kinsley,  
Associate Planner







**COMMUNITY DEVELOPMENT**  
1594 Esmeralda Avenue, Minden, Nevada 89423

**Mimi Moss**  
**DIRECTOR**

775-782-6201  
FAX: 775-782-6297  
website: www.douglascountynv.gov

Building Division  
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Code Enforcement

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**MEMORANDUM**

Date: June 9, 2016

To: Douglas County Administrative Hearing Panel

From: Lucille Rao, Assistant Planner  
Barbra Resnik, Engineer II

Subject: Land Division Application (LDA 16-014) for property located at 1553 Johnson Lane, in the SFR-2 (Single-Family Residential, 2-acre minimum net parcel size) zoning district in the Johnson Lane Community Plan (APN 1320-03-001-014).

---

**I. REQUEST**

For possible action. Discussion on Land Division Application (LDA) 16-014 for Peter Beekhof, Westridge Homes, Inc., for a Tentative Parcel Map to divide a 14.24 acre parcel into four parcels, the smallest being 2.0 acres and the largest being 7.97 acres in size, using the provision of Douglas County Code Section 20.712, *Tentative Parcel Map*. The subject parcel is located at 1553 Johnson Lane, in the SFR-2 (Single-Family Residential, 2-acre minimum net parcel size) zoning district in the Johnson Lane Community Plan (APN 1320-03-001-014).

**II. RECOMMENDATION**

Approve Land Division Application (LDA) 16-014 for Peter Beekhof, Westridge Homes, Inc., for a Tentative Parcel Map to divide a 14.24 acre parcel into four parcels, the smallest being 2.0 acres and the largest being 7.97 acres in size, using the provision of Douglas County Code Section 20.712, *Tentative Parcel Map*, subject to the conditions listed below and based on the findings and conclusion in the staff report.

**A. THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO FINAL MAP SUBMITTAL:**

**Engineering Division Condition(s)**

- A 1. The development shall prepare a preliminary sewer design to connect to a future gravity sewer line as shown in the sewer master plan along the extension of Squires Street and provide a minimum 20-foot wide easement along the appropriate lot line between "Last Chance Road" and Squires Street as determined by the preliminary sewer design.
- A 2. The applicant must submit plans and supporting documents for review and approval. Plans and documentation must be in conformance with the Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:

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- a. The applicant must submit civil improvement plans in conformance with Division 7 *Improvement Plans*;
  - b. The Public Works water model has indicated pressures over 100 psi for this development; therefore, the applicant shall provide a pressure reducing valve assembly at the intersection of Johnson Lane and “Last Chance Court”. Please refer to Douglas County standard detail DC B26-A and coordinate with Douglas County Public Works on final design;
  - c. Provide a fire hydrant in accordance with standard detail DC B10, at the end of the water line;
  - d. The applicant shall construct “Last Chance Court” to Douglas County Local Road Section (Rural) with sixty feet of public right-of-way, twenty-four feet of pavement (PG 64-28 NV), four foot shoulders on each side of road, and road side ditches;
  - e. The applicant shall construct a cul-de-sac at the end of “Last Chance Court” in conformance with Chapter 20.100.090.N from Title 20 and Division 2.12.12;
  - f. The applicant shall dedicate sixty feet of public right-of-way on “Last Chance Court” to Douglas County, this dedication shall extend to include the cul-de-sac;
  - g. The applicant shall extend the existing water main to service the proposed development. The new water main shall meet the requirements of Division 4 in the Douglas County Design Criteria and Improvement Standards;
  - h. The applicant must submit a final technical drainage report and plans meeting the requirements of Division 6 *Storm Drainage* and Appendix D *Storm Drainage Details*;
  - i. Any runoff from a public right-of-way must be conveyed to a storm drainage facility with a public drainage easement over it. The storm drainage facility must be accessible to the County for maintenance, no crossing private property allowed unless it’s within an easement;
  - j. The plans must show all necessary drainage easements and identify them as public or private;
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- A 3. The development will be served by a public water system, and the following conditions apply:
- a. The applicant must meet the requirements of the “Water Will Serve” letter or other letter of intent to serve. The applicant shall pay all water connection fees prior to recordation of any final map.
  - b. Water lines must meet the requirements of Division 4 *Water Systems* and Appendix B *Water System Details*.
  - c. For Douglas County water systems, the applicant will submit a water system model report pursuant to DCDCIS, Division 4, Section 4.2, including fire district fire flow requirements.
- A 4. The development is approved for an individual sewage disposal system. The following applies:

The Nevada Division of Environmental Protection has issued a negative recommendation for use of a conventional individual sewage disposal system (ISDS). A note must be placed on the final map and a deed restriction recorded, which states:

“The use of individual sewage disposal systems is limited to alternative treatment systems to be approved and permitted by the Douglas County Building Division prior to obtaining a building permit.”

“The owner is solely responsible for continued yearly maintenance of the ISDS per the manufacturer’s specifications.”

- A 5. The applicant must meet the water rights requirements in Douglas County Code, Section 20.100.040, by payment of a fee in lieu of dedication of 1.12 acre-feet per parcel to Douglas County for a total of 3.36 acre-feet (calculated as: 3 parcels x 1.12 acre-feet of water rights per parcel).
- A 6. The applicant must provide a paved pullout for a new cluster mailbox location. If a new cluster mailbox location is not required, then the applicant must be responsible for providing documentation to that effect from the U.S. Postal Service.
- A 7. On-site and off-site improvements must be constructed or secured. If the applicant proposes to secure for any of the required improvements, the applicant must enter into a security and improvement agreement with Douglas County. The security improvement agreement and the security deposit shall comply with Douglas County Code Sections 20.720.020 and 20.720.030.
- A 8. The applicant must provide documentation that all required improvements, including utilities are installed, constructed or secured.

**Planning Division Condition(s)**

- A 9. The applicant must provide evidence that the GIS Department has approved all new street names. Any easement or road (public or private) providing access to two or more parcels must be named and street signs erected per Douglas County Code, Chapter 20.900 *Numbering Structures and Naming Streets*.
- A 10. The applicant must comply with the requirements of Douglas County Code, Title 20, Chapter 20.50 Floodplain Management and provide the following:
  - a. A Floodplain Development Permit.

**B. THE FOLLOWING CONDITIONS MUST BE MET WITH THE SUBMITTAL OF A FINAL MAP:**

**Engineering Division Condition(s)**

- B 1. The Final Map must show the following:
  - a. An easement for any new cluster mailbox location.
  - b. Provide Reserve Strips in accordance with Chapter 20.100.090.F from Title 20, along easterly property line of 4D-3 and a portion of 4D-1 as approved by Community Development Engineering Division. Also provide Reserve Strips along the westerly property line of Parcels 1, 2, 3, 4A, 4B, and 4C. Applicant may provide a 1’ wide vehicular non-access easement in lieu of a reserve strip for simplicity if desired.
  - c. Identify and delineate special flood hazard areas, and blue-line streams.

- d. Identify and delineate "Restricted Use Area(s)" for blue-line stream (Johnson Lane Wash) and floodways (AE flood zone).
  - e. For blue-line streams, a restricted use area extending landward 50-feet from both sides of the high water mark of the "blue-line" drainage courses as identified on the USGS 7.5-minute quadrangle map, the AE flood zone boundary shall be utilized as the high water mark.
  - f. Drainage easements necessary to mitigate onsite, offsite, and cross-lot drainage impacts. All drainage easements not accepting flow from a public right-of-way must be shown as private.
  - g. It has been recognized by documents 69804 and 106410 that neither Squires Street nor East Valley Road was dedicated as a public right-of-way to Douglas County. The applicant shall dedicate the 30' of Squires Street on their westerly property line and 40' of East Valley Road on their easterly property line as a public right-of-way to Douglas County.
- B 2. The Final Map must provide notes that read as follows:
- a. A seven and one-half (7.5) foot wide, for residential, public utility easement along all road frontages and a five (5) foot wide public utility easement along the side and rear lot lines.
  - b. Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462(3).
  - c. The Community Development Certificate must state, 'The County rejects the offer of dedication of public roads with the reservation to accept an offer at a later date.
  - d. Douglas County does not insure the development of any lot(s) where wells or septic systems are required for water and sewer service.
  - e. The use of an individual sewage disposal system is for temporary use only. The parcels must connect to a community sewer system when such system is within 330 feet of the parcels.
  - f. "The use of individual sewage disposal systems may be limited to an alternative treatment system to be approved and permitted by the Nevada Bureau of Health Protection Services prior to obtaining a building permit."
  - g. The subject property lies within both the "x-shaded and AE" flood zones, per community FIRM Panel No.090H, effective date June 15, 2016.
  - h. All construction and development within the floodplain or special flood hazard area must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.
  - i. All runoff from a public right-of-way shall be conveyed to a facility proposed to be maintained by Douglas County or other applicable agency. Access shall be provided to the drainage facility in accordance with the Douglas County Design Criteria and Improvement Standards Division 2.12.15. The drainage facility and access shall be located either within a parcel to be dedicated to Douglas County or a public drainage easement which the County may accept for maintenance in conjunction with acceptance of the right-of-way. Douglas County rejects any offer of dedication of drainage facilities or drainage easements at this time.
  - j. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
  - k. No rock shall be placed within the public right of way maintained by Douglas County.

**Planning Division Condition(s)**

- B 3. The applicant must record Map 1 (ref: LDA 16-013) first and then in sequential order Map 2 (ref: LDA 16-014) and Map 3 (ref: LDA 16-015).
- B 4. The applicant must submit a copy of a recorded deed restriction stating the following:  
“Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code.”
- B 5. The applicant must submit documentation that all property taxes and any agricultural liens of the property have been paid in full for the current fiscal year.
- B 6. The applicant must comply with the Final Map requirements as prescribed by NRS 278 and Douglas County Code, Section 20.712 Parcel Maps.
- B 7. The applicant must submit an affidavit stating that the person proposing to divide the land, or any successor in interest, will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923.

**C. THE FOLLOWING CONDITION IS APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT:**

**Planning Division Condition(s)**

- C 1. This Tentative Parcel Map approval will expire one year from the date of approval if a final map application that conforms to all the conditions of approval is not recorded prior to the expiration date. Extensions of time may be granted in accordance with Douglas County Code, Section 20.712.030.

**III. PROPERTY INFORMATION**

Owner/Applicant	Peter Beekhof, Westridge Homes, Inc. 610 Dark Horse Court Gardnerville, NV 89410
Representative	Cory Kleine, R.O. Anderson Engineering, Inc. PO Box 2229 Minden, NV 89423
Location	1553 Johnson Lane
Existing Land Use	Residential
Master Plan Designation	Single-Family Estates

2/6

Zoning Designation

SFR-2 (Single-Family Residential, 2-acre minimum parcel size)

#### IV. BACKGROUND

The applicant has purchased this 21.94 acre parcel with the intent to subdivide the property into nine (9) parcels, the smallest parcel being 2.0 acres in size and the largest being 3.09 acres in size. The applicant has submitted three tentative parcel maps (serial parcel map) for consideration by the Administrative Hearing Panel utilizing the provisions of Douglas County Code Section 20.712, *Parcel Maps*. The parent parcel contains two homes, three accessory structures, a garage, well, and septic system. All structures will be removed prior to final of all three parcel maps.

#### V. DISCUSSION AND EVALUATION

The Tentative Parcel Map application has been submitted pursuant to County Code, Chapter 20.712, *Parcel Map*, this Chapter provides for the subdivision of four or fewer lots. The applicant proposes to subdivide the 21.95 acre parcel into nine parcels through the serial parcel map process.

The 2011 Master Plan establishes goals and policies within the Land Use Element for each community within the county. The Johnson Lane Community Plan is predominately rural residential, private range, and public open space. The area is comprised of lots ranging from ½ acre to 10 acres, the proposed subdivision with its minimum 2-acre lot size fits within the character and intent of the rural nature of the Johnson Lane area.

#### VI. FINDINGS

##### *Tentative Parcel Map*

The following findings, required by Douglas County Code Section 20.712.060, are recommended to the Administrative Hearing Panel for approval of the Tentative Parcel Map based on the evidence provided by the applicant and contained in the staff report.

- A. *The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the development code;*

**Staff Response:** The subject property is zoned SFR-2. The proposed tentative parcel map is consistent with Section 20.712.030. The owner's intent to further subdivide the 21.95 acre parcel meets the provisions of a serial parcel map. The proposed subdivision meets the minimum zoning requirement in SFR-2 zoning district.

- B. *The proposed parcel map conforms to public facilities and improvement standards of the land development code;*

**Staff Response:** The tentative parcel map will result in the creation of four parcels with subsequent parcel maps (9 parcels total) to be recorded in succession. Staff has recommended conditions A.3 and A.4 which requires connection to a community water system and the use of individual sewage disposal system with future connection to community sewer system when one is within 330 feet of the subject parcels. As conditioned, the land division conforms to the public facilities and improvement standards of the land and development code.

- C. *The proposed parcel map conforms to the improvement and design standards contained in this title;*

**Staff Response:** The proposed parcel map conforms to improvement and design standards contained in Title 20. Staff has conditioned the proposed tentative map to meet the requirements of the Douglas County Design Criteria and Improvement Standards (DCDCIS).

- D. *There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer;*

**Staff Response:** The applicant has provided documentation that the taxes are current. Staff is recommending a condition requiring documentation that all property taxes and any agricultural liens of the property have been paid in full prior to recordation of the final map (Condition B.5).

- E. *The project is not located within an identified archeological or cultural study area, as recognized by the County. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the finding in the report.*

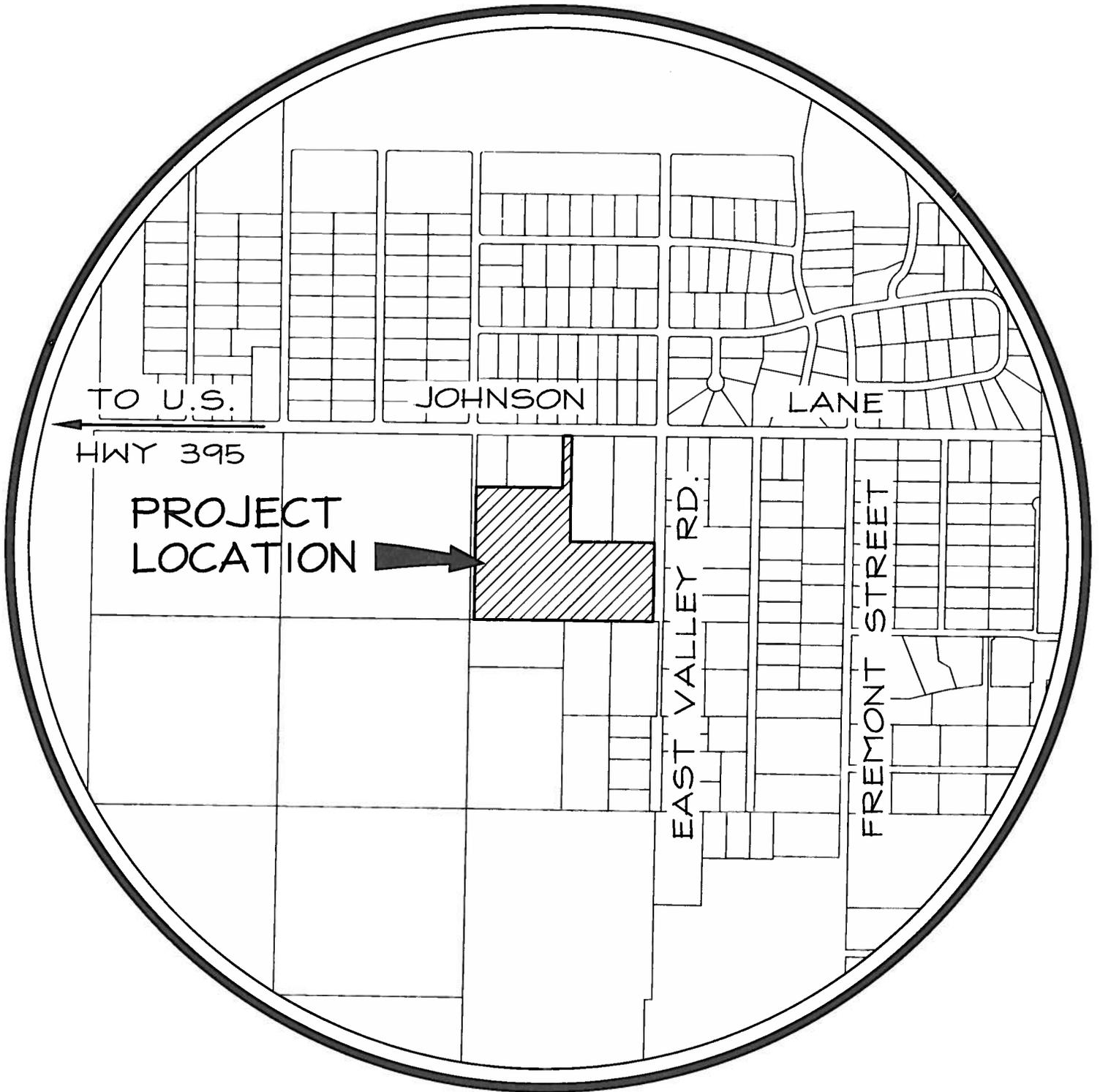
**Staff Response:** The project is not located within any known archeological or cultural study area recognized by Douglas County.

## VII. CONCLUSION

Based on the ability to make the findings as required per Section 20.712.060 of the Douglas County Code, staff recommends the Administrative Hearing Panel approve the Tentative Parcel Map subject to the recommended conditions of approval.

### **Attachments:**

1. Vicinity Map
2. Applicant's Statement of Justification
3. Tentative Parcel Map



VICINITY MAP

NO SCALE



June 2, 2016

**Via Hand Delivery**

DOUGLAS COUNTY COMMUNITY DEVELOPMENT  
 PLANNING DIVISION  
 Post Office Box 218  
 Minden, Nevada 89423

**REVISED**  
**Statement of Justification/Project Description**  
**Tentative Serial Parcel Maps for West Ridge Homes, Inc.**

To Whom It May Concern:

On behalf of the applicant, Peter Beekhof, West Ridge Homes, Inc., please consider this letter our statement of justification and project description for three Tentative Serial Parcel Maps.

The applicant is requesting three tentative serial parcel maps to divide approximately 21.95 acres into nine parcels, the smallest being two net acres in size. The site of the tentative serial parcel maps is located on the south side of Johnson Lane, approximately 674.87 feet west of East Valley Road in the Johnson Lane Planning Area (APN: 1320-03-001-014). The site is zoned SFR-2 (Single Family Residential – 2-acre minimum net parcel size) and has a Master Plan designation of Single Family Estates. The floodplain designation for this site is X-shaded and AE (the Johnson Lane Wash) as per FEMA FIRM number 32005C0090H dated 07/09/2015.

There is one existing residence with an existing well and septic system on the parcel with three existing shed buildings, an existing garage and an existing mobile home. All existing structures to be demolished prior to the recording of the three final serial parcel maps.

**REVISED** The Serial Parcel Maps are proposed as follows:

- Map One will create:
  - Parcel 1: 2.07-acres
  - Parcel 2: 2.07-acres
  - Parcel 3: 2.07-acres
  - Parcel 4: ~~14.23-acres~~ **14.24 Acres**
- Map Two will create:
  - Parcel 4A: 2.04-acres
  - Parcel 4B: 2.00-acres
  - Parcel 4C: 2.23-acres
  - Parcel 4D: ~~7.96-acres~~ **7.97 Acres**
- Map Three will create:
  - Parcel 4D-1: ~~3.21-acres~~ **3.09 Acres**
  - Parcel 4D-2: 2.00-acres

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
Page 2 of 4

- Parcel 4D-3: ~~3.75-acres~~ **2.88 Acres**
- Leaving a remainder of .51-acres for the road access improvements on the proposed cul-de-sac road.

Tentative Subdivision Map Findings:

The following is our analysis of the required findings for a tentative subdivision map per Douglas County Code Section 20.708.030.

1. *The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this code;*

**Comment:** The proposal is consistent with the density as identified with the existing zoning of SFR-2 and the Master Plan designation SFE. The parcels being created are two-acre minimum in size.

2. *If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;*

**Comment:**

- **Water:** Water service to the proposed parcels will be provided by a new water service lateral from the water main that exists in Johnson Lane. This Lateral will be placed down the cul-de-sac access to all proposed parcels. An easement for water service will be provided for the proposed parcel 4D-1. There is an existing domestic well to serve the existing residence on the parent parcel. Once the residence and out buildings are removed, any future development on proposed parcel 4A will require the existing well to be purged, abandoned and removed for a future residence to hook to the new lateral for water service. The applicant will pay a fee in lieu of dedication of water rights prior to recording a final map.
- **Sewer:** Based on the courtesy review by the Nevada Division of Environmental Protection (NDEP) of these serial parcel maps and anticipating a Denial letter from NDEP, the applicant is proposing Denitrifying Septic systems for the nine serial parcels. *(Please refer to the attached submittal provided to NDEP.)*
- **Traffic:** The serial parcel maps propose nine single-family residential parcels. Per the ITE manual the Average Daily Trips for this use is 9.57

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
Page 3 of 4

ADT's, therefore the total ADT's for these serial parcel maps is 86.13 ADT's and does not warrant the requirement for a Traffic and Impact study per Douglas County Design Criteria Manual Section 2.14.1 of 500 ADT's per day.

Access: Pursuant to Douglas County Code Section 20.100.090, new development shall be served by a paved roadway adequate to accommodate the vehicular traffic to be generated by the development. The proposed parcels 1 through 3; Parcels 4A through 4C and Parcels 4D-2 and 4D-3 will have paved access from the proposed cul-de-sac at the south side of Johnson Lane. This access will be improved to Douglas County Rural Road Standards as per DC A02. Parcel 4D-1 will have access from East Valley Road.

- Utilities: The existing parcel is currently severed by NV Energy for electrical service and by Frontier Communications for telephone and cable facilities; therefore the proposed parcels will be served by these entities. In addition Southwest Gas will be the gas provider for natural gas service. *(Will Serve letters are attached.)*
- Flood Plain: The site is located within the "X-unshaded" and "AE" Flood zone designations as per FEMA FIRM number 32005C0090H dated 07/09/2015. All proposed structures are able to be constructed within the "X-unshaded" flood zone designation (Areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.) The Johnson Lane Wash is contained within the "AE" flood zone, where development is prohibited.

*3. The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;*

**Comment:** The applicant proposes public facilities and improvements for the water service and road improvements with these serial parcel maps as per Douglas County's development standards.

*4. The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;*

**Comment:** As stated above, these serial parcel maps conform to the improvement and design standards per Douglas County Code and the Design Criteria manuals for the development of road right-of-way, water service and septic systems.

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
Page 4 of 4

5. *If applicable, that a phasing plan has been submitted and is deemed acceptable;*

**Comment:** The applicant is proposing three Serial Parcel maps; therefore any phasing will be at the discretion and recordation of these serial maps.

6. *The approval contains terms that plan for the possibility of abandonment or termination of the project;*

**Comment:**

7. *There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;*

**Comment:** Please find attached a Tax receipt showing taxes are paid and current.

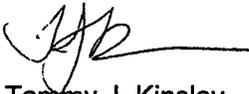
8. *The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report. (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)*

**Comment:** The project is not located in an identified archeological/cultural study area.

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Yours sincerely,

R.O. ANDERSON ENGINEERING, INC.



Tammy J. Kinsley,  
Associate Planner







**COMMUNITY DEVELOPMENT**  
1594 Esmeralda Avenue, Minden, Nevada 89423

**Mimi Moss**  
**DIRECTOR**

775-782-6201  
FAX: 775-782-6297  
website: [www.douglascountynv.gov](http://www.douglascountynv.gov)

Building Division  
Engineering Division  
Planning Division  
Code Enforcement

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**MEMORANDUM**

Date: June 9, 2016

To: Douglas County Administrative Hearing Panel

From: Lucille Rao, Assistant Planner  
Barbra Resnik, Engineer II

Subject: Land Division Application (LDA 16-015) for property located at 1553 Johnson Lane, in the SFR-2 (Single-Family Residential, 2-acre minimum net parcel size) zoning district in the Johnson Lane Community Plan (APN 1320-03-001-014).

---

**I. REQUEST**

For possible action. Discussion on Land Division Application (LDA) 16-015 for Peter Beekhof, Westridge Homes, Inc., for a Tentative Parcel Map to divide a 7.97 acre parcel into three parcels, the smallest being 2.0 acres and the largest being 3.09 acres in size, using the provision of Douglas County Code Section 20.712, *Tentative Parcel Map*. The subject parcel is located at 1553 Johnson Lane, in the SFR-2 (Single-Family Residential, 2-acre minimum net parcel size) zoning district in the Johnson Lane Community Plan (APN 1320-03-001-014).

**II. RECOMMENDATION**

Approve Land Division Application (LDA) 16-015 for Peter Beekhof, Westridge Homes, Inc., for a Tentative Parcel Map to divide a 7.97 acre parcel into three parcels, the smallest being 2.0 acres and the largest being 3.09 acres in size, using the provision of Douglas County Code Section 20.712, *Tentative Parcel Map*, subject to the conditions listed below and based on the findings and conclusion in the staff report.

**A. THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO FINAL MAP SUBMITTAL:**

**Engineering Division Condition(s)**

- A 1. The development shall prepare a preliminary sewer design to connect to a future gravity sewer line as shown in the sewer master plan along the extension of Squires Street and provide a minimum 20-foot wide easement along the appropriate lot line between "Last Chance Road" and Squires Street as determined by the preliminary sewer design.
- A 2. The applicant must submit plans and supporting documents for review and approval. Plans and documentation must be in conformance with the Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:

- a. The applicant must submit civil improvement plans in conformance with Division 7 *Improvement Plans*;
  - b. The Public Works water model has indicated pressures over 100 psi for this development; therefore, the applicant shall provide a pressure reducing valve assembly at the intersection of Johnson Lane and "Last Chance Court". Please refer to Douglas County standard detail DC B26-A and coordinate with Douglas County Public Works on final design;
  - c. Provide a fire hydrant in accordance with standard detail DC B10, at the end of the water line;
  - d. The applicant shall construct "Last Chance Court" to Douglas County Local Road Section (Rural) with sixty feet of public right-of-way, twenty-four feet of pavement (PG 64-28 NV), four foot shoulders on each side of road, and road side ditches;
  - e. The applicant shall construct a cul-de-sac at the end of "Last Chance Court" in conformance with Chapter 20.100.090.N from Title 20 and Division 2.12.12;
  - f. The applicant shall dedicate sixty feet of public right-of-way on "Last Chance Court" to Douglas County, this dedication shall extend to include the cul-de-sac;
  - g. The applicant shall extend the existing water main to service the proposed development. The new water main shall meet the requirements of Division 4 in the Douglas County Design Criteria and Improvement Standards;
  - h. The applicant must submit a final technical drainage report and plans meeting the requirements of Division 6 *Storm Drainage* and Appendix D *Storm Drainage Details*;
  - i. Any runoff from a public right-of-way must be conveyed to a storm drainage facility with a public drainage easement over it. The storm drainage facility must be accessible to the County for maintenance, no crossing private property allowed unless it's within an easement;
  - j. The plans must show all necessary drainage easements and identify them as public or private;
  - k. The applicant must submit a final soils (geotechnical) report and plans meeting the requirements of Division 3 *Soils Engineering Report*.
- A 3. The development will be served by a public water system, and the following conditions apply:
- a. The applicant must meet the requirements of the "Water Will Serve" letter or other letter of intent to serve. The applicant shall pay all water connection fees prior to recordation of any final map.
  - b. Water lines must meet the requirements of Division 4 *Water Systems* and Appendix B *Water System Details*.
  - c. For Douglas County water systems, the applicant will submit a water system model report pursuant to DCDCIS, Division 4, Section 4.2, including fire district fire flow requirements.
- A 4. The development is approved for an individual sewage disposal system. The following applies:

The Nevada Division of Environmental Protection has issued a negative recommendation for use of a conventional individual sewage disposal system (ISDS). A note must be placed on the final map and a deed restriction recorded, which states:

“The use of individual sewage disposal systems is limited to alternative treatment systems to be approved and permitted by the Douglas County Building Division prior to obtaining a building permit.”

“The owner is solely responsible for continued yearly maintenance of the ISDS per the manufacturer’s specifications.”

- A 5. The applicant must meet the water rights requirements in Douglas County Code, Section 20.100.040, by payment of a fee in lieu of dedication of 1.12 acre-feet per parcel to Douglas County for a total of 3.36 acre-feet (calculated as: 3 parcels x 1.12 acre-feet of water rights per parcel).
- A 6. The applicant must provide a paved pullout for a new cluster mailbox location. If a new cluster mailbox location is not required, then the applicant must be responsible for providing documentation to that effect from the U.S. Postal Service.
- A 7. On-site and off-site improvements must be constructed or secured. If the applicant proposes to secure for any of the required improvements, the applicant must enter into a security and improvement agreement with Douglas County. The security improvement agreement and the security deposit shall comply with Douglas County Code Sections 20.720.020 and 20.720.030.
- A 8. The applicant must provide documentation that all required improvements, including utilities are installed, constructed or secured.

**Planning Division Condition(s)**

- A 9. The applicant must provide evidence that the GIS Department has approved all new street names. Any easement or road (public or private) providing access to two or more parcels must be named and street signs erected per Douglas County Code, Chapter 20.900 *Numbering Structures and Naming Streets*.
- A 10. The applicant must comply with the requirements of Douglas County Code, Title 20, Chapter 20.50 Floodplain Management and provide the following:
  - a. A Floodplain Development Permit.

**B. THE FOLLOWING CONDITIONS MUST BE MET WITH THE SUBMITTAL OF A FINAL MAP:**

**Engineering Division Condition(s)**

- B 1. The Final Map must show the following:
  - a. An easement for any new cluster mailbox location.
  - b. Provide Reserve Strips in accordance with Chapter 20.100.090.F from Title 20, along easterly property line of 4D-3 and a portion of 4D-1 as approved by Community Development Engineering Division. Also provide Reserve Strips along the westerly property line of Parcels 1, 2, 3, 4A, 4B, and 4C. Applicant may provide a 1’ wide vehicular non-access easement in lieu of a reserve strip for simplicity if desired.
  - c. Identify and delineate special flood hazard areas, and blue-line streams.

- d. Identify and delineate "Restricted Use Area(s)" for blue-line stream (Johnson Lane Wash) and floodways (AE flood zone).
- e. For blue-line streams, a restricted use area extending landward 50-feet from both sides of the high water mark of the "blue-line" drainage courses as identified on the USGS 7.5-minute quadrangle map, the AE flood zone boundary shall be utilized as the high water mark.
- f. Drainage easements necessary to mitigate onsite, offsite, and cross-lot drainage impacts. All drainage easements not accepting flow from a public right-of-way must be shown as private.
- g. It has been recognized by documents 69804 and 106410 that neither Squires Street nor East Valley Road was dedicated as a public right-of-way to Douglas County. The applicant shall dedicate the 30' of Squires Street on their westerly property line and 40' of East Valley Road on their easterly property line as a public right-of-way to Douglas County.

B 2. The Final Map must provide notes that read as follows:

- a. A seven and one-half (7.5) foot wide, for residential, public utility easement along all road frontages and a five (5) foot wide public utility easement along the side and rear lot lines.
- b. Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462(3).
- c. The Community Development Certificate must state, 'The County rejects the offer of dedication of public roads with the reservation to accept an offer at a later date.
- d. Douglas County does not insure the development of any lot(s) where wells or septic systems are required for water and sewer service.
- e. The use of an individual sewage disposal system is for temporary use only. The parcels must connect to a community sewer system when such system is within 330 feet of the parcels.
- f. "The use of individual sewage disposal systems may be limited to an alternative treatment system to be approved and permitted by the Nevada Bureau of Health Protection Services prior to obtaining a building permit."
- g. The subject property lies within both the "x-shaded and AE" flood zones, per community FIRM Panel No.090H, effective date June 15, 2016.
- h. All construction and development within the floodplain or special flood hazard area must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.
- i. All runoff from a public right-of-way shall be conveyed to a facility proposed to be maintained by Douglas County or other applicable agency. Access shall be provided to the drainage facility in accordance with the Douglas County Design Criteria and Improvement Standards Division 2.12.15. The drainage facility and access shall be located either within a parcel to be dedicated to Douglas County or a public drainage easement which the County may accept for maintenance in conjunction with acceptance of the right-of-way. Douglas County rejects any offer of dedication of drainage facilities or drainage easements at this time.
- j. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
- k. No rock shall be placed within the public right of way maintained by Douglas County.

**Planning Division Condition(s)**

- B 3. The applicant must record Map 1 (ref: LDA 16-013) first and then in sequential order Map 2 (ref: LDA 16-014) and Map 3 (ref: LDA 16-015).
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“Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code.”
- B 5. The applicant must submit documentation that all property taxes and any agricultural liens of the property have been paid in full for the current fiscal year.
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**C. THE FOLLOWING CONDITION IS APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT:**

**Planning Division Condition(s)**

- C 1. This Tentative Parcel Map approval will expire one year from the date of approval if a final map application that conforms to all the conditions of approval is not recorded prior to the expiration date. Extensions of time may be granted in accordance with Douglas County Code, Section 20.712.030.

**III. PROPERTY INFORMATION**

Owner/Applicant	Peter Beekhof, Westridge Homes, Inc. 610 Dark Horse Court Gardnerville, NV 89410
Representative	Cory Kleine, R.O. Anderson Engineering, Inc. PO Box 2229 Minden, NV 89423
Location	1553 Johnson Lane
Existing Land Use	Residential
Master Plan Designation	Single-Family Estates

Zoning Designation

SFR-2 (Single-Family Residential, 2-acre minimum parcel size)

#### IV. BACKGROUND

The applicant has purchased this 21.94 acre parcel with the intent to subdivide the property into nine (9) parcels, the smallest parcel being 2.0 acres in size and the largest being 3.09 acres in size. The applicant has submitted three tentative parcel maps (serial parcel map) for consideration by the Administrative Hearing Panel utilizing the provisions of Douglas County Code Section 20.712, *Parcel Maps*. The parent parcel contains two homes, three accessory structures, a garage, well, and septic system. All structures will be removed prior to final of all three parcel maps.

#### V. DISCUSSION AND EVALUATION

The Tentative Parcel Map application has been submitted pursuant to County Code, Chapter 20.712, *Parcel Map*, this Chapter provides for the subdivision of four or fewer lots. The applicant proposes to subdivide the 21.95 acre parcel into nine parcels through the serial parcel map process.

The 2011 Master Plan establishes goals and policies within the Land Use Element for each community within the county. The Johnson Lane Community Plan is predominately rural residential, private range, and public open space. The area is comprised of lots ranging from ½ acre to 10 acres, the proposed subdivision with its minimum 2-acre lot size fits within the character and intent of the rural nature of the Johnson Lane area.

#### VI. FINDINGS

##### *Tentative Parcel Map*

The following findings, required by Douglas County Code Section 20.712.060, are recommended to the Administrative Hearing Panel for approval of the Tentative Parcel Map based on the evidence provided by the applicant and contained in the staff report.

- A. *The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the development code;*

**Staff Response:** The subject property is zoned SFR-2. The proposed tentative parcel map is consistent with Section 20.712.030. The owner's intent to further subdivide the 21.95 acre parcel meets the provisions of a serial parcel map. The proposed subdivision meets the minimum zoning requirement in SFR-2 zoning district.

- B. *The proposed parcel map conforms to public facilities and improvement standards of the land development code;*

**Staff Response:** The tentative parcel map will result in the creation of four parcels with subsequent parcel maps (9 parcels total) to be recorded in succession. Staff has recommended conditions A.3 and A.4 which requires connection to a community water system and the use of individual sewage disposal system with future connection to community sewer system when one is within 330 feet of the subject parcels. As conditioned, the land division conforms to the public facilities and improvement standards of the land and development code.

- C. *The proposed parcel map conforms to the improvement and design standards contained in this title;*

**Staff Response:** The proposed parcel map conforms to improvement and design standards contained in Title 20. Staff has conditioned the proposed tentative map to meet the requirements of the Douglas County Design Criteria and Improvement Standards (DCDCIS).

- D. *There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer;*

**Staff Response:** The applicant has provided documentation that the taxes are current. Staff is recommending a condition requiring documentation that all property taxes and any agricultural liens of the property have been paid in full prior to recordation of the final map (Condition B.5).

- E. *The project is not located within an identified archeological or cultural study area, as recognized by the County. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the finding in the report.*

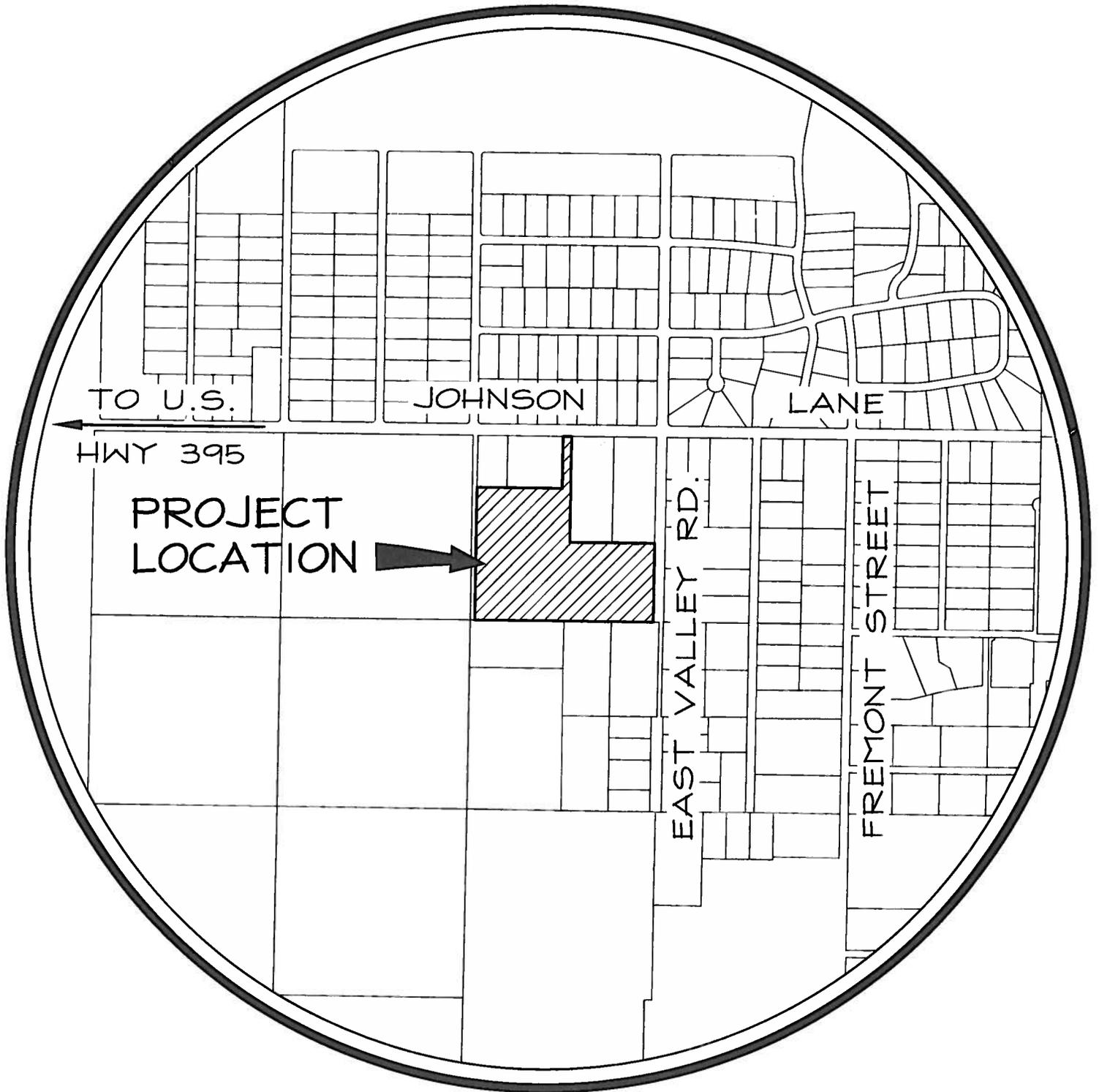
**Staff Response:** The project is not located within any known archeological or cultural study area recognized by Douglas County.

## VII. CONCLUSION

Based on the ability to make the findings as required per Section 20.712.060 of the Douglas County Code, staff recommends the Administrative Hearing Panel approve the Tentative Parcel Map subject to the recommended conditions of approval.

### **Attachments:**

1. Vicinity Map
2. Applicant's Statement of Justification
3. Tentative Parcel Map



VICINITY MAP

NO SCALE



June 2, 2016

**Via Hand Delivery**

DOUGLAS COUNTY COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
Post Office Box 218  
Minden, Nevada 89423

**REVISED**  
**Statement of Justification/Project Description**  
**Tentative Serial Parcel Maps for West Ridge Homes, Inc.**

To Whom It May Concern:

On behalf of the applicant, Peter Beekhof, West Ridge Homes, Inc., please consider this letter our statement of justification and project description for three Tentative Serial Parcel Maps.

The applicant is requesting three tentative serial parcel maps to divide approximately 21.95 acres into nine parcels, the smallest being two net acres in size. The site of the tentative serial parcel maps is located on the south side of Johnson Lane, approximately 674.87 feet west of East Valley Road in the Johnson Lane Planning Area (APN: 1320-03-001-014). The site is zoned SFR-2 (Single Family Residential – 2-acre minimum net parcel size) and has a Master Plan designation of Single Family Estates. The floodplain designation for this site is X-shaded and AE (the Johnson Lane Wash) as per FEMA FIRM number 32005C0090H dated 07/09/2015.

There is one existing residence with an existing well and septic system on the parcel with three existing shed buildings, an existing garage and an existing mobile home. All existing structures to be demolished prior to the recording of the three final serial parcel maps.

**REVISED** The Serial Parcel Maps are proposed as follows:

- Map One will create:
  - Parcel 1: 2.07-acres
  - Parcel 2: 2.07-acres
  - Parcel 3: 2.07-acres
  - Parcel 4: ~~14.23-acres~~ **14.24 Acres**
- Map Two will create:
  - Parcel 4A: 2.04-acres
  - Parcel 4B: 2.00-acres
  - Parcel 4C: 2.23-acres
  - Parcel 4D: ~~7.96-acres~~ **7.97 Acres**
- Map Three will create:
  - Parcel 4D-1: ~~3.21-acres~~ **3.09 Acres**
  - Parcel 4D-2: 2.00-acres

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
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- Parcel 4D-3: ~~3.75 acres~~ **2.88 Acres**
- Leaving a remainder of .51-acres for the road access improvements on the proposed cul-de-sac road.

Tentative Subdivision Map Findings:

The following is our analysis of the required findings for a tentative subdivision map per Douglas County Code Section 20.708.030.

1. *The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this code;*

**Comment:** The proposal is consistent with the density as identified with the existing zoning of SFR-2 and the Master Plan designation SFE. The parcels being created are two-acre minimum in size.

2. *If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;*

**Comment:**

- **Water:** Water service to the proposed parcels will be provided by a new water service lateral from the water main that exists in Johnson Lane. This Lateral will be placed down the cul-de-sac access to all proposed parcels. An easement for water service will be provided for the proposed parcel 4D-1. There is an existing domestic well to serve the existing residence on the parent parcel. Once the residence and out buildings are removed, any future development on proposed parcel 4A will require the existing well to be purged, abandoned and removed for a future residence to hook to the new lateral for water service. The applicant will pay a fee in lieu of dedication of water rights prior to recording a final map.
- **Sewer:** Based on the courtesy review by the Nevada Division of Environmental Protection (NDEP) of these serial parcel maps and anticipating a Denial letter from NDEP, the applicant is proposing Denitrifying Septic systems for the nine serial parcels. *(Please refer to the attached submittal provided to NDEP.)*
- **Traffic:** The serial parcel maps propose nine single-family residential parcels. Per the ITE manual the Average Daily Trips for this use is 9.57

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
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ADT's, therefore the total ADT's for these serial parcel maps is 86.13 ADT's and does not warrant the requirement for a Traffic and Impact study per Douglas County Design Criteria Manual Section 2.14.1 of 500 ADT's per day.

Access: Pursuant to Douglas County Code Section 20.100.090, new development shall be served by a paved roadway adequate to accommodate the vehicular traffic to be generated by the development. The proposed parcels 1 through 3; Parcels 4A through 4C and Parcels 4D-2 and 4D-3 will have paved access from the proposed cul-de-sac at the south side of Johnson Lane. This access will be improved to Douglas County Rural Road Standards as per DC A02. Parcel 4D-1 will have access from East Valley Road.

- Utilities: The existing parcel is currently severed by NV Energy for electrical service and by Frontier Communications for telephone and cable facilities; therefore the proposed parcels will be served by these entities. In addition Southwest Gas will be the gas provider for natural gas service. *(Will Serve letters are attached.)*
- Flood Plain: The site is located within the "X-unshaded" and "AE" Flood zone designations as per FEMA FIRM number 32005C0090H dated 07/09/2015. All proposed structures are able to be constructed within the "X-unshaded" flood zone designation (Areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.) The Johnson Lane Wash is contained within the "AE" flood zone, where development is prohibited.

*3. The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;*

**Comment:** The applicant proposes public facilities and improvements for the water service and road improvements with these serial parcel maps as per Douglas County's development standards.

*4. The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;*

**Comment:** As stated above, these serial parcel maps conform to the improvement and design standards per Douglas County Code and the Design Criteria manuals for the development of road right-of-way, water service and septic systems.

Statement of Justification  
Westridge Homes, Inc. Tentative Serial Parcel Maps  
Page 4 of 4

5. *If applicable, that a phasing plan has been submitted and is deemed acceptable;*

**Comment:** The applicant is proposing three Serial Parcel maps; therefore any phasing will be at the discretion and recordation of these serial maps.

6. *The approval contains terms that plan for the possibility of abandonment or termination of the project;*

**Comment:**

7. *There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;*

**Comment:** Please find attached a Tax receipt showing taxes are paid and current.

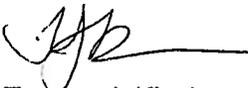
8. *The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report. (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)*

**Comment:** The project is not located in an identified archeological/cultural study area.

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Yours sincerely,

R.O. ANDERSON ENGINEERING, INC.



Tammy J. Kinsley,  
Associate Planner



**PROJECT SUMMARY**

**APPLICANT:**  
WEST RIDGE HOMES, INC.  
1320 EAST VALLEY ROAD  
LAS VEGAS, NV 89102

**OWNER:**  
WEST RIDGE HOMES, INC.  
1320 EAST VALLEY ROAD  
LAS VEGAS, NV 89102

**ENGINEER:**  
B.L.D. JACKSON ENGINEERING, INC.  
1405 S. BURNING WOOD AVENUE  
PHOENIX, AZ 85026

**A.P.N.:** 1320-03-001-014

**TOTAL ACRES:** 7.47 AC.

**PARCELS:** N/A

**SECTIONS:** 08

**TOWNSHIP:** 36

**RANGE:** 20

**ZONING:** SPR-2

**MASTER PLAN:** SINGLE FAMILY RESIDENTIAL

**FLOOD ZONE:** ZONING MAP REVISION 04/16/2004

**UTILITY PROVIDERS**

**WATER:**  
SUNBELT WATER TREATMENT PLANT  
1320 EAST VALLEY ROAD, LAS VEGAS, NV 89102  
775-752-4000

**SEWER:**  
INDIVIDUAL SEPTIC SYSTEMS

**ELECTRICITY:**  
N.V. ENERGY  
1000 WEST BURNING WOOD AVENUE  
LAS VEGAS, NEVADA 89102  
775-861-4004

**Gas:**  
SUNBELT GAS SERVICE CORPORATION  
200 EAGLE STATION LANE  
LAS VEGAS, NEVADA 89102-1400  
775-382-7226

**PHONE:**  
SUNBELT TELECOMMUNICATIONS  
800 CHANDLER STREET  
LAS VEGAS, NEVADA 89102  
775-782-0044

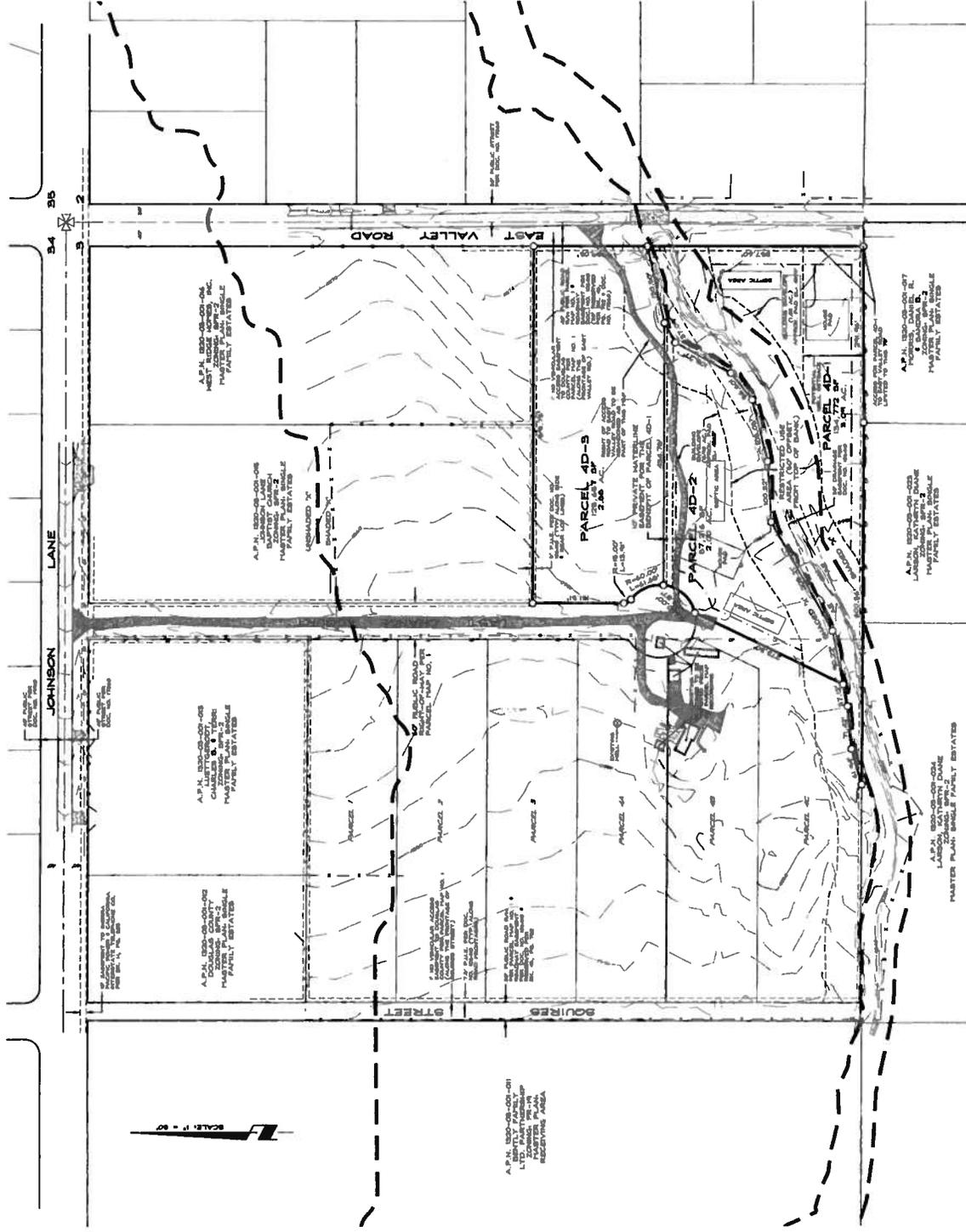
**LEGEND**

○ DIMENSION POINT, NOTHING FOUND OR SET

— FLOOD ZONE DELINEATION

**NOTES**

1. THIS MAP SHOWS THE ALL ROAD PROPERTIES OF WEST RIDGE HOMES, INC. AND DOES NOT SHOW ALL OTHER PROPERTY LINES FOR THIS MAP.



NO.	DATE	REVISION BLOCK	BY

OWNER:	WEST RIDGE HOMES, INC.	DATE:	04/16/2004
DESIGNER:	B.L.D. JACKSON ENGINEERING, INC.	SCALE:	1" = 80'
TITLE:	TENTATIVE PARCEL MAP NO. 3	SHEET:	1
PROJECT:	A.P.N. 1320-03-001-014	TOTAL SHEETS:	1
CLIENT:	WEST RIDGE HOMES, INC.	DATE PLOTTED:	04/16/2004

**TENTATIVE PARCEL MAP NO. 3**  
A.P.N. 1320-03-001-014  
WEST RIDGE HOMES, INC.