



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201
FAX: 775-782-6297
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Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: November 10, 2016

To: Douglas County Administrative Hearing Panel

From: Steve Mason, Associate Planner *SM*
Lucille Rao, Assistant Planner

Erik Nilssen, County Engineer

Subject: LDA 16-032 (Tentative Parcel Map); for Peter Beekhof, C/o West Ridge Homes
2569 Clapham Lane, Minden, NV; APN: 1320-03-001-008

I. REQUEST

For possible action: Discussion on Land Division Application (LDA) 16-032, Peter Beekhof, C/o West Ridge Homes, for a Tentative Parcel Map to divide a 2.18 acre parcel into two parcels of approximately 1.14 acres and 1.04 acres in size. The parcel sizes referenced in this report refer to net acreage, which does not include public access easements which overlap approximately .33 acres of the parcels. The subject properties are located at 2569 Clapham Lane, Minden, zoned "SFR-1" (Single-family residential - one acre minimum net parcel size) within the Airport Community Plan (APN: 1320-03-001-008). The Administrative Hearing Panel may approve, approve with modifications or deny the request.

II. RECOMMENDATION

Approve Land Division Application (LDA) 16-032, Peter Beekhof, C/o West Ridge Homes, for a Tentative Parcel Map to divide a 2.18 acre parcel into two parcels of approximately 1.14 acres and 1.04 acres in size.

The following conditions apply:

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

Engineering Division Conditions

- A 1. 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 applicant must submit a final technical drainage report and plans meeting the requirements of Division 6 *Storm Drainage* and Appendix D *Storm Drainage Details*. Stormwater retention/detention is not required for two lots.
- A 2. 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.
 - b. Water lines must meet the requirements of Division 4 *Water Systems* and Appendix B *Water System Details*. Water line shall extend to the south side of Parcel Two and terminate with a fire hydrant.
 - 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.
 - d. Conceptual drainage study calls out that both parcels will be served by individual wells. If the parcel split does not occur, one home may be developed and served by a well. If the lot split occurs, both parcels are required to connect to the municipal water system.
- A 3. 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 4. 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 2.24 acre-feet (calculated as: 2 parcels x 1.12 acre-feet of water rights per parcel).
- A 5. 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 6. 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.

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

Engineering Division Conditions

- B 1. The Final Map must show the following:
- a. Identify and delineate special flood hazard areas, earthquake faults, blue-line streams, and hillside areas.
 - b. For earthquake faults, the building setback must be a 50-foot minimum or otherwise based on the geotechnical engineer's recommendation.
 - c. All parcel lines shall have a bearing associated with the distance.
 - d. Provide horizontal control, the tentative map does not tie into any section corners or known survey location.
- 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. Parcels 1&2 will be required to comply with Douglas County Code, Section 20.100.040, if the parcel connects to a public water system. A note to this effect will be placed on the final map, or may be recorded in a separate instrument prior to recordation of the final map.
 - f. 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.
 - g. "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."
 - h. The subject property lies within the "X-Shaded" flood zone, per community FIRM Panel No. 32005C0090H, effective date 2016.
 - i. All construction and development within the special flood hazard area must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.
 - j. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.

- k. No secondary power is provided and it is the responsibility of the parcel owner to provide the facilities and connections required by the power provider for secondary power, including connection fees, transformers, poles and line extensions.
- l. No rock shall be placed within the public right of way maintained by Douglas County.

Planning Division Conditions

B 3. 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 4. 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 5. The applicant must comply with the Final Map requirements as prescribed by NRS 278 and Douglas County Code, Section 20.712 Parcel Maps.
- B 6. 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.

THE FOLLOWING CONDITIONS ARE APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT:

Planning Division Conditions

- C.1 Pursuant to 20.712.030: Unless the time is extended in the manner set forth in paragraph D (below), the applicant shall present a final parcel map which conforms to all conditions of approval to the director for processing and recording within one year from the date of the final decision on the tentative parcel map application. If the applicant fails to submit a conforming map within the above time limits, all proceedings concerning the parcel map are terminated. If the final parcel map is submitted within one year and conforms to all conditions of approval and with the provisions of chapter 20.712.020, it shall be approved by the director

Paragraph D (Extension): For good cause shown, the director may extend the period for presentation of a conforming final parcel map for not more than one year after the expiration of the initial one-year period for presenting the map. The extension shall be

consistent with any applicable policies of the master plan and may include conditions requiring compliance with current provisions of the development code.

Note: The applicant may submit two copies of the draft final maps to the Engineering Division for a Technical Map Review, prior to final map submittal. This expedites the final map submittal process by allowing both the Engineering and Planning Divisions to review the final map to the Conditions of Approval, Nevada Revised Statutes 278, and County Code.

III. BACKGROUND

APPLICANT/OWNER: Peter Beekhof, C/o West Ridge Homes, Inc.
610 Dark Horse Ct.
Gardnerville, NV 89460

ENGINEER/REPRESENTATIVE: Cory J. Kleine, C/o R.O. Anderson Eng., Inc.
1603 Esmeralda Ave.
Minden, NV 89423

EXISTING LAND USE: Residential/Un-developed

PROPOSED USE: Residential

MASTER PLAN DESIGNATION: Single Family Estate

ZONING DESIGNATION: SFR-1: Single-family residential - one acre
minimum net parcel size

The applicant is proposing to divide a 2.18 acre parcel into two parcels of approximately 1.14 acres and 1.04 acres in size. The parcel is zoned "SFR-1" (Single-family residential - one acre minimum net parcel size).

IV. DISCUSSION AND EVALUATION

The Land Division Application for a Tentative Parcel Map has been submitted pursuant to the Douglas County Development Code, Chapter 20.712 *Parcel Maps*. The applicant has submitted a Statement of Justification (**Attachment 4**) and Site Plan (**Attachment 2**) for the Administrative Hearing Panel's consideration. Staff has reviewed the submitted application and inspected the site.

Noticing

Property owners within 300 feet of the subject site were noticed of the request.

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Land Use and Zoning

The subject parcel is designated as “Single Family Estate” in the Douglas County Master Plan. The parcel is zoned “SFR-1” (Single-family residential - one acre minimum net parcel size), and is located within the Airport Community Plan area. Surrounding land uses are “Single Family Estate” (east and south) and “Receiving Area” (north and west).

Water & Water Rights

The development will be served by Douglas County Water. A Will-Serve Letter has been provided by Douglas County Public Works (**Attachment 3**). The applicant is required to comply with the requirements of the Will-Serve Letter.

Sewer

The proposed parcels are approved by the County for the use of an individual sewage disposal system (ISDS). See Condition “A 3” (above), for details.

Utilities

Southwest Gas and NV Energy will provide gas and electric service, respectively. Will-Serve Letters were submitted with the application and this approval is conditioned to comply with the requirements of said Letters.

Traffic/Access/Roads

The proposed parcels have established access directly from Clapham Lane.

Floodplain

The proposed northern parcel is located within the FEMA “X-Shaded” Zone and the proposed southern parcel is located partly in “X-Shaded” and partly in “X-Unshaded.” All future development must comply with the County’s adopted floodplain regulations.

V. FINDINGS

Pursuant to the Douglas County Development Code, Section 20.712.060, the following findings must be made for approval of a Land Division Application (Tentative Parcel Map)

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

Staff response: The two proposed parcels exceed the minimum lot size requirement for the “SFR-1” (Single-family residential - one acre minimum net parcel size) zoning district.

2. The proposed parcel map conforms to public facilities and improvement standards contained of this land development code.

Staff response: The applicant is conditioned to comply with the requirements of the Will-Serve Letter for the Douglas County Water Company. The applicant has not requested any

variances to improvement standards. Furthermore, the project is conditioned to comply with all public facilities and improvement standards contained in the County's adopted development code. The proposed parcels have established access directly from Clapham Lane.

3. The proposed parcel map conforms to the improvement and design standards contained in this title.

Staff response: On-site and off-site improvements must be constructed or secured, which includes power, gas, and cable. Will-Serve Letters have been provided by Douglas County Water Company, Southwest Gas and NV Energy. A water line will extend to the south side of Parcel Two and terminate with a fire hydrant. The Final Map will establish a seven and one-half (7.5) foot wide easement for residential public utilities easement along all road frontages and a five (5) foot wide public utility easement along the side and rear lot lines. Access is provided from Clapham Lane.

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

Staff response: The applicant has confirmed that all taxes are paid current.

5. 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.

Staff response: The property is not located within any known archeological or cultural study area recognized by Douglas County.

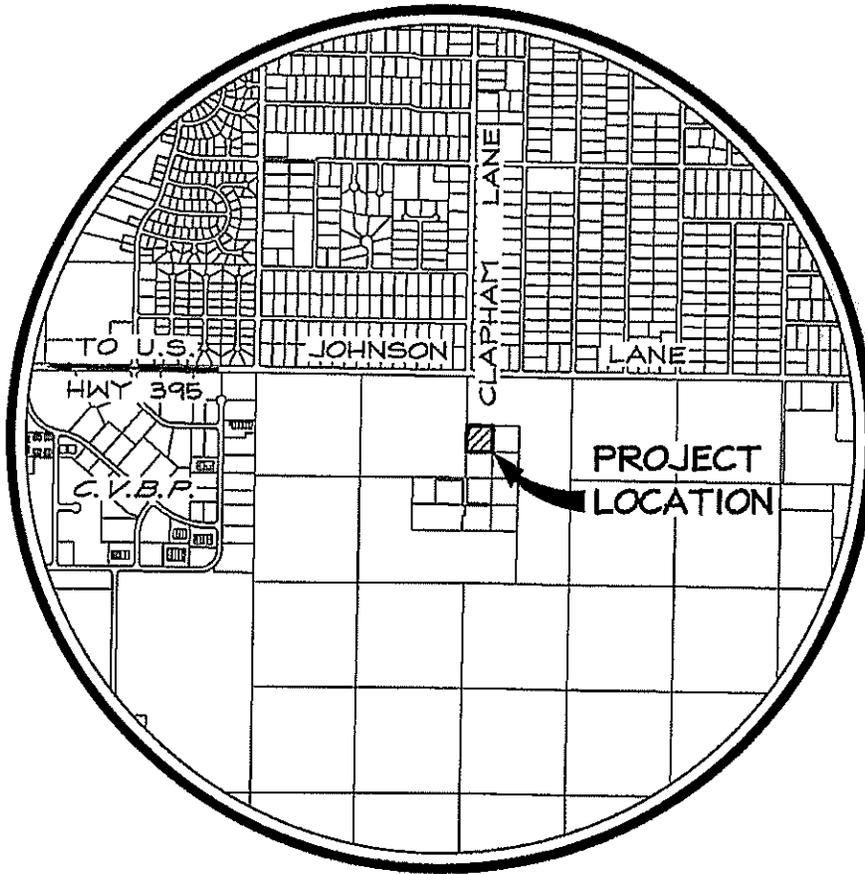
VII. CONCLUSION

County staff has found the proposed tentative parcel map to be in conformance with the County's development code and master plan. As a result, staff is recommending approval of the tentative parcel map.

Attachments:

1. Vicinity Map
2. Tentative Parcel Map
3. Water Will-Serve-Letter
4. Applicant's Statement of Justification

ATTACHMENT 1



VICINITY MAP
NO SCALE

ATTACHMENT 3



PUBLIC WORKS

1120 Airport Rd., Bldg. F-2, Minden, Nevada 89423

Carl Ruschmeyer, P.E.

DIRECTOR

775-783-6480

FAX: 775-782-6266

website: www.douglascountynv.gov

Water/Sewer Utility
Road Maintenance
Bldg. & Fleet Services

October 10, 2016

Cory Kleine, P.L.S.
R.O. Anderson
1603 Esmeralda Avenue
Minden, NV 89423

Re: Water Will Serve – APN 1320-03-001-008
2569 Clapham Lane

Dear Mr. Kleine:

Douglas County, a political subdivision of the State of Nevada, hereinafter referred to as “COUNTY”, will provide water service to two (2) residential lots at 2569 Clapham Lane, APN 1320-03-001-008, hereinafter referred to as “DEVELOPMENT” subject to the following terms and conditions:

1. This “Will Serve” for water service is applicable only to APN 1320-03-001-008, and is not transferable.
2. This “Will Serve” for water service is for two (2) new single-family dwellings, and is conditioned upon the DEVELOPMENT receiving Parcel Map approval. In the event the DEVELOPMENT does not receive Final Parcel Map approval, or the Final Map expires, or the COUNTY is legally unable to provide water service, or is prevented from further providing the same, this letter shall terminate and become of no force and effect and the COUNTY shall have no further obligation to provide water service or capacity to the DEVELOPMENT.
3. The DEVELOPMENT agrees to pay all fees and charges.
4. The DEVELOPMENT agrees to provide all engineering design, analysis, water modeling and construction of the water system.
5. The DEVELOPMENT shall pay water connection fees for all lots.
6. The DEVELOPMENT shall satisfy the requirements of County Code Title 20, Subsection 20.100.040 b “dedication of water rights, fee in lieu of dedication, or relinquishment” by payment of a fee in lieu of dedication prior to recordation of maps.

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MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

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Cory Kleine
October 10, 2016
Page 2 of 2

7. This will serve is contingent upon the DEVELOPMENT making a perpetual offer of dedication to the COUNTY of all pipelines, related infrastructure and other such infrastructure necessary to provide water service to the DEVELOPMENT. Furthermore, the DEVELOPMENT shall warranty all work for one year from the date of written acceptance of work by the County.
8. Work performed by DEVELOPMENT shall be performed under a Douglas County Site Improvement Permit (SIP). The work shall be performed by a Nevada licensed contractor. For more information regarding the SIP, please contact Community Development at 782-6235.
9. The work shall be performed by a Nevada Licensed contractor and shall be in conformance with the Douglas County Design Criteria and Improvement Standards, as amended, including all special conditions as directed by the COUNTY to meet unique conditions that may arise on the DEVELOPMENT.

Please call me at 782-6227 if you have any questions.

Sincerely,



Carl Ruschmeyer, PE
Public Works Director

C: Mimi Moss. Community Development Director
File -- Will Serves



September 15, 2016

Via Hand Delivery

Douglas County Community Development
P.O. Box 218
Minden, NV 89423

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**Statement of Justification and Project Description
for West Ridge Homes, Inc.
Tentative Parcel Map**

To Whom It May Concern:

Please consider this letter our statement of justification and project description on behalf of our client, Peter M. Beekhof, West Ridge Homes, Inc. for the submittal of a Tentative Parcel Map application.

The applicant is requesting a tentative parcel map to divide approximately 2.51 acres, to create two parcels approximately 1-acre minimum in size, under the Tentative Parcel Map provision of Douglas County Code Chapter 20.712. The site of the tentative parcel map is located at 2569 Clapham Lane, on the east side of Clapham Lane approximately 630 feet south of Johnson Lane, in the Johnson Lane Planning Area. (APN: 1320-03-001-008). The parcel is within the Master Plan Land Use designation of Single Family Estates and has a zoning classification of SFR-1 (Single-Family Residential 1-acre minimum parcel size.) The parcel is within the X-Unshaded and X-Shaded floodplain as per FEMA FIRM 32005C0090H dated June 15, 2016.

Tentative Parcel Map Findings:

- 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;*

Comment: The property to be divided is within the SFR-1 (Single-Family Residential 1-acre minimum parcel size) zoning district and the Master Plan Designation of Single Family Estates. The parcel consists of 2.51 acres, therefore the creation of two 1-acre minimum parcels is allowed in this zoning district and Master Plan Designation.

Physical
1603 Esmeralda Avenue
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● Minden, Nevada
● Reno, Nevada
● South Lake Tahoe, California

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Description and Statement of Justification
West Ridge Homes, Inc. Tentative Parcel Map
September 15, 2016
Page 2 of 3

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

Comment:

- Water: The project site is located within the East Valley Water Service Area. Per Douglas County staff there is a water main available in Johnson Lane, therefore each new parcel will connect to public water and pay the connection fee prior to recordation of the Final Parcel Map.
- Sewer: The project site is located within the North Valley Sewer service area, but the new parcels are not within close proximity to the existing Sewer Mains, therefore any development on the new parcels will be served by individual sewage disposal systems or denitrifying systems as approved by the Nevada Division of Environmental Protection (NDEP).
- Traffic: Traffic generated from the creation of the two newly created parcels is 19.14 average daily vehicle trips (ADT's). The traffic generated from the site is less than 500 ADT and 80 peak hour trips which is the threshold for requiring a more detailed traffic impact study. The additional trips will have no significant impact, therefore a Traffic and Impact Study is not required per Douglas County Engineering.
- Access: The new parcels will have access from the existing 60' Roadway easement, Clapham Lane. With this parcel Map a 30' Public Road Right-of-way will be dedicated along the existing Clapham Lane. In addition per NDOT Access Management, 50' spacing is required of Driveway spacing. The Driveways will be paved per Douglas County Standard Detail DCA 18 for the connections to Clapham Lane.
- Utilities: Will-Serve letters from NV Energy for electrical power and from Southwest Gas for natural gas and from Frontier for phone and cable services have been submitted with this application.
- Floodplain: The site is located within the X-shaded and X-unshaded flood zone designations as per FEMA FIRM 32005C0090H dated June 15, 2016.

Description and Statement of Justification
West Ridge Homes, Inc. Tentative Parcel Map
September 15, 2016
Page 3 of 3

- Irrigation Ditches: There are no irrigation ditches on this project site.

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

Comment: All public improvements conform to the improvement and design standards contained in the development code and design manual.

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

Comment: Please find attached a Tax Receipt showing taxes are paid and current as signed by the Douglas County Treasurer.

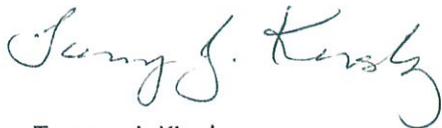
E. *The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been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

Comment: The project site is not located within a known identified archeological/cultural study area.

Thank you for your consideration regarding this project.

Sincerely,

R.O. ANDERSON ENGINEERING, INC.



Tammy J. Kinsley,
Associate Planner

Items Not Included

**West Ridge Homes, Inc.
Tentative Parcel Map application
1320-30-001-008**

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- 14. Off-Site Dedication: N/A, there are no off-site dedications with these applications.
- 16. Master Parcel Plan: N/A, this is not a serial parcel map application.
- 17. Area Study: N/A, this is not a Subdivision application.
- 24. Traffic Study and Checklist: Only two parcels are requested therefore the generated traffic count of 19.14 does not warrant the need for a Traffic Study, per Douglas County requirements DCDCIS Manual, Section 2.14.
- 32. Road Name RES./APPVL. APP. N/A, there are no proposed roadways.
- 34. Hydrology & Hydraulics Study: N/A parcel is not located within a SFHA.

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Douglas County Administrative Hearing Panel

AGENDA ACTION SHEET

1. **Title:** For possible action. Discussion on a request for a Tentative Parcel map to create two parcels approximately 2.06 acres in size with a 117.10 acre remainder using the provisions of Douglas County Code Section 20.714.040, *Agricultural 2 acre parcels*. The subject parcel is located at 1367 Wilhelm Place, approximately ½ mile east of Highway 88, in the A-19 (Agricultural-19 acre minimum net parcel size) zoning district, in the South Agricultural Community Plan Area. The applicant is Fredric Stodieck. (APN 1220-05-000-019). Land Division Application (LDA) 16-033.

2. **Recommended Motion:** approve Land Division Application (LDA) 16-033, a request by Fredric Stodieck for a Tentative Parcel Map to create two parcels approximately 2.06 acres in size with a 117.10 acre remainder, using the provisions of Douglas County Code Section 20.714.040, *Agricultural 2-acre parcels*, subject to the conditions, findings, and conclusions discussed in the staff report.

3. **Prepared by:** Heather Ferris, Senior Planner

4. **Meeting Date:** November 10, 2016 **Time Required:** 15 minutes

5. **Background Information:** This application includes a Tentative Parcel Map to create two parcels 2.06 acres in size with a 117.10 acre remainder parcel using the provisions of Douglas County Code 20.714.040, *Agricultural 2-acre parcels*. The applicant currently owns approximately 171.14 acres of irrigated agricultural land.

The applicant utilized Section 20.714.040 to create an Agricultural 2-acre parcel in 2013. Under the provisions that were in place at that time only one parcel could be created every 5 years. This code section was revised earlier this year which allows for additional parcels to be created, not to exceed three parcels every fifteen years. Therefore, two additional parcels can now be created.

6. **Committee/Other Agency Review:** The WCAC is scheduled to meet on November 7, 2016. Staff will provide a brief summary of the Committee's recommendations at the November 10, 2016 Administrative Hearing Panel meeting.

7. **Reviewed by:**

DGF Planning Manager

_____ Community Development Director

8. **AHP Action:**

_____ Approved

_____ Approved with Modifications

_____ Denied

_____ Deferred

_____ Other

Agenda Item # 3



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss
DIRECTOR

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Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: November 8, 2016

To: Douglas County Administrative Hearing Panel

From: Heather Anderson, Senior Planner

Subject: Land Division Application (LDA) 16-033 a request for a Tentative Parcel Map for Fredric Stodieck. The property is located at 1367 Wilhelm Place, approximately ½ mile east of Highway 88 in the South Agricultural Community Plan Area (APN 1220-05-000-019).

I. REQUEST

For possible action. Discussion on a request for a Tentative Parcel map to create two parcels approximately 2.06 acres in size with a 117.10 acre remainder using the provisions of Douglas County Code Section 20.714.040, *Agricultural 2 acre parcels*. The subject parcel is located at 1367 Wilhelm Place, approximately ½ mile east of Highway 88, in the A-19 (Agricultural-19 acre minimum net parcel size) zoning district, in the South Agricultural Community Plan Area. The applicant is Fredric Stodieck. (APN 1220-05-000-019). Land Division Application (LDA) 16-033.

II. RECOMMENDATION

Staff recommends the Administrative Hearing Panel approve Land Division Application (LDA) 16-033, a request by Fredric Stodieck for a Tentative Parcel Map to create two parcels approximately 2.06 acres in size with a 117.10 acre remainder, using the provisions of Douglas County Code Section 20.714.040, *Agricultural 2-acre parcels*, subject to the conditions and findings listed below.

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

Engineering Division Conditions

- A1. The applicant shall 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 applicant shall submit a final technical drainage report and plans meeting the requirements of Division 6 *Storm Drainage* and Appendix D *Storm Drainage Details*.
 - c. The applicant shall pave to county standards from the existing edge of pavement on Waterloo Lane to twenty feet beyond the northwesterly curb return. This paved section shall include paving of the radii at the intersection.
 - d. The applicant shall submit final soils (geotechnical) report and plans meeting the requirements of Division 3 *Soils Engineering Report*.
- A2. The development is approved for an individual sewage disposal system. The Nevada Division of Environmental Protection has issued a negative recommendation for use of a conventional individual sewage disposal system (ISDS). Notes shall be placed on the final map and a deed restriction recorded, which states the following:
- “The use of individual sewage disposal systems is limited to alternative treatment systems to be approved and permitted by Douglas County Building Division prior to obtaining a building permit.”*
- “The owner is solely responsible for continued yearly maintenance of the ISDS per manufacturer’s specifications.”*
- A3. The applicant shall meet the water rights requirements in Douglas County Code, Section 20.100.040, and relinquish 4.00 acre feet of water rights (calculated as: 2 parcels x 2.00 acre-feet of water rights per parcel) to the State Engineer, unless another amount is required by the State Engineer. In addition, the applicant must verify the required number of water rights has been relinquished by providing to the County a copy of the fully executed Affidavit of Relinquishment.
- A4. The applicant shall provide a paved pullout for a new cluster mailbox location. If a new cluster mailbox location is not required, then the applicant shall be responsible for providing documentation to that effect from the U.S. Postal Service.
- A5. On-site and off-site improvements shall be constructed or secured. If the applicant proposes to secure for any of the required improvements, the applicant shall enter into a security and improvement agreement with Douglas County. The security improvement agreement and the security deposit shall comply with Douglas County Code Section 20.720.020 and 20.720.030.
- A6. The applicant shall provide documentation that all required improvements, including utilities are installed, constructed, or have been secured.
- A8. The applicant shall provide evidence that any conditions placed on the project by the Water Conveyance Advisory Committee at their November 7, 2016 meeting, have been met.

Planning Division Conditions

- A9. The applicant must provide evidence that the GIS Department has approved all new street names including the proposed cul-de-sac. 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*.

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

Engineering Division Conditions

- B1. The Final Map must show the following:
- a. An easement for any new cluster mailbox location.
 - b. Identify and delineate special flood hazard areas.
- B2. The Final Map must provide notes that read as follows:
- a. A seven and one-half (7.5) foot wide 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. Douglas County does not insure the development of any lot(s) where wells or septic systems are required for water and sewer service.
 - d. The Parent Parcel, Parcel 1C, will be required to comply with Douglas County Code, Section 20.100.040, if the parcel connects to a public water system. A note to this effect will be placed on the final map, or may be recorded in a separate instrument prior to recordation of the final map.
 - 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 400 feet of the parcels.
 - f. The use of individual sewage disposal systems is limited to alternative treatment systems to be approved and permitted by Douglas County Building Division prior to obtaining a building permit.
 - g. The subject property lies within the "AO-2, AO-1, and X-unshaded" flood zone, per community FIRM Panel No. 245G, effective date January 20, 2010.
 - h. All construction and development within the special flood hazard area must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.
 - i. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
 - j. No secondary power is provided and it is the responsibility of the parcel owner to provide the facilities and connections required by the power provider for secondary power, including connection fees, transformers, poles and line extensions.

Planning Division Conditions

- B3. The applicant shall 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."

- B4. A deed restriction shall be recorded and a note shall appear on the map, stating that Parcels 1A and 1B were created pursuant to Douglas County Code Section 20.714.040, and no further division of these parcels can occur.
- B5. A deed restriction shall be recorded and a note shall appear on the map for the remainder parcel, Parcel 1C, indicating limitations on overall density based on 1 development unit per 19 acres as required by Douglas County Code Section 20.714.040:
- 1) Development rights are calculated at a density of 1 parcel for every 19 acres as is allowed by the A-19 zoning district. As of the recording of this deed restriction three (3) development rights associated with the remainder parcel, Parcel 1C, have been used in the creation of parcels pursuant to Section 20.714.040 of Douglas County Code (ref. LDA 16-033 and LDA 12-019). Three (3) development rights remain on the 117 acre remainder parcel, Parcel 1C of LDA 16-033;
 - 2) Additional development under 20.714.040 of Douglas County Code cannot occur for 10 years from the date of recordation of Parcels 1A and 1B of LDA 16-033; and
 - 3) The following APN's constitute the 171.14 acre holdings of The Stodieck Family Revocable Trust as of the approval of this Tentative Parcel Map (LDA 16-033): 1220-05-000-017; 1220-05-000-019; 1320-31-000-017; and 1320-31-000-018.
- B6. The applicant must submit documentation that all property taxes, assessment, and any agricultural liens of the property have been paid in full for the current fiscal year. Additionally, the applicant must submit an affidavit stating that the person proposing to divide the land, or any successor I 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.
- B7. The final map shall meet all the requirements of NRS 278 as well as County Code Chapters 20.714 and 20.712.

C. THE FOLLOWING CONDITIONS APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT

Planning Division Condition

- C1. This tentative parcel map shall 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	Stodieck Family Revocable Trust Fredric Stodieck, Trustee P.O. Box 65 Minden, NV 89423
Representative	Matt Bernard R.O. Anderson Engineering, Inc. 1603 Esmeralda Ave. Minden, NV 89423
Site Address	1367 Wilhelm Place, Minden
Master Plan Designation	Agricultural (1 du/ 19 acres)
Zoning Designation	A-19 (Agricultural, 19 acre minimum parcel size)

IV. PROJECT DESCRIPTION AND BACKGROUND

The applicant utilized Section 20.714.040 to create a single Agricultural 2-acre parcel in 2013. This application includes a Tentative Parcel Map to create two parcels 2.06 acres in size with a 117.10 acre remainder parcel using the provisions of Douglas County Code 20.714.040, *Agricultural 2-acre parcels*. The applicant currently owns approximately 171.14 acres of irrigated agricultural land as indicated in Figure 1 below.

Figure 1- Irrigated Agricultural Land Holdings- Stodieck Family Revocable Trust



The WCAC is scheduled to meet on November 7, 2016. Staff will provide a brief summary of the Committee's recommendations at the November 10, 2016 Administrative Hearing Panel meeting.

V. DISCUSSION AND EVALUATION

The 2011 Master Plan establishes goals and policies within the Agricultural Element to reinforce the importance of agriculture in Douglas County. The Agricultural Element notes the importance of maintaining economically viable agricultural operations and planning for the succession of agricultural lands to the next generation. Douglas County Code Chapter 20.714, *Division of Agricultural Land for Conservation Purposes* was first adopted in order to implement policies of the 2007 Master Plan. These regulations provide agricultural land owners with a tool to preserve irrigated agricultural land while also providing for limited development which can provide supplemental income for agricultural landowners or additional parcels for the next generation to build their home while participating in the agricultural operation and preserving the bulk of the agricultural land. Section 20.714.040 was recently amended to allow owners of more than 100 acres of irrigated agricultural land to create up to three 2-5 acre lots every 15 years, when certain criteria are met, in the A-19 and FR-19 zoning districts. Land divisions, subject to these provisions, may continue until the landholdings are reduced to 100 acres of irrigated agricultural land or the total number of units of development equals one unit per 19 acres.

There are two issues of primary concern with regard to the evaluation of a project using the provisions of DCC Section 20.714.040. First, is the implementation of the provision allowing for the creation of one parcel every 5 years, two parcels every 10 years, or three parcels every 15 years. The number of parcels allowed to be created by a single parcel map is limited by the number of years the same owner has owned the holdings. One must also consider the number of parcels previously created using this provision and whether or not the requisite 5, 10 or 15 years has passed. The second issue is related to the maximum density of the irrigated agricultural holdings—the maximum number of 2-5 acre parcels and the total number of development units equaling one unit per 19 acres. The total allowable density is dictated by the A-19 and FR-19 zoning (1 unit per 19 acres). Subsection A(3) of DCC 20.714.040 indicates that the density limits of the landholdings may not be exceeded.

As noted above, the applicant utilized Section 20.714.040 to create a single Agricultural 2-acre parcel in 2013. Under the provisions that were in place at that time only one parcel could be created every 5 years. As noted above, this code section was revised earlier this year which allows for additional parcels to be created, not to exceed three parcels every fifteen years. This proposed Tentative Parcel Map (LDA 16-033) will utilize these new provisions to create two additional parcels. With the creation of these two parcels, the applicant would be prohibited from utilizing County Code Section 20.714.040 to create additional parcels for 10 years following the date of recordation of the Final Map. Staff is recommending a condition (see Condition B5 above) requiring a deed restriction be recorded and note placed on the final map, indicating how many density units have been utilized with the creation of the Agricultural 2-acre parcels, and how many remain on the remainder parcel. Staff is also recommending the deed restriction address when the applicant can utilize the provisions of 20.714.040 for their irrigated agricultural land holdings again, as well as a description of the current irrigated agricultural land holdings.

VI. FINDINGS

Tentative Parcel Map

Per Section 20.712.060 of the Douglas County Code, the Administrative Hearing Panel shall base their decision on the tentative parcel map on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies.

- 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 tentative parcel map is consistent with the requirements of the zoning regulations contained in the development code. The subject property is zoned A-19. Section 20.714.040 of Douglas County Code, *Agricultural 2-acre parcels*, was recently amended to allow owners of more than 100 acres of irrigated agricultural land to create up to three 2-5 acre lots every 15 years in the A-19 and FR-19 zoning districts, until their landholdings are reduced to 100 acres of irrigated agricultural land or the total number of units of development equals one unit per 19 acres. The proposed tentative parcel map is consistent with Section 20.714.040 and includes two parcels 2.06 acres in size and a remainder parcel 117.01 acres in size. According to Assessor records, the applicant currently owns approximately 171.14 acres of irrigated agricultural land. With the creation of these three parcels, the applicant would be prohibited from utilizing County Code Section 20.714.040 to create parcels for 10 years following the date of recordation of the Final Map (See Condition B5).

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

Staff Response: The tentative parcel map has been reviewed for compliance with the adequate public facilities policies contained in Chapter 20.100 of Douglas County Code. Staff has recommended Conditions A1-A6 to ensure the parcels will conform to the public facilities and improvement standards in Douglas County Code and the Douglas County Design Criteria and Improvement Standards (DCDCIS). NV Energy, Southwest Gas, and Frontier Communications have provided conditional Will Serve letters for the respective utilities.

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

Staff Response: The application conforms to the design standards. Douglas County Code (DCC) Section 20.50.110.C prohibits the division of land for residential purposes when located in the special flood hazard area. However, DCC Section 20.714.040 specifically allows for the creation of Agricultural 2-acre parcels in the primary flood zone. Therefore, Condition B2.h is recommended to ensure the development and construction of these parcels is consistent with all other applicable standards outlined in Chapter 20.50, *Floodplain Management*, of Douglas County Code. As noted in finding B above, Conditions A1-A6 are recommended to ensure the public facilities and improvement standards are met and are consistent with County Code and DCDCIS. The road providing access to the parcels is already in place. Condition A1.c requires

the applicant to pave to county standards from the existing edge of pavement on Waterloo Lane to twenty feet beyond the northwesterly curb return.

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 (Condition B6) 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.

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 Sections 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 and recommend approval.

Attachments:

1. Vicinity Map
2. Applicant's Statement of Justification
3. Tentative Parcel Map
4. NDEP letter
5. County Code 20.714 (excerpt)



VICINITY MAP

NO SCALE

September 23, 2016

Via Hand Delivery

Douglas County Community Development
 P.O. Box 218
 Minden, NV 89423

RECEIVED

OCT 04 2016

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

**Statement of Justification and Project Description
 for Mr. Fredric Stodieck
 Tentative Parcel Map**

To Whom It May Concern:

Please consider this letter our statement of justification and project description on behalf of our client, Fredric Stodieck, for the submittal of a Tentative Parcel Map application.

The applicant is requesting a tentative parcel map to divide approximately 121.30 acres, to create two parcels approximately 2-acres minimum in size, under the Agricultural 2-acre Parcels Map provision of Douglas County Code Chapter 20.714.040. The site of the tentative parcel map is located on the east side of Wilhelm Place approximately 270 feet north of Waterloo Lane, in the South Agricultural Planning Area. (APN: 1220-05-000-019). The parcel is within the Master Plan Land Use designation of Agricultural and has a zoning classification of A-19 (Agricultural – 19 acre minimum parcel size.) The parcel is within the AO 2-foot and X-Unshaded floodplains as per FEMA FIRM 32005C0234H dated June 15, 2016.

This application is being filed under the Agricultural 2-acre Parcel provision of Douglas County Code Section 20.714.040, which allows land owners with holding of over 100 acres of irrigated agricultural land to create a 2-5 acre parcel once every five years. Alternatively two parcels can be created every ten years or three every fifteen years provide there is compliance with all other provisions of this code section; through the parcel map process in the A-19 and FR-19 zoning districts. The Fredric Stodieck Family Revocable Trust owns approximately 171.14 acres of irrigated agricultural land holdings.

Tentative Parcel Map Findings:

- 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;*

Comment: The property to be divided is within the A-19 zoning district. Per Douglas County Code Section 20.714.040 Agricultural, 2-5-acre parcels are allowed to be

Description and Statement of Justification
Stodieck Tentative Parcel Map
September 23, 2016
Page 2 of 4

created once every five years through the parcel map process in the A-19 zoning district for landowners with holdings of over 100 acres of irrigated land. The two parcels to be created are 2.06 acres each with a remainder parcel of 117.18 acres. Per the code section one parcel may be created every five years. Alternatively two parcels can be created every ten years or three every fifteen years provide there is compliance with all other provisions of this code section. No more than three agricultural 2-5 acre parcels can be created every fifteen years. The applicant created one 2-5 acre parcel in 2013; therefore he is allowed to create two 2-5 acre parcels this year, 2016 as per the code section.

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

Comment:

- Water: The project site is not located within a water service area. Therefore the new parcels will be served by individual wells and the applicant will meet the water right requirements per Douglas County Code Section 20.100.040, and will relinquish 4.00 acre-feet of water rights to the State Engineer for development of these two parcels.
- Sewer: The project site is not located within a sewer service area. Therefore any development on the new parcels will served by individual sewage disposal systems.
- Traffic: Traffic generated from the creation of the two newly created parcels is 19.14 average daily vehicle trips (ADT's). The traffic generated from the site is less than 500 ADT and 80 peak hour trips which is the threshold for requiring a more detailed traffic impact study. The additional trips will have no significant impact, therefore a Traffic and Impact Study is not required per Douglas County Engineering.
- Access: The new parcels will have access from the existing Wilhelm Place which is a non-maintained public right-of-way. Parcels 1A and 1B shall have a 35' shared private driveway easement on the north side of Parcel 1220-05-000-018 and it shall be extended east to the propose parcels. The driveway shall be

Description and Statement of Justification
Stodieck Tentative Parcel Map
September 23, 2016
Page 3 of 4

constructed per Emergency Access Roads per DCDCIS 2.12.14 and shall terminate in a cul-de-sac with a minimum radius of 50-feet.

- Utilities: Will-Serve letters from NV Energy for electrical power and from Southwest Gas for natural gas and from Frontier for phone and cable services have been submitted with this application.
- Floodplain: The site is located within the AO D2-feet and X-unshaded flood zone designations as per FEMA FIRM 32005C0234H dated June 15, 2016. Any improvements located within the AO - D2-feet will meet Douglas County Floodplain Development code Sections 20.50.120.
- Irrigation Ditches: There is a 40' Ditch Irrigation and Maintenance Easement (28' North and 12' South of the Ditch Centerline) as per Doc. No. 830481. The applicant will go before the WCAC for their review and comments on this application.

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

Comment: All public improvements conform to the improvement and design standards contained in the development code and design manual.

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

Comment: Please find attached a Tax Receipt showing taxes are paid and current as signed by the Douglas County Treasurer.

Description and Statement of Justification
Stodieck Tentative Parcel Map
September 23, 2016
Page 4 of 4

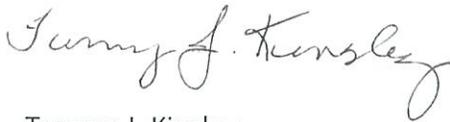
E. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided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

Comment: The project site is not located within a known identified archeological/cultural study area.

Thank you for your consideration regarding this project.

Sincerely,

R.O. ANDERSON ENGINEERING, INC.



Tammy J. Kinsley,
Associate Planner



STATE OF NEVADA
Department of Conservation & Natural Resources

RECEIVED

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

AUG 24 2016

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

August 22, 2016

Mimi Moss, Director
Douglas County Community Development
P.O. Box 218
Minden, NV 89423

**Re: Tentative Parcel Map – Stodieck Family Revocable Trust
APN 1320-03-001-014; 3 lots in Douglas County, Nevada**

Dear Ms. Moss:

At the request of Douglas County Community Development, the Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced Parcel Map for the conditions of water pollution control and sewage disposal. The NDEP review was performed as a courtesy to the County, is advisory in nature, and does not infer or contain any statutory authority. Authority for approval lies with the County.

The Tentative Parcel Map is proposed to have 3 sub-parcels, named 1A (2.06 acres), 1B (2.06 acres), and 1C (117.18 acres). Parcels 1A and 1B are proposed for residential development with individual septic systems and private individual water wells. The developer indicated that Parcel 1C will remain as agricultural land.

For the above-referenced Tentative Parcel Map, the NDEP recommends denial with respect to water pollution control and sewage disposal. The following items are noted:

Item #1 – Percolation Tests: Only 2 percolation tests were performed, but 4 were required in accordance with NAC 444.796.1. The regulation requires two test holes in the area of the proposed absorption system. Since there are 2 parcels with individual septic systems, 2 test holes for Parcels 1A and 1B, each, should have been analyzed for soil characteristics and percolation testing. The requirements are the same for parcel maps and subdivisions.

Item #2 – Depth to Seasonal High Groundwater Level: Test pit logs provided by the developer indicated that soil color mottling occurs at a depth of 5 feet, thereby indicating a shallow, seasonally-high groundwater level. The developer also noted that the soil absorption trenches will be no greater than 2 feet deep. At a maximum 2-foot depth, the vertical separation between the bottom of the absorption trenches and the seasonal high groundwater level does not meet the required 4-foot vertical distance, as set forth in NAC 444.835.6; therefore, disposal by soil absorption is not suitable for the parcels in question.

Item #3 – Locations of Wells: The information provided in the parcel map submittal was not sufficient for the NDEP to evaluate required separation distances between the disposal systems and water wells. A map with well locations was not provided by the developer.

Stodieck Family Revocable Trust
Tentative Parcel Map
August 22, 2016
Page 2 of 2

Item #4 – Lightle Ditch: According to information provided by the developer, the East Fork of the Carson River is proximal to the Tentative Parcel Map. In addition, the NDEP noted that the Lightle Ditch follows the northern boundary of sub-parcels 1A and 1B; this segment of the Lightle Ditch is directly down-gradient of the individual septic systems proposed for these parcels.

While the Lightle Ditch may not be classified as a watercourse, the NDEP is concerned about surface and groundwater contamination if the septic system should fail due to flooding; inundation and subsequent recession of flood waters could transport contaminated waters downslope along the course of the Lightle Ditch, thereby impacting neighboring properties.

Item #5 – FEMA Flood Zone: Information provided by the developer indicated that sub-parcels 1A and 1B, both of which are proposed to have individual septic tank/leach field systems for sewage disposal, are situated within a FEMA Special Flood Hazard Area (SFHA, Zone A). As noted in Item #4, the NDEP has concerns about failure of the septic tank/leach system due to flooding.

If there are any questions regarding this letter, please contact me at (775) 687-9419, or pmohn@ndep.nv.gov.

Sincerely,



Patrick A. Mohn, M.Sc., P.E.
Technical Services, Compliance and Enforcement
Nevada Bureau of Water Pollution Control

cc:

Engineer: R.O. ANDERSON; 1603 Esmeralda Ave., Minden, NV 89423

Developer Name: STODIECK FAMILY REVOCABLE TRUST; P.O. Box 65, Minden, NV 89423

PM Number 542

Douglas County Code Section 20.714.040

Agricultural 2-5-acre parcels are allowed to be created once every five years through the parcel maps in the A-19 and the FR-19 zoning districts for landowners with holding of over 100 acres of irrigated agricultural land. One parcel may be created every 5 years. Alternatively two parcels can be created every ten years or three every fifteen years provided there is compliance with all other provisions of this code. No more than three agricultural 2-5 acre parcels can be created every fifteen years. The creation of these parcels is designed to allow owners of more than 100 acres of irrigated agricultural land a means to dispose of small portions of their property, rather than portions at least 19 acres in size, in order to retain the remainder or their holdings in agricultural use.

A. Landowners with holdings of over 100 acres of irrigated agricultural land not subject to a conservation easement may create a 2-5-acre parcel every five years per the provisions above until said holdings are reduced to 100 acres of irrigated agricultural land. These holdings must have been held by the same owner for the previous five years to be eligible for one Agricultural 2-5 acre parcel. Eligibility for the two parcels every ten years or three every fifteen years requires the holdings to have been held by the same owner for the required ten or fifteen years. For purposes of this provision, landowner shall include ownership by the same person, family or family members, and any entity or trust controlled by the same.

1. The creation of a 2-5-acre parcel may not result in the creation of a non-conforming remainder parcel.

2. If the landowner's holdings are in the primary flood zone, the landowner may create up to three 2-5-acre parcels every fifteen years per (A) until said holdings are reduced to 100 acres of irrigated agricultural land or the total number of units of development equals one unit per 19 acres, whichever comes first.

3. If the maximum number of 2-5-acre parcels has been created, either due to the holdings of irrigated agricultural land being reduced to 100 acres or the total number of development units equaling one unit per 19 acres, then the undeveloped remainder may still qualify for non-contiguous clustered development. The units of density allowed in the non-contiguous clustering project will be reduced by the number of 2-5 acre parcels already created. (Ord. 1452, 2016; Ord. 1224, 2008)

Douglas County Administrative Hearing Panel

AGENDA ACTION SHEET

1. **Title:** For possible action. Discussion on Land Division Application (LDA 16-031) for a Tentative Parcel Map to divide a 0.36 acre parcel into two parcels of approximately 0.20 and 0.16 acres in size. The subject properties are located at 1261 and 1263 Lincoln Park Circle in the R-063 ("Residential" in the Lincoln Area Plan) and within the Tahoe Basin Community Plan. (APN's 1418-34-110-064 and -065). The Administrative Hearing Panel may approve, approve with modifications, or deny the request. The applicant is Kristina Hill, (Hill Planning).

2. **Recommended Motion:** Approve Land Division Application (LDA) 16-031 for Kristina Hill, (Hill Planning), for a Tentative Parcel Map resulting in two parcels approximately 0.20 and 0.16 acres in size, subject to the conditions and findings including in the staff report.

3. **Prepared by:** Steve Mason, Associate Planner

4. **Meeting Date:** November 10, 2016 **Time Required:** 15 Minutes

5. **Background Information:**
The proposed parcel split will bring the property into its original 2-lot configuration pursuant to the Lincoln Park subdivision map (doc. 0000305), described as "lot 7" and "lot 8".

Building Permits have been issued for construction of a single family dwelling on both proposed parcels. Per an agreement between Community Development Director Mimi Moss and the applicant's counsel Kara Thiel, this Tentative Map approval will expire within nine months from the date of the issuance of the first of the building permits (# 50773) if a final map application that conforms to all the conditions of approval is not recorded prior to the expiration date.

6. **Committee/Other Agency Review:**
Douglas County Engineering (Natalia Moore)
TRPA

7. **Reviewed by:**

 Planning Manager

_____ Community Development Director

8. **AHP Action:**
_____ Approved
_____ Denied
_____ Other

_____ Approved with Modifications
_____ Deferred

Agenda Item # 1



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Building Division
Engineering Division
Planning Division
Code Enforcement

Mimi Moss
COMMUNITY DEVELOPMENT DIRECTOR

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

MEMORANDUM

Date: November 10, 2016

To: Douglas County Administrative Hearing Panel

From: Steve Mason, Associate Planner *S.M.*
Lucille Rao, Assistant Planner
Natalia Moore, County Engineer

Subject: LDA 16-031 (Tentative Parcel Map); for Kristina Hill (Hill Planning)
Located at 1261 and 1263 Lincoln Park Cir, Zephyr Cove, NV;
APNs: 1418-34-110-065 & 1418-34-110-064 (respectively)

I. REQUEST

For possible action: Discussion on Land Division Application (LDA) 16-031, for Kristina Hill, (Hill Planning), for a Tentative Parcel Map to divide a .36 acre parcel into two parcels of approximately .20 acres and .16 acres in size. The subject properties are located at 1261 and 1263 Lincoln Park Circle, respectively, within the R-063 ("Lincoln") TRPA Area Plan and the Tahoe Basin Community Plan (APNs: 1418-34-110-065 & 1418-34-110-064). The Administrative Hearing Panel may approve, approve with modifications or deny the request.

II. RECOMMENDATION

Approve Land Division Application (LDA) 16-031, for Kristina Hill, Hill Planning, to divide a .36 acre parcel into two parcels of approximately .20 acres and .16 acres in size, based on the discussion in the staff report and recommended conditions.

The following conditions apply:

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

Engineering Division Conditions

- A 1. 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:

1/2

- a. The applicant must submit civil improvement plans in conformance with Division 7 *Improvement Plans*, and include the following improvements:
 - The applicant shall extend the existing 2” water main to the end of Parcel 2 along property frontage.
 - The applicant shall install service lateral to serve Parcel 2. Lateral shall be installed per the standard detail DC B01.
 - The applicant shall install sewer service lateral to serve Parcel 2.
- A 2. 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.
 - b. Water lines must meet the requirements of Division 4 *Water Systems* and Appendix B *Water System Details*.
- A 3. The development will be served by a public sewer system, and the following conditions apply:
 - a. The applicant must meet the requirements of the “Sewer Will Serve” letter or other letter of intent to serve.
 - b. Sewer lines must meet the requirements of Division 5 Sewer Systems and Appendix C Sewer System Details or standards from Tahoe Douglas Sewer District.
- A 4. 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 of water rights.
- A 5. The applicant must provide documentation that all required improvements, including utilities are installed, constructed or secured.

Planning Division Condition

- A 6. The applicant must provide a map delineating all existing and under-construction/proposed structures with conformance to setback requirements clearly illustrated. Failure to meet setbacks will result in a required “after-the-fact” Variance application by the applicant.

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

Engineering Division Conditions

- B 1. The Final Map must show the following:
 - a. An easement for the existing sewer main located on a property.
 - b. Identify and delineate special flood hazard areas, and hillside areas.
- B 2. The Final Map must provide notes that read as follows:

- a. A seven and one-half (7.5) foot wide, public utility easement along road frontage 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. All construction and development within the “hillside” areas identified on the Final Map must comply with Douglas County Code, Section 20.690.030 (K) *Hillside Grading*.
- d. The subject property lies within the “AE” and “X-Unshaded” flood zones, per community FIRM Panel No.32005C0040G, effective date January 20, 2010.
- e. All construction and development within the floodplain (or special flood hazard area) must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.
- f. Maintenance of all drainage facilities and easements must be the responsibility of the individual property owners or other private entity, including a homeowner’s association. Douglas County rejects any offer of dedication of drainage facilities or drainage easements.
- g. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.

Planning Division Conditions

- B 3. Any existing structures, including accessory structures, must be located entirely on a lot and meet setback requirements on each new parcel, otherwise the structure must be removed.
- B 4. The applicant must submit documentation that all property taxes and any agricultural liens on the property have been paid in full for the current fiscal year.
- B 5. The applicant must comply with the Final Map requirements as prescribed by NRS 278 and Douglas County Code, Chapter 20.712 *Parcel Maps*.
- B 6. 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.

THE FOLLOWING CONDITION IS APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT:

Planning Division Conditions

- C 1. Per the agreement between Community Development Director Mimi Moss and the applicant’s counsel Kara Thiel, the Tentative Map approval will expire within nine months from the date of the issuance of building permit #50773 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. BACKGROUND

APPLICANT/OWNER: Kristina Hill (Hill Planning)
P.O. Box 6139
Incline Village, NV 89450

Doug Englekirk, RNE Capital LLC
P.O. Box 1274
Zephyr Cove, NV 89448

ENGINEER/REPRESENTATIVE: Randy Vogelsang (Tahoe Engineering, Inc.)
535 Gardner St
South Lake Tahoe, CA 96150

EXISTING LAND USE: Residential

PROPOSED USE: Residential

MASTER PLAN DESIGNATION: Residential

ZONING DESIGNATION: R-063: Residential-“Lincoln” TRPA Area Plan

The applicant is proposing to divide .36 acre parcel into two parcels of approximately .20 acres and .16 acres in size. The parcel is zoned “R-063” (Residential-“Lincoln” TRPA Area Plan), which has an 8,000 square foot minimum parcel size.

IV. DISCUSSION AND EVALUATION

The Land Division Application for a Tentative Parcel Map has been submitted pursuant to the Douglas County Development Code, Chapter 20.712 *Parcel Maps*. The applicant has submitted a Tentative Parcel Map for the Administrative Hearing Panel’s consideration (See **Attachment 2**). Staff has reviewed the submitted application, inspected the site, and offers the following comments:

Noticing

Property owners within 300 feet of the subject site were noticed of the request. The Noticing Radius Map is attached for reference (See **Attachment 1**).

Land Use and Zoning

The subject parcel is designated as “Residential” in the Douglas County Master Plan. The parcel is zoned “R-063” (Residential-“Lincoln” TRPA Area Plan) and is located in the Tahoe Basin Community Plan. Surrounding land uses are “Residential”.

Water & Water Rights

The two parcels will be served by Douglas County Water. A Will Serve Letter was submitted with the application. The applicant is required to comply with the requirements of the Will Serve Letter.

Sewer

The parcel is located inside the urban service area. The development will be served by the Tahoe-Douglas Sewer District. A Will Serve Letter was submitted with the application and the applicant is required to comply with the requirements of the Will Serve letter.

Utilities

Southwest Gas and NV Energy will provide gas and electric service, respectively. Will Serve Letters were submitted with the application and the applicant is required to comply with the requirements of the Will Serve letter.

Traffic/Access/Roads

Access will be by way of direct access to Lincoln Park Circle, at the eastern boundary of both parcels. No other vehicular access point is feasible.

Floodplain

The subject property lies within the FEMA "X-Unshaded" Zone. Areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood are labeled Zone X (unshaded).

Drainage

Maintenance of all drainage facilities and easements will be the responsibility of the property owners or other private entity, including a homeowner's association.

V. FINDINGS

Pursuant to the Douglas County Development Code, Section **20.712.060**, the following findings must be made for approval of a Land Division Application - Tentative Parcel Map:

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.

Staff response: This Parcel Map resolves a dispute between Douglas County, the applicant and the TRPA regarding the history and status of the proposed parcels. TRPA considers Lot 7 & Lot 8 to be two separate legally existing parcels. The property is regulated under Plan Area Statement R-063 "Lincoln". One of the lots will be under the minimum 8,000 square-foot minimum lot size (7,136 square-feet), however, the lots will be returned to their approximate size and configuration as first established by the September 7, 1921 map which created the Lincoln Park Subdivision (Document #305/**Attachment 4**). A subdivision application does not need to be processed through the TRPA to separate Lot 7 and Lot 8 into

1/6

two separate parcels nor does TRPA need to be signatory on a Parcel Map approved by Douglas County.

2. The proposed Parcel Map conforms to public facilities and improvement standards contained of this land development code.

Staff response: The proposed parcels are located inside the urban service area and will be served by the Tahoe-Douglas Sewer District. Water will be provided by Douglas County Water.

3. The proposed Parcel Map conforms to the improvement and design standards contained in this title.

Staff response: There are adequate utility services provided to the property. The applicant has obtained will-serve letters from the following providers: NV Energy, Tahoe-Douglas District, Southwest Gas Corporation and Douglas County Public Works. The Final Map will denote a seven and one-half (7.5) foot wide, public utility easement along road frontage and a five (5) foot wide public utility easement along the side and rear lot lines.

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

Staff response: The applicant has confirmed that all taxes are paid current.

5. 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.

Staff response: The property is not located within any known archeological or cultural study area recognized by Douglas County.

VII. CONCLUSION

County staff and TRPA have found the proposed tentative Parcel Map to be in conformance with the County's development code and master plan and/or the original Parcel Map of the Lincoln Park Subdivision. As a result, staff is recommending approval of the Tentative Parcel Map.

Attachments:

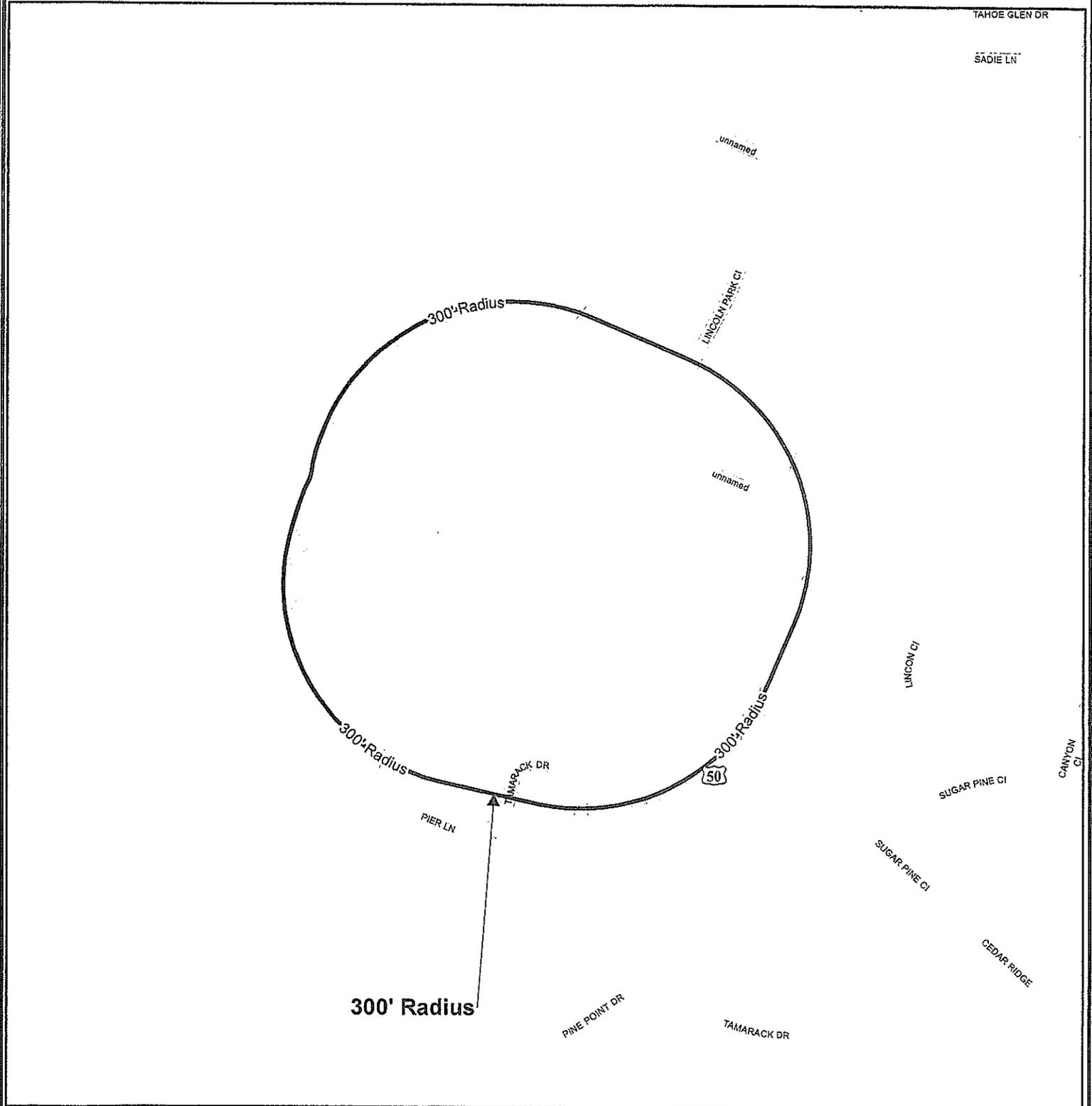
1. Vicinity Map/ Noticing Radius Map
2. Site Map & Tentative Parcel Map
3. Applicant Justification
4. Historical Parcel Map Documents

ATTACHMENT 1

Douglas County Noticing Radius Map

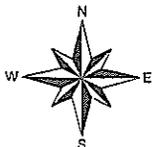
300' Radius

MULTIPLE APN'S



1 inch = 200 feet

Print Date: 5/5/2016



Legend		
	Noticing Radius	
	Subject Parcel(s)	
	Parcels Within Noticing Radius	

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.



ATTACHMENT 3

Englekirk Tentative Parcel Map
1263 Lincoln Park Circle
APNs: 1418-34-110-064 & 065

RECEIVED

SEP 30 2016

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

JUSTIFICATION

20.716.040 Findings for tentative map

A. The commission, in rendering its decision on the tentative map, shall base approval on finding in the affirmative the following:

1. The tentative map meets the formal requirements of this chapter and NRS;
2. The tentative map secures adequate access for subsequent purchasers;
3. Where applicable, the tentative map secures the ability to irrigate and drain each parcel, consistent with the water rights appurtenant, and that the rights of downstream users are secured and not impaired;
4. The location and width of easements for roads and public utilities are adequate for the area to be divided;
5. The location and width of easements for drainage and irrigation purposes are adequate for the area to be divided; and
6. There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer. (Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)

The tentative parcel map application meets the aforementioned findings. The proposed parcel split will bring the property into it's original configuration of two (2) lots or parcels. The location of the roads are adequate for the area to be divided and the applicant has obtained will serve letters from local public utility providers. In addition, the taxes have been paid and are current.

20.708.030 Tentative subdivision map findings

A. The commission in making its recommendation and the board in rendering a decision on the tentative subdivision map shall base its decision on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:

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

5. If applicable, that a phasing plan has been submitted and is deemed acceptable;
6. The approval contains terms that plan for the possibility of abandonment or termination of the project;
7. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;
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)

The proposed tentative parcel map complies with these findings. The property is zoned residential which is appropriate for the proposed use and density. There are adequate utility services provided to the property. The property is compliant with the design standards and criteria. No phasing is proposed and there are no delinquent taxes or assessments. The project is not located within an identified archeological or cultural study area.

**Englekirk Tentative Parcel Map
1263 Lincoln Park Circle
APNs: 1418-34-110-064 & 065**

Project Description:

Originally lot 7 and lot 8 were created by Lincoln Park subdivision map, doc 0000305. In 1984 the owner did a boundary line adjustment, doc 104163 and recorded an affidavit doc 104162. Per affidavit lot 7, lot 8 and portion of lot 1 from block F became a one parcel, Parcel I, and assessor's office assigned one APN for new parcel.

In December of 2015 the owner recorded two deeds (see sale deeds), to create two parcels as it was established in 1921. The owner claimed tax exemption with reason that the deed being recorded was to facilitate a lot split of the property acquired by doc 856665; however, parcels cannot be created by a deed.

The current owner, Doug Englekirk, bought the property in January of 2015, doc 856665. The legal description in this deed is not accurate as it is missing the lot consolidation change from 1984. The deed doesn't have surveyor's stamp or signature, and has one APN as one parcel. Therefore, the owner is filing this application for a tentative parcel map in order to return the property into the original configuration with two parcels.

RECEIVED

SEP 30 2016

DOWNTOWN ASSESSOR
COUNTY DEVELOPMENT

LOT LINE ADJUSTMENT AFFIDAVIT

IN WITNESS HEREOF:

I, MARY SALVO NAVONE, am the owner of those parcels of land described as follows:

* PARCEL I: Lots 7 and 8, Block E, as shown on the Official Map of Lincoln Park Subdivision, filed in the Office of the County Recorder on September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada; and

PARCEL II: Lot 8, Block D, as shown on the Official Map of Lincoln Park Subdivision, filed in the Office of the County Recorder on September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada; and

All that piece or parcel of land situate between the east end line of Lot 8, Block D, Lincoln Park, and the West right of way line of the State Highway; and

PARCEL III: Lot 1, Block F, (being all of Block F), as shown on the Official Map of Lincoln Park Subdivision, filed in the Office of the County Recorder on September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada; and

All that piece or parcel of land situate between the east end line of Lot 1, Block F, Lincoln Park, and the West right of way line of the State Highway.

EXCEPTING THEREFROM that portion of Block F, described as follows:

BEGINNING at the Southwest corner of said Block F, thence Easterly along the Southerly line of said Block F, which line is also the South boundary of Lot 1 of the West Half of Section 34, Township 14 North Range 18 East, M.D.B. & M., a distance of 108 Feet; thence in a Westerly direction to a point on the West line of said Block F that is 20 Feet Northerly from the Southwest corner of said Block F; thence Southerly along the West line of said Block F a distance of 20 Feet to the Point of Beginning; and

WHEREAS, it is my desire to amend the existing lot lines between these parcels of land;

NOW THEREFORE, these parcels of land are hereby amended and hereinafter described as follows:

104162

BOOK 784 PAGE 2152

PARCEL I: Lots 7 and 8, Block E and a portion of Lot 1, Block F, as shown on the Official Map of Lincoln Park Subdivision, filed in the Office of the County Recorder on September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada, more fully described as follows:

BEGINNING at the Southeasterly corner of said Lot 8, Block E, as shown on the Official Map of Lincoln Park Subdivision; thence North $77^{\circ}58'05''$ West **137.39 Feet**; thence North $15^{\circ}51'10''$ East, **25.00 Feet** to the Southwest corner of said Lot 8; thence North $24^{\circ}53'36''$ East 50.04 Feet to the Northwest corner of said Lot 8, said point also being the Southwest corner of Lot 7; thence North $08^{\circ}01'28''$ East 51.63 Feet to the Northwest corner of Lot 7; thence South $67^{\circ}33'15''$ East 149.30 Feet to the Northeast corner of Lot 7, said point being on the Westerly right of way line of Lincoln Way; thence along said right of way line, South $22^{\circ}46'40''$ East 100.00 Feet to the TRUE POINT OF BEGINNING.

PARCEL II: Lot 8, Block D as shown on the Official Map of Lincoln Park Subdivision, filed in the Office of the County Recorder on September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada, AND that parcel of land situate between the east end line of Lot 8, Block D and the West right of way line of the State Highway, more fully described as follows:

BEGINNING at the Southwest corner of Lot 8, Block D, Lincoln Park Subdivision; thence North $22^{\circ}46'40''$ East 50.00 Feet to the Northwest corner of said Lot 8; thence South $67^{\circ}13'20''$ East, 171.68 Feet to a point on the Westerly right of way line of U.S. Highway 50; thence on a curve concave to the east from which the radius bears North $66^{\circ}27'25''$ West, a central angle of $6^{\circ}31'14''$, with a radius of 440.00 Feet for an arc length of 50.08 Feet (cord bearing of South $20^{\circ}16'58''$ West); thence leaving said right of way line, North $67^{\circ}13'20''$ West 191.86 Feet to the TRUE POINT OF BEGINNING.

PARCEL III: That portion of Lot 1, Block F as shown on the Official Map of Lincoln Park Subdivision, filed in the Office of the County Recorder on September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada, AND that parcel of land situate between the east end line of Lot 1, Block F and the West right of way line of the State Highway, more fully described as follows:

BEGINNING at the Southwest corner of said Lot 1, Block F; thence North $15^{\circ}51'10''$ East, 20.00 Feet to the Point of Beginning; thence South $79^{\circ}15'15''$ East, 104.37 Feet; thence South $89^{\circ}53'00''$ East, 233.28 Feet to a point on the Westerly right of way line of U.S. Highway 50; thence on a curve concave to the east from which the radius bears North $78^{\circ}04'22''$ West, a central angle of $5^{\circ}05'43''$, with a radius of 440.00 Feet, for an arc length of 39.13 Feet, (cord bearing North $14^{\circ}28'29''$ East); thence leaving said right of way line; North $67^{\circ}13'20''$ West, 209.86 Feet; thence North $77^{\circ}58'05''$ West 137.39 Feet; thence South $15^{\circ}51'10''$ West, 125.64 Feet to the TRUE POINT OF BEGINNING.

104162
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1/14

DATED THIS 23rd DAY OF July, 1984.

Mary Salvo Navone
MARY SALVO NAVONE

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On July 23, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARY SALVO NAVONE known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal

Kathleen Pike
NOTARY PUBLIC



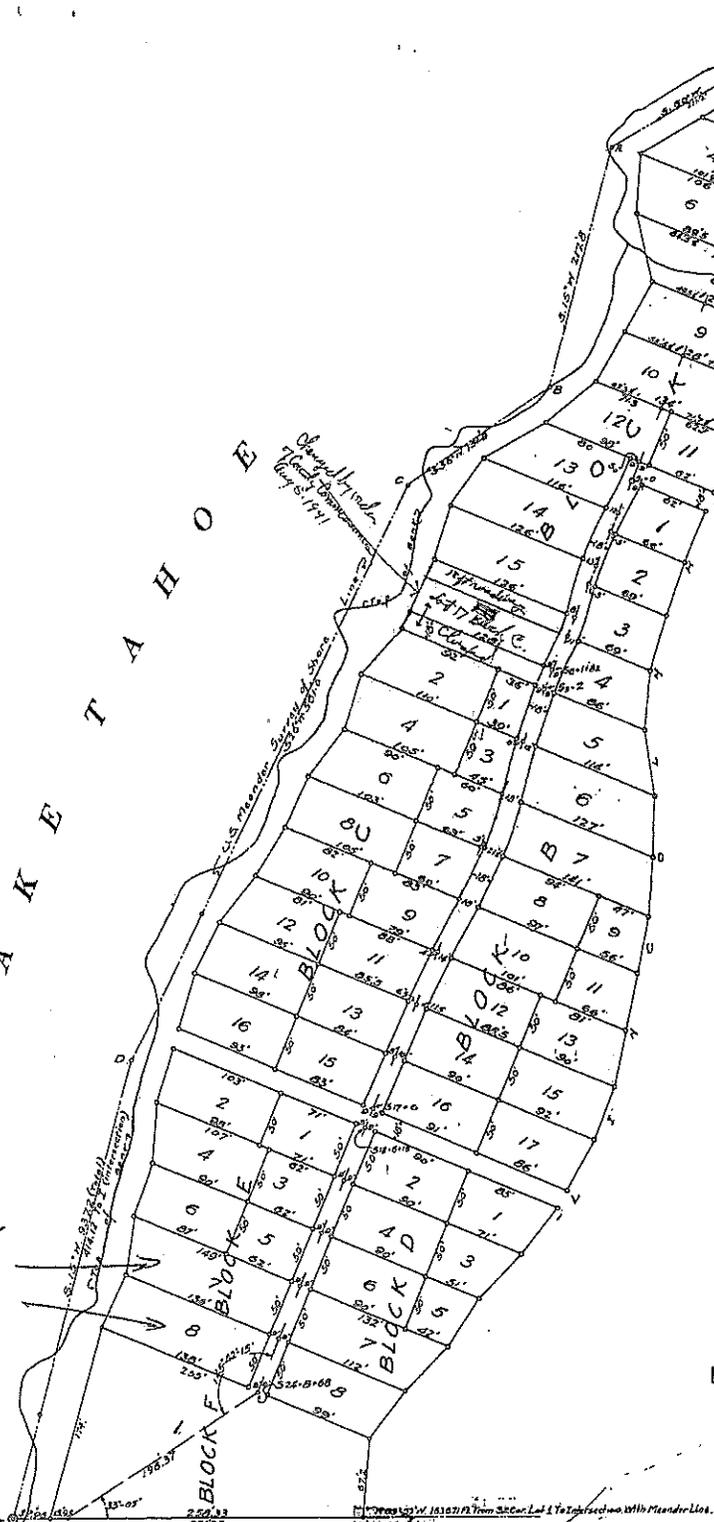
REQUESTED BY
SILVER STATE TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
7.25.84
1984 JUL 25 PM 3:58

SUZANNE BEAUDREAU
RECORDER
Suzanne Beaudreau 104162
dep. BOOK 784 PAGE 2454

DOCUMENT #000305 1325

Subject Parcels

Resolutions: Street of land 25 ft wide for public uses and for highway and street purposes. See Book D. Minutes page 335. Elbert G. DeBevoise County Clerk



North Line Sec 30 T44N R10E
North 02°45'33" West
223.50' to Cor. to P.C.
Central Line 3-6-9-12-15-18-21-24-27-30-33-36-39-42-45-48-51-54-57-60-63-66-69-72-75-78-81-84-87-90-93-96-99-102-105-108-111-114-117-120-123-126-129-132-135-138-141-144-147-150-153-156-159-162-165-168-171-174-177-180-183-186-189-192-195-198-201-204-207-210-213-216-219-222-225-228-231-234-237-240-243-246-249-252-255-258-261-264-267-270-273-276-279-282-285-288-291-294-297-300-303-306-309-312-315-318-321-324-327-330-333-336-339-342-345-348-351-354-357-360-363-366-369-372-375-378-381-384-387-390-393-396-399-402-405-408-411-414-417-420-423-426-429-432-435-438-441-444-447-450-453-456-459-462-465-468-471-474-477-480-483-486-489-492-495-498-501-504-507-510-513-516-519-522-525-528-531-534-537-540-543-546-549-552-555-558-561-564-567-570-573-576-579-582-585-588-591-594-597-600-603-606-609-612-615-618-621-624-627-630-633-636-639-642-645-648-651-654-657-660-663-666-669-672-675-678-681-684-687-690-693-696-699-702-705-708-711-714-717-720-723-726-729-732-735-738-741-744-747-750-753-756-759-762-765-768-771-774-777-780-783-786-789-792-795-798-801-804-807-810-813-816-819-822-825-828-831-834-837-840-843-846-849-852-855-858-861-864-867-870-873-876-879-882-885-888-891-894-897-900-903-906-909-912-915-918-921-924-927-930-933-936-939-942-945-948-951-954-957-960-963-966-969-972-975-978-981-984-987-990-993-996-999-1002-1005-1008-1011-1014-1017-1020-1023-1026-1029-1032-1035-1038-1041-1044-1047-1050-1053-1056-1059-1062-1065-1068-1071-1074-1077-1080-1083-1086-1089-1092-1095-1098-1101-1104-1107-1110-1113-1116-1119-1122-1125-1128-1131-1134-1137-1140-1143-1146-1149-1152-1155-1158-1161-1164-1167-1170-1173-1176-1179-1182-1185-1188-1191-1194-1197-1200-1203-1206-1209-1212-1215-1218-1221-1224-1227-1230-1233-1236-1239-1242-1245-1248-1251-1254-1257-1260-1263-1266-1269-1272-1275-1278-1281-1284-1287-1290-1293-1296-1299-1302-1305-1308-1311-1314-1317-1320-1323-1326-1329-1332-1335-1338-1341-1344-1347-1350-1353-1356-1359-1362-1365-1368-1371-1374-1377-1380-1383-1386-1389-1392-1395-1398-1401-1404-1407-1410-1413-1416-1419-1422-1425-1428-1431-1434-1437-1440-1443-1446-1449-1452-1455-1458-1461-1464-1467-1470-1473-1476-1479-1482-1485-1488-1491-1494-1497-1500-1503-1506-1509-1512-1515-1518-1521-1524-1527-1530-1533-1536-1539-1542-1545-1548-1551-1554-1557-1560-1563-1566-1569-1572-1575-1578-1581-1584-1587-1590-1593-1596-1599-1602-1605-1608-1611-1614-1617-1620-1623-1626-1629-1632-1635-1638-1641-1644-1647-1650-1653-1656-1659-1662-1665-1668-1671-1674-1677-1680-1683-1686-1689-1692-1695-1698-1701-1704-1707-1710-1713-1716-1719-1722-1725-1728-1731-1734-1737-1740-1743-1746-1749-1752-1755-1758-1761-1764-1767-1770-1773-1776-1779-1782-1785-1788-1791-1794-1797-1800-1803-1806-1809-1812-1815-1818-1821-1824-1827-1830-1833-1836-1839-1842-1845-1848-1851-1854-1857-1860-1863-1866-1869-1872-1875-1878-1881-1884-1887-1890-1893-1896-1899-1902-1905-1908-1911-1914-1917-1920-1923-1926-1929-1932-1935-1938-1941-1944-1947-1950-1953-1956-1959-1962-1965-1968-1971-1974-1977-1980-1983-1986-1989-1992-1995-1998-2001-2004-2007-2010-2013-2016-2019-2022-2025-2028-2031-2034-2037-2040-2043-2046-2049-2052-2055-2058-2061-2064-2067-2070-2073-2076-2079-2082-2085-2088-2091-2094-2097-2100-2103-2106-2109-2112-2115-2118-2121-2124-2127-2130-2133-2136-2139-2142-2145-2148-2151-2154-2157-2160-2163-2166-2169-2172-2175-2178-2181-2184-2187-2190-2193-2196-2199-2202-2205-2208-2211-2214-2217-2220-2223-2226-2229-2232-2235-2238-2241-2244-2247-2250-2253-2256-2259-2262-2265-2268-2271-2274-2277-2280-2283-2286-2289-2292-2295-2298-2301-2304-2307-2310-2313-2316-2319-2322-2325-2328-2331-2334-2337-2340-2343-2346-2349-2352-2355-2358-2361-2364-2367-2370-2373-2376-2379-2382-2385-2388-2391-2394-2397-2400-2403-2406-2409-2412-2415-2418-2421-2424-2427-2430-2433-2436-2439-2442-2445-2448-2451-2454-2457-2460-2463-2466-2469-2472-2475-2478-2481-2484-2487-2490-2493-2496-2499-2502-2505-2508-2511-2514-2517-2520-2523-2526-2529-2532-2535-2538-2541-2544-2547-2550-2553-2556-2559-2562-2565-2568-2571-2574-2577-2580-2583-2586-2589-2592-2595-2598-2601-2604-2607-2610-2613-2616-2619-2622-2625-2628-2631-2634-2637-2640-2643-2646-2649-2652-2655-2658-2661-2664-2667-2670-2673-2676-2679-2682-2685-2688-2691-2694-2697-2700-2703-2706-2709-2712-2715-2718-2721-2724-2727-2730-2733-2736-2739-2742-2745-2748-2751-2754-2757-2760-2763-2766-2769-2772-2775-2778-2781-2784-2787-2790-2793-2796-2799-2802-2805-2808-2811-2814-2817-2820-2823-2826-2829-2832-2835-2838-2841-2844-2847-2850-2853-2856-2859-2862-2865-2868-2871-2874-2877-2880-2883-2886-2889-2892-2895-2898-2901-2904-2907-2910-2913-2916-2919-2922-2925-2928-2931-2934-2937-2940-2943-2946-2949-2952-2955-2958-2961-2964-2967-2970-2973-2976-2979-2982-2985-2988-2991-2994-2997-3000-3003-3006-3009-3012-3015-3018-3021-3024-3027-3030-3033-3036-3039-3042-3045-3048-3051-3054-3057-3060-3063-3066-3069-3072-3075-3078-3081-3084-3087-3090-3093-3096-3099-3102-3105-3108-3111-3114-3117-3120-3123-3126-3129-3132-3135-3138-3141-3144-3147-3150-3153-3156-3159-3162-3165-3168-3171-3174-3177-3180-3183-3186-3189-3192-3195-3198-3201-3204-3207-3210-3213-3216-3219-3222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