

PLANNING DEPARTMENT REPORT

PH-12-21

1. **SUBJECT:** A subsequent parcel map application submitted by Desert Mountain Surveying on behalf of Robert D. Stitser to divide property into four (4) lots.
2. **LOCATION:** Along West Rose Creek Road between Pine Road and Sand Creek Circle within Section 9, T36N, R38E, M.D.B.&M., Humboldt County, NV. Assessor's Parcel #013-111-02
3. **BACKGROUND INFORMATION:**

Parcel Size: 17.35 ± acres

Previous Applications:

Parcel Action History	PL0100D
Seq Case# App Date Last Action Date	
01 MP 03 1GV M HCC A 6/07/2004	
MP/AMENDMENT **SEE FILE OR REMARKS FOR BREAKDOWN**	
02 RH 06 05 3/13/2006 HCC A 5/01/2006	
STITSER/DMS - M-2 MHP > M-1-RR-1.25	
03 PH 07 45 5/23/2007 SIGNED 6/18/2008	
STITSER/DMS - 3+ REMAINDER LOTS	
04 PH 07 46 5/23/2007 *VOID* 7/27/2009	
STITSER/DMS - 4 LOTS (PH-07-45 THRU 52-TOTAL 25 LOTS)	
05 PH 07 47 5/23/2007 *VOID* 7/27/2009	
STITSER/DMS - 4 LOTS (PH-07-45 THRU 52-TOTAL 25 LOTS)	
06 PH 07 48 5/23/2007 *VOID* 7/27/2009	
STITSER/DMS - 4 LOTS (PH-07-45 THRU 52-TOTAL 25 LOTS)	
07 PH 07 49 5/23/2007 *VOID* 7/27/2009	
STITSER/DMS - 4 LOTS (PH-07-45 THRU 52-TOTAL 25 LOTS)	
08 PH 07 50 5/23/2007 *VOID* 7/27/2009	
STITSER/DMS - 4 LOTS (PH-07-45 THRU 52-TOTAL 25 LOTS)	
09 PH 07 51 5/23/2007 *VOID* 7/27/2009	
STITSER/DMS - 4 LOTS (PH-07-45 THRU 52-TOTAL 25 LOTS)	
01 PH 07 52 5/23/2007 *VOID* 7/27/2009	
STITSER/DMS - 4 LOTS (PH-07-45 THRU 52-TOTAL 25 LOTS)	
02 RH 10 08 9/17/2010 WDRWN 12/19/2011	
PLANNED DEVELOPMENT-61 LOTS W/ SEWER SERVICES & PRIVATE	
03 PH 12 18 4/25/2012 ADM	
STITSER/4 LOTS (PH-12-16 THRU PH-12-24-TOTAL 29 LOTS)	
04 PH 12 19 4/25/2012 RPC	
STITSER/4 LOTS(PH-12-16 THRU PH-12-24-TOTAL 29 LOTS)	
05 PH 12 20 4/25/2012 RPC	
STITSER/4 LOTS(PH-12-16 THRU PH-12-24-TOTAL 29 LOTS)	
06 PH 12 21 4/25/2012 RPC	
STITSER/4 LOTS(PH-12-16 THRU PH-12-24-TOTAL 29 LOTS)	
07 GP 97 09 10/00/1997 HCC A 12/15/1997	

PLNG DIR/ORD #12-15-97B RR > MDR
08 PH 97 25 1/15/1997 FILED 6/05/1997
RUECKL/STITSER/LOUK - 2 LOTS
09 RH 97 50 9/17/1997 HCC A 11/03/1997
ORD #10-20-97B M-1 > M1 MHP
01 RH 98 10 6/24/1998 HCC A 8/17/1998
ORD #8-17-98 (160'X1600')PORTION M-1 MHP > NC-R

Proposed Division:

Lot 16	=	1.31 ± acres
Lot 17	=	1.31 ± acres
Lot 18	=	1.31 ± acres
Lot 19	=	1.31 ± acres

Zoning: RR-1.25 (Rural Ranchette 1.25 acre minimum lot size)

Master Plan: MDR (Medium Density Residential)

Utilities:

NV Energy provides electricity to this area.
Lots would be served by an individual well and septic system.

Access:

The access to this property is off of Rose Creek Road on to Stitser Circle.

Response From Referrals:

Steve West, City Manager/Engineer "The Airport Board recommends that all parcel map applications for property located near the Winnemucca Municipal Airport include the following condition: An aircraft notice warning notice and a possible structure height restriction warning notice shall be placed on the final map."

Bobby Thomas, County Building Inspector "Due to the number of requests for land division at this property and the map provided, it appears that these land divisions are part of a bigger project to create a housing subdivision. With that conclusion, you will be required to install fire hydrants capable of providing a min of 1000 GPM for 2 hours (Appendix B (not provided to staff)) spaced no more than 500' apart (Appendix C (not provided to staff))."

US Postal Service, Winnemucca Office "Applicant shall be required to purchase and install Cluster Box Units for all customers being serviced by new lots. Applicant will work with the Local Post Office Management to determine proper placement of Cluster Box Units. Mail delivery will begin after installation Cluster Box Units is complete, clear of debris and there is safe access to the Cluster Box Units."

No other comments have been received as of June 6, 2012.

Applicable Regulations:

The minimum lot size requirement in the RR-1.25 zoning district is 1.25 acres.

The design of land division is subject to the approval of planning staff based upon the following principles: A.) The size and configuration of parcels is such as to encourage the efficient utilization of land and not to deter or hinder the development of adjacent parcels, present and future; and B.) Provide for the opening or extension of streets

for traffic circulation in the interests or convenience, safety and welfare of the immediate residents (Chapter 16.16.070).

Easements for public roads will be required in the following situations: Where it is necessary to open or extend a public road in order to serve the parcels to be created or to serve local neighborhood traffic needs (Chapter 16.16.140 (A.)).

All roads to be opened or extended to serve the parcels may be necessary for local traffic, drainage, and sanitary needs. These improvements are to be designed and constructed and will conform to the applicable procedures relating to subdivisions, as outlined in Section 16.32.160 of the Subdivision Ordinance (Chapter 16.16.150 (A. & B.)).

Whenever the commission or the board has determined that a particular road or highway is not at this time warranted but is anticipated to serve local neighborhood traffic needs, the board may require that the location, width and extent of such road be shown on the final map and offered for dedication for road purposes (Chapter 16.32.050 (A.)).

The configuration of each parcel will be such as to provide for statutory locational criteria of wells and sewage disposal fields. Greater than minimum area or dimension as determined by the State Health Department may be required to adequately accommodate wells and sewage disposal fields.

At the time a parcel map application is filed with the County for subsequent parcels 2.5 acres or smaller where individual septic systems are proposed, the applicant must provide a soil percolation test to show whether the parcels being created are suitable for installation of individual sewage disposal systems (septics).

A water quality test(s) shall be supplied by an applicant for a second or subsequent parcel map with respect to (a.) a single parcel; or (b.) a contiguous tract of land under the same ownership, except where the majority of the parcel sizes depicted on the map are greater than 2.5 acres (gross).

NRS 278.349, Action On A Tentative Map By Governing Body, #3. The governing body, or planning commission if it is authorized to take final action on a tentative map, shall consider: (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence.

Pursuant to NRS 278.461 (2), in the groundwater basins currently designated as depleted by the Nevada Division of Water Resources, which include, Paradise Valley (069) a parcel map creating new parcels of less than five (5) acres shall be required to relinquish two (2) acres feet of water rights for each newly created parcel. Prior to approval of the final parcel map, the applicant shall provide documentation that the water rights have been relinquished to the Nevada Division of Water Resources. Applicant is responsible for the costs associated with acquiring the water rights and relinquishment (Chapter 16.16.030 (B)).

4. **ANALYSIS & FINDINGS:**

- A. The lots, as proposed, meet and exceed the minimum lot size requirement of the RR-1.25 zoning. The minimum lot size is 1.25 acres.
- B. Access to the proposed lots will be provided from Stitser Circle which was previously dedicated to Humboldt County. Stitser Circle will be improved to Humboldt County standards.
- C. Taxes must be paid in full, prior to staff signing final map.
- D. This property is located outside of a Flood Map study area.
- E. The parcels will require private/individual water and septic services.
- F. The parcels to be created by the proposed division are of adequate width and length. The preliminary map provides appropriate dimensions for these lots. These lots have sufficient lot area for the purpose of parceling. This parceling complies with current planning policies for lot dimension/size/shape and the lots created by this proposal are in compliance with the ordinance.
- G. All improvements required under Section 16.16.050 have been completed or will be complied with.
- H. This proposed division is not in violation with any other law or ordinance, including the Master Plan.
- I. No exceptions or modifications of requirements have been requested.
- J. The Airport Board has requested that a condition be placed on all parcel map applications for property located near the Winnemucca Municipal Airport: An aircraft noise warning notice and a possible structure height restriction warning notice shall be placed on the final map.
- K. Pursuant to NRS 278.461 (2), in the groundwater basins currently designated as depleted by the Nevada Division of Water Resources, which include, Paradise Valley (069) a parcel map creating new parcels of less than five (5) acres shall be required to relinquish two (2) acres feet of water rights for each newly created parcel. Prior to approval of the final parcel map, the applicant shall provide documentation that the water rights have been relinquished to the Nevada Division of Water Resources. Applicant is responsible for the costs associated with acquiring the water rights and relinquishment (Chapter 16.16.030 (B)).
- L. Percolation tests are required on any subsequent parceling of this property, if the parcels are 2.5 acres or less. The applicant has provided documentation indicating that percolation tests have been completed.
- M. Water quality tests will be required for any subsequent parceling of this property, if parcels are 2.5 acres or less.
- N. Applicant will work with Nevada Department of Transportation to obtain the necessary access easements.
- O. The County Building Department is requiring fire hydrants.

5. **STAFF RECOMMENDATION:**

After careful consideration, Planning Staff hereby recommends approval of this parcel map application based on the foregoing analysis and findings, and subject to the following conditions:

1. Applicant shall submit the final map in accordance with the provisions of NRS-278.468. Applicant has one year to record the map from the date the map was approved. If the final map is not filed within the one-year period, the approval becomes null and void unless an extension request is made.
2. The following wording will be required as a part of the ownership jurat on all parcel maps in the County that contain private roads: "The undersigned owner(s) further acknowledge that Humboldt County and/or its elected and appointed officials have no responsibility for improving or maintaining any road(s) or street(s) shown on this map, until said road(s) or street(s) are constructed to County standards and officially accepted into the County road system by the Board of County Commissioners."
3. The following wording will be required as part of the ownership jurat on all parcel maps in the County, when an individual septic system is required: Humboldt County does not approve septic systems and assumes no responsibility if a septic system cannot be placed on properties shown on this map. The individual who conducts the percolation test(s) on this property assumes all responsibility for accuracy of the test results.
4. An aircraft noise warning notice and a possible structure height restriction warning notice shall be placed on the final map.
5. Applicant shall not oppose the creation of a special assessment district to address water and/or sewer systems in this area. ***This shall be stated on the final map.***
6. Subsequent parceling of this property will require roads to be constructed to County standards; and, **if parcels are 2.5 acres or less will require percolation tests to show whether the parcels being created are suitable for installation of individual sewage disposal systems (septic tanks); will require water quality test be supplied by the applicant.** Other standards may be applied upon subsequent parceling of this property in respect to subdivision standards as laid out in the Humboldt County Subdivision ordinance.
7. Applicant shall contact the local utility companies to confirm any necessary or existing utility easements and their location on the subject property. All easements shall be shown or described on final map.
8. There shall be no direct access permitted to any parcels within 30-feet of any intersection. When a dwelling is located on a property, owner of subject property shall contact the Humboldt County Road Superintendent and obtain approval of location of driveways on said property. These criteria shall be stated on the face of the map.
9. Taxes shall be paid in full, on subject parcel, prior to staff signing final map.
10. Applicant shall provide documentation that the water rights have been relinquished to the Nevada Division of Water Resources.
11. Applicant will work with NDOT to obtain all necessary access permits and provide same to the planning department.

12. Applicant will work with the county building department for the placement of fire hydrants.
13. Applicant shall work with the Winnemucca post office for the purchase and placement of cluster box units.

6. **SUPPORT DOCUMENTS:**

- A. Application
- B. Location Map
- C. Tentative Map

Betty Lawrence/*BL*
Senior Planning Technician

PARCEL MAP APPLICATION

Application for approval of a minor subdivision
creating not more than four (4) lots.

Note: The applicant is responsible for the accuracy of the information provided. Please fill in all the spaces. If an item does not apply, please put N/A (not applicable) on the line. Include the Assessor's Parcel Number, a site location map, if available, and a copy of the tentative parcel map of the property is required with this application. **ALL ITEMS LISTED ON PAGE 2 - CHECKLIST - ITEMS REQUIRED ON MAP - MUST BE INCLUDED ON THE MAP FILED.**

City of Winnemucca

Humboldt County

Total Number of Lots 4
(including original lot)

Assessor's Parcel # 013-111-02

Current Zoning RR-1.25

Applicant/Agent Desert Mountain Surveying as Agent

Location/Address of Property Along West Rose Creek Road between Pine Street
and Sand Hill Circle within Section 9, T.36N., R.38E., M.D.B.&M.

Record Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner Robert D. Stitser

Mailing Address P.O. Box 6627

Reno, NV 89513 Phone 775-787-1954

FOR DEPARTMENT USE

Received By g. Wright

Date Received 4.25.12

Application No. PH-12-21

Name Robert Stitser

NOTE: If this page is not completed and the material required as a part of the application package not included to the satisfaction of the Planning Department in order to compile a staff report, this application may be returned to the applicant and no further action taken until all materials are provided as requested. Fill in all blank lines; if not applicable to application, use N/A.

1. Proposed Use of Land: Uses allowed under RR-1.25 zoning
2. Total lot area in square feet/acres 5.22 acres±
3. Size(s) of proposed lots in square feet/acres 1 @ 1.29ac. ±, 3 @ 1.31ac.±
4. Water Supply Individual Wells Electricity NV Energy
Sewage Disposal Individual Septic Systems Other N/A
5. Proposed street dedications, if any, are as follows: Stitser Circle is previously dedicated to Humboldt County
6. Type of street or easement improvements, if any: Stitser Circle will be improved to Humboldt County standards

ON SUBSEQUENT MAPS, THE FOLLOWING ITEMS ARE REQUIRED:

- | | |
|---|--------------------------------|
| 7. Location of percolation tests | <u>As Shown On Exhibit Map</u> |
| 8. Quality of water in the area, if required , (obtained from Bureau of Health Protection Services). | <u>No Info Avail.</u> |

CHECK LIST - INFORMATION REQUIRED ON THE MAP:

- | | |
|--|-------------|
| 1. North arrow. | <u>X</u> |
| 2. Vicinity map to show relative location of the property, if available. | <u>N/A</u> |
| 3. Approximate location, and outline(s) of existing structures on the site (identify by type). | <u>None</u> |
| 4. Location and name(s) of existing street(s)/road(s). | <u>X</u> |
| 5. Location, width and name of proposed street(s)/road(s). | <u>X</u> |
| 6. Location, width and type of existing utility easements. | <u>X</u> |
| 7. Location, width and type of proposed utility easements. | <u>X</u> |
| 8. Existing lot lines. | <u>X</u> |
| 9. Proposed lot lines. | <u>X</u> |

PLEASE PROVIDE TWO (2) NO LARGER THAN 11" x 17" COPIES OF THE TENTATIVE PARCEL MAP WITH ALL ITEMS AS LISTED ON THE CHECKLIST ABOVE.

