

# PLANNING DEPARTMENT REPORT

## PH-12-22

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 #013-112-01.
3. **BACKGROUND INFORMATION:**

Parcel Size: 13.710 ± acres

### Previous Applications:

Seq	Case#	App Date	Last Action	Date	PL0100D
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 22	4/27/2012	RPC		STITSER/4 LOTS(PH-12-16 THRU PH-12-24-TOTAL 29 LOTS)
04	PH 12 23	4/25/2012	RPC		STITSER/4 LOTS(PH-12-16 THRU PH-12-24-TOTAL 29 LOTS)
05	PH 12 24	4/25/2012	RPC		STITSER/4 LOTS(PH-12-16 THRU PH-12-29-TOTAL 29 LOTS)
06	GP 97 09	10/00/1997	HCC A	12/15/1997	PLNG DIR/ORD #12-15-97B RR > MDR
07	PH 97 25	1/15/1997	FILED	6/05/1997	

RUECKL/STITSER/LOUK - 2 LOTS  
08 RH 97 50 9/17/1997 HCC A 11/03/1997  
ORD #10-20-97B M-1 > M1 MHP  
09 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 20 = 1.37 ± acres  
Lot 21 = 1.37 ± acres  
Lot 22 = 1.49 ± acres  
Lot 22A = 9.48 ± 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

June 21, 2012

Desert Mountain Surveying  
146 W Second Street  
Winnemucca, NV 89445

RE: Notice of Decision PH-12-22/Stitser

Dear Mr. Milton:

The Regional Planning Commission at their June 14, 2012 meeting approved the above referenced subsequent parcel map application on property located along West Rose Creek Road between Pine Street and Sand Creek Circle, Humboldt County, NV. (Assessor's Parcel #013-112-01). Approval is subject to the conditions contained in the Planning Department Report (attached).

If you do not agree with the decision of the Regional Planning Department concerning your parcel map, you have 30-days from the date of this letter to appeal this decision to the Regional Planning Commission. The Regional Planning Commission will make a determination within 45-days from the date of filing of appeal. If the Regional Planning Commission denies the appeal, you will have 30-days to file an appeal with the Board of County Commissioners. The Board of County Commissioners will make a final determination within forty-five days from the date of filing of appeal.

Should you have any questions concerning the above, please contact my office.

Sincerely,

Betty Lawrence  
Senior Planning Technician

encl

cc: Humboldt County Building Department  
Humboldt County Road Department  
File

### 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 # 013-112-01

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 George

Date Received 4.25.12

Application No. PH-12-22

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 13.71 acres±
3. Size(s) of proposed lots in square feet/acres 2 @ 1.37ac. ±, 1 @ 1.49ac.±  
1 @ 9.48ac.±
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  | As Shown On<br><u>Exhibit Map</u> |
| 8. Quality of water in the area, <b>if required</b> , (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.**



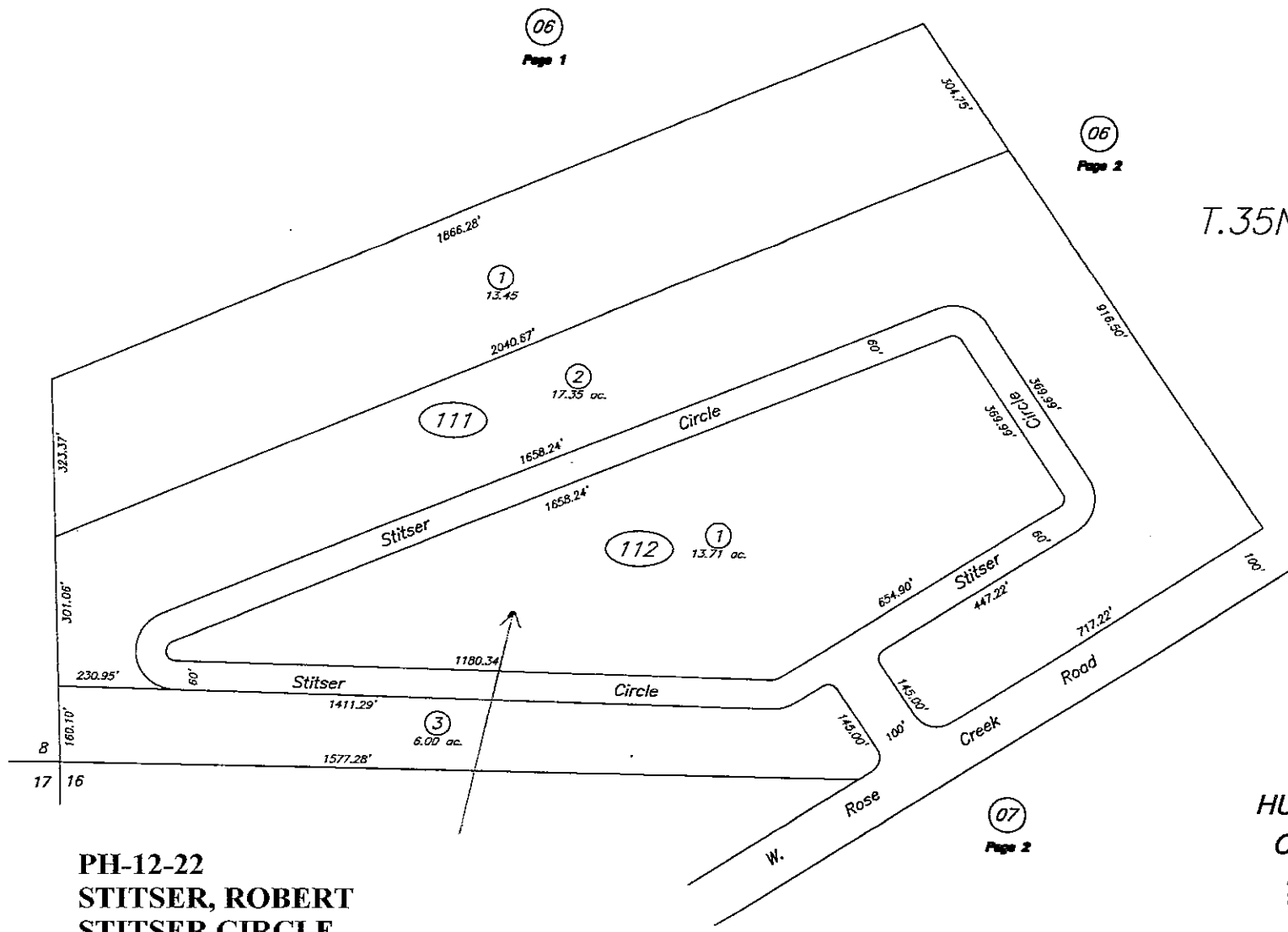
06

Page 1

06

Page 2

T.35N., R.37E



14

8  
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PH-12-22  
STITSER, ROBERT  
STITSER CIRCLE  
AP#013-112-01

(File No. 2008-

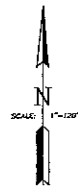
07

Page 2

HUMBOLDT COUNTY

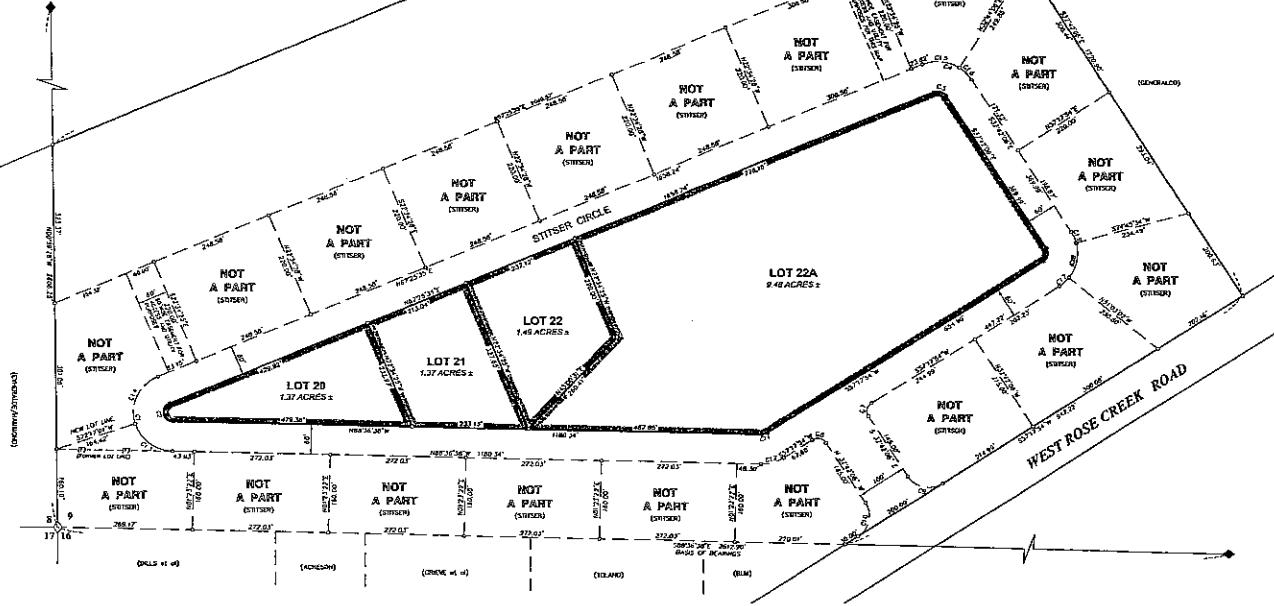
NOTE: This plot is for assessment purposes only and does not represent a survey of the lands on this plot.

HUMBOLDT COUNTY ASSESSOR'S OFFICE  
WYOMING, NEVADA 894



- A PORTION OF -  
**SW1/4 OF SECTION 9, T.35N., R.37E., M.D.B.&M.**  
 HUMBOLDT COUNTY, NEVADA

**INTERSTATE 88 RIGHT-OF-WAY**



**- CURVE TABLE -**

CURVE	ARC	CHORD	ANGLE	BEARING
C1	100.00	100.00	180.00	S00°00'00"W
C2	100.00	100.00	180.00	S00°00'00"W
C3	100.00	100.00	180.00	S00°00'00"W
C4	100.00	100.00	180.00	S00°00'00"W
C5	100.00	100.00	180.00	S00°00'00"W
C6	100.00	100.00	180.00	S00°00'00"W
C7	100.00	100.00	180.00	S00°00'00"W
C8	100.00	100.00	180.00	S00°00'00"W
C9	100.00	100.00	180.00	S00°00'00"W
C10	100.00	100.00	180.00	S00°00'00"W
C11	100.00	100.00	180.00	S00°00'00"W
C12	100.00	100.00	180.00	S00°00'00"W
C13	100.00	100.00	180.00	S00°00'00"W
C14	100.00	100.00	180.00	S00°00'00"W
C15	100.00	100.00	180.00	S00°00'00"W
C16	100.00	100.00	180.00	S00°00'00"W
C17	100.00	100.00	180.00	S00°00'00"W
C18	100.00	100.00	180.00	S00°00'00"W
C19	100.00	100.00	180.00	S00°00'00"W
C20	100.00	100.00	180.00	S00°00'00"W

**BASIS OF BEARINGS**  
 The Basis of Bearings for this plat was taken from Parcel Map Prepared For Robert D. Stitser, Map Document Number 2006-0306, which was recorded in the Official Records Of Humboldt County on July 2, 2006.

**LEGEND**  
 ◊ Indicates a found section corner, on iron pipe with a B.L.M. brass cap.  
 ◆ Indicates a found 1/4 section corner, on iron pipe with a B.L.M. brass cap unless otherwise noted.  
 ○ Indicates found or set in 5/8" iron pin with a plastic cap marked PLS 5271, per this survey unless otherwise noted.

**RECORD INFORMATION**  
 Refer to Parcel "C", as shown on "Parcel Map Prepared For Robert D. Stitser", Map Document Number 2006-0306, which was recorded in the Official Records Of Humboldt County on July 2, 2006, for the previous survey of this property adding roadway and utility easements.

**NOTES**  
 1. Public utility easements are hereby granted 10 feet in width contiguous with an associated street right-of-way, 5 feet in width contiguous with other exterior boundaries and 10 feet in width centered on all interior lot lines. A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel and the right to sell that parcel with said utility facilities for the purpose of serving adjacent parcels or locations mutually agreed upon by the owner of record at that time and the utility company.  
 2. Total Area 11.27 ACRES, including roadway/easements.

**SURVEYOR'S CERTIFICATE**  
 I, JOHN H. MILTON III, a PROFESSIONAL LAND SURVEYOR, licensed in the State of Nevada, do hereby certify that:  
 1. This plat represents the results of a survey conducted under my direct supervision of the assistance of ROBERT D. STITSER.  
 2. The lands surveyed lie within the SW1/4 of Section 9 of T.35N., R.37E., M.D.B.&M. in Humboldt County, Nevada, and the survey was completed during April, 2012.  
 3. This plat complies with the applicable statutes of this state and any local ordinances in effect on the date that the survey was completed, and the survey was conducted in accordance with Chapter 625 of the Nevada Administrative Code.  
 4. The monuments depicted on this plat are of the character shown, occupy the positions indicated, and are of sufficient number and durability.

JOHN H. MILTON III  
 Professional Land Surveyor  
 Nevada 5271

**OWNER'S CERTIFICATE**  
 This is to certify that the undersigned, ROBERT D. STITSER, is the record owner of the tract of land represented on this plat and that the same is executed in compliance with and subject to NRS, CHAPTER 278 and the HUMBOLDT COUNTY PARCEL MAP ORDINANCE, and does hereby offer without reservation all rights of way and easements as are designated and shown on this plat for the purpose of construction and maintenance of public utilities, drainage and access easements. The undersigned owner further acknowledges that Humboldt County and/or its elected and appointed officials have no responsibility for improving and/or maintaining any roads or streets shown on this map until said roads or streets are constructed to County standards and officially accepted into the County road system by the Board of County Commissioners. Humboldt County does not approve septic system easements on responsibility of a septic system cannot be placed on properties shown on this map. The individual who conducts the percolation test on this property assumes responsibility for accuracy of the results.

ROBERT D. STITSER

**NOTARY PUBLIC CERTIFICATE**  
 STATE OF NEVADA  
 COUNTY OF \_\_\_\_\_  
 This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2012 by ROBERT D. STITSER.

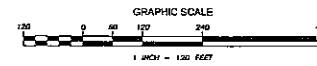
**NOTARY PUBLIC**  
 My commission expires: \_\_\_\_\_

**TAX CERTIFICATE**  
 The undersigned hereby certifies that all property taxes on the land shown on this Final Map Of Division Into Large Forests have been paid for the fiscal year: \_\_\_\_\_

HUMBOLDT COUNTY TREASURER  
 Dated: \_\_\_\_\_  
 13-112-01

**PLANNING DEPARTMENT CERTIFICATE**  
 This PARCEL MAP has been reviewed and accepted by the PLANNING DEPARTMENT OF HUMBOLDT COUNTY, NEVADA, for the purpose of land division.

SANDY L. HANNMARGEN, SENIOR PLANNING TECHNICIAN  
 Case No. PH-\_\_\_\_\_



**PRELIMINARY PARCEL MAP**  
 Prepared For -  
**ROBERT D. STITSER**  
 LYING WITHIN SECTION 9, T.35N., R.37E., M.D.B.&M.  
 (MAP 7 OF 9)  
 HUMBOLDT COUNTY NEVADA  
 DESERT MOUNTAIN SURVEYING  
 GPS - Land - Wood Ridge - Boulder  
 146 West Diamond Street, Primm, NV 89059  
 775-523-4414 • FAX 775-523-4417 • Email: dm@desertmountain.com

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**PH-12-22**  
**STITSER, ROBERT**  
**STITSER CIRCLE**  
**AP#013-112-01**