Lyon County Planning Commission Agenda Summary

Meeting Date: August 13, 2024

Agenda Item Number:
6.a

Subject:
For Possible Action: To forward a recommendation to the Board of Commissioners for a Tentative Parcel Map to subdivide an approximately 173.16-acre lot to create four new parcels, generally located on the south side of Dayton Valley Road, approximately 400 feet to the east of the intersection of Dayton Valley Road and Palmer Drive in Dayton (APN 016-361-71) PLZ-2023-054.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- Backup

LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING * DEVELOPMENT ENGINEERING * PLANNING
CODE ENFORCEMENT * ECONOMIC DEVELOPMENT
27 SOUTH MAIN STREET, YERINGTON, NV 89447
PHONE: 775-463-6592 FAX: 775-463-5305
WEBSITE: www.lyon-county.org

Lyon County Planning Commission

PLZ-2023-047	Request for a Tentative Parcel Map to divide a 173.13-acre parcel into four (4) parcels, the smallest being 15.97 acres, generally located on the south side of Dayton Valley Road, approximately 400 feet to the east of the intersection of Dayton Valley Road and Palmer Drive in Dayton (APN 016-361-71).
Meeting Date:	August 13, 2024
Owner(s):	Dayton Partners No. 1 LLC
Applicant(s):	Property Owner
Representative:	Corey Dowell, Manhard Consulting, Ltd.
Location:	Generally located on the south side of Dayton Valley Road, approximately 400 feet to the east of the intersection of Dayton Valley Road and Palmer Drive in Dayton.
Parcel Number:	016-361-71
Master Plan:	Suburban Residential
Zoning:	NR (Neighborhood Residential – 4,500 sq. ft. minimum)
Flood Zone(s):	X-Unshaded (area of minimal flood hazard) per FIRM 32019C0293
Case Planner:	Lisa Nash

REQUEST:

The applicant is requesting a Tentative Parcel Map (TPM) to subdivide an approximately 173.16-acre lot to create four new parcels:

- Proposed Parcel 1 (33.93 acres)
- Proposed Parcel 2 (19.90 acres)
- Proposed Parcel 3 (15.97 acres)
- Proposed Parcel 4 (103.36 acres)

STAFF RECOMMENDATION:

Staff recommends approval of the tentative parcel map based on the Findings listed in the staff report and subject to the recommended Conditions of Approval listed below.

RECOMMENDED MOTION:

If the Lyon County Planning Commission finds, after reviewing the staff report and considering public comment, that they want to approve the tentative parcel map, then the Planning Commission should consider a motion similar to the following:

The Planning Commission has considered:

1. General improvement considerations for all parcel maps including, but not limited to:

    a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

    b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

    c) Conformity with the zoning ordinances and master plan;

    d) General conformity with the Lyon County master plan of streets and highways;

    e) Physical characteristics of the land such as floodplain, slope and soil;

    f) The recommendations and comments of those entities reviewing the tentative parcel map; and

    g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

Based on the aforementioned Findings 1 through 3, I move that the Planning Commission recommend approval to the Board of Commissioners of the request by Dayton Partners No. 1 LLC for a Tentative Parcel Map to divide a 173.13-acre parcel into four (4) parcels, the smallest being 15.97 acres, generally located on the south side of Dayton Valley Road, approximately 400 feet to the east of the intersection of Dayton Valley Road and Palmer Drive in Dayton (APN 016-361-71) PLZ-2022-054, subject to the following Conditions of Approval:

Conditions of Approval:

1. The developer shall comply with all Federal, State, County and special purpose district regulations.
2. Future development on the parcel is subject to the development standards of the Lakes at Dayton Valley Planned Unit Development Handbook, as currently drafted or as amended, unless specifically authorized by the Community Development Director.
3. The developer shall comply with Lyon County's Storm Drainage Guidelines (revised September 2018), or the updated document if/when the Guidelines are amended. Additional requirements for storm water management will be placed upon future development in accordance with the Lakes at Dayton Valley Planned Unit Development Handbook, the South Dayton Area Drainage Master Plan (approved June 29, 2022 by the Board of Commissioners) and/or the direction of the Community Development Director and the/ County Engineer.
4. Any future development will require connection to the public right-of-way and an encroachment permit from the Lyon County Roads Department will be required.

5. The developer shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Planning Director prior to submitting the final parcel map for recordation.
6. The developer shall pay the actual costs for the County Engineer plan and map checking fees and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to final parcel map recordation.
7. The developer shall pay in full all property taxes through the end of the fiscal year (June 30) prior to recordation of the final parcel map.
8. The developer shall provide the parcel map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS). The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
9. The developer shall pay the required recording fees at time of final parcel map recordation.
10. No lot shall be offered for sale or sold and no building permits shall be accepted for processing until the final parcel map has been approved and recorded.
11. The developer shall comply with the requirements of the Central Lyon Fire Protection District (CLFPD) including, but not limited to conformance with the 2018 editions of the International Fire Code (IFC) and International Wildland-Urban Interface Code (IWUIC) including the 2018 Northern Nevada Amendments to both the IFC and IWUIC as applicable to the satisfaction of the CLFPD.
12. Per Lyon County Utilities Department (LCUD), the subject parcel is located within LCUD's water service area and LCUD does not require a dedication or relinquishment of water rights. Once the parcel map is created, as part of the final subdivision map application process, the applicant will be required to provide the appropriate water rights. Per LCUD, the subject parcel has no water rights assigned to it.
13. The final parcel map will comply with the current Lyon County standards requiring a 7.5-foot public utility easement along the front property lines and 5-foot public utility easement along all side property lines for the proposed parcels prior to recordation.
14. The following items are required of all development:
    a. All construction shall comply with all applicable building and fire code requirements.
    b. Building permits shall be issued in compliance with Title 15 of the Lyon County Code.
    c. Site development work will require a site improvement permit(s) in accordance with Title 15.234 unless directly associated with a single family residential building permit.
    d. Structures placed on these parcels shall adhere to the County's site and setback standards for the zoning district as it applies to each parcel at the time of development.
    e. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
    f. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Building Department.
    g. Prior to any combustible materials being brought on site, street name signage shall be installed, if applicable, and emergency vehicle access has been installed to the satisfaction of the Central Lyon Fire Protection District.
15. Any further division may be subject to the imposition of subdivision improvement standards as may be legally imposed at the time. The developer shall place a note to this effect on the final parcel map prior to recordation.

16. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. **Failure to submit a complete final parcel map and pay the required fees within one (1) year from the date of approval shall render the tentative parcel map approval as expired.** No extension may be granted after receiving approval of the tentative parcel map.

GENERAL INFORMATION

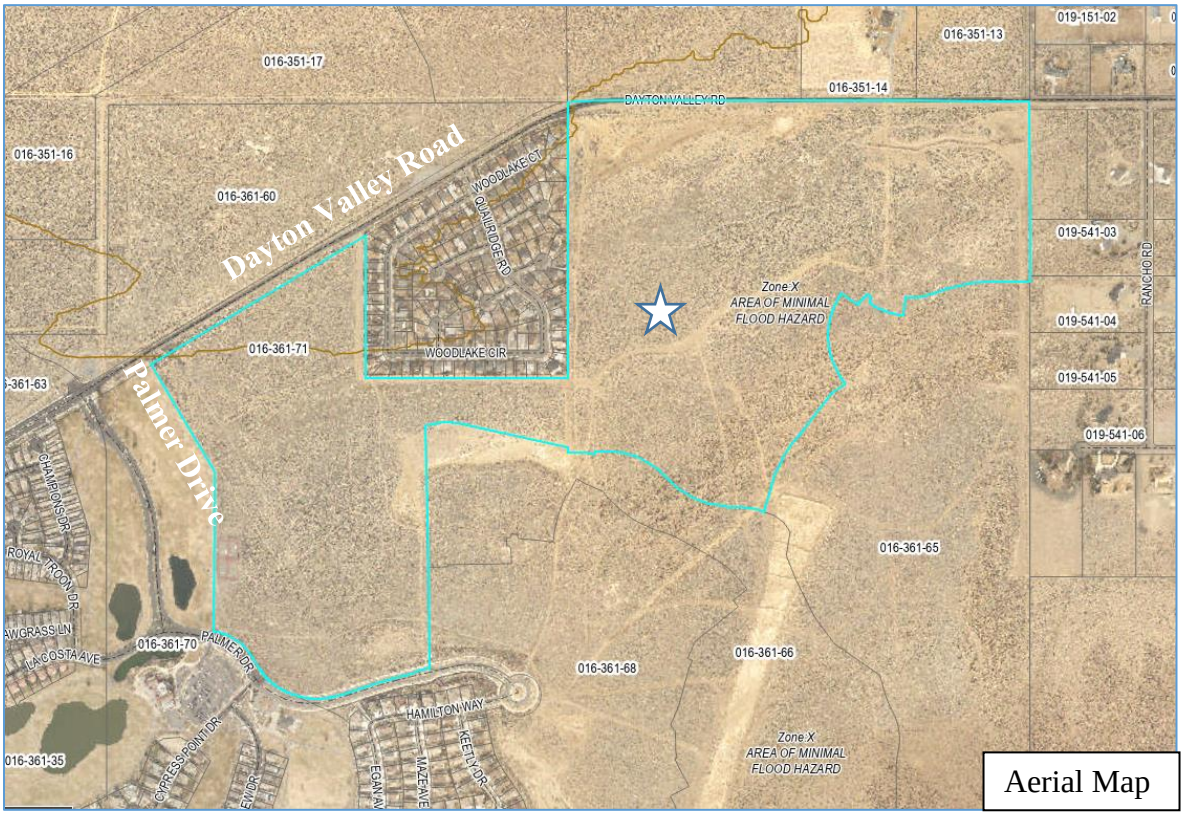
Background

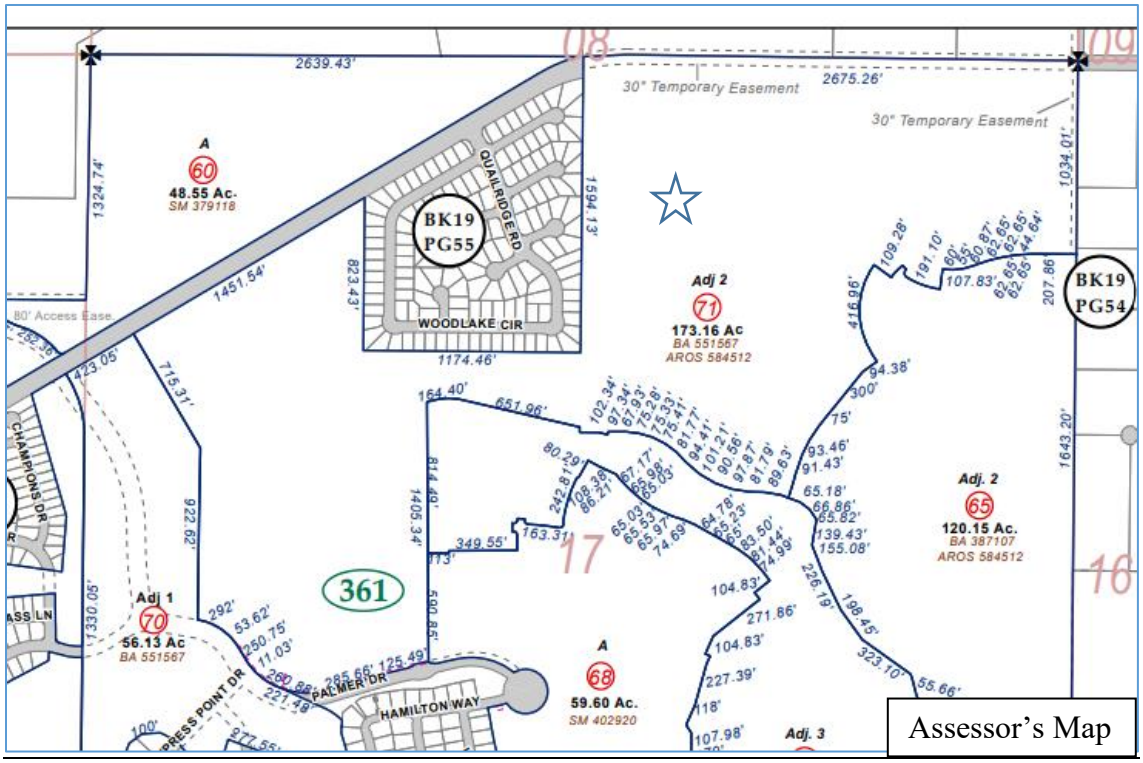
From the applicant*: "The Parcel Map will divide APN 016-361-71 into 4 parcels to facilitate the future sale and development of the parcels. The parcel configuration will be in accordance with the proposed PUD Amendment and allow for the residential and commercial uses to be on separate parcels."*

The Applicant has submitted a Zoning Map Amendment and plans to update a Planned Unit Development PUD Amendment application to the existing The Lakes at Dayton Valley PUD. These applications will be processed simultaneously and be brought before the Planning Commission in the next few months.

Location, Access, and Topography

The subject parcel (APN: 016-361-71) is generally located on the south side of Dayton Valley Road, approximately 400 feet to the east of the intersection of Dayton Valley Road and Palmer Drive in Dayton. Access to the proposed parcels would be provided via Dayton Valley Road and a proposed access road off of Dayton Valley Road. The subject site is relatively flat, gradually rising from the west to the east. The aerial map below shows the subject parcel (outlined in light blue).





Assessor's Map

Site Photos

The following images of the subject parcel were taken with Google Street View.



Dayton Valley Road (eastbound), looking southeast to subject parcel

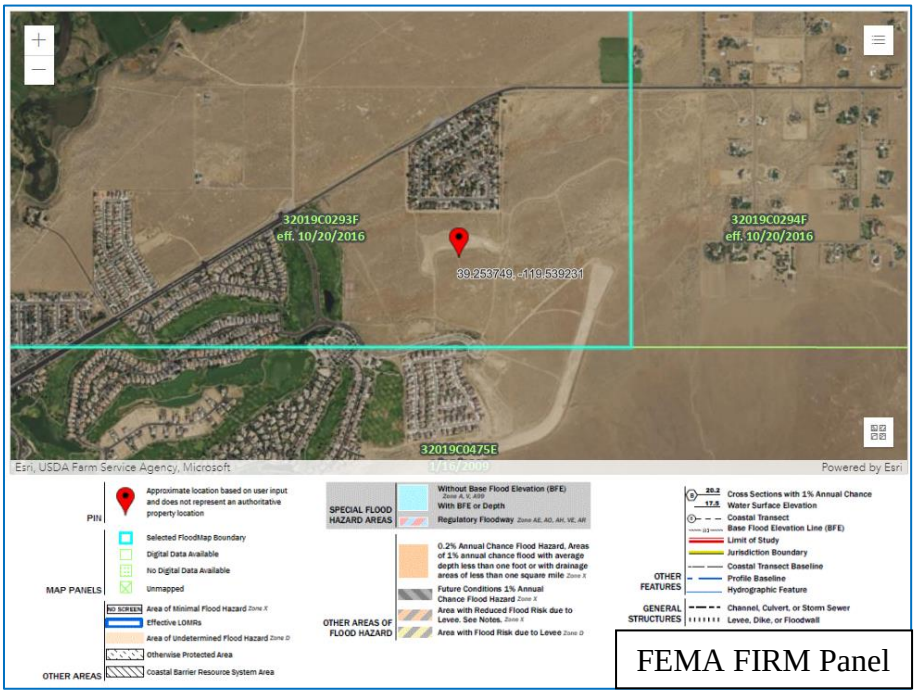


Dayton Valley Road (westbound), looking southwest to subject parcel

Flood Zone Designation

The subject site is located within Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panel 32019C0293F (effective date 010/20/2016) as shown on the following page. Per the FEMA FIRM Panel, the subject site is located in zone X unshaded, meaning an area of minimal flood hazard with a 0.2% annual chance of flood hazard.

A Floodplain Development Permit would not technically be required for development on the subject site due to the FEMA designation, but the area proposed for land division is within the South Dayton Area Drainage Master Plan, approved by the Lyon County Board of Commissioners on June 29, 2022. The Plan notes regional flooding issues that will require regional stormwater detention and conveyance solutions that will include off-site properties and, likely, yet-to-be attained, easements.



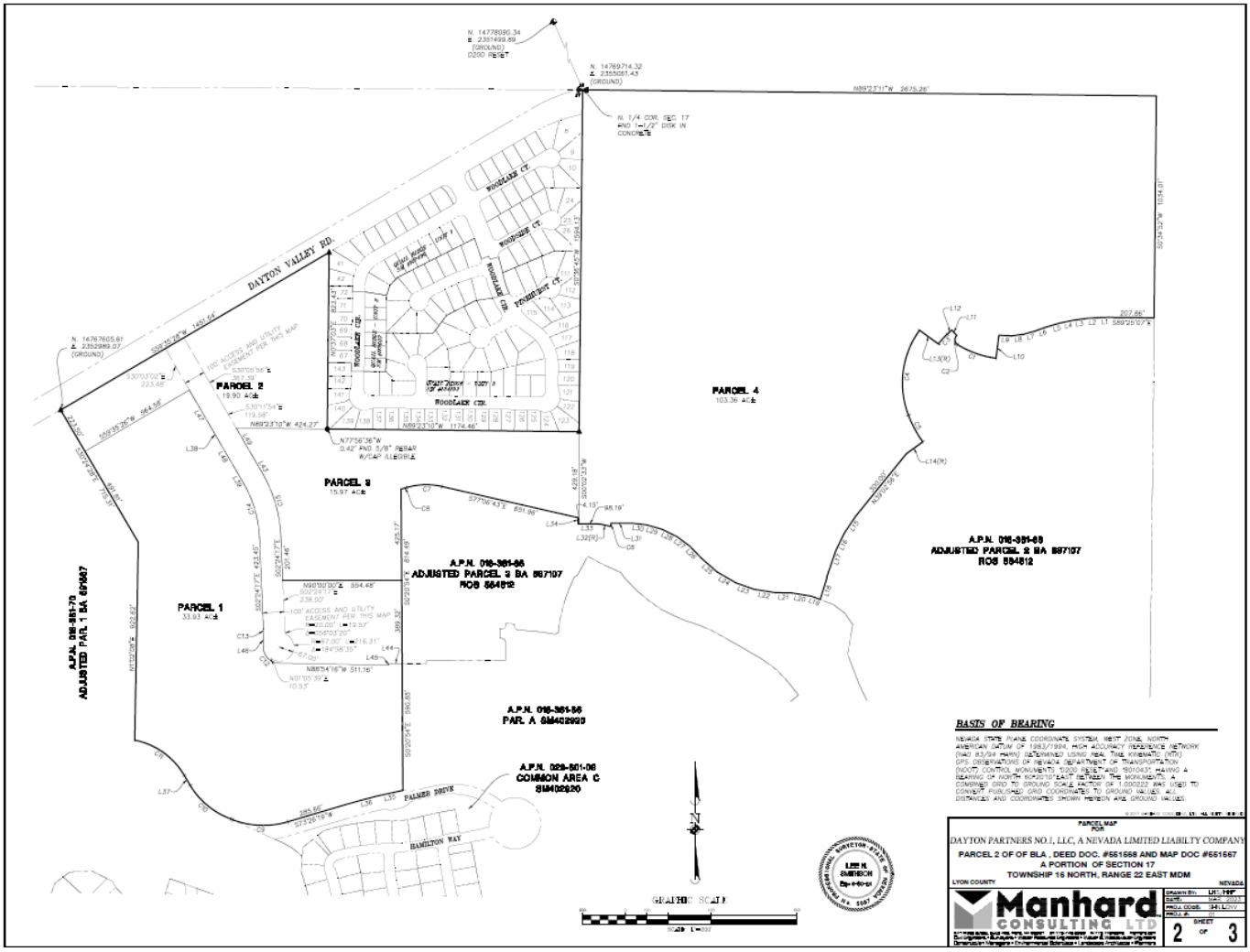
FEMA FIRM Panel

Public Facilities

The subject site is located within Lyon County Utility District's (LCUD) sanitary sewer and water service area and LCUD does not require a dedication or relinquishment of water rights. Once the parcel map is created, as part of the final subdivision map application process, the applicant will be required to provide the appropriate water rights.

Proposed Tentative Parcel Map:

The applicant proposes the subdivision of an approximately 40.82 acre to create two (2) new 20.4 acre parcels (see Proposed Tentative Parcel Map, below and attached to this report):



Tentative Parcel Map

STAFF REVIEW:

Chapter 15.606.07 (D) lists the Findings that the Planning Commission have to consider when reviewing tentative parcel map applications. These Findings are listed below in the staff report i**n bold** with staff's review of the Findings in normal type.

1. General improvement considerations for all parcel maps including, but not limited to:

a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

Applicant's Response

Intent to serve letters as well as an NDEP Recommendation related to this property were previously provided with the Lakes at Dayton Valley PUD submittal.

Staff Comment

In regard to water supply and sewage disposal, the subject site is within LCUD's service area and would obtain such services through LCUD. Per LCUD, the subject parcel has no water rights assigned to it. Solid waste disposal would be provided through the County's franchised solid waste service provider. Air quality and water pollution controls would be regulated by the Nevada Department of Environmental Protection (NDEP). This Finding is met.

b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Applicant's Response

Intent to serve letters from Lyon County Utilities as well as an NDEP Recommendation related to this property were previously provided with the Lakes at Dayton Valley PUD Submittal.

Staff Comment

A proposed parcel map must meet the minimum discretionary requirements and mandatory water rights requirements set forth in Lyon County Code Chapter 15.600.05. As noted above, the subject parcel is located within LCUD's service area and would obtain water services through LCUD. This Finding is met.

c) Conformity with the zoning ordinances and master plan;

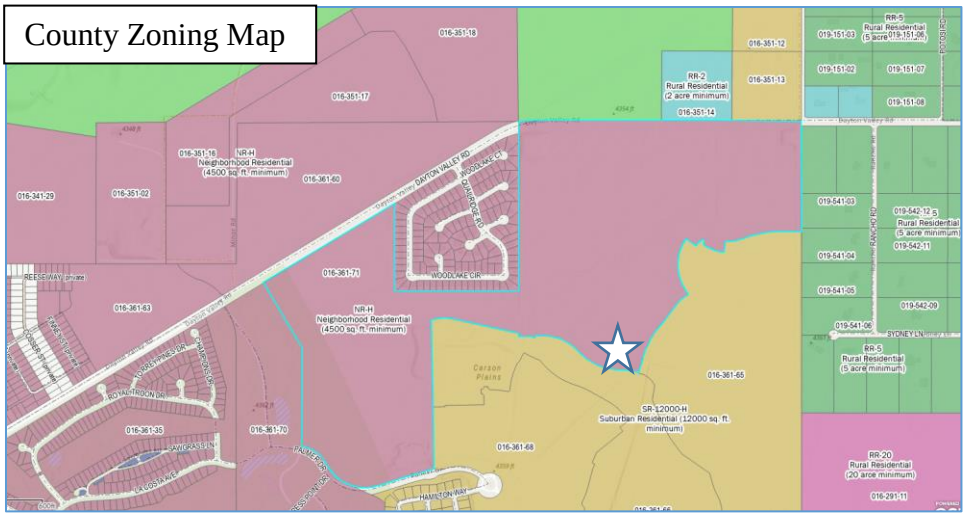
Applicant's Response

As depicted in the Tentative Parcel Map, the proposed parcels meet the requirements for the underlying zoning designations.

Staff Comment

The subject parcel is zoned NR-1 Single-Family Nonrural Residential District under Title 10 and NR (Neighborhood Residential –4,500 sq. ft. minimum) under Title 15, the County's current zoning ordinance. (The "H" noted in the GIS image below incorrectly indicates a "historic district" for multiple zoning districts: there are no historic designations in this area of the County). Adjacent parcels are zoned NR, NC (Neighborhood Commercial), SR-12000 (Suburban Residential, 12,000 sq. ft. minimum), RR-2 (Rural Residential, 2 acre minimum), and RR-5 (Rural Residential, 5 acre minimum).

County Zoning Map



The proposed parcels would comply with the minimum 4,500 sq. ft. minimum lot size requirement for the NR-4,500 zoning district. Conformance with the development and performance standards for any proposed future uses would be reviewed as part of the development review processes for the land use entitlements in Title 15.

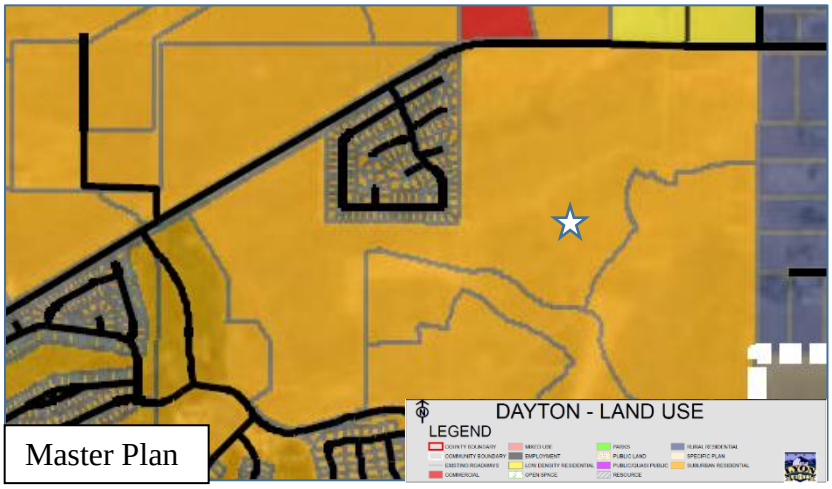
Although no development is proposed with the subject Tentative Parcel Map, it may be noted that in the Draft PUD Handbook that is discussed earlier in the Background section of this report, the proposed vision of Legacy 49 would be as follows.

Legacy 49 Vision (excerpt from the Draft PUDA Handbook for Legacy 49)

> Legacy 49 is intended to provide for a sustainable community that includes a range of land uses that complement not only each other but those that currently exist in the surrounding area. The vision is to provide for a viable community that promotes a variety of housing types which will be supported by well- balanced commercial, recreational, and educational opportunities in the surrounding community.
>
> Complementing the neighborhood within Legacy 49 will be a network of sidewalks and pathways throughout the community, providing non-vehicular connectivity to the regional components of the area. Throughout Legacy 49, consistent design themes, entries, and landscape treatments will establish a sense of place/community.

Master Plan

The subject site is located within an area of Dayton that the 2020 Comprehensive Master Plan designates as Suburban Residential (the subject site is indicated with a star in the image below).



Master Plan

The table below from Chapter 3 of the 2020 Comprehensive Master Plan describes the Suburban Residential land use designation as follows:

	Title 10 Zoning *(Consistent Title 15 Designation)*	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Suburban Residential	**E-2** *(SR-1/2)* **E-1** *(SR-12000)*	**SR-1/2** **SR-12000** **SR-12000-H** **PUD ***	1 DU per 12,000 sf to <1 acre (>1-<4 DU/acre)	Medium-density residential neighborhoods should contain a mix of housing types in a neighborhood setting. Each neighborhood should have a recognizable center. Centers will vary in size and composition, but may include a combination of higher-density residential uses, parks and/or recreation facilities, or civic uses. Neighborhoods should contain connective open spaces that unify the development and provide transitions between other areas and uses.	Single-family residences and duplexes and attached housing.
	NR-3 *(SR-9000)* **NR-1** *(NR)* **NR-2** *(MFR)* **MHP** *(No Consistent District)*	**SR-9000** **SR-9000-H** **NR** **NR-H** **MFR** **PUD ***	5 to 18 Dwelling Units per acre	High density residential is typically found in suburbanizing districts. High Density Residential should be located near major transportation facilities, near commercial uses, or civic centers and near parks.	Apartments, duplexes, fourplexes, condominiums and townhomes. Single Family Residential detached units at 5 to 10 dwelling units per acre.

	Title 10 Zoning *(Consistent Title 15 Designation)*	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Suburban Residential Cont.	**NR-3** *(SR-9000)* **NR-1** *(NR)* **NR-2** *(MFR)* **MHP** *(No Consistent District)*	**RMU** **PUD ***	3-18 Dwelling Unit s per acre.	Residential mixed-use is designed to create opportunities for higher-density neighborhoods in a suburban setting to promote neighborhoods with a mix of types and intensities of housing. Residential mixed-use is appropriate next to designated mixed-use centers and along major transportation corridors.	*Primary Uses:* A range of medium to high-density residential housing types, such as small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. *Secondary Uses:* Open space, parks, pathways, schools, and other public uses.

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

The proposed Tentative Parcel Map would be in compliance with the 2020 Comprehensive Master Plan. No new uses are proposed that would be inconsistent with the goals and policies of the Master Plan or with the applicable NR-H zoning district. This Finding is met.

d) General conformity with the Lyon County master plan of streets and highways;

Applicant's Response

This parcel map conforms with Lyon County's master plan of streets and highways.

Staff Comment

The proposed parcel map would be in conformance with the Lyon County 2020 Comprehensive Master Plan Transportation Network Plan. This Finding is met.

e) Physical characteristics of the land such as floodplain, slope and soil;

Applicant's Response

The Soils Report, Traffic Analysis and Conceptual Drainage Master Plan associated with the Lakes at Dayton Valley PUD Amendment submitted last year have been provided with our submittal.

Staff Comment

As previously stated in this report, the site topography is flat and the site is located in an area of minimal flood risk per FEMA Floodplain maps. The above-mentioned reports which pertain to the development of the site would be subject to review with the future PUD Amendment and any additional development permits.

f) The recommendations and comments of those entities reviewing the tentative parcel map; and

Applicant's Response

The recommendations and comments of those entities reviewing the tentative parcel map.

Staff Comment

The applicant's submittal was shared with the Nevada Department of Environmental Protection, Lyon County Roads, Nevada Department of Transportation, Central Lyon County Fire Protection District, and other reviewing agencies. Any comments and concerns received were addressed or incorporated into the recommended Conditions of Approval for the Tentative Parcel Map. This Finding is met.

g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Applicant's Response

Intent to serve letters from Lyon County Utilities have previously been provided with the Lakes at Dayton Valley PUD Submittal. The Lakes at Dayton Valley PUD includes the following stipulations:

4.9. Emergency Services

a) As individual projects and subdivision are submitted, the Lyon County Fire Department shall review development plans in context with existing service limitations to ensure adequate levels of service are maintained.

b) The Lyon County Fire Department has the ability to condition projects to ensure adequate levels of service are maintained.

Staff Comment

As previously stated, the applicant's submittal was shared with the Central Lyon Fire Protection District (CLFPD). CLFPD had no comments. Conformance with the 2018 editions of the International Fire Code (IFC) and International Wildland-Urban Interface Code (IWUIC) including the 2018 Northern Nevada Amendments to both the IFC and IWUIC is required, as applicable. This Finding is met.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

Applicant's Response

N/A

Staff Comment

The applicant proposes four parcels, all of which would be greater than one acre in size. As such, this Finding is not applicable.

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

Applicant's Response

Noted.

Staff Comment

The applicants are aware of the possibility/likelihood of this requirement.

Alternatives to Approval

Alternative for Continuance

If the Planning Commissioners determine that there is insufficient information with which to make a decision on the application before them and that additional information, discussion and public comment are necessary to have a more complete and thorough review of the proposed project, then the Planning Commission should make the appropriate findings and move to continue the Public Hearing for the application to a future date with concurrence from the applicant.

If so, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission finds that:

A. Additional information, discussion, and public review are necessary for a more thorough review of the proposed Conditional Use Permit application.

Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the Tentative Parcel Map request from Dayton Partners No. 1 LLC to subdivide an approximately 173.16-acre lot to create four new parcels, generally located on the south side of Dayton Valley Road, approximately 400 feet to the east of the intersection of Dayton Valley Road and Palmer Drive in Dayton (APN 016-361-71); PLZ-2023-054 for ___ days.

Alternative Motion for Denial

If after review and public comment the Planning Commission determines that they should recommend denial of the application, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission has considered:

1. General improvement considerations for all parcel maps including, but not limited to:

a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

c) Conformity with the zoning ordinances and master plan;

d) General conformity with the Lyon County master plan of streets and highways;

e) Physical characteristics of the land such as floodplain, slope and soil;

f) The recommendations and comments of those entities reviewing the tentative parcel map; and

g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

After consideration of the above-listed Findings, the Lyon County Planning Commission has determined that the Tentative Parcel Map would <u>not</u> be in conformance with the above-listed considerations and <u>recommends denial</u> of the Tentative Parcel Map request from Dayton Partners No. 1 LLC to subdivide an approximately 173.16-acre lot to create four new parcels, generally located on the south side of Dayton Valley Road, approximately 400 feet to the east of the intersection of Dayton Valley Road and Palmer Drive in Dayton (APN 016-361-71); PLZ-2023-054.

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

July 23, 2024

Ms. Lisa Nash, Senior Planner
Lyon County Planning
27 South Main Street
Yerington, NV 89447

RE: PARCEL MAP FOR LEGACY 49 (APN: 016-361-71)– ADDITIONAL PROJECT INFORMATION

Dear Ms. Nash,

As you are aware, the applicant, Dayton Partners No. 1, LLC, recently submitted a Parcel Map application to divide APN 016-361-71 into 4 parcels. This letter provides additional project information and justification for the proposed Parcel Map.

APN 016-361-71 is within The Lakes at Dayton Valley Planned Unit Development (PUD). The existing PUD approval is for a mix of residential, commercial, and recreational uses. The following applications are in process related to APN 016-361-71 and the PUD:

1. **Zoning Map Amendment** application was submitted in July 2024 to amend the underlying zoning to PUD so that the PUD Land use and development standards are clear and easy to implement.

2. A **PUD Amendment** application for an alternate mix of residential and commercial development, designed to be compatible with the adjacent development, with revisions that generally include:
   - Additional drainage and stormwater retention area (replacing the golf course), which will expedite the solution for ongoing regional flooding.
   - Reconfiguration of the residential Villages.
   - Reconfiguration of the commercial area, including removal of the existing approved casino resort/hotel.

The Parcel Map will divide APN 016-361-71 into 4 parcels to facilitate the future sale and development of the parcels. The parcel configuration will be in accordance with the proposed PUD Amendment and allow for the residential and commercial uses to be on separate parcels.

Please contact me at 775-321-6538 or kdowns@manhard.com if you need any additional information.

Sincerely,
MANHARD CONSULTING, LTD.

Karen Downs
Senior Planner/Project Manager

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

August 14, 2023

Kerry Page
Lyon County Community Development Department
27 South Main Street
Yerington, NV 89447

RE: Parcel Map for Legacy 49 (APN: 016-361-71)– N/A Letter, Project Description & Justification.

Dear Kerry Page,

This letter is to address the items included for submittal and the items not included along with the reasons for not providing them. Most items can be found with the previous PUD and PUD amendment submittals.

Project Description & Justification: The division of APN: 016-361-71 into four (4) parcels. This division will facilitate future sale or development.

Included:

- Application Form and Fee. (fee to be delivered upon acceptance)
- Map (full sized)
- Reduced Map (11"x17")
- Vicinity Map
- Title Report (includes legal description of parcel)
- Traverse Calculations – Wet Stamped
- Complete application PDF – This has been submitted via email.
- Drainage Report
- Traffic Study
- Soils Report

Not Applicable:

- Intent to Serve Letters – In the previously approved Lakes at Dayton Valley PUD, updated letters will be provided with future Tentative Map Submittal.
- Recording Fees – Will be provided with the submittal of the Original Map Mylar.
- Street Name Request Form – No streets are proposed with this submittal.
- Photographs – Can be provided upon request.

If you have any questions or comments, please contact me.
Thank You -

Corey Dowell, Project Coordinator
241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 321-6533

PARCEL MAP
FOR
DAYTON PARTNERS NO.1, LLC, A NEVADA LIMITED LIABILITY COMPANY
LOCATED WITHIN THE MAJORITY OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.M.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND LYON COUNTY CODE TITLE 15, THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE STATED PURPOSES.

THE OWNER OF THIS PARCEL MAP AND THEIR HEIRS, ASSIGNS AND SUCCESSORS, AGREE TO PROVIDE NOTICE OF THE PROVISIONS OF NRS 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE TO ANY AND ALL SUBSEQUENT PURCHASERS.

I DECLARE THAT I EXECUTED THIS CERTIFICATE FOR THE PURPOSES STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAME.

_____

_____ _____
DATE

_____
PRINT NAME/TITLE

NOTARY CERTIFICATE

STATE OF NEVADA

COUNTY OF LYON

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,

ON THIS _____ DAY OF _____ , 20___,

_____
OF STAN LUCAS, A SINGLE MAN
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
PRINT NAME/TITLE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

FIRST CENTENNIAL TITLE COMPANY

_____ _____
DATE

_____
PRINT NAME/TITLE

RIGHT TO FARM

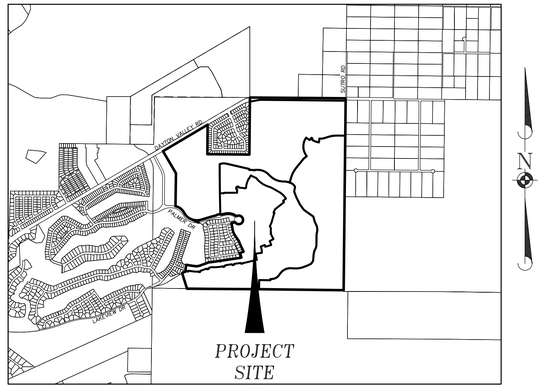
THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE, THE RIGHT TO FARM. LYON COUNTY HAS DETERMINED THAT THE HIGHEST AND BEST USE FOR AGRICULTURAL LAND IS TO DEVELOP OR PRESERVE SAID LANDS FOR THE PURPOSES OF AGRICULTURAL OPERATIONS AND IT WILL NOT CONSIDER THE INCONVENIENCES OR DISCOMFORTS ARISING FROM OR RELATED TO AGRICULTURAL OPERATIONS TO BE A PERCEIVED NUISANCE IF SUCH OPERATIONS ARE LEGAL, CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS AND OPERATED IN A NON-NEGLIGENT MANNER.

G.I.S. STATEMENT

A DIGITAL COPY OF THIS MAP HAS BEEN PROVIDED TO THE LYON COUNTY G.I.S. DEPARTMENT.

_____ _____
DATE

_____
(PRINT NAME/TITLE)



VICINITY MAP
NOT TO SCALE

COUNTY ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

_____ _____
DATE

_____
PRINT NAME/TITLE

NOTES

1. PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5.0 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, 10.0 FEET IN WIDTH COINCIDENT WITH FRONT LOT LINES AND PUBLIC ROADWAY RIGHTS-OF-WAY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. EACH SELLER OF ONE OR MORE LOTS CREATED BY A PARCEL MAP MUST DISCLOSE ON THE MAP THAT THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED, AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
5. ACCEPTANCE BY LYON COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
6. ALL PROPERTY OWNERS AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING IN THIS PARCEL MAP.
7. ADDITIONAL WATER RIGHTS WILL BE REQUIRED PRIOR TO RECORDATION OF FINAL SUBDIVISION MAP AND/ OR ANY DEVELOPMENT OF ANY OF THESE PARCELS.
8. THE PARCELS CREATED BY THIS MAP ARE SUBJECT TO THE CONDITIONS OF APPROVAL AS REQUIRED BY THE LYON COUNTY PLANNING COMMISSION ACTION OF MARCH 9, 2021, (PLZ-2021-037)
9. PER CONDITIONS OF APPROVAL OF LYON COUNTY PLANNING CASE NO. PLZ-2021-037, NO DEVELOPMENT OF ANY TYPE SHALL OCCUR ON THESE PARCELS UNTIL THE FULFILLMENT OF ALL CONDITIONS OF APPROVAL ON THIS PARCEL MAP HAVE BEEN SATISFIED TO LYON COUNTY.
10. ANY FURTHER DIVISION MAY BE SUBJECT TO THE IMPOSITION OF SUBDIVISION IMPROVEMENT STANDARDS AS MAY BE LEGALLY IMPOSED AT THE TIME.

COMMUNITY DEVELOPMENT & PLANNING COMMISSION CERTIFICATE

THE PLAT HAS BEEN EXAMINED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 20___.

_____ _____
PLANNING COMMISSION CHAIRMAN DATE

_____ _____
COMMUNITY DEVELOPMENT DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON PARTNERS NO.1, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN SECTION 17 OF TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.M., LYON COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MAY 25, 2023.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

_____
LEE H. SMITHSON P.L.S.
NEVADA CERTIFICATE NO. 5097

PROFESSIONAL SURVEYOR - STATE OF NEVADA
LEE H. SMITHSON
Exp: 6-30-24
No. 5097

UTILITY COMPANIES CERTIFICATE

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

_____ _____
CHARTER COMMUNICATIONS DATE

_____
(PRINT NAME/TITLE)

_____ _____
NEVADA BELL TELEPHONE COMPANY DATE
D/B/A AT&T NEVADA

_____
(PRINT NAME/TITLE)

_____ _____
LYON COUNTY PUBLIC UTILITIES DATE

_____
(PRINT NAME/TITLE)

SIERRA PACIFIC POWER COMPANY D/B/A/ NV ENERGY CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO NV ENERGY WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.

_____ _____
SIERRA PACIFIC POWER COMPANY DATE
D/B/A/ NV ENERGY

_____
(PRINT NAME/TITLE)

SOUTHWEST GAS CORPORATION CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

_____ _____
SOUTHWEST GAS CORPORATION DATE

_____
(PRINT NAME/TITLE)

COUNTY CLERK/TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY THAT IS THE SUBJECT OF THIS MAP.

APN: XXX-XXX-XX

_____ _____
DATE

_____
(PRINT NAME/TITLE)

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF,

_____

ON THIS ____ DAY OF _____, 20___,

AT _____MINUTES PAST _____ O'CLOCK _____M.
IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RECORDING FEE: _____

FILE No: _____

_____
COUNTY RECORDER

_____
PRINT NAME/TITLE

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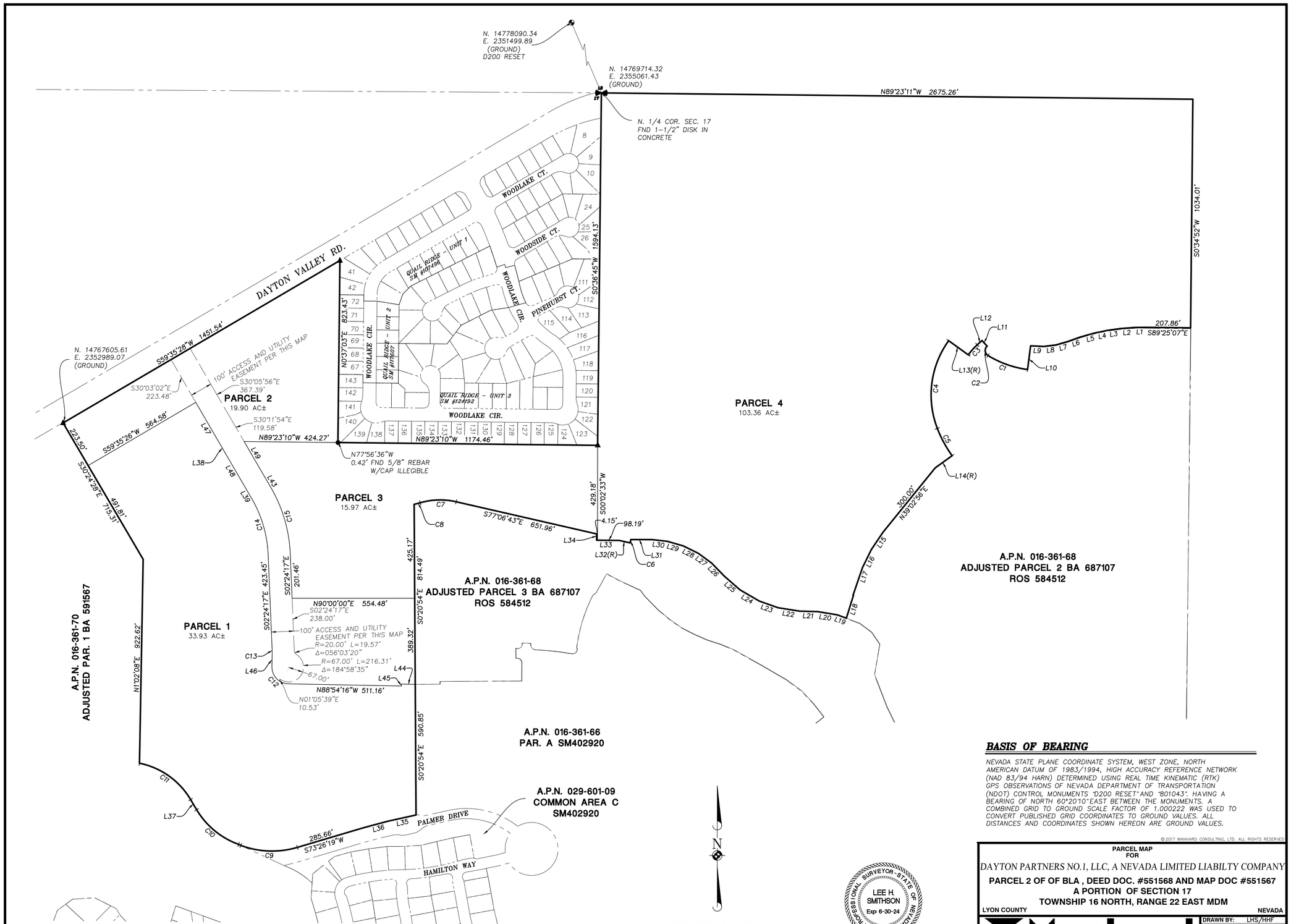
PARCEL MAP
FOR
DAYTON PARTNERS NO. LLC, A NEVADA LIMITED LIABILTY COMPANY
PARCEL 2 OF BLA, DEED DOC. #551568 AND MAP DOC. #551567
A PORTION OF SECTION 17
TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM
LYON COUNTY NEVADA

Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.748.3500 fx:775.748.3520 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY:	JAR
DATE:	AUG. 2023
PROJ. CODE:	SHNLCNV
PROJ. #:	01
SHEET	1 OF 3

August 11, 2023 - 13:16 Dwg Name: P:\Division01\dwg\Surv\Final Drawings\Parcel Map\ParcelMapJurat.dwg Updated By: LSmithson



BASIS OF BEARING

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS "D200 RESET" AND "801043". HAVING A BEARING OF NORTH 60°20'10"EAST BETWEEN THE MONUMENTS. A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000222 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND VALUES. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

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PARCEL MAP
FOR

DAYTON PARTNERS NO.1, LLC, A NEVADA LIMITED LIABILTY COMPANY

PARCEL 2 OF OF BLA , DEED DOC. #551568 AND MAP DOC #551567
A PORTION OF SECTION 17
TOWNSHIP 16 NORTH, RANGE 22 EAST MDM

LYON COUNTY NEVADA

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241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775.748.3520 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY:	LHS/HHF
DATE:	MAR. 2023
PROJ. CODE:	SHN.LCNV
PROJ. #:	01
SHEET	2
OF	3

August 14, 2023 - 08:45 Dwg Name: P:\Shn\nv01\dwg\Surv\Base Drawings\LC49\LC49_PM_BASE.dwg Updated By: LSmithson

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°11'55"E	44.64'
L2	N85°52'31"E	62.65'
L3	N81°59'37"E	62.65'
L4	N78°06'43"E	62.65'
L5	N74°13'50"E	62.65'
L6	N70°25'37"E	60.87'
L7	N73°51'26"E	55.00'
L8	N82°56'53"E	55.00'
L9	S87°32'48"E	60.00'
L10	N07°24'47"E	107.83'
L11	S42°26'03"E	34.34'
L12	N47°33'57"E	29.34'
L13(R)	S54°09'13"E	109.28'
L14(R)	N54°14'36"E	94.38'
L15	N33°56'02"E	93.46'
L16	N26°17'39"E	90.41'
L17	N18°52'09"E	91.43'
L18	N17°15'21"E	107.61'
L19	S69°35'05"E	44.07'
L20	S80°41'56"E	89.63'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S88°24'31"E	81.79'
L22	S81°00'46"E	97.87'
L23	S70°30'59"E	90.56'
L24	S59°50'01"E	101.21'
L25	S48°56'06"E	94.41'
L26	S44°04'32"E	81.77'
L27	S53°43'13"E	75.41'
L28	S63°49'22"E	75.33'
L29	S73°55'00"E	75.28'
L30	S83°30'51"E	67.93'
L31	S89°56'20"E	97.34'
L32(R)	S77°08'49"E	50.34'
L33	S89°23'37"E	102.34'
L34	S00°35'48"W	28.33'
L35	N77°28'46"E	125.49'
L36	N75°06'02"E	82.38'
L37	S30°43'19"E	53.62'
L38	S30°10'16"E	10.00'
L39	S30°08'05"E	43.98'
L43	S30°08'05"E	44.03'

LINE TABLE		
LINE	BEARING	LENGTH
L44	N88°54'16"W	62.61'
L45	N01°05'39"E	8.58'
L46	N01°05'42"E	55.89'
L47	S30°10'16"E	233.89'
L48	S30°09'46"E	216.55'
L49	S30°09'46"E	197.39'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	24°04'24"	454.83'	191.10'
C2	106°04'45"	26.83'	49.67'
C3	11°19'42"	307.17'	60.73'
C4	56°57'21"	419.44'	416.95'
C5	14°38'50"	551.33'	140.94'
C6	1°21'51"	645.17'	15.36'
C7	28°59'00"	325.00'	164.40'
C8	4°09'10"	390.00'	28.27'
C9	37°05'24"	403.00'	260.88'
C10	39°21'42"	365.00'	250.75'
C11	47°48'07"	349.99'	292.00'
C12	89°59'59"	75.83'	119.11'
C13	3°29'59"	455.00'	27.79'
C14	27°43'48"	550.00'	266.19'
C15	27°43'48"	650.00'	314.59'

ADJACENT APN'S

QUAIL RIDGE UNITS 1, 2 AND 3

8	**019-553-24**
9	**019-553-23**
10	**019-553-22**
24	**019-553-08**
25	**019-553-07**
26	**019-553-06**
41	**019-551-11**
42	**019-551-12**
67	**019-551-18**
68	**019-551-17**
69	**019-551-16**
70	**019-551-15**
71	**019-551-14**
72	**019-551-13**
111	**019-551-51**
112	**019-551-50**
113	**019-551-49**
114	**019-551-48**
115	**019-551-47**
116	**019-551-46**
117	**019-551-45**
118	**019-551-44**
119	**019-551-43**
120	**019-551-42**
121	**019-551-41**
122	**019-551-40**
123	**019-551-39**
124	**019-551-38**
125	**019-551-37**
126	**019-551-36**
127	**019-551-25**
128	**019-551-34**
129	**019-551-33**
130	**019-551-32**
131	**019-551-31**
132	**019-551-30**
133	**019-551-29**
134	**019-551-28**
135	**019-551-27**
136	**019-551-26**
137	**019-551-25**
138	**019-551-24**
139	**019-551-23**
140	**019-551-21**
141	**019-551-21**
142	**019-551-20**
143	**019-551-19**

REFERENCES

1. *SUBDIVISION TRACT MAP NO. 107496, RECORDED MAY 12, 1987*
2. *RECORD OF SURVEY, MAP NO. 342251, RECORDED, FEBRUARY 4, 2005.*
3. *SUBDIVISION TRACT MAP NO. 379118, RECORDED APRIL 6, 2006.*
4. *RECORD OF SURVEY MAP NO. 385353, RECORDED, JUNE 27, 2006.*
5. *RECORD OF SURVEY MAP NO. 387101, RECORDED JULY 25, 2006.*
6. *RECORD OF SURVEY MAP NO. 551567, RECORDED JUNE 10, 2016.*
7. *BOUNDARY LINE ADJUSTMENT DEED, DOCUMENT NO. 551568, RECORDED JUNE 10, 2016.*
8. *AMENDED RECORD OF SURVEY MAP NO. 584512, RECORDED AUGUST N8, 2018.*
9. *TITLE COMMITMENT, COMMITMENT NO. 2091913, DATED JULY 21, 2023, PREPARED BY STEWART TITLE COMPANY.*

**OFFICIAL RECORDS OF LYON COUNTY, NEVADA.*

MONUMENT LEGEND

- ▲ = FOUND 5/8" REBAR NO TAG OR CAP
- ■ = FOUND 5/8" REBAR STAMPED "PLS 5090"
- ● = FOUND 5/8" REBAR "AS NOTED"
- ◉ = FOUND BRASS CAP IN CENTERLINE WELL MONUMENT
- ○ = SET 5/8" REBAR STAMPED "PLS 5097"
- 2 1 / 11 12 = SECTION CORNER AS NOTED
- *FOUND CONTROL POINT*

PARCEL AREA

PARCEL 1 = 33.93 A.C. ±
PARCEL 2 = 19.90 A.C. ±
PARCEL 3 = 15.97 A.C. ±
PARCEL 4 = 103.36 A.C. ±

TOTAL AREA = 173.16 A.C. ±

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PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
LEE H. SMITHSON
Exp: 6-30-24
No. 5097

RECORD OF SURVEY
TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR

DAYTON PARTNERS NO.1, LLC, A NEVADA LIMITED LIABILTY COMPANY

PAR. 1, 2, 3, 4 & 5 OF DOC. NO. 712004 & PAR. 5B OF DOC. NO. 716909
WEST 1/2 OF SECTION 5 AND THE EAST 1/2 OF SECTION 6
TOWNSHIP 14 NORTH, RANGE 20 EAST MDM

LYON COUNTY **NEVADA**

Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775-748-3520 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY:	LHS/HHF
DATE:	AUG. 2023
PROJ. CODE:	SHN.LCNV
PROJ. #:	01

SHEET 3 OF 3

August 14, 2023 - 08:45 Dwg Name: P:\Shnlcnv01\Dwg\Surv\Base Drawings\LC49\LC049_PM_BASE.dwg Updated By: LSmithson

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

August 17, 2023

Bill Roth
Senior Planner
Lyon County Community Development Department
27 South Main Street
Yerington, NV 89447

RE: Parcel Map for Legacy 49 (APN: 016-361-71) – Applicant's Findings

Dear Bill Roth,

Please see the below Applicant's Findings for the Legacy 49 Tentative Parcel Map Submittal. We are also providing the Lakes at Dayton Valley – PUD Amendment No. 1 Handbook Addendum for reference.

D. Review Criteria: Prior to approving a tentative parcel map, the commission shall determine that the following are or will be adequately provided for:

1. General improvement considerations for all parcel maps including, but not limited to:

a. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

Applicant's Response:
>> Intent to serve letters as well as an NDEP Recommendation related to this property were previously provided with the Lakes at Dayton Valley PUD submittal.

b. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Applicant's Response:
>> Intent to serve letters from Lyon County Utilities as well as an NDEP Recommendation related to this property were previously provided with the Lakes at Dayton Valley PUD Submittal.

c. Conformity with the zoning ordinances and master plan;

Applicant's Response:
>>As depicted in the Tentative Parcel Map, the proposed parcels meet the requirements for the underlying zoning designations.

d. General conformity with the Governing Body's master plan of streets and highways;

Applicant's Response:
>> This parcel map conforms with Lyon County's master plan of streets and highways.

e. Physical characteristics of the land such as floodplain, slope and soil;

Applicant's Response:
>>The Soils Report, Traffic Analysis and Conceptual Drainage Master Plan associated with the Lakes at Dayton Valley PUD Amendment submitted last year have been provided with our submittal.

f. The recommendations and comments of those entities reviewing the tentative parcel map;

Applicant's Response:
>> Recommendations and comments from reviewing entities will be incorporated in the parcel map.

g. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;

Applicant's Response:
>> Intent to serve letters from Lyon County Utilities have previously been provided with the Lakes at Dayton Valley PUD Submittal. The Lakes at Dayton Valley PUD includes the following stipulations:

4.9. Emergency Services

a) As individual projects and subdivision are submitted, the Lyon County Fire Department shall review development plans in context with existing service limitations to ensure adequate levels of service are maintained.

b) The Lyon County Fire Department has the ability to condition projects to ensure adequate levels of service are maintained.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

Applicant's Response:
>> N/A

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

Applicant's Response:
>>Noted

If you have any questions or comments, please contact me.
Thank You -

Corey Dowell, Project Coordinator
On behalf of Manhard Consulting, Ltd.
241 Ridge Street, Suite 400
Reno, NV 89

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Vicinity Map
APN: 016-361-71




15.331-13

#6a

Gmail

Brandi Lathrop <blathrop@lyon-county.org>

PUBLIC COMMENT: Planning Commission Item 6a., Proposed Parcel Map for Legacy 49 (APN: 016-361-71)

1 message

Jeanette Peck <jeanetteepeck@gmail.com> Mon, Aug 12, 2024 at 10:45 AM
To: countyclerks@lyon-county.org

Good Morning. I am a Lyon County resident at 276 La Costa Avenue. I have several questions regarding Proposed Parcel Map for Legacy 49:

1. Did the Dayton Planning Commission review the Parcel Map?
2. Was the Parcel Map front sheet signed by the owner, surveyor, public utilities, and the County Engineer before it was presented to the Planning Commission?
3. The County Engineer certificate on the first page says that the parcel map is substantially "as it appears on the approved tentative map". What "tentative map" is the certificate referring to?
4. Who is the County Engineer? What is the County Engineer's contact information?
5. If this Parcel Map is not legally tied to any future development, shouldn't it be assumed that each parcel must have access to a public road, drainage easements and sewage? Each parcel could be sold to a separate developer, so one should be assured that the separate owners have adequate improvements.
6. There is no clear access point shown on Parcel 4. Parcel 4 will need access to Dayton Valley Road for roadway, utilities, a forced sewer main, etc.. Shouldn't there be an easement dedicated to the County for Dayton Valley Road along Parcel 4 with a condition to make roadway and drainage improvements? What is the proposed typical section for Dayton Valley Road at this location?
7. There also appears to be a 30 foot "temporary" easement along the existing north and east lot lines of Parcel 4. Are they no longer needed?
8. Parcel 1 and Parcel 3 must use the roadway and utility easement shown in Parcel 2. Shouldn't there be a condition for either a construction/maintenance agreement between the future owners of Parcels 1, 2, 3? Or should Parcel 2 be required to construct/maintain the future roadway? Or does the developer expect the County to build and maintain the interior roadway?
9. Where will the needed sewer pumping stations be placed? On what parcel? Who will construct/maintain the pumping stations? Or will each parcel be required to construct maintain their own sewer pumping station and force main?
10. Should there be a Dayton Valley roadway easement along the Parcel 2 frontage? What is the proposed typical section for Dayton Valley Road at this location? Who will make the improvements to Dayton Valley Road?
11. What is the typical section for the proposed interior roadway? Usually such a long private roadway would need a secondary emergency access? Has the Central Lyon Fire Department approved this layout?

Thank you for your review of these questions. I would appreciate a reply, if possible. I did send these questions to the Planning Department on August 8, but have not received a response as of August 12.