



# Parcel Map Review Committee Staff Report

Meeting Date: April 9, 2015

Subject: Parcel Map Case Number: PM15-007  
Applicant: Jauron Family, LLC  
**Agenda Item Number: 6A**  
Project Summary: Divide one parcel of  $\pm 1.44$  acres into four parcels of 14,788 square feet, 15,328 square feet, 15,870 square feet and 16,977 square feet. (Second Parcel Map).  
**Recommendation: Approval with Conditions**  
Prepared by: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Division of Planning and Development  
775.328.3796  
Phone: 775.328.3796  
E-Mail: ekrause@washoecounty.us

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## Description

**Tentative Parcel Map Case Number PM15-007 (Second parcel map for Jauron Family) –** Hearing, discussion and possible approval to divide one parcel of  $\pm 1.44$  acres into four parcels of 14,788 square feet, 15,328 square feet, 15,870 square feet and 16,977 square feet. This is the second of two parcel maps to create a total of seven parcels from a 2.74 acre parcel.

- Applicant/Property Owner: Jauron Family, LLC  
Attn: Ron Schnieder  
8873 Creekstone Circle  
Auburn, CA 95747
- Location: 5160 Carol Drive, approximately 350 feet south of  
its intersection with 2<sup>nd</sup> Avenue
- Assessor's Parcel Number: 085-852-14
- Parcel Size:  $\pm 1.44$  acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 19, T20N, R20E, MDM,  
Washoe County, NV

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**Exhibits Contents**

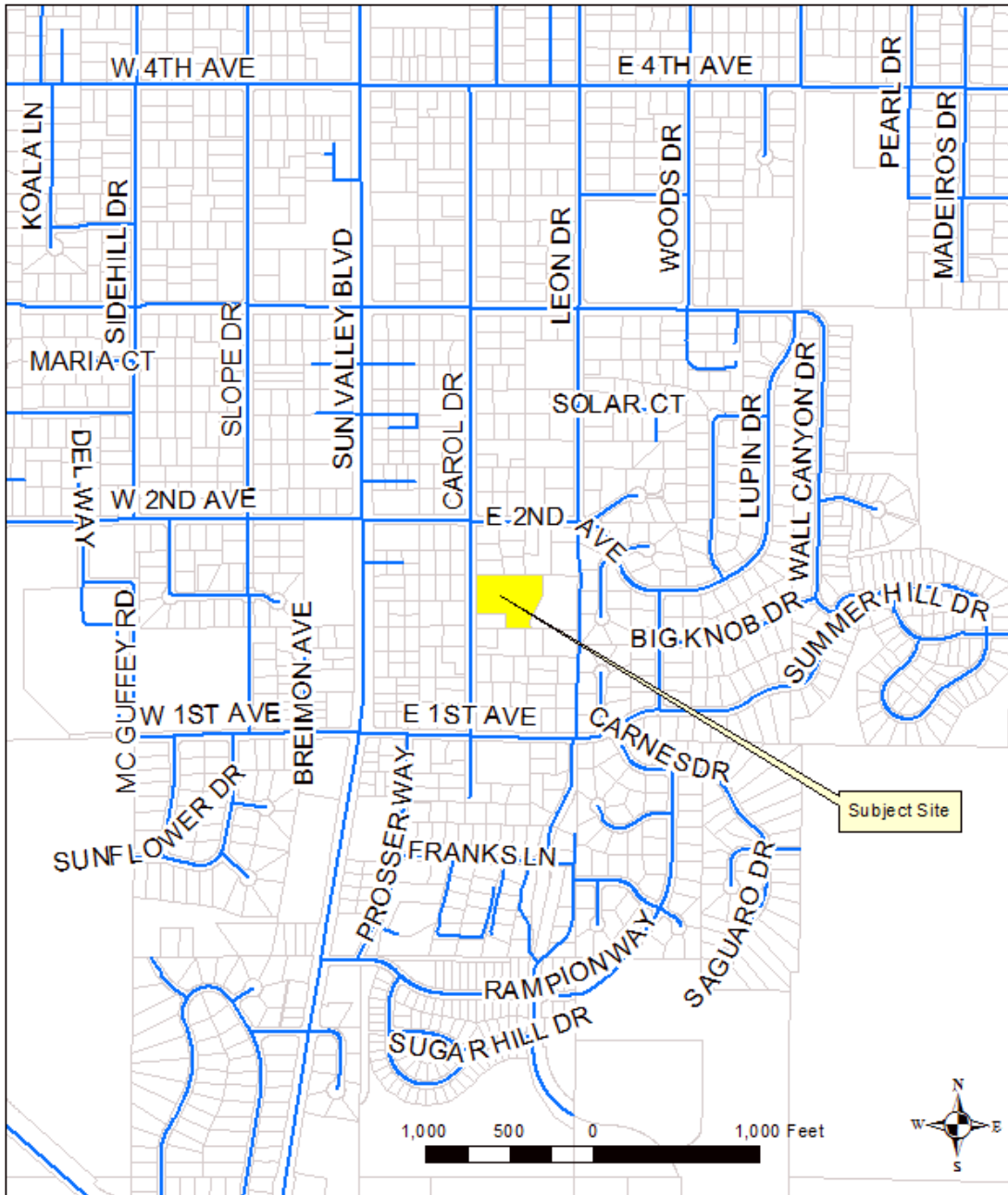
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## **Parcel Map**

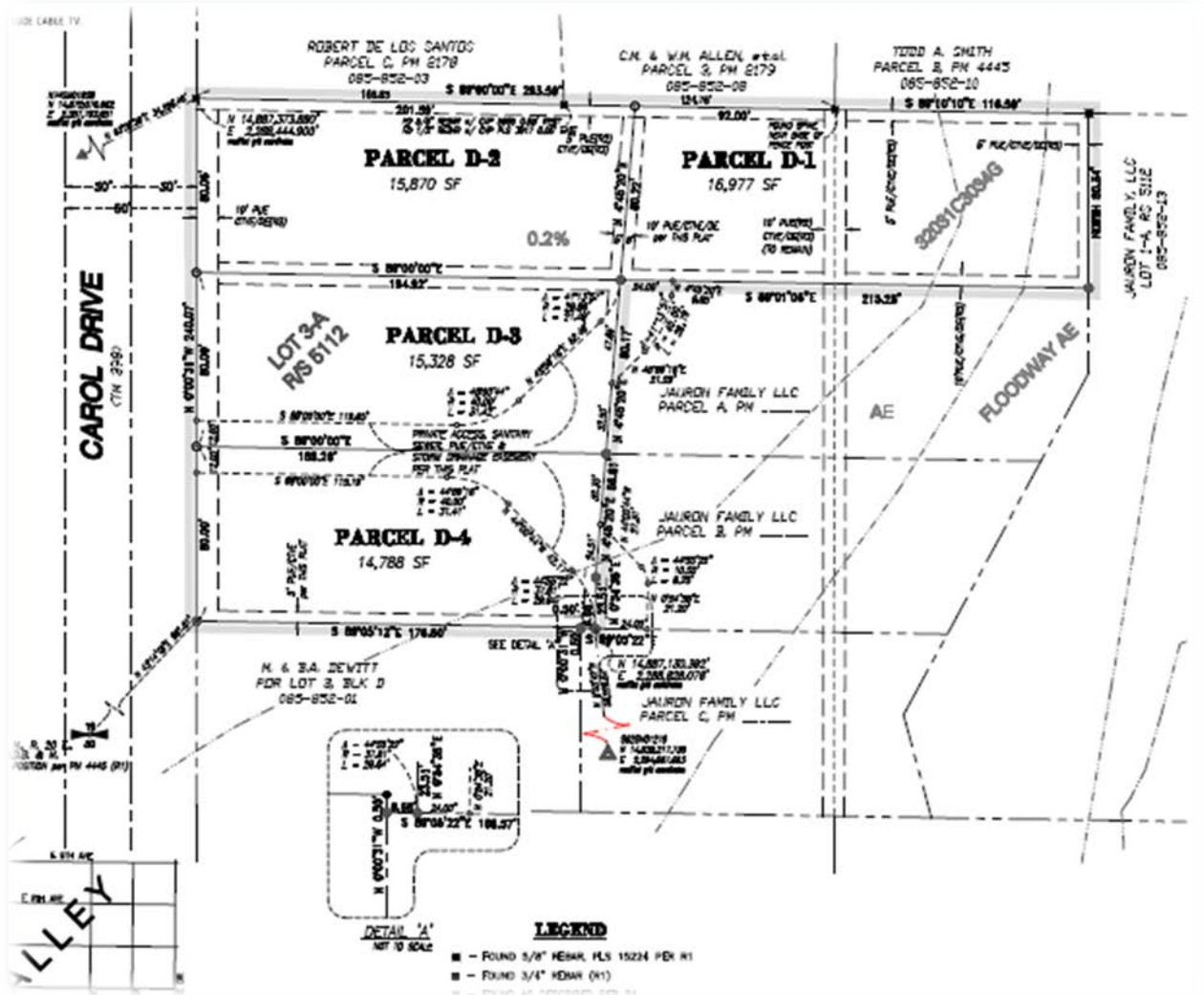
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Development Code, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Development Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project.
- Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of Planning & Development Division or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Parcel Map Case Number PM15-007 is attached to this staff report and will be included with the Action Order.



**Vicinity Map**



**Site Plan**

**Tentative Parcel Map Evaluation**

Regulatory Zone:	Medium Density Suburban
Maximum Lot Potential:	4
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	12,000 square feet
Minimum Lot Size on Parcel Map:	14,788 square feet
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	80 feet

The tentative parcel map meets all minimum requirements for the Medium Density Suburban regulatory zone.

**Development Suitability Constraints:** The Sun Valley Area Plan Development Suitability Map, a part of the Sun Valley Area Plan, identifies the subject parcel as most suitable for development, with the exception of a strip of flood zone across the eastern boundary of the parcel.

**Hydrographic Basin:** The subject parcel is within the Sun Valley Hydrographic Basin.

### **Sun Valley Area Plan Modifiers**

There are no Sun Valley Area Plan modifiers that are particularly applicable to the parcel map request.

### **Development Information**

The subject parcel is undeveloped.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Nevada State Environmental Protection
- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering
  - Roads
  - Sewer
  - County Surveyor
- Washoe County Sheriff's Office
- Washoe County Health District
  - Air Quality Management Division
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Sun Valley General Improvement District

Seven out of the 12 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval (Exhibit A) is attached to this staff report.

- Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Eva Krause, 328-3622, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

- Washoe County Engineering requires street improvements, drainage plans, and other items required by code as well as technical corrections to the tentative parcel map.  
Contact: Mike Gump, 328-2041, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)
- Washoe County Health District, Vector Control requires the placement of a culvert and maintenance of the drainage channel.  
Contact: Jim Shaffer, 328-2434, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)
- Washoe County Health District, Environmental Health requires that parcels are severed by public water and sewer.  
Contact: Chris Anderson, 328-2632, [canderson@washoecounty.us](mailto:canderson@washoecounty.us)
- Truckee Meadows Fire Protection District requires that the tentative parcel map meet all requirements of Washoe County Code 60, including International Wildland Urban Interface and the International Fire Code.  
Contact: Amy Ray, 326-6000, [aray@fmfpd.us](mailto:aray@fmfpd.us)
- Regional Transportation Commission stated that they have no comment.  
Contact: Debra Goodwin, 775.335.1918, [dgoodwin@RTC.org](mailto:dgoodwin@RTC.org)
- Sun Valley General Improvement District requires the map to be corrected to indicate that Sun Valley General Improvement District is the utility provider.  
Contact: Mike Ariztia, 775.672.2253, [mariztia@svgid.com](mailto:mariztia@svgid.com)

### **Staff Comment on Required Findings**

Washoe County Development Code, Section 110.606.30 (i) of Article 606, Parcel Maps, requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 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.  
*Staff Comment:* The proposed map has been reviewed by Health District and appropriate conditions of approval have been provided.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
*Staff Comment:* The resultant parcels are required to be served by the public utility company (SVGID).
  - c) The availability and accessibility of utilities.  
*Staff Comment:* Utility infrastructure is available on, and adjacent to, the site.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: These applications were reviewed by all interested agencies and appropriate conditions of approval from those agencies have been included with the recommendation.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: Lot size and residential density of the proposed map is in conformance with the zoning and master plan.

- f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The proposed development will be served by existing paved public roadways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The proposed development will be served by existing paved public roadways.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The land is designated as "most suitable" for development in the master plan. The final map shall show the FEMA floodplain and note that any structures built in the floodplain shall conform to Washoe County Development Code Article 416.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: All recommended conditions of approval have been included in the proposed conditions of approval.

- j) 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.

Staff Comment: *The map has been reviewed by the Truckee Meadows Fire Protection District and conditions of approval have been included*

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: Utility easements are proposed to service all lots.

- l) Recreation and trail easements.

Staff Comment: Recreation and trail easements are not proposed to be established as part of the proposed map.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: Street improvements, surface drainage plan, debris removal and delineation of the FEMA floodplain is required before the Parcel Map is recorded.

## **Recommendation**

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case





Representatives:

Castle Land Surveying  
Attn: Gil Patterson  
PO Box 1139  
Sparks, NV 89432



# Conditions of Approval

Parcel Map Case Number PM15-007

PM15-007 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on April 9, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development Division**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

**Contact: Eva M. Krause, Planner, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)**

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Development Division.
- b. The Parcel Map shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Development Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- e. Any regulations, procedures, and conditions adopted by the Washoe County District Health Department must be met prior to recordation of a final map.
- f. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; which may delay recordation of parcel map up to three months for processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Development Division.

- h. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Development Division.
- i. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM15-007 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION or his successor.

**Washoe County Engineering and Capital Projects Division**

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Mike Gump, PLS, 775.325.8033, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. Add the FEMA floodplains to the map.
- b. Add the following note to the map: *Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.*
- c. Street improvement is a condition of this map. Prior to final approval and recordation provide construction drawings, including profile grades, street cross-sections, culvert locations, drainage patterns and improvements. Street signs must be installed. An asphalt roadway shall be constructed, or access to the roadway shall be limited to only four parcels. The plans shall include sufficient drainage improvements to provide for runoff. Upon approval of the aforementioned construction drawings, a bond or letter of credit for 140% of the estimated cost must be submitted to Washoe County to insure the completion of the proposed plans. The applicant must also complete a Parcel Map Improvement Agreement (Subdivision Improvement Agreement) with Washoe County prior to final approval and recordation of the map.
- d. Provide a plan for surface drainage for review and approval.
- e. Remove debris and house foundation from the proposed division.

- f. Remove debris from the adjacent property across the drainage channel.
- g. Verify with the Health Department the status of the existing well vault or appropriately abandon the well vault.
- h. Comply with the conditions of the Washoe County technical check for this map.
- i. Add a Security Interest Holder's Certificate to the map if applicable.
- j. Grant easements for snow storage and signage.

### **Washoe County Health Department**

3. The following conditions are requirements of Washoe County District Health, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in Washoe County District Health. Any conditions set by Washoe County District Health must be appealed to the District Board of Health.

**Contact: Jim Shaffer, 328-2434, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- a. District Health will require the placement of a culvert beneath the chain link fence that crosses the existing channel. Currently the buildup of sediment up against the chain link fence blocks the flow of water. The buildup of debris will need to be removed from this section of the channel (040.022).
- b. Within two weeks of the approval of the parcel map a scheduled compliance inspection is required for the above condition.

**Contact: Chris Anderson, 328-2632, [canderson@washoecounty.us](mailto:canderson@washoecounty.us)**

- c. The proposed parcels must be served by public water and public sewer. Sufficient easements must be dedicated and recorded to ensure each parcel created has rights to access public water and public sewer.
- d. The following note shall be added to the Parcel Map:
  - i. All parcels shall be served by Public Water and Public Sewer.

### **Truckee Meadows Fire Protection District**

4. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact: Amy Ray, 326-6000, [aray@fmfpd.us](mailto:aray@fmfpd.us)**

- a. The parcels will be required to meet all requirements of Washoe County Code 60, which includes the requirements of the *International Wildland Urban Interface Code* and *International Fire Code* and amendments.

### **Sun Valley General Improvement District**

5. The following conditions are Sun Valley General Improvement District which shall be responsible for determining compliance with these conditions.

**Contact: Mike Ariztia, 775.672.2253, [mariztia@svgid.com](mailto:mariztia@svgid.com)**

- a. Please have Sun Valley General Improvement District put on the parcel map under Utility Company Certificate instead of Truckee Meadows Water Authority.

\*\*\* End of Conditions \*\*\*

# Agency Comments for PM15-007

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## PARCEL MAP REVIEW

DATE: March 18, 2015  
TO: Department of Community Services, Eva Krause  
FROM: Mike Gump, PLS, Engineering Division  
**SUBJECT: 2nd Parcel Map for: Jauron Family LLC**  
**Parcel Map Case No.: PM15-007**  
**APN: 085-852-14**  
**Review Date: 3/6/2015**  
**Existing Zoning/Land Use Designation:**

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The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.

1. Add the FEMA floodplains to the map.
2. Add the following note to the map: ***Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.***
3. Street improvement is a condition of this map. Prior to final approval and recordation provide construction drawings, including profile grades, street cross-sections, culvert locations, drainage patterns and improvements. Street signs must be installed. An asphalt roadway shall be constructed, or access to the roadway shall be limited to only four parcels. The plans shall include sufficient drainage improvements to provide for runoff. Upon approval of the aforementioned construction drawings, a bond or letter of credit for 140% of the estimated cost must be submitted to Washoe County to insure the completion of the proposed plans. The applicant must also complete a Parcel Map Improvement Agreement (Subdivision Improvement Agreement) with Washoe County prior to final approval and recordation of the map.
4. Provide a plan for surface drainage for review and approval.
5. Remove debris and house foundation from the proposed division.
6. Remove debris from the adjacent property across the drainage channel.
7. Verify with the Health Department the status of the existing well vault or appropriately abandon the well vault.
8. Comply with the conditions of the Washoe County technical check for this map.
9. Add a Security Interest Holder's Certificate to the map if applicable.
10. Grant easements for snow storage and signage.

**J. L. Shaffer**  
**Program Coordinator/Planner**  
**Vector-Borne Diseases Program**

Environmental Health Division After having reviewed the tentative parcel map request from the Jauron Family (PM15-0007), please be advised of the following.

1. District Health will require the placement of a culvert beneath the chain link fence that crosses the existing channel. Currently the buildup of sediment up against the chain link fence blocks the flow of water. The buildup of debris will need to be removed from this section of the channel (040.022).
2. Within two weeks of the approval of the parcel map a scheduled compliance inspection is required for the above condition.

**Chris Anderson, P.E.**  
**Registered Engineer**  
**Environmental Health Services**

RE: Parcel Map for Jauron Family LLC; APN 085-852-14  
Parcel Map PM15-007

The Washoe County Health District, Environmental Health Services Division (Division) has reviewed the above referenced project. Approval by this Division is subject to the following condition:

1. The proposed parcels must be served by public water and public sewer. Sufficient easements must be dedicated and recorded to ensure each parcel created has rights to access public water and public sewer.
2. The following note shall be added to the Parcel Map:
  - a. All parcels shall be served by Public Water and Public Sewer.

**Amy Ray**  
**Fire Marshal**

Re: Parcel Map Case Number PM 15-007 (Jauron Family)

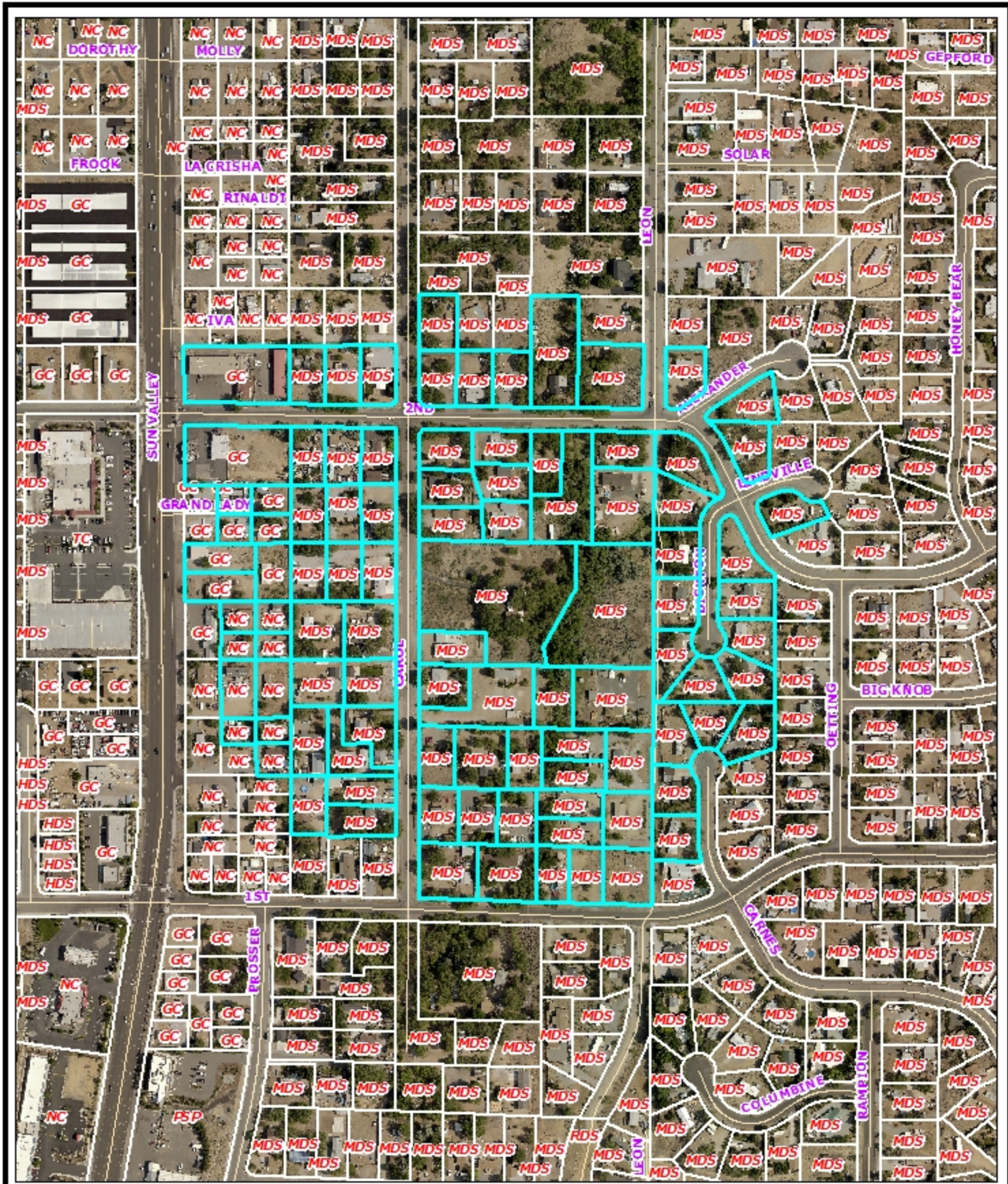
The Truckee Meadows Fire Protection District (TMFPD) will approve permit with the following conditions:

- The parcels will be required to meet all requirements of Washoe County Code 60, which includes the requirements of the *International Wildland Urban Interface Code* and *International Fire Code* and amendments.

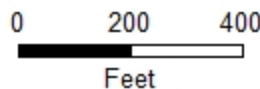
**SUN VALLEY G.I.D.**  
**Mike Ariztia**  
**Public Works Director**

Please have Sun Valley General Improvement District put on the parcel map under Utility Company Certificate instead of Truckee Meadows Water Authority.





Mailing Map  
 PM 15-007 (Jauron Family)  
 5160 Carol Drive, Sun Valley



Community Services  
 Department

WASHOE COUNTY  
 NEVADA

Post Office Box 11130  
 Reno, Nevada 89520  
 (775) 328-3600



PM15-007  
 EXHIBIT C

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP for JAURON FAMILY LLC			
Project Description: Divide a 62,963 square feet parcel into 4 lots			
Project Address: 5160 Carol Drive			
Project Area (acres or square feet): 62,963 square feet			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Southeast Sun Valley approximately 1/4 east of Sun Valley Blvd between E. 1st Ave and E. 2nd Ave			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Ptn 085-852-14	62,963 square feet		
Section(s)/Township/Range: Section 19, T 20 N, R 20 E., M.D.B. & M.			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). PM 15-006			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jauron Family LLC		Name: CASTLE LAND SURVEYING	
Address: 8873 Creekstone Circle		Address: POB 1139	
Auburn, CA	Zip: 95747	Sparks, NV	Zip: 89432
Phone:	Fax:	Phone: 775-689-8620	Fax:
Email: RSCHNEIDERCONST@AOL.COM		Email: castle777@gmail.com	
Cell: 775-230-1511	Other:	Cell: 775-224-2352	Other:
Contact Person: Ron Schneider		Contact Person: Gil Patterson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Property Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2014

**PM15-007  
EXHIBIT D**

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

5160 Carol Drive - Southeast Sun Valley approximately 1/4 east of Sun Valley Blvd between E. 1st Ave and E. 2nd Ave

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
Ptn 085-852-14	MDS	62,963 square feet

2. Please describe the existing conditions, structures, and uses located at the site:

The site is currently vacant - all existing structures have been removed

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12,000 SF	12,000 SF	12,000 SF	12,000 SF
Minimum Lot Width	80	80	80	80

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Utilities:

a. Sewer Service	SUN VALLEY IMPROVEMENT DISTRICT
b. Electrical Service/Generator	NV ENERGY
c. Water Service	SUN VALLEY IMPROVEMENT DISTRICT

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	SUN VALLEY IMPROVEMENT DISTRICT

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	SUN VALLEY IMPROVEMENT DISTRICT

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #	SUN VALLEY IMPROVEMENT DISTRICT	acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

SUN VALLEY IMPROVEMENT DISTRICT

9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes     No    If yes, include a separate set of attachments and maps.

10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

Yes     No    If yes, include a separate set of attachments and maps.

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

Yes     No    If yes, include a separate set of attachments and maps.

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

Yes     No    If yes, include a separate set of attachments and maps.

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

**No gates**

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

The only grading will be the individual house pads to be brought into compliance with flood plain requirements. The access road will be at grade in the center of the development.

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

Yes     No    If yes, include a separate set of attachments and maps.

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

There are none

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

Yes     No    If yes, include a separate set of attachments and maps.

## Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

N/A

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

N/A



25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

26. How are you providing temporary irrigation to the disturbed area?

N/A

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

28. Surveyor:

Name	Gil Patterson, CASTLE LAND SURVEYING
Address	<b>POB 1139, Sparks</b>
Phone	775-689-8620
Cell	775-224-2352
E-mail	castle777@gmail.com
Fax	
Nevada PLS #	PLS 5666



**(#398)**  
**SUN VALLEY SUBDIVISION**  
 PORTION OF THE SOUTHEAST ¼  
 OF SECTION 19  
 T20N - R20E

WEST  
SECOND  
AVENUE

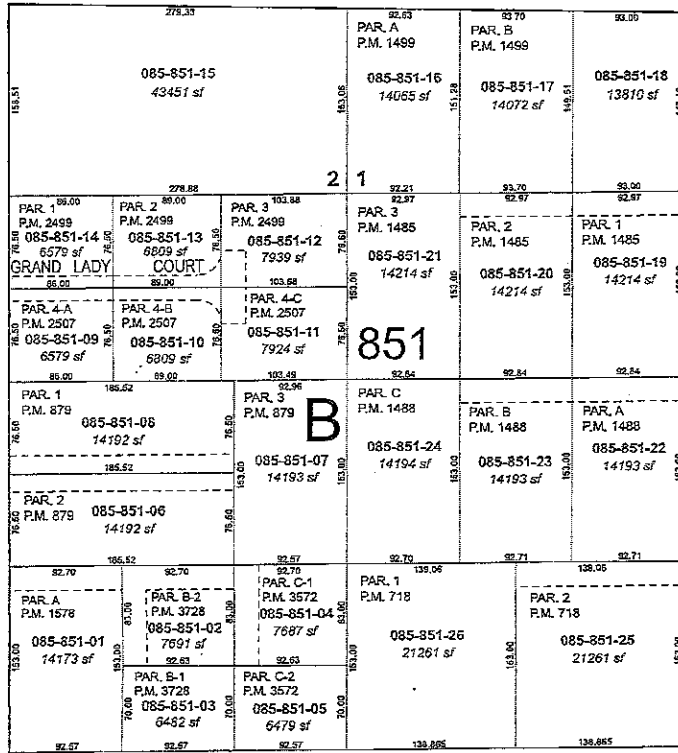
BLVD.  
VALLEY  
SUN

EAST

SECOND

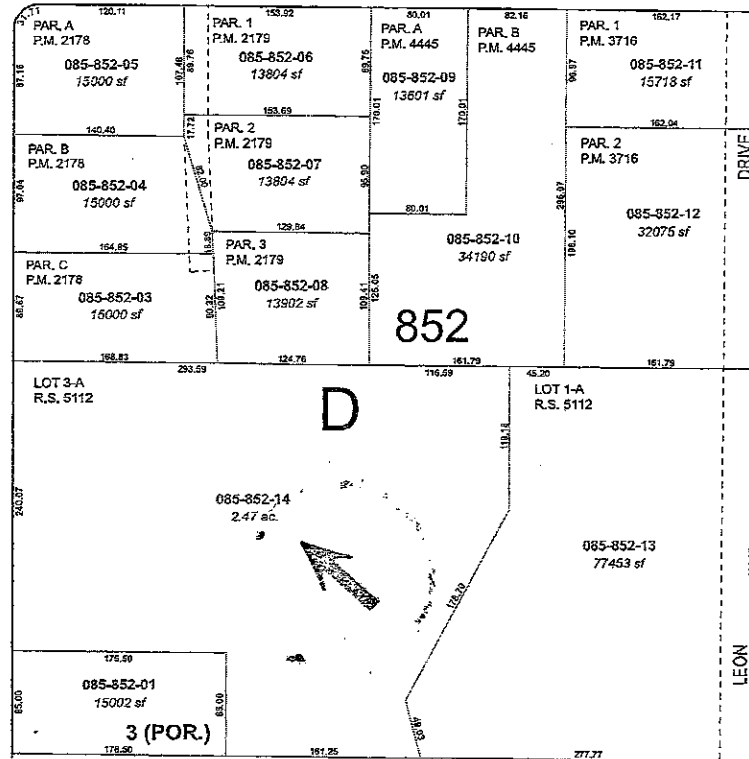
AVENUE

DRIVE  
LEON



DRIVE

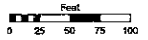
CAROL



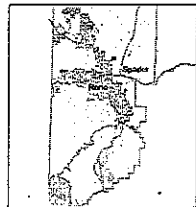
Assessor's Map Number  
**085-85**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Joshua G. Wilson, Assessor

1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 928-2231



1 inch = 100 feet



085-70	085-07
085-71	085-08
085-72	085-09
085-73	085-10
085-74	085-11
085-75	085-12
085-76	085-13
085-77	085-14
085-78	085-15
085-79	085-16
085-80	085-17
085-81	085-18
085-82	085-19
085-83	085-20
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085-85	085-22
085-86	085-23
085-87	085-24
085-88	085-25
085-89	085-26



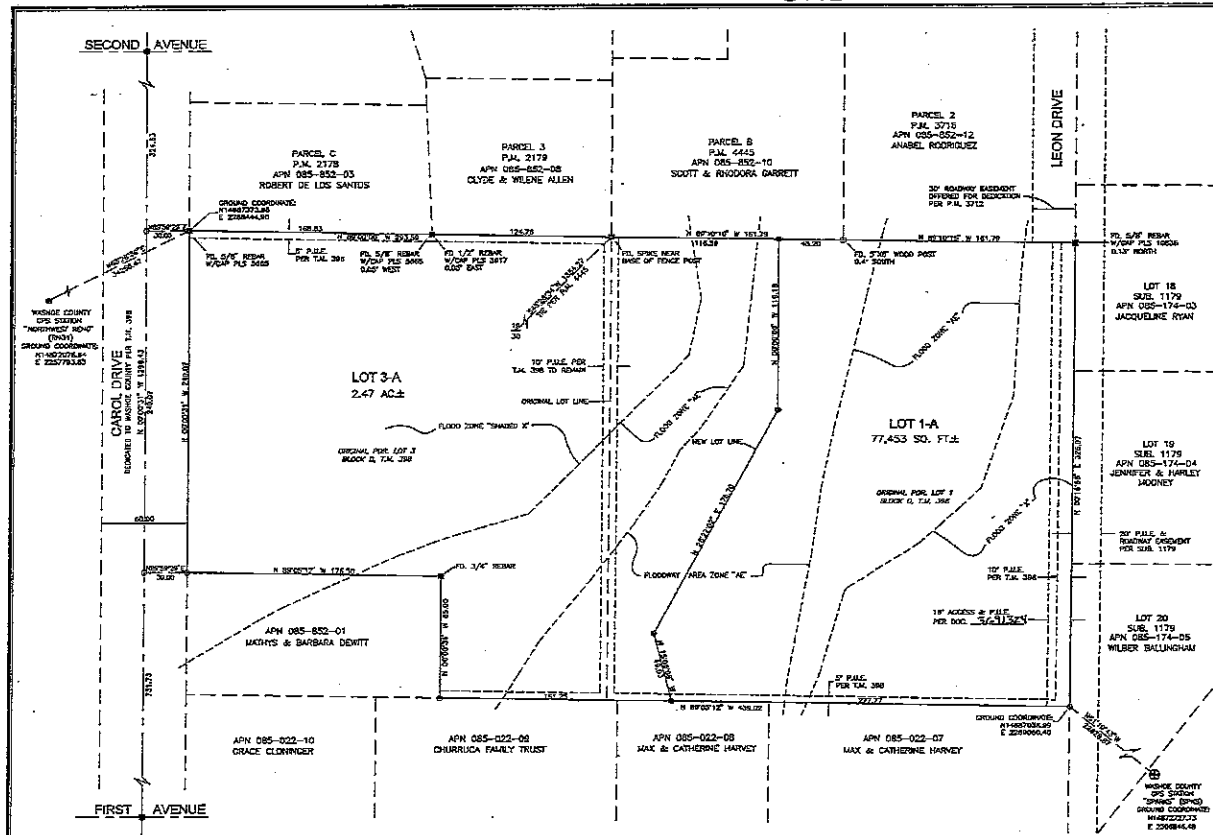
created by: TWT 9/28/2011

last updated:

area previously shown on map(s)

085-02

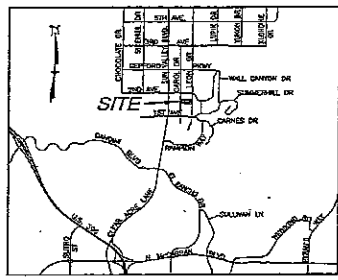
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



- LEGEND**
- SECTION CORNER AS NOTED
  - WASHOE COUNTY GPS CONTROL STATION
  - DELICATED POINT; NOTHING FOUND OR SET
  - SET 5/8" REBAR PLS 15224
  - FOUND MONUMENT AS NOTED
  - FOUND 2 1/2" ALUM. CAP IN MON. WELL STAMPED "WASHOE CO. ENGINEER"
  - SUB. SUBMISSION TRACT MAP
  - R.O.S. RECORD OF SURVEY
  - P.M. PARCEL MAP
  - P.U.E. PUBLIC UTILITY EASEMENT

**BASIS OF BEARINGS AND COORDINATES**

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BENCH NETWORK/ADJUDICATED BENCH NETWORK OBSERVATIONS BY NGA (NAD 83) WASHOE COUNTY PUBLIC MONUMENT SURVEY AS PERFORMED WITH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY METEOROLOGICAL STATION. MONUMENT STATIONS (CONS) "HIGHTMIST MOUNT (HMT)" AND "SPAWNS" (SPNS) AS ESTABLISHED ON WASHOE COUNTY ENGINEERING REPORT WASHOE CO. COORDINATES MULTIPLIED BY A CORRECTION DUE TO CURVATURE FACTOR OF 1.000107074.



**OWNER'S CERTIFICATE**

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THE MAP DO HEREBY STATE:

- WE HAVE EXAMINED THE PLAN AND APPROVE AND WARRANT ITS RECORDING.
- WE AGREE TO EXERCISE THE REVERSED EASEMENTS CREATING ANY EASEMENTS WHICH IS (ARE) SHOWN HEREON.
- WE AGREE TO EXERCISE THE REVERSED EASEMENTS ADVANCING ANY ERECTOR (EASEMENT) PURSUANT TO THE PROVISIONS OF N.R.S. 220.010 TO 220.030, INCLUDING:
- ALL PROPERTY LINES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- ANY EASEMENT WITH AN IMPROVEMENT ACCOUNT FOR THE PAYMENT OF SAID TAXES HAS BEEN NOTICED OF THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRACTS OF THE LAND.

LAVINA M. ROGERS, TRUSTEE OF THE L. M. ROGERS REVOCABLE TRUST  
*Lavina M. Rogers*

**GOVERNING AGENCY CERTIFICATE**

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

*Jeffrey R. Burgess* 9/25/08  
JEFFREY R. BURGESS, FILE NO. 12495  
WASHOE COUNTY SURVEYOR

**SURVEYOR'S CERTIFICATE**

I, RICH G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THE PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AS THE AGENT OF LAVINA M. ROGERS, TRUSTEE OF THE L.M. ROGERS REVOCABLE TRUST.
- THE PROPERTY SURVEYED LIES WITHIN A PORTION OF THE SE 1/4 OF SECTION 19, T20S09N 30R04E, RANGE 30 EAST, MERIDIAN 20 WEST, NEVADA AND THE SURVEY WAS COMPLETED ON 9/22/08.
- THE PLAN COMPLETES WITH APPLICABLE STATE LAWS 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 603 OF THE NEVADA ADMINISTRATIVE CODE.
- THEY MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 220.010 TO 220.030 INCLUDING:
- ALL CHAINS AND ANGLE POWER OF THE ADJUSTED BOUNDARY HAVE BEEN REVIEWED BY MEANS OF TOTAL STATION OBSERVATION ON A DOCUMENT OF RECORD AS REQUIRED BY N.R.S. 623.340.
- THE BENCHMARKS SHOWN ON THE PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

TOTAL PARCELS = 2  
TOTAL AREA = 4.25 AC±

**NOTES**

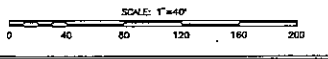
- THIS RECORD OF SURVEY IS NOT IN COMPLIANCE WITH N.R.S. CHAPTER 623.400 TO 623.420, INCLUDING, AS THE PROCEEDINGS SHOW ARE A RECONSTRUCTION OF EXISTING PARCELS.
- THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 623.400.
- THIS RECORD OF SURVEY SHOWS THE BOUNDARY LINE ADJUSTMENT RECORDED IN THE WASHOE COUNTY RECORDS AS DOCUMENT # 220000040.
- THE AREA SHOWN ON THIS MAP IS SUBJECT TO THE BOUNDARY LINE ADJUSTMENT.
- FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 220000040 WITH A MAP REVISION DATE OF JANUARY 19, 2004.

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PAYMENTS PAID FOR THE COMPARISON OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 204.130.

WASHOE COUNTY RECORDS  
*[Signature]* 9/24/08  
DATE

- REFERENCES**
- PARCEL MAP 4445, FILE NO. 2200000, RECORDED AUGUST 30, 2006.
  - PARCEL MAP 2714, FILE NO. 2200000, RECORDED NOVEMBER 22, 2006.
  - PARCEL MAP 2694, FILE NO. 2200000, RECORDED OCTOBER 22, 1998.
  - PARCEL MAP 2170, FILE NO. 1190034, RECORDED SEPTEMBER 8, 1997.
  - PARCEL MAP 2078, FILE NO. 1190034, RECORDED SEPTEMBER 8, 1997.
  - PARCEL MAP 1843, FILE NO. 1237916, RECORDED MAY 23, 1984.
  - OFFICIAL PLAN OF SUN VALLEY SUBDIVISION SUBMISSION TRACT MAP 348, FILE NO. 1200000, RECORDED DECEMBER 23, 1947.
- ALL DOCUMENTS ABOVE ARE PART OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 8) COMPENSATION FOR TITLE INSURANCE PREPARED BY STANTIS TITLE OF NEVADA - NORTHERN DIVISION, FILE NO. 1000000, EXPIRES DATE MAY 27, 2008.



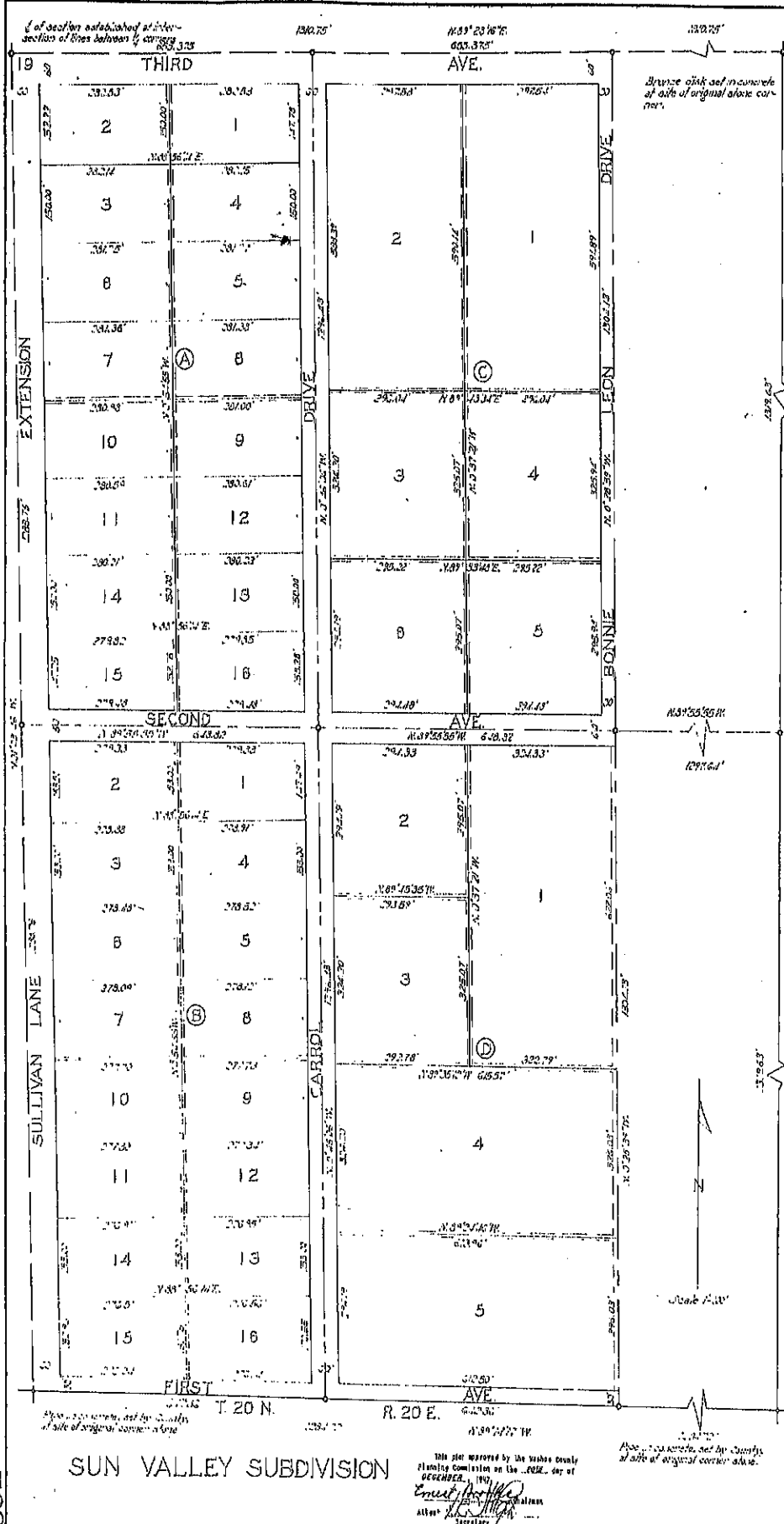
FILE NO. 3691325

FILED FOR RECORD AS THE REQUEST OF Lavina M. Rogers ON THIS 25th day of September 2008, at 10:43 AM, CLERK'S OFFICE OF WASHOE COUNTY, NEVADA.

WASHOE COUNTY, NEVADA  
CLERK'S OFFICE  
JOSHUA L. BURKE  
COUNTY CLERK  
*[Signature]*

IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR LAVINA M. ROGERS, TRUSTEE OF THE L.M. ROGERS REVOCABLE TRUST OF PORTIONS OF LOTS 1 & 2, BLOCK D, SUB. 398 LOCATED WITHIN A PORTION OF THE SE 1/4 OF SECTION 19, T20S09N 30R04E, RANGE, N.D.34.

WASHOE COUNTY, NEVADA  
PLANS 2008-0272, 2008-0273, 2008-0274, 2008-0275, 2008-0276, 2008-0277, 2008-0278, 2008-0279, 2008-0280, 2008-0281, 2008-0282, 2008-0283, 2008-0284, 2008-0285, 2008-0286, 2008-0287, 2008-0288, 2008-0289, 2008-0290, 2008-0291, 2008-0292, 2008-0293, 2008-0294, 2008-0295, 2008-0296, 2008-0297, 2008-0298, 2008-0299, 2008-0300, 2008-0301, 2008-0302, 2008-0303, 2008-0304, 2008-0305, 2008-0306, 2008-0307, 2008-0308, 2008-0309, 2008-0310, 2008-0311, 2008-0312, 2008-0313, 2008-0314, 2008-0315, 2008-0316, 2008-0317, 2008-0318, 2008-0319, 2008-0320, 2008-0321, 2008-0322, 2008-0323, 2008-0324, 2008-0325, 2008-0326, 2008-0327, 2008-0328, 2008-0329, 2008-0330, 2008-0331, 2008-0332, 2008-0333, 2008-0334, 2008-0335, 2008-0336, 2008-0337, 2008-0338, 2008-0339, 2008-0340, 2008-0341, 2008-0342, 2008-0343, 2008-0344, 2008-0345, 2008-0346, 2008-0347, 2008-0348, 2008-0349, 2008-0350, 2008-0351, 2008-0352, 2008-0353, 2008-0354, 2008-0355, 2008-0356, 2008-0357, 2008-0358, 2008-0359, 2008-0360, 2008-0361, 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STATE OF NEVADA  
 COUNTY OF WASHOE

I, ROBERT F. GORMAN, Registered Engineer, do hereby certify that this plat is a true and accurate one of the land surveyed by me and laid out into blocks, lots, streets and public places at the instance of H. L. and RUTH A. GIFFORD and R. J. and LAYLA H. ROBERTS and that the location of said blocks, lots, streets and public places have been definitely established and perpetuated in strict accordance with the law on show hereon that the blocks, lots, streets and public places shown hereon are situated wholly within the 1/2 of the 1/4 of section 19, T. 20 N., R. 20 E. and that the survey was completed on the 18th day of October, 1947.

Subscribed and sworn to before me this 18th day of December, 1947.

Notary Public in and for the County of Washoe, State of Nevada.

My commission expires December 22, 1950.

STATE OF NEVADA  
 COUNTY OF WASHOE

This is to certify that the undersigned, H. L. and RUTH A. GIFFORD and R. J. and LAYLA H. ROBERTS, are the owners of the tract of land represented on this map or plat and that the same is hereby accepted in compliance with and subject to the provisions of "an act of the Legislature of the State of Nevada authorizing the owners of land to lay out and plat such lands into blocks, lots, streets, alleys and public places and providing for the approval and filing of maps or plats thereof," in witness whereof, the said H. L. and RUTH A. GIFFORD and R. J. and LAYLA H. ROBERTS have hereunto set their hands this 18th day of December, 1947.

H. L. Gifford  
 R. J. Gifford  
 Layla H. Roberts  
 Owners of the Property

STATE OF NEVADA  
 COUNTY OF WASHOE

In this 18th day of December, 1947, personally appeared before me, a Notary Public in and for the County of Washoe, State of Nevada, H. L. and RUTH A. GIFFORD and R. J. and LAYLA H. ROBERTS, known to me to be the persons described in and who executed the foregoing instrument and upon each of them and say that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and affixed my official seal of my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.

Notary Public in and for the County of Washoe, State of Nevada.

My commission expires December 22, 1950.

APPROVED AND ACCEPTED by the County Commissioners of WASHOE COUNTY, NEVADA, this 20th day of December, 1947.

Chairman  
 County Clerk

Attest: Ed Dennis County Clerk 15, 1947  
 158030

Filed for Record at the request of H. L. and RUTH A. GIFFORD, December 22, 1947, at 10:15 minutes past 12 o'clock A.M. Records of WASHOE COUNTY, NEVADA.

Filed by Ed Dennis County Clerk  
 December 22, 1947

By \_\_\_\_\_ County

GENERAL NOTES

Instruments relating to this survey consist of a corner post 1 1/2" with a bronze disk set approximately 12" below the surface of the ground.

In order to maintain a survey of second order accuracy, distances were determined in the field to three check points by applying proper tension and temperature corrections to all tape measurements and angles were determined by the resection method. Flat distances have been rounded to two decimal places.

Markings shown on this plat were initiated at the SE corner of section 19, at which point an astronomical bearing was determined by a series of observations upon Polaris.

LEGEND

○ Monument set this survey

— Eminent Line

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PM15-007  
EXHIBIT D

