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.

<table>
<thead>
<tr>
<th>Project Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name:</strong></td>
<td>3rd PARCEL MAP for JAURON FAMILY LLC</td>
</tr>
<tr>
<td><strong>Project Description:</strong></td>
<td>Divide a 77,451 square feet parcel into 4 lots</td>
</tr>
<tr>
<td><strong>Project Address:</strong></td>
<td>0 Carol Drive</td>
</tr>
<tr>
<td><strong>Project Area (acres or square feet):</strong></td>
<td>77,451 square feet</td>
</tr>
<tr>
<td><strong>Project Location (with point of reference to major cross streets AND area locator):</strong></td>
<td>Southeast Sun Valley approximately 1/4 east of Sun Valley Blvd between E. 1st Ave and E. 2nd Ave</td>
</tr>
<tr>
<td><strong>Assessor’sParcel No.(s):</strong></td>
<td>085-852-13</td>
</tr>
<tr>
<td><strong>Parcel Acreage:</strong></td>
<td>77,451 square feet</td>
</tr>
<tr>
<td><strong>Assessor’sParcel No(s):</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Parcel Acreage:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Section(s)/Township/Range:</strong></td>
<td>Section 19, T 20 N, R 20 E., M.D.B. &amp; M.</td>
</tr>
<tr>
<td><strong>Indicate any previous Washoe County approvals associated with this application:</strong></td>
<td>Case No.(s).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Owner:</strong></td>
<td>Name: JAURON FAMILY LLC</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>8873 Creekstone Circle</td>
</tr>
<tr>
<td><strong>Auburn, CA Zip:</strong></td>
<td>95747</td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td>775-230-1511</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:RSCHNEIDERCONST@AOL.COM">RSCHNEIDERCONST@AOL.COM</a></td>
</tr>
<tr>
<td><strong>Cell:</strong></td>
<td>775-224-2352</td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td>Ron Schneider</td>
</tr>
<tr>
<td><strong>Applicant/Developer:</strong></td>
<td>Name: CASTLE LAND SURVEYING</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>POB 1139</td>
</tr>
<tr>
<td><strong>Sparks, NV Zip:</strong></td>
<td>89432</td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td>775-689-8620</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:castle777@gmail.com">castle777@gmail.com</a></td>
</tr>
<tr>
<td><strong>Cell:</strong></td>
<td>775-224-2352</td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td>Gil Patterson</td>
</tr>
<tr>
<td><strong>Other Persons to be Contacted:</strong></td>
<td>Name:</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Zip:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
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<td><strong>Fax:</strong></td>
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<td><strong>Email:</strong></td>
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<td><strong>Cell:</strong></td>
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<tr>
<td><strong>Other:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td></td>
</tr>
</tbody>
</table>

For Office Use Only

<table>
<thead>
<tr>
<th>Date Received:</th>
<th>Initial:</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Commission District:</td>
<td>Master Plan Designation(s):</td>
</tr>
<tr>
<td>CAB(s):</td>
<td>Regulatory Zoning(s):</td>
</tr>
</tbody>
</table>

February 2014
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)?

   0 Carol Drive (Leon 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:

<table>
<thead>
<tr>
<th>APN of Parcel</th>
<th>Land Use Designation</th>
<th>Existing Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>085-852-13</td>
<td>MDS</td>
<td>77,451 square feet</td>
</tr>
</tbody>
</table>

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?

<table>
<thead>
<tr>
<th>Minimum Lot Area</th>
<th>Parcel 1</th>
<th>Parcel 2</th>
<th>Parcel 3</th>
<th>Parcel 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>12,000 SF</td>
<td>12,000 SF</td>
<td>12,000 SF</td>
<td>12,000 SF</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Width</th>
<th>Parcel 1</th>
<th>Parcel 2</th>
<th>Parcel 3</th>
<th>Parcel 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>80</td>
<td>80</td>
<td>80</td>
<td>80</td>
<td></td>
</tr>
</tbody>
</table>
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.)

☐ Yes ☐ No

5. Utilities:

<table>
<thead>
<tr>
<th>Service</th>
<th>Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Sewer Service</td>
<td>SUN VALLEY IMPROVEMENT DISTRICT</td>
</tr>
<tr>
<td>b. Electrical Service/Generator</td>
<td>NV ENERGY</td>
</tr>
<tr>
<td>c. Water Service</td>
<td>SUN VALLEY IMPROVEMENT DISTRICT</td>
</tr>
</tbody>
</table>

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

a. Water System Type:

☐ Individual wells
☐ Private water Provider:
☐ Public water Provider: SUN VALLEY IMPROVEMENT DISTRICT

b. Available:

☐ Now ☐ 1-3 years ☐ 3-5 years ☐ 5+ years

c. Washoe County Capital improvements Program project?

☐ Yes ☐ No

7. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

☐ Individual septic
☐ Public system Provider: SUN VALLEY IMPROVEMENT DISTRICT

b. Available:

☐ Now ☐ 1-3 years ☐ 3-5 years ☐ 5+ years

c. Washoe County Capital Improvements Program project?

☐ Yes ☐ 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:

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Permit #</td>
<td>acre-feet per year</td>
</tr>
<tr>
<td>b. Certificate #</td>
<td>acre-feet per year</td>
</tr>
<tr>
<td>c. Surface Claim #</td>
<td>acre-feet per year</td>
</tr>
<tr>
<td>d. Other, #</td>
<td>SUN VALLEY IMPROVEMENT DISTRICT acre-feet per year</td>
</tr>
</tbody>
</table>
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 along the alignment of Leon Drive.

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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Gil Patterson, CASTLE LAND SURVEYING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>POB 1139, Sparks</td>
</tr>
<tr>
<td>Phone</td>
<td>775-689-8620</td>
</tr>
<tr>
<td>Cell</td>
<td>775-224-2352</td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:castle777@gmail.com">castle777@gmail.com</a></td>
</tr>
<tr>
<td>Nevada PLS #</td>
<td>PLS 5666</td>
</tr>
</tbody>
</table>
OPEN SPOOL FILE /CIGO JOBS/CIGO'02/CIGO'029/CDOC/CDOC.LST
INPUT FROM:

== CDOC (CIGO'052) - Enoch Coleman Second & Carrol Fence Lines - 7 Mar 93 ==

== INVERSE PARCEL EXTERIOR ==

** INVRS ALIGNMT **

L1A'NE 14,887,364.071 2,289,061.994 0.00
L1A'SE 14,887,039.001 2,289,060.392 0.00
ntx: L3A'SE 14,887,043.429 2,288,782.659 0.00
N 15 06 06.6 W 49.022 0.00
ntx: L1A'AP1 14,880,900.758 2,288,769.887 0.00
N 28 27 02.0 E 178.710 0.00
ntx: L1A'AP0 14,887,247.885 2,288,855.025 0.00
N 0 00 00.0 E 119.181 0.00
ntx: L3A'NE 14,887,367.066 2,288,855.025 0.00
S 89 10 15.0 E 206.991 0.00
ntx: L1A'NE 14,887,364.071 2,289,061.994 0.00
area: 77,450.66 sq ft (1.77802 acres)

== INVERSE PARCEL A ==

** INVRS ALIGNMT **

L1A'NE 14,887,364.071 2,289,061.994 0.00
S 0 16 56.0 W 325.074 0.00
L1A'SE 14,887,039.001 2,289,060.392 0.00
N 89 05 12.0 W 277.769 0.00
ntx: L3A'SE 14,887,043.429 2,288,782.659 0.00
N 15 06 06.6 W 49.022 0.00
ntx: L1A'AP1 14,880,900.758 2,288,769.887 0.00
N 28 27 02.0 E 178.710 0.00
ntx: L1A'AP0 14,887,247.885 2,288,855.025 0.00
N 0 00 00.0 E 119.181 0.00
ntx: L3A'NE 14,887,367.066 2,288,855.025 0.00
S 89 10 15.0 E 206.991 0.00
ntx: L1A'NE 14,887,364.071 2,289,061.994 0.00
area: 16,611.69 sq ft (0.38135 acres)

== INVERSE PARCEL B ==

** INVRS ALIGNMT **

P1'SE 14,887,283.738 2,289,061.598 0.00
S 0 16 56.0 W 80.334 0.00
P2'SE 14,887,283.738 2,289,061.598 0.00
N 89 10 14.8 W 206.595 0.00
ntx: Q4'SE 14,887,286.728 2,288,855.025 0.00
N 0 00 00.0 W 80.338 0.00
ntx: L3A'NE 14,887,367.066 2,288,855.025 0.00
S 89 10 15.0 E 206.991 0.00
ntx: L1A'NE 14,887,364.071 2,289,061.994 0.00
area: 16,611.69 sq ft (0.38135 acres)
CASTLE LAND SURVEYING COGO

9:37:32 AM THURSDAY, 1 OCT 15 PAGE 2

** CDOC - ENOCH COLEMAN SECOND & CARROL FENCE LINES **

ntx: P1'SE 

14,887,283.738 2,289,061.598 0.00

area: 16,972.88 sq ft  (0.38964 acres)

== INVERSE PARCEL C ==

** ** INVERSE ALIGNMENT ** **

P2'SE
S 0 16 56.0 W 80.254 0.00
LP'D'NE
N 89 03 41.0 W 270.876 0.00

ntx: Q2'SE
N 89 07 54.2 E 228.307 0.00

ntx: Q3'SE
S 89 07 54.2 E

ntx: P2'SE

area: 19,991.53 sq ft  (0.45894 acres)

== INVERSE PARCEL D ==

** ** INVERSE ALIGNMENT ** **

LP'D'NE
S 0 16 56.0 W 84.382 0.00
L1A'SE
N 89 05 12.0 W 277.769 0.00

ntx: L3A'SE
N 15 06 06.6 W 49.022 0.00

ntx: L1A'AP1
N 28 27 02.0 E 42.152 0.00

ntx: Q2'SE
S 89 07 54.2 E 270.876 0.00

ntx: LP'D'NE

area: 23,874.96 sq ft  (0.54809 acres)

CLOSE CCF FILE .CCF

WRITE NXX FILE: /COGO JOBS/COGO'B/COGO'029/CDOC/CDOC.NXX

1,301 ACCESS 123h 19m 16s 18,405 rd 16,273 wr

JOB: 21 ACCESS 123h 19m 16s 18,405 rd 857,030,545 wr

RUN: 1 ACCESS 0h 15m 9s 145 rd 3 wr

CLOSE SPOOL FILE /COGO JOBS/COGO'B/COGO'029/CDOC/CDOC.LST