

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR JAURON FAMILY LLC (LEON DRIVE)			
Project Description: DIVIDING APN 085-852-13 INTO 4 PARCELS(PARCEL 1=0.40AC, PARCEL 2=0.39AC, PARCEL 3=0.46AC, PARCEL 4=0.52AC) FOR SINGLE FAMILY RESIDENTIAL USE.			
Project Address: 0 CAROL DRIVE, SUN VALLEY, NEVADA, 89433			
Project Area (acres or square feet): 1.778 AC			
Project Location (with point of reference to major cross streets AND area locator): LOCATED ON THE EASTERN SIDE OF LEON DRIVE AND SOUTH OF EAST 2ND AVENUE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-852-13	1.778		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: JAURON FAMILY LLC		Name: AXION ENGINEERING LLC	
Address: 7045 ASPEN GLEN DR		Address: 683 EDISON WAY	
RENO, NEVADA Zip: 89519		RENO, NEVADA Zip: 89502	
Phone: Fax:		Phone: 775-771-7983 Fax:	
Email: MJAURON63@GMAIL.COM		Email: RYAN@AXIONENGINEERING.NET	
Cell: (775)530-0923 Other:		Cell: (775)771-7983 Other:	
Contact Person: MICHAEL JAURON		Contact Person: RYAN T. SIMS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS OWNER		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

0 CAROL DRIVE, SUN VALLEY, NEVADA, 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-852-13	VACANT-SINGLE FAMILY RESIDENTIAL	1.778

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

EXISTING CONDITIONS INCLUDE NON-GRADED SITE WITH NO UTILITIES AND NO STRUCTURES.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	17,452 SF	17,086 SF	20,205 SF	22,708 SF
Proposed Minimum Lot Width	84 FT	80 FT	80 FT	82 FT

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	N/A	N/A	N/A	N/A
Proposed Zoning Area	N/A	N/A	N/A	N/A

5. 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 Planning and Building staff for additional materials that are required to be submitted.)

Yes
 No

6. Utilities:

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

7. 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 GENERAL 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 type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

<input 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 checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. 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 GENERAL IMPROVEMENT DISTRICT	acre-feet per year	

a. 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 GENERAL IMPROVEMENT DISTRICT
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10. 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. 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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. 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.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

ACCESS EASEMENTS WILL BE GRANTED FOR ACCESS TO EACH PARCEL
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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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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?

N/A

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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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?

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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?

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?

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?

3:1 SLOPE, SLOPE TO BE REVEGETATED

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?

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?

RETAINING WALLS WILL BE REQUIRED. THE HEIGHT OF THE WALLS VARY BETWEEN 1-6 FEET. WALL WILL BE ROCKERY.

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

9 MEDIUM SIZE CHINESE ELM TREES WILL BE REMOVED

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?

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

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

28. Surveyor:

Name	Guillermo E. Carey, PLS
Address	580 Mount Rose St
Phone	775-432-2067
Cell	
E-mail	
Fax	
Nevada PLS #	17758

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

SUN VALLEY GENERAL IMPROVEMENT DISTRICT

- a. If a utility, is it Public Utility Commission (PUC) regulated?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

0 CAROL DRIVE, SUN VALLEY, NEVADA, 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-852-13	VACANT-SINGLE FAMILY RESIDENTIAL	1.778

3. Please describe:

- a. The existing conditions and uses located at the site:

EXISTING CONDITIONS INCLUDE NO UTILITY WORK DONE

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	SINGLE FAMILY RESIDENTIAL STRUCTURES
South	SINGLE FAMILY RESIDENTIAL STRUCTURES
East	UNPAVED ROAD (LEON DRIVE)
West	EMPTY PARCEL

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	17,452 SF	17,086 SF	20,205 SF	22,708 SF
Proposed Minimum Lot Width	84 FT	80 FT	80 FT	82 FT

5. Utilities:

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

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	SUN VALLEY GENERAL 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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	SUN VALLEY GENERAL 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
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

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8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

PARTIALLY LOCATED IN AE FLOODWAY AND X SHADED ZONES
--

b. Does 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.)

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

Explanation:

--

- c. 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.)

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

Name	Guillermo E. Carey, PLS
Address	580 Mount Rose St
Phone	775-432-2067
Fax	
Nevada PLS #	17758

TENTATIVE MAP APPLICATION LEON DRIVE

WASHOE COUNTY, NEVADA

OWNER/DEVELOPER

JAXON FAMILY LLC
7505 ASPEN GLEN DR
RENO, NV 89519
ATTN: MICHAEL JAXON

PUBLIC SERVICES

GAS & ELECTRICAL SERVICE: NV ENERGY
WATER SERVICE: SUN VALLEY GENERAL IMPROVEMENT DISTRICT
SEWER SERVICE: SUN VALLEY GENERAL IMPROVEMENT DISTRICT
TELEPHONE: ANAT
CABLE TV: CHARTER COMMUNICATIONS
FIRE PROTECTION: TRUCKEE MEADOWS FIRE DEPARTMENT
POLICE PROTECTION: WASHOE COUNTY SHERIFF'S DEPARTMENT

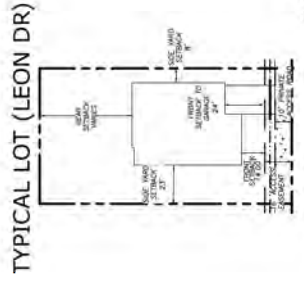
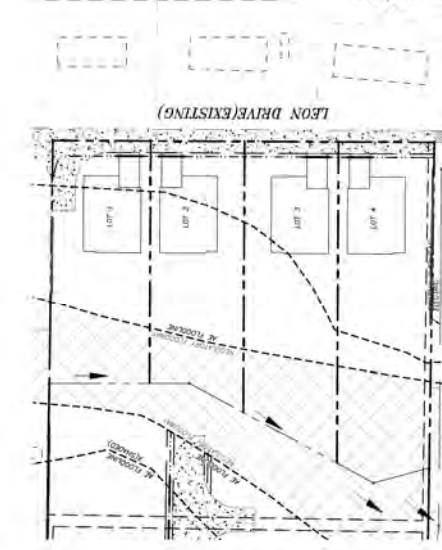


ENGINEER

Axion ENGINEERING
Civil Engineering & Land Development
653 EDSON WAY - RENO, NEVADA 89502
PH 775-771-5554 / FX 775-855-3851

SHEET INDEX

- T-1 TITLE SHEET
- S-1 SITE PLAN
- G-1 GRADING PLAN
- U-1 UTILITY PLAN



N.T.S.

ENGINEERS STATEMENT

I, RYAN T. SHAW, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND WAS COMPLETED ON THIS 7th DAY OF DECEMBER, 2022.

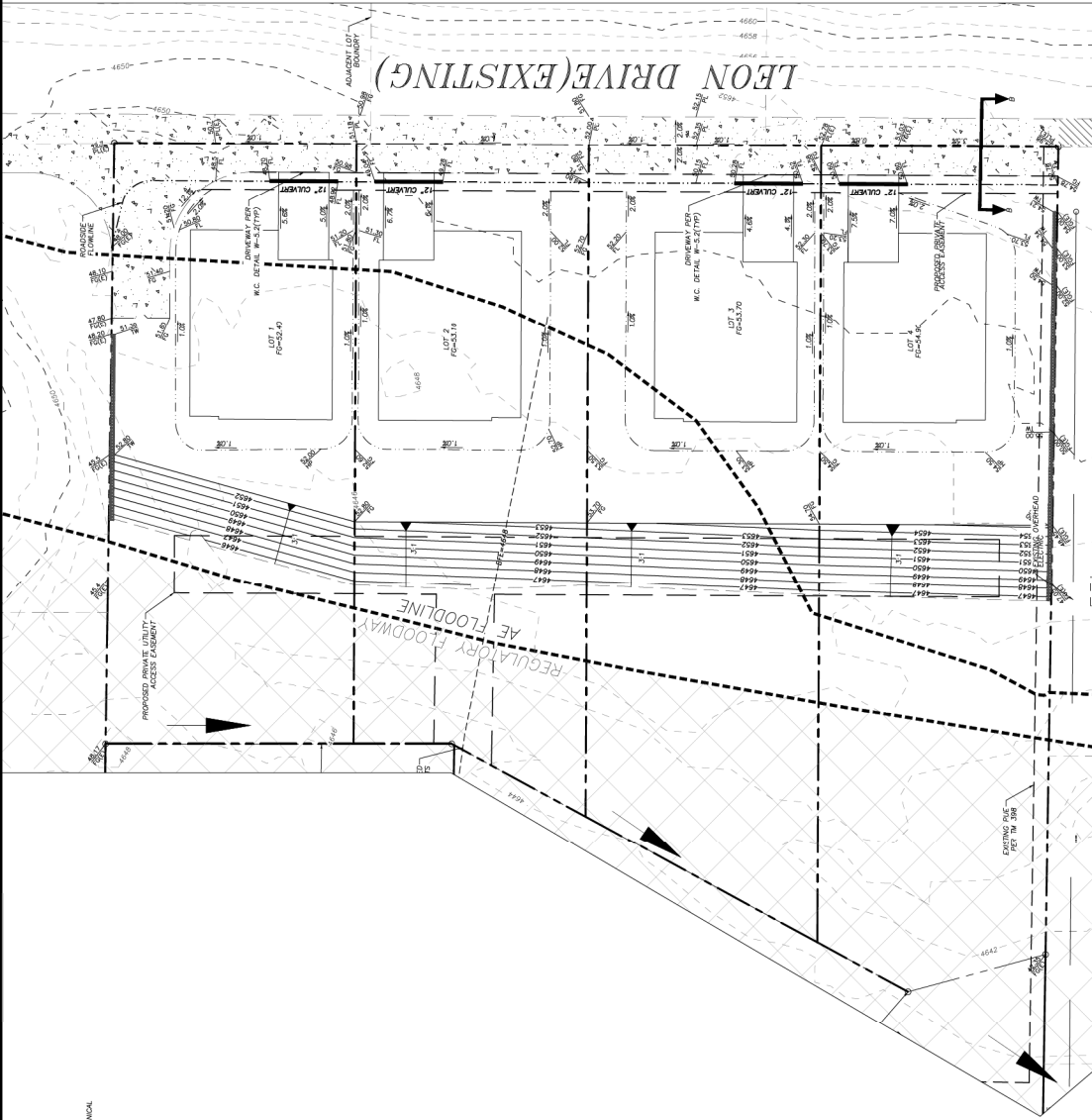
PRIVATE STREET SECTION B-B



RYAN T. SHAW P.E. #15551

REVISIONS	DATE	BY	DESCRIPTION

G-1



GRADING NOTES:

1. THE GRADING PLAN IS BASED ON THE PROPOSED ELEVATIONS AND THE EXISTING ELEVATIONS AS SHOWN ON THE PLANS. THE GRADING PLAN IS BASED ON THE PROPOSED ELEVATIONS AND THE EXISTING ELEVATIONS AS SHOWN ON THE PLANS. THE GRADING PLAN IS BASED ON THE PROPOSED ELEVATIONS AND THE EXISTING ELEVATIONS AS SHOWN ON THE PLANS.
2. ADD 4000 TO ALL TRUNCATED ELEVATIONS.
3. THE NATURAL VEGETATION AND EXISTING LANDSCAPING SHALL BE PRESERVED AS MUCH AS PRACTICAL.
4. SLOPES STEEPER THAN 2:1 SHALL BE MECHANICALLY STABILIZED WITH ROCK.

PRELIMINARY GRADING QUANTITY

EST. 00,000 CY
 FULL SCOUR CY

FEMA FLOOD HAZARD NOTE:

PER FEMA PANELS 22022C(2)(A) AND 22022C(2)(B), THIS PROJECT LIES WHOLLY WITHIN AN AE FLOOD HAZARD ZONE. IF CHANGES TO REGULATORY FLOODLINE AND AE FLOODLINE ARE REQUIRED, CONTACT THE WASHOE COUNTY ENGINEERING DEPARTMENT FOR FURTHER INFORMATION.

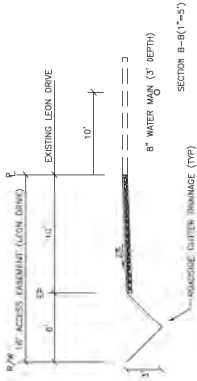
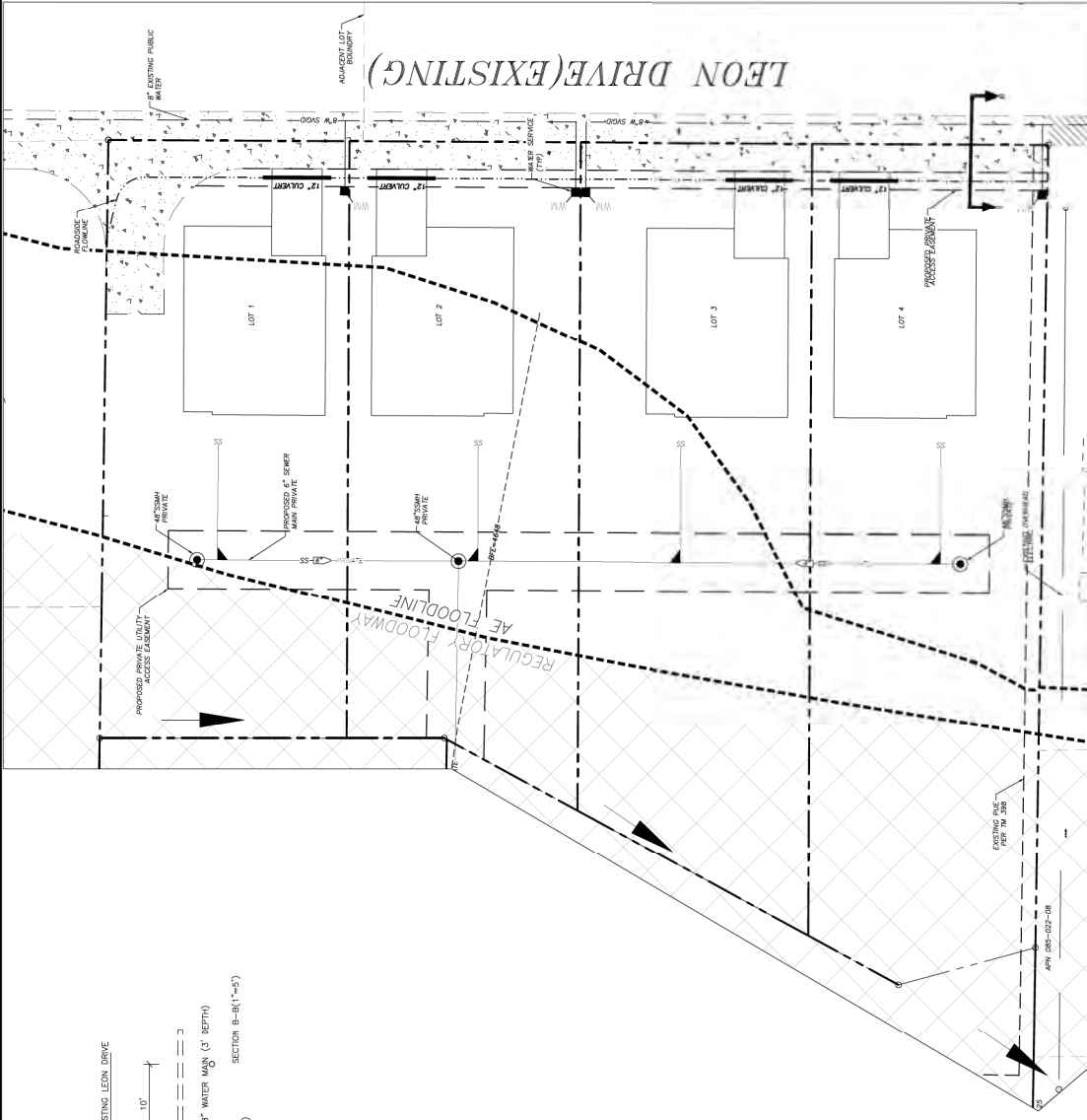
LEGEND

- GRADE BREAK
- 64 LOT NUMBER
- 4442 COSTING CONTOUR LINE
- 70.00 FINISHED GRADE ELEVATION
- 72.57 TOP OF CURB ELEVATION
- 59.20 FLOW LINE ELEVATION
- 5% SLOPE IN PERCENT
- (E) EXISTING

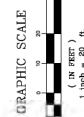
GRAPHIC SCALE
 (IN FEET)
 1 inch = 20' ft

ADD 4000 TO ALL GRADE CALCULATIONS

DATE:	12/01/2022
PROJECT:	LEON DR.
SCALE:	1"=20'
PROJECT NO.:	23028
CHECKED BY:	RTS
DATE:	12/01/2022
PROJECT:	LEON DR.
SCALE:	1"=20'
PROJECT NO.:	23028



GAS: COMMON TRENCH WITH WATER



PRIVATE SEWER SYSTEM:
 EACH LOT HAS A PRIVATE SEWER MAIN AND MANHOLE AS SHOWN. THE STREET AND TECHNIQUES TO EXISTING SEWER IN MAJOR ROADWAY ARE SHOWN FOR REFERENCE.
 SEE SHEET CONTRIBUTION

UTILITY OWNERSHIP:
 ALL UTILITIES SHOWN ARE THE PROPERTY OF THE CITY OF ZENO. THE CITY OF ZENO SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL UTILITIES SHOWN. THE CITY OF ZENO SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL UTILITIES SHOWN.

- LEGEND:**
- MANHOLE
 - STORM DRAIN MAIN (DASHED IF EXISTING)
 - SHARPLY SEWER MAIN (DASHED IF EXISTING)
 - WATER MAIN
 - SHARPLY SEWER LATERAL
 - WATER METER
 - FLUSH VALVE ASSEMBLY

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ▲ FOUND MONUMENT AS NOTED
- △ WASHOE COUNTY CONTROL POINT
- ROW RIGHT-OF-WAY
- TM TRACT MAP
- PM PARCEL MAP
- PUE PUBLIC UTILITIES EASEMENT
- ROS RECORD OF SURVEY MAP

REFERENCES

1. RSN 5112, RECORDED FILE NO. 3691325, SEPTEMBER 26, 2006
2. RSN 5112, RECORDED FILE NO. 199050, DECEMBER 15, 2006
3. REED RECORDED FILE NO. 4403688, RECORDED FILE NO. 4403688, OCTOBER 27, 2014

ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

AREA TABULATIONS

- LOT 1 = 817,452 SF (40.40 AC)
- LOT 2 = 817,086 SF (40.39 AC)
- LOT 3 = 22,705 SF (1.03 AC)
- LOT 4 = 22,705 SF (1.03 AC)

GENERAL NOTES

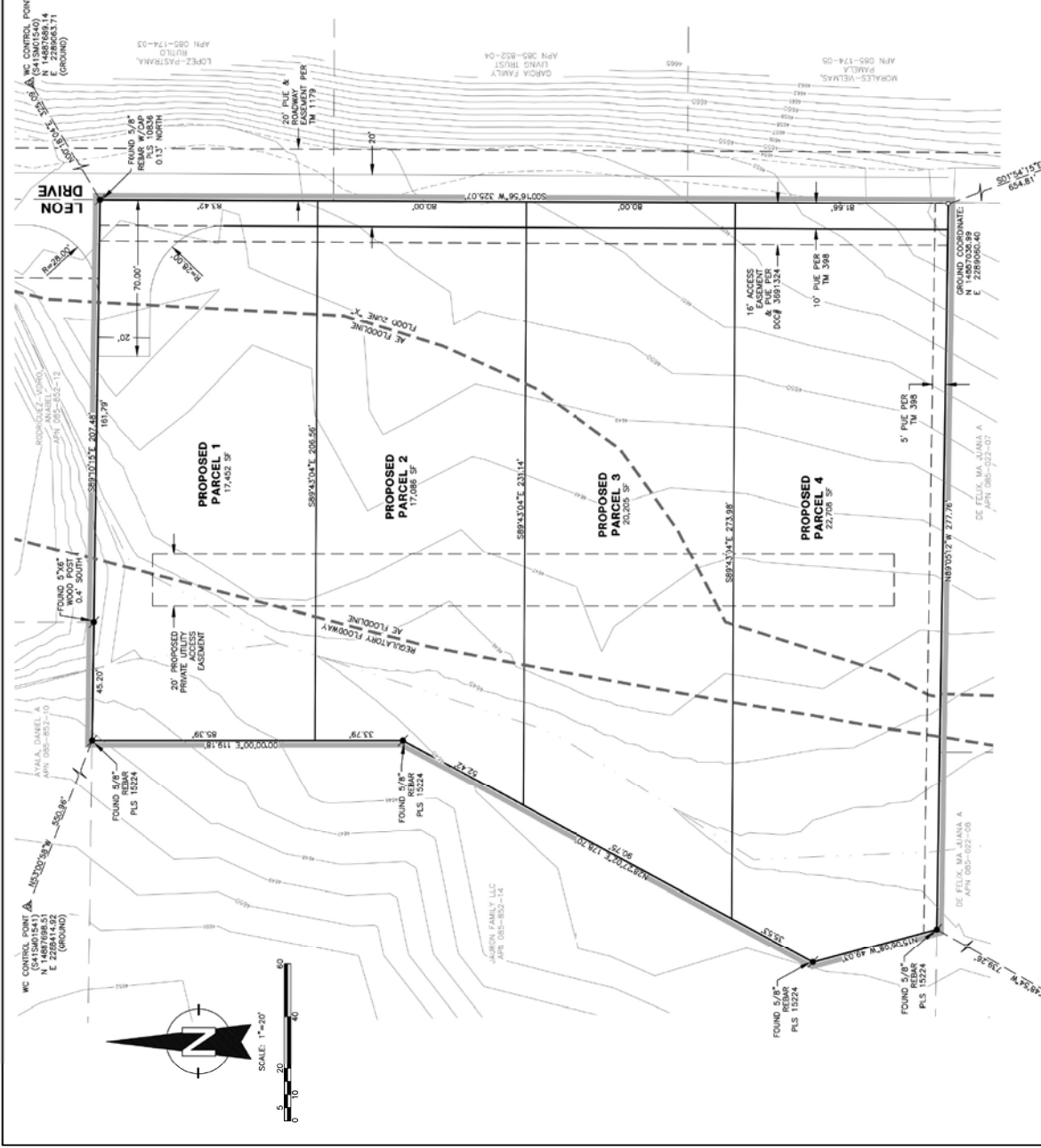
- 1) ALL EXISTING PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- 2) WITH THE DEVELOPMENT OF EACH PARCEL, THE OWNER SHALL OBTAIN A PERMIT FOR SAID PARCEL. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THE SERVING WATER FLOW AND PROVIDE THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT A WILL SETC LETTER.
- 3) TO WAIVE, BURY OR REMOVE ANY CONNECTION TO THE PUBLIC UTILITY SYSTEM, THE OWNER SHALL OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- 4) NATURAL DRAINAGE WILL NOT BE IMPERED.
- 5) ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA FLOOD ZONE, SHALL BE RESPONSIBLE TO FLOODING. THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING NECESSARY EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNRESTRICTED AND UNCONTROLLED DRAINAGE TO OCCUR WHICH MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- 6) FOR EACH PARCEL CREATED BY THIS FINAL PARCEL MAP, THE DEVELOPER SHALL MEET THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODES ARE REQUIRED TO OBTAIN A PERMIT FOR DEVELOPMENT WITHIN AN APPROVED COMMERCIAL BUILDING PERMIT.

PARCEL MAP FOR LEON DRIVE

LOT 1-A, RECORD OF SURVEY #5112
 BEING PORTION OF THE SE 1/4 OF SECTION 19,
 T.20 N. - R.20 E., M.D.B.&M.
 WASHOE COUNTY DECEMBER 2022 NEVADA

MAPCA
 SURVEYS INC. 754.532.2267

SHEET 2 OF 2



WC CONTROL POINT
 N 14807688.51
 E 22881603.71
 (GROUND)

WC CONTROL POINT
 N 14807688.51
 E 22881603.71
 (GROUND)

WC CONTROL POINT
 N 14807688.51
 E 22881603.71
 (GROUND)

BASIS OF BEARINGS:
 WE BASE OUR BEARINGS ON THE SURVEY CONTROL POINTS
 2-S415M0154, S415M0154, S415M0151, S415M0152, A COMBINED
 POINTS OF CONTROL POINTS. ALL DISTANCES SHOWN
 ON THIS MAP ARE GROUND DISTANCES.