



Parcel Map Review Committee Staff Report

Meeting Date: March 12, 2015

Subject: Parcel Map Case Number: PM15-006

Applicant: Jauron Family, LLC

Agenda Item Number: 7C

Project Summary: Divide one parcel of ± 2.47 acres into four parcels of 13,222 square feet; 14,529 square feet; 17,031 square feet and 62,963 square feet

Recommendation: Approval with Conditions

Prepared by: Roger Pelham, Senior Planner
Washoe County Community Services Department
Division of Planning and Development

Phone: 775.328.3622

E-Mail: rpelham@washoecounty.us

Description

Parcel Map Case Number PM15-006 (Jauron Family) – To divide one parcel of ± 2.47 acres into four parcels of 13,222 square feet; 14,529 square feet; 17,031 square feet and 62,963 square feet.

- 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 2nd Avenue in the Sun Valley area
- Assessor's Parcel Number: 085-852-14
- Parcel Size: ± 2.47 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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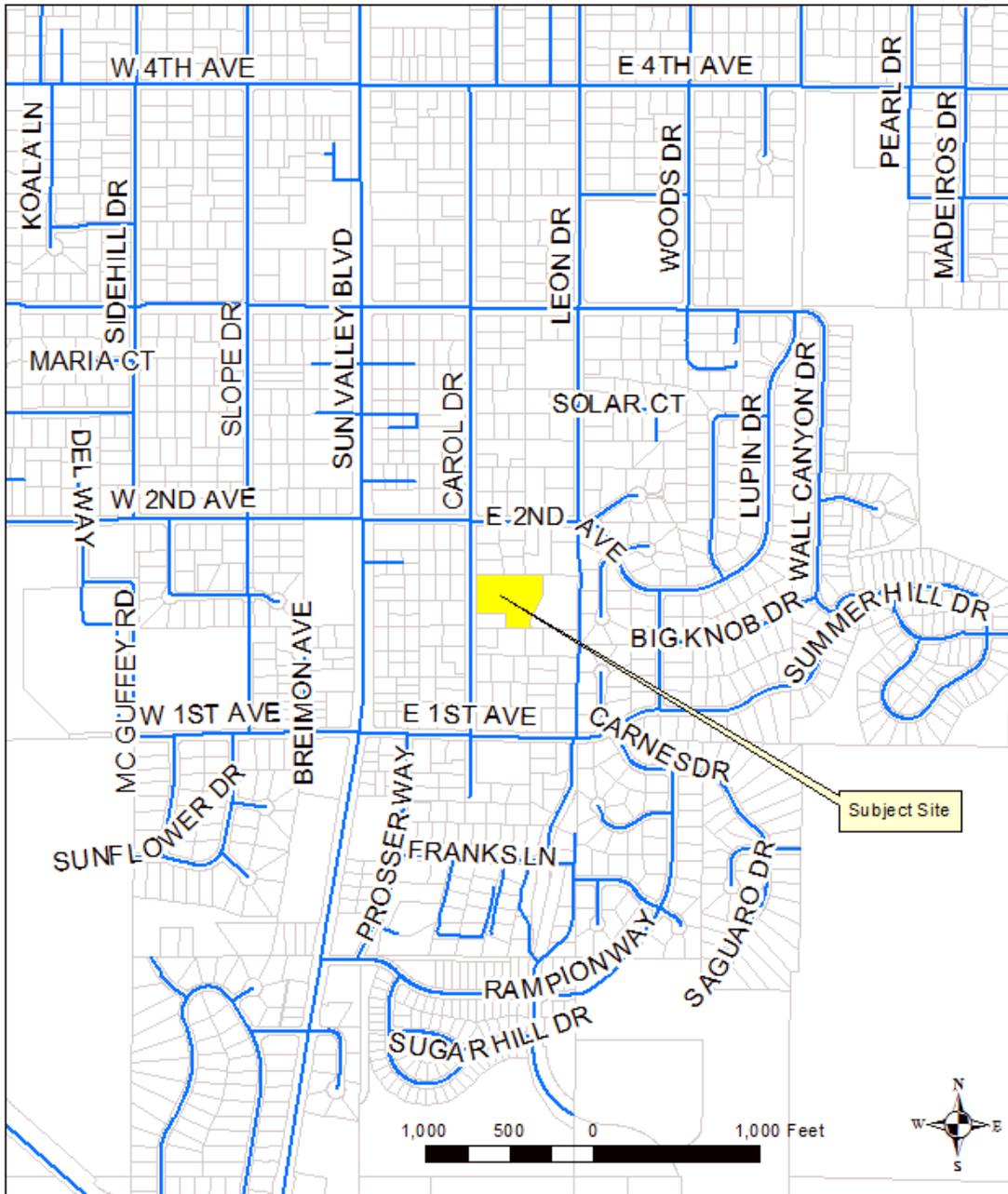
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Parcel Map

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 PM15-006 is attached to this staff report and will be included with the Action Order.



Vicinity Map

Tentative Parcel Map Evaluation

Regulatory Zone:	Medium Density Suburban
Maximum Lot Potential:	7
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	12,000 square feet
Minimum Lot Size on Parcel Map:	13,222 square feet
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	80.18 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.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

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 developed with a single family dwelling. The required setbacks for the Medium Density Suburban zone are 20 feet for front and rear yard setbacks and eight (8) feet for the side yard setbacks. The single-family dwelling and all structures meet the above-mentioned setbacks.

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

Four 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 document is attached to this staff report and will be included with the Action Order. 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: Roger Pelham, 328-3622, rpelham@washoecounty.us

- Washoe County Engineering requires several technical corrections to the tentative parcel map.

Contact: Mike Gump, 328-2041, mgump@washoecounty.us

- Washoe County Health District requires certain maintenance on the drainage and that the tentative parcel map be served by public water and sewer systems.

Contact: Jim Shaffer, 328-2434, jshaffer@washoecounty.us

- Truckee Meadows Fire Protection District requires that the tentative parcel map meet all requirements of the Fire Code.

Contact: Amy Ray, 326-6000, aray@fmfpd.us

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 will be served by a community sewer system.
 - 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.
- 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.

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 Number PM15-006 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number PM15-006 for Jauron Family, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30: 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) The availability and accessibility of utilities;
- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body's master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- 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;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

Appeal Process

For 30 days following the notification of decision, the decision of the Parcel Map Review Committee may be appealed to the Board of County Commissioners.

Staff Report xc: Applicant/Property Owner: Jauron Family, LLC, attn.: Ron Schnieder,
8873 Creekstone Circle, Auburn, CA 95747

 Representatives: Castle Land Surveying, attn.: Gil Patterson,
PO Box 1139, Sparks, NV 89432



Conditions of Approval

Parcel Map Case Number PM15-006

The tentative parcel map approved under Parcel Map Case Number PM15-006 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on March 12, 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 Health District must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **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.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation 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 Community Services Department

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

Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@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 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.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM15-006 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.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. 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; and if approved, may be delayed up to three months 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.
- g. 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.

Washoe County Engineering and Capital Projects

- 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

- a. Provide exhibit of how a house and garage can be placed on Parcels B and C meeting setbacks and be outside of the floodway and outside the existing 10' PUE.
- b. Add Community Development Certificate.
- c. Add a Water Rights Dedication Certificate.
- d. Add the FEMA floodplains and floodways to the map. No structures or development allowed in the floodway.
- e. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- f. Remove debris from the proposed division.
- g. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
- h. Comply with the conditions of the Washoe County technical check for this map.
- i. All private driveway approaches onto County roadways for two (2) residences or less shall be constructed in accordance with Washoe County Standard Details Drawings W-5.1, W-5.2, or W-5.3, whichever applies.

Washoe County Health District

3. The following conditions are requirements of Washoe County Health District, 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 Health District. Any conditions set by Washoe County Health District must be appealed to the District Board of Health.

**Contact: Jim Shaffer, 775.328.2434, jshaffer@washoecounty.us and
Chris Anderson, 775.328.2434, canderson@washoecounty.us**

- a. District Health will require the placement of a culvert pipe beneath the chain link fence that crosses the existing channel. Currently the buildup of debris alongside 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
- c. The following note shall be added to the Parcel Map: "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, 775.326.6000, aray@tmfpd.us

- a. All parcels are subject to the requirements of Washoe County Code 60, which will include access to the parcels and fire suppression water requirements.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: February 18, 2015
TO: Department of Community Services, Roger Pelham
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: *Parcel Map for: Jauron Family LLC*
Parcel Map Case No.: PM15-006
APN: 085-852-14
Review Date: 02/18/2015
Existing Zoning/Land Use Designation:

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. Provide exhibit of how a house and garage can be placed on Parcels B and C meeting setbacks and be outside of the floodway and outside the existing 10' PUE.
2. Add Community Development Certificate.
3. Add a Water Rights Dedication Certificate.
4. Add the FEMA floodplains and floodways to the map. No structures or development allowed in the floodway.
5. Add the following note to the map: *Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.*
6. Remove debris from the proposed division.
7. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
8. Comply with the conditions of the Washoe County technical check for this map.
9. All private driveway approaches onto County roadways for two (2) residences or less shall be constructed in accordance with Washoe County Standard Details Drawings W-5.1, W-5.2, or W-5.3, whichever applies.
10. Grant easements for snow storage and signage along Carol Drive.



WASHOE COUNTY HEALTH DISTRICT



Public Health
Prevent. Promote. Protect.

February 19, 2015

Roger Pelham, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Parcel Map for Jauron Family LLC; APN 085-852-14
Parcel Map PM15-006

Dear Mr. Pelham:

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

1. The following note shall be added to the Parcel Map:
 - a. All parcels shall be served by Public Water and Public Sewer.

If you have any questions regarding the foregoing, please call me at 328-2632.

Sincerely,

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

CAWR:ca

Cc: Gil Patterson, PLS – Castle Land Surveying

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176
www.washoecounty.us/health

WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

Washoe County
Community Development
C/O Roger Pelham
1001 E Ninth St.
Reno, NV 89512

February 24, 2015

Dear Roger,

After having reviewed the parcel map request from the Jauron Family (PM15-0006), please be advised of the following.

1. District Health will require the placement of a culvert pipe beneath the chain link fence that crosses the existing channel. Currently the buildup of debris alongside 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.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Division

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

www.washoecounty.us/health

WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

Amy Ray
Fire Marshal



Tim Leighton
Deputy Fire Chief

Charles A. Moore
Fire Chief

February 17, 2015

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

- Re: Parcel Map Case No. PM15-006- Jauron Family

The Truckee Meadows Fire Protection District (TMFPD) will approve the parcel map, providing the following information and conditions:

- All parcels are subject to the requirements of Washoe County Code 60, which will include access to the parcels and fire suppression water requirements

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

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.

Project Information		Staff Assigned Case No.: <u>PM15-006</u>	
Project Name: PARCEL MAP for JAURON FAMILY LLC			
Project Description: Divide a 2.47 acre parcel into 4 lots			
Project Address: 5160 Carol Drive			
Project Area (acres or square feet): 2.47 acres			
Project Location (with point of reference to major cross streets AND 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:
085-852-14	2.47 acres		
Section(s)/Township/Range: Section 19, T 20 N, R 20 E., M.D.B. & M.			
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: 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	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property 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)

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
085-852-14	MDS	2.47

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
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- c. Washoe County Capital Improvements Program project?

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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	POB 1139, Sparks
Phone	775-689-8620
Cell	775-224-2352
E-mail	castle777@gmail.com
Fax	
Nevada PLS #	PLS 5666

NOTES

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIST THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. IN ADDITION TO ANY EASEMENTS SHOWN, THE PARCELS SHOWN HEREON ARE SUBJECT TO ANY PUBLIC UTILITY/ELECTRICITY EASEMENTS AND DRAINAGE EASEMENTS 5' OTHER SIDE OF ALL INTERIOR LOT LINES.
3. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEPOSIT WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF HENDO WITH A WALL SERVICE LETTER.
4. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
5. PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.

SCALE 1" = 30'



OWNERS CERTIFICATE

This is to certify that the undersigned, JAURON FAMILY, LLC, a Nevada Limited Liability Company, is the owner of the tract of land represented on this plat and has consented to the preparation and recording of this plat and that the same is executed in compliance with and subject to the provisions of NRS Chapter 276. The owner hereby grants the private access, sanitary sewer and storm drainage easement shown hereon to be used for private sanitary sewer purposes forever. The owner hereby grants to all utilities the permanent easements shown on this plat for the construction and maintenance of utility systems, together with the right of access thereto forever.

JAURON FAMILY, LLC, a Nevada Limited Liability Company,

DATE _____
 STATE OF NEVADA }
 COUNTY OF WASHOE }
 On this _____ day of _____, 2015, personally appeared before me, a notary public in the County of Washoe, Nevada Limited Liability Company, who acknowledged to me that he executed the above instrument. In witness whereof, I have hereunto set my hand and affix my official seal this _____ day and year first above written.

NOTARY PUBLIC _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN ORDERED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SERRA PACIFIC POWER COMPANY & NV ENERGY DATE _____
 NEVADA BELL TELEPHONE COMPANY & AT&T NEVADA DATE _____
 CHARTER COMMUNICATIONS DATE _____
 TRUCKEE MEADOWS WATER AUTHORITY DATE _____

TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that JAURON FAMILY, LLC, a Nevada Limited Liability Company, owns of record an interest in the lands delineated hereon and that it is the only owner of record of said land, that all owners of record of the land have signed the final map, that no one holds of record a security interest in said land.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE _____
 TITLE _____

SURVEYOR'S CERTIFICATE

I, GILBERT W. PATTERSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JAURON FAMILY, LLC.
2. THE LINES SURVEYED ARE WITHIN SE, SW, SW/4, T. 20 N., R. 20 E., M. 14N, AND WAS COMPLETED ON _____, 2015.
3. THIS PLAT CONFORMS WITH THE APPLICABLE STATE STATUTES AND ANY LEGAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 624.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



TOTAL AREA: 2.47 Acres

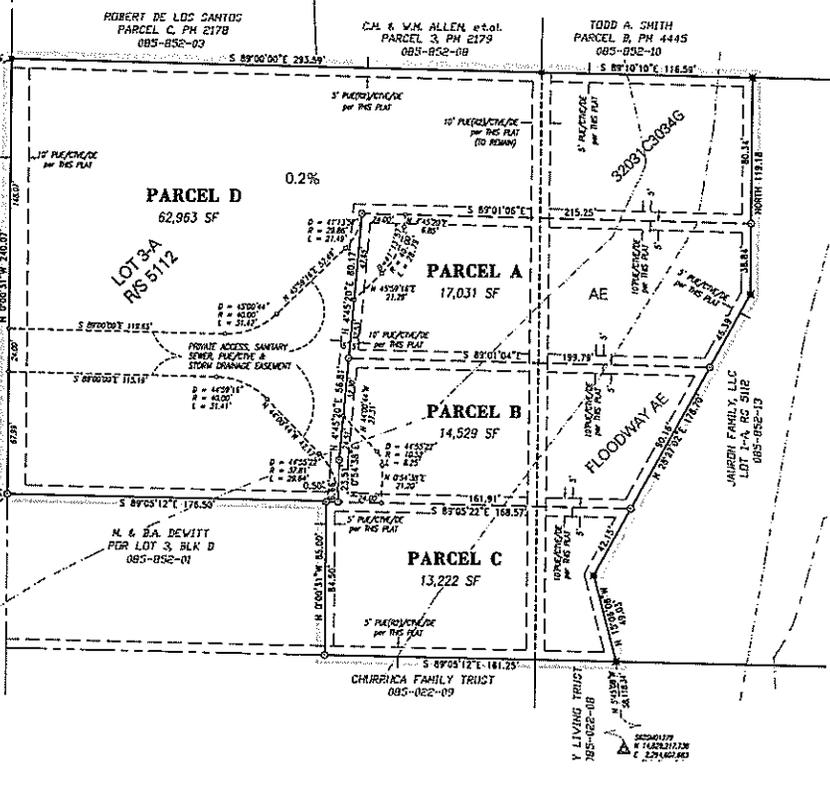
GILBERT W. PATTERSON, PLS. NO. 5566

COUNTY RECORDER CERTIFICATE

FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF _____ ON _____
 AT _____ MINUTES PAST _____ O'CLOCK _____
 OFFICE RECORDS OF WASHOE COUNTY, NEVADA

PARCEL MAP FOR
JAURON FAMILY LLC
 LOT 3-A-RS #5112
 A PORTION OF LOTS 1 & 3, BLOCK D, T.M.#398
 SITUATE WITHIN THE SB 1/4 SECTION 19,
 T 20 N, R 20 E, M.D.B. & M.,
 WASHOE COUNTY, NEVADA

CASTLE LAND SURVEYING
 400 Bldg 1139, Sparks, NV 89411
 775-499-3420
 www.castleland.com



BASIS OF BEARINGS
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS ESTABLISHED BY TRS TO WASHOE COUNTY STATINGS HENDERSON & SUTSINGER IN 1983 AND 1984 USING COORDINATES HELD BY A CORNERED FACTOR OF 180919739. POSITIONS DERIVED FROM RTK OBSERVATIONS ON DECEMBER 16, 2014.

LEGEND

- - FOUND 5/8" REBAR, PLS 15224 PER R1
- - FOUND 3/4" REBAR (R1)
- - FOUND 5/8" REBAR, PLS 15224 PER R1
- - SET 5/8" REBAR w/ CAP PLS 5486
- - DIMENSION POINT - NOTHING SET OR FOUND
- - PUBLIC LAND CORNER - AS DESCRIBED

TAX CERTIFICATE APR 15/2015-20
 The undersigned hereby certifies that all property taxes on the land for the fiscal year have been paid and that the full amount of any delinquent property taxes for the convenience of the property line agricultural use has been pursuant to NRS 361A.265.

WASHOE COUNTY TREASURER _____ DATE _____
 TITLE _____

REFERENCES
 R10 SURVEY MAP #552
 000 TRACT MAP #398

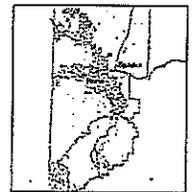
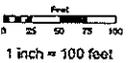
PARCEL MAP # _____

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

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) 238-2251



085-70	085-04	085-07
085-21	085-04	085-08
085-09	085-05	085-17
085-01	085-01	085-18
085-11	085-01	085-29



created by: TWT 9/29/2011

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 herein.

WEST
 SECOND
 AVENUE

BLVD.

VALLEY

SUN

EAST

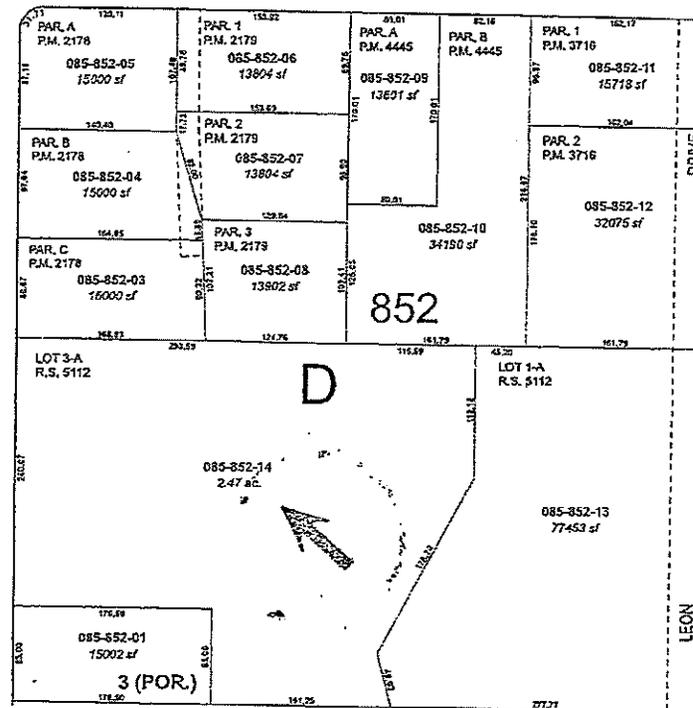
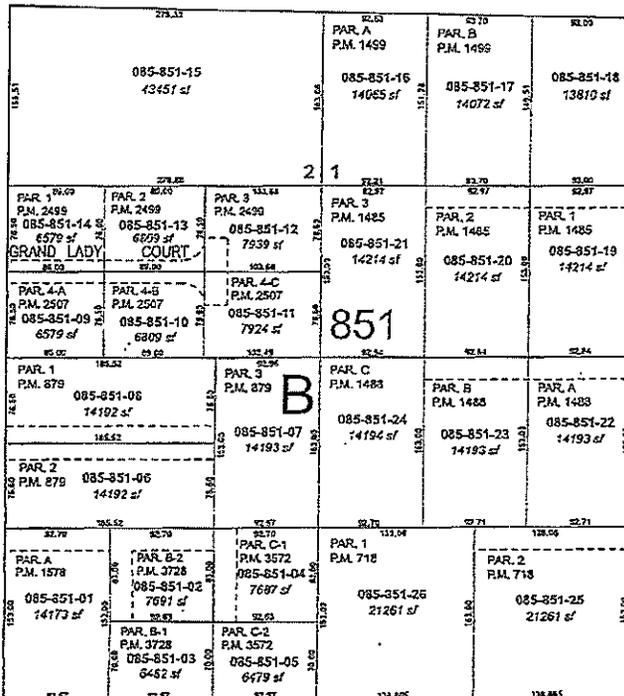
SECOND

AVENUE

DRIVE
 LEON
 DRIVE

DRIVE

CAROL



NOTES

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIST THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. IN ADDITION TO ANY EASEMENTS SHOWN, THE PARCELS SHOWN HEREON ARE SUBJECT TO "PUBLIC UTILITY-CABLE TV EASEMENTS AND DRAINAGE EASEMENTS" OF OTHER SIZE OF ALL INTERIOR LOT LINES.
3. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE RESUMANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DELEGATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WELL SERVICE LETTER.
4. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
5. PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.

SCALE 1" = 30'



OWNERS CERTIFICATE

This is to certify that the undersigned, JAURON FAMILY, LLC, a Nevada Limited Liability Company, is the owner of the tract of land represented on this plat and has consented to the preparation and recording of this plat and that the same is executed in compliance with and subject to the provisions of N.R.S. Chapter 218. The owner hereby grants the private access, sanitary sewer and storm drainage easements shown herein to be used for private sanitary sewer purposes forever. The owner hereby grants to all utilities the permanent easements shown on this plat for the construction and maintenance of utility systems, together with the right of access thereto forever.

JAURON FAMILY, LLC, a Nevada Limited Liability Company.

DATE

STATE OF NEVADA

COUNTY OF WASHOE

On this _____ day of _____, 2015, personally appeared before me, a notary public in the County of Washoe, _____ of ARACUS CAPITAL LLC, a Nevada Limited Liability Company, who acknowledged to me that he executed the above instrument in witness whereof, I hereunto set my hand and affix my official seal the day and year first above written.

NOTARY PUBLIC

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN ORDERED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

- SEARNA PUBLIC POWER COMPANY 5/16/15 DATE
- NEVADA BELL TELEPHONE COMPANY 5/16/15 DATE
- QUANTER TELECOMUNICATIONS 5/16/15 DATE
- TRUCKEE MOUNTAIN WATER AUTHORITY 5/16/15 DATE

TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that JAURON FAMILY, LLC, a Nevada Limited Liability Company, owns of record an interest in the lands delineated herein and that it is the only owner of record of said land, that all owners of record of the land have signed the final map, that no one holds of record of a security interest in said land.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE

SURVEYOR'S CERTIFICATE

I, GABRIEL W. PATTERSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JAURON FAMILY, LLC.
2. THE LANDS SURVEYED LIE WITHIN SE 1/4 SEC 16, T. 20 N., R. 20 E., M.D.B. AND WAS COMPLETED ON _____ 2015.
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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 625.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



TOTAL AREA: 2.47 Acres

GABRIEL W. PATTERSON, PLS No. 5566

COUNTY RECORDER CERTIFICATE

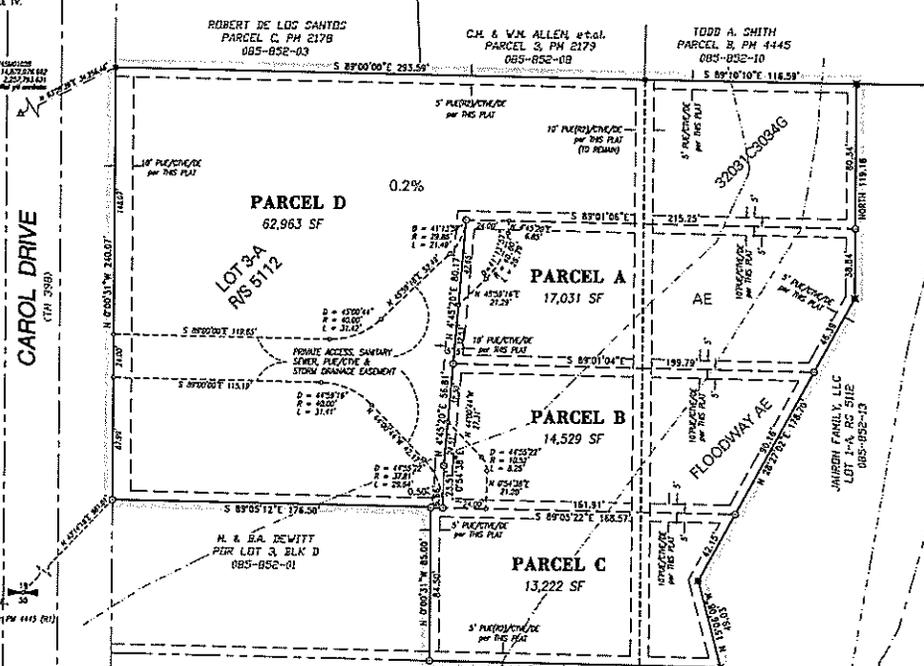
FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF _____ ON _____ DAY OF _____, 2015.
 AT _____ WASHOE COUNTY, NEVADA.
 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER
 BY: _____
 DEPUTY
 FILED: _____ DATE

PARCEL MAP FOR JAURON FAMILY LLC

LOT 3-A R/S 5112
 A PORTION OF LOTS 1 & 3, BLOCK D, TM #358
 SITUATE WITHIN THE SE 1/4 SECTION 19,
 T 20 N., R 20 E., M.D.B. & M.

WASHOE COUNTY, NEVADA
 CASTLE LAND SURVEYING
 2030 Blue Hill Dr., Sparks, NV 89422
 775-444-8200
 775-444-8200
 10/15/2015



BASIS OF BEARINGS
 NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE AS ESTABLISHED BY TIES TO WASHOE COUNTY STATIONS WNSM4028 & S42502077 PER RAD 83 (2013) CORRECTIONS RECEIVED BY A CORRECTION FACTOR OF 1.00019538. POSITIONS DERIVED FROM SIX OBSERVATIONS ON DECEMBER 16, 2014.

- LEGEND**
- - FOUND 5/8" REBAR, PLS 15224 PER R1
 - - FOUND 3/4" REBAR (R1)
 - ✕ - FOUND 5/8" REBAR, PLS 15224 PER R1
 - - SET 5/8" REBAR W/ CAP PLS 5866
 - - DIMENSION POINT - NOTHING SET OR FOUND
 - ⊕ - PUBLIC LAND CORNER - AS DESCRIBED

TAX CERTIFICATE APR 2013-2014
 The undersigned hereby certifies that all property taxes on the land for the fiscal year have been paid and that the full amount of any delinquent property taxes for the conversion of the property from agricultural use has been paid pursuant to N.R.S. 21A.215.

WASHOE COUNTY TREASURER

 DATE

REFERENCES
 182 SURVEY MAP #512
 013 TRACT MAP #394

PARCEL MAP # _____

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Jauron Family LLC
Address: 8873 Creekstone Circle
Phone : 775-689-8620 Fax: _____
 Private Citizen Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "I" in the name. Attach extra sheet if necessary.)

Jauron Circle	

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____
 Reno Sparks Washoe County
Parcel Numbers: 085-852-14
 Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
 Regional Street Naming Coordinator
 Except where noted
Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133