



Parcel Map Review Committee Staff Report

Meeting Date: November 12, 2015

Subject: Tentative Parcel Map Case Number PM15-017
Applicant: Jauron Family, LLC
Agenda Item Number: 7C
Project Summary: Request to divide one parcel of ± 1.778 acres (77,451 square feet) into four parcels of 16,612 square feet; 16,972 square feet; 19,992 square feet; and 23,875 square feet
Recommendation: Approve with Conditions
Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3608
E-Mail: kmullin@washoecounty.us

Description

Tentative Parcel Map Case Number PM15-017 (Jauron Family LLC) – Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ± 1.778 acres (77,451 square feet) into four parcels of 16,612 square feet; 16,972 square feet; 19,992 square feet; and 23,875 square feet.

- Applicant/Property Owner: Jauron Family, LLC
- Location: 0 Carol Drive, approximately 350 feet south of its intersection with Second Avenue in Sun Valley
- Assessor's Parcel Number: 085-852-13
- Parcel Size: ± 1.778 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: 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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Utility Services Memo, Dated October 20, 2015 Exhibit D
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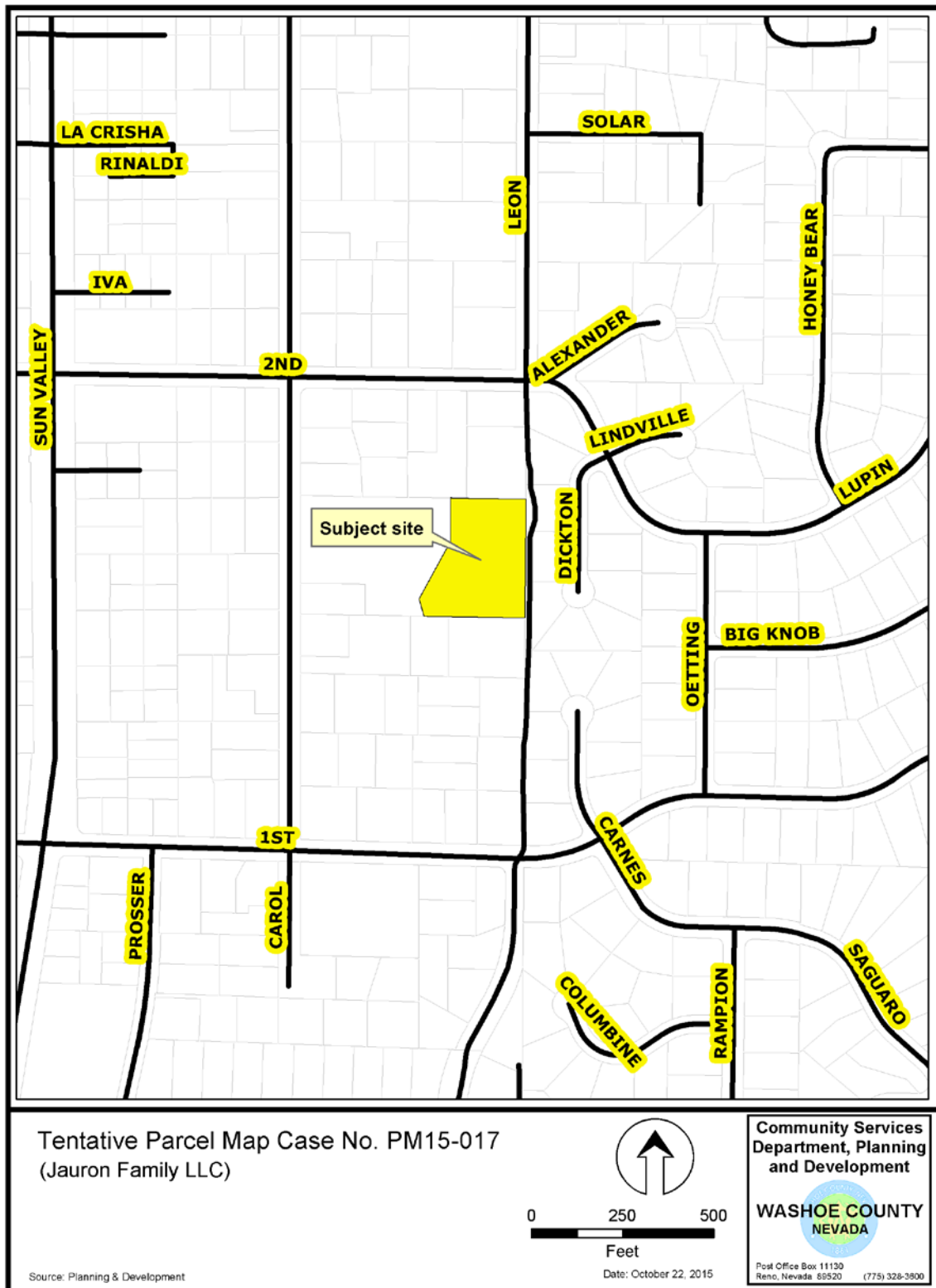
Parcel Map Description

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 Article 606, *Parcel Maps*, of the Washoe County Development Code. 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:

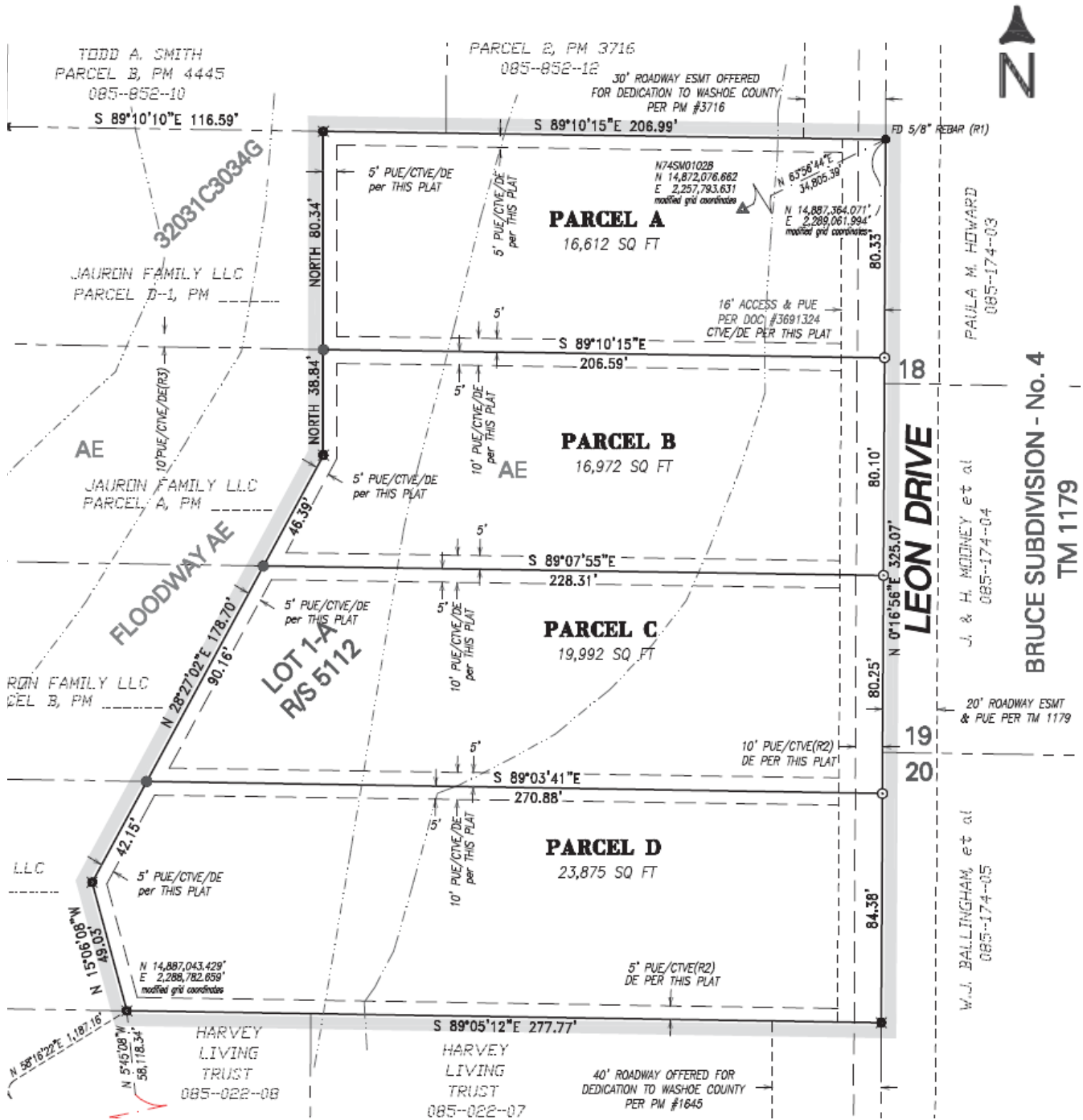
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be 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 and 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 Tentative Parcel Map Case Number PM15-017 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.



Vicinity Map



Site Plan



Aerial Photo

Tentative Parcel Map Evaluation

Land Use Designation:	Medium Density Suburban (MDS)
Maximum Lot Potential:	5
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	12,000 square feet
Minimum Lot Size on Parcel Map:	16,612 square feet
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	80.1 feet

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

Development Suitability Constraints: The Sun Valley Development Suitability Map, a part of the Sun Valley Area Plan, identifies the western portion of the subject parcel as being within a 100-year Flood Hazard area. Flood insurance rate maps identify the western portion of the property containing both a floodway from the Sun Valley Wash and Flood Zone AE.

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

The following Sun Valley Area Plan Modifiers (Article 218 of the Washoe County Development Code) are applicable to the proposed division of land:

Section 110.218.05 Community Water and Sewer. The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre;
- (b) All commercial development; and
- (c) All industrial development.

Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

Staff Comment: Parcels created by this proposed division of land would be required to connect to the Sun Valley General Improvement District's community water and wastewater facilities. Recommended conditions of approval to this effect are included with the staff report.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Development
- Engineering and Capital Projects
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services
- Sun Valley General Improvement District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)

Five agencies/divisions 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, if approved by the Parcel Map Review Committee. 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: Kelly Mullin, 328-360, kmullin@washoecounty.us

- Washoe County Engineering Division provided several technical requirements for recordation of the final map, access and floodways.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

- Washoe County Utility Services provided a requirement for a will-serve commitment prior to building on the property.

Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- Washoe County Health District provided technical conditions related to water, sewer and drainage.

Contact: Chris Anderson, 775.328.2632, canderson@washoecounty.us and Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- Sun Valley General Improvement District provided requirements related to the provision of water and sewer service, and compliance with applicable regulations.

Contact: Jon Combs, 775.673.2253, jcombs@svgid.com

- Washoe County Water Rights provided a requirement for a will-serve commitment and compliance with Sun Valley General Improvement District conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

Staff Comment on Required Findings

Section 110.606.30 (i) of Article 606, *Parcel Maps*, within the Washoe County Development Code, 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 was provided to all relevant public health and safety agencies. No recommendations of denial were received. Conditions of approval were received and incorporated into the proposed Conditions of Approval for the parcel map.

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

Staff Comment: Water service will be provided by the Sun Valley General Improvement District (GID), and conditions of approval require that a valid will-serve commitment letter be provided from them prior to the issuance of any building permits. Any water rights required for development will also need to be dedicated to the Sun Valley GID.

- c) The availability and accessibility of utilities.

Staff Comment: Existing and proposed utility easements to serve the newly created parcels are shown on the submitted application.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed map was provided to relevant reviewing agencies. No recommendations for denial or for conditions specific to these public services were received.

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

Staff Comment: The proposed division of land is less than the maximum allowable density for the Medium Density Suburban regulatory zone and meets all minimum dimensional requirements for the regulatory zone.

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

Staff Comment: The proposed division of land complies with the policies of the Land Use and Transportation Element of the Washoe County Master Plan.

- 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: Conditions of approval are included from the Engineering and Capital Projects Division requiring upgrades to the access way located between First Ave. and Second Ave.

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

Staff Comment: The Sun Valley Development Suitability Map identifies the western portion of the subject parcel as being within a floodway and also containing the Flood Zone AE. The Engineering and Capital Projects Division has included conditions of approval related to drainage and flooding that addresses these constraints. No development will be allowed within the floodway, and any structures proposed to be located within the flood zone will be required to comply with Washoe County Development Code Article 416, Flood Hazards.

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

Staff Comment: The proposed map was provided to relevant reviewing agencies. No recommendations for denial were received. *Conditions of approval were received and incorporated into the proposed Conditions of Approval for the parcel map.*

- 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 proposed map was provided to the Truckee Meadows Fire Protection District for review. No comments were received.*

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

Staff Comment: *Existing and proposed utility easements which could provide for CATV conduit and pull wire to serve the newly created parcel are shown on the submitted application.*

- l) Recreation and trail easements.

Staff Comment: *No recreation or trail easements are proposed for this division of land.*

Recommendation

Agencies that 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 PM15-017 is 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 PM15-017 for Jauron Family, LLC, and that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) 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

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is signed by and filed with the Secretary to the Parcel Map Review Committee and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is signed by and filed with the Secretary to the Parcel Map Review Committee, and mailed to the applicant.

xc: Applicant/Property Owner: Jauron Family LLC, Attn: Ron Schneider, 8873 Creekstone Circle, Auburn, CA 95747
Representative: Castle Land Surveying, Attn: Gil Patterson, P.O. Box 1139, Sparks, NV 89432



Conditions of Approval

Parcel Map Case Number PM15-017

The tentative parcel map approved under Parcel Map Case Number PM15-017 shall be carried out in accordance with the Conditions of Approval approved by the Washoe County Parcel Map Review Committee on November 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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.**

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: Kelly Mullin, Planner, 775.328.3608, kmullin@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. PM15-017 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 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.

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

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- a. Add the FEMA floodplains and floodways 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. No development will be allowed in the floodway.
 - c. Remove debris from the proposed division.
 - d. All boundary corners must be set.
 - e. The access way from 1st Ave. to 2nd Ave. 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.
 - f. The drainage, flooding, and setback requirements over some of these parcels appear inappropriate for maximum density on the proposed division. The applicant must submit a map with floodways, setbacks, drainage ways and potential building site that will allow appropriate decisions to be made concerning location and density of the proposed division.
 - g. Comply with the conditions of the Washoe County technical check for this map.
 - h. Add a Security Interest Holder's Certificate to the map, if applicable.
 - i. The applicant shall offer for dedication to Washoe County 30 feet along the east side of the proposed division.
 - j. Provide a standard offer of dedication to remain open in the owner's certificate.
3. The following condition is a requirement of Utility Services staff, which shall be responsible for determining compliance with this condition.

Contact: Tim Simpson, P.E., 775.954.4648, tsimpson@washoecounty.us

- a. Applicant shall provide a valid will-serve commitment letter from the water and sewer purveyor prior to issuing any building permit.
4. The following condition is a requirement of Washoe County Water Rights staff, which shall be responsible for determining compliance with this condition.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. For development within a General Improvement District (GID) which is receiving water and sanitary sewer service from said GID as demonstrated:
 - i. By a "will serve" letter from the GID; or
 - ii. A note on the final map stating the applicant shall be responsible for complying with the GID requirements at the time of applying for a building permit.

Washoe County Health District

5. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

**Contact: Chris Anderson, 775.328.2632, canderson@washoecounty.us or
Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us**

- a. 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.
- b. The following note shall be added to the Parcel Map:
 - i. *All parcels shall be served by Public Water and Public Sewer.*
- c. If any new access roads will be constructed, the Environmental Health Services Division will require that any roadside drainage/ditch system must contain 4-6 inch cobble rock in the low-flow section or flow line of the channel and ditches to reduce the downstream transport of sediment per the District Board of Health Regulations Governing the Prevention of Vector-Borne Diseases Section 040.021.
- d. Prior to the sign off of the building plans the above detail design is required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases program is required for the above condition.

Sun Valley General Improvement District

6. The following conditions are a requirement of the Sun Valley General Improvement District (GID), which shall be responsible for determining compliance with these conditions.

Contact: Jon Combs, 775.673.2253, jcombs@svgid.com

- a. Sun Valley GID shall be the water and waste water provider for the proposed parcels.
- b. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
- c. Sun Valley GID to be signatory on the Jurat.
- d. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.

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



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 7, 2015

TO: Department of Community Services: Kelly Mullin

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: Parcel Map for: Jauron Family LLC
Parcel Map Case No.: PM15-017
APN: 085-852-13
Review Date: 10/6/2015
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. Add the FEMA floodplains and floodways 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. No development will be allowed in the floodway.***
3. Remove debris from the proposed division.
4. All boundary corners must be set.
5. The access way from 1st Ave. to 2nd Ave. 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.
6. The drainage, flooding, and setback requirements over some of these parcels appear inappropriate for maximum density on the proposed division. The applicant must submit a map with floodways, setbacks, drainage ways and potential building site that will allow appropriate decisions to be made concerning location and density of the proposed division.
7. Comply with the conditions of the Washoe County technical check for this map.
8. Add a Security Interest Holder's Certificate to the map if applicable.
9. The applicant shall offer for dedication to Washoe County 30 feet along the east side of the proposed division.
10. Provide standard offer of dedication to remain open in the owner's certificate.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

October 15, 2015

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Parcel Map for Jauron Family LLC; APN 085-852-13
Parcel Map; PM15-017

Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. The proposed project will be served by public water and public sewer. 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.*
3. If any new access roads will be constructed, this Division will require that any roadside drainage/ditch system will require 4-6 inch cobble rock in the low-flow section or flow line of the channel and ditches to reduce the downstream transport of sediment per the District Board of Health Regulations Governing the Prevention of Vector-Borne Diseases Section 040.021.
4. Prior to the sign off of the building plans the above detail design is required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases program is required for the above condition.

If you have any questions regarding the foregoing, please call Chris Anderson at 328-2632 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

Chris Anderson, P.E.
Registered Engineer
Land Development Program
Environmental Health Services

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

CA/JS:ca

Cc: File - Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520

775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health

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PM15-017
Public Health
EXHIBIT C



Washoe County
Community Services
Department

1001 E 9th Street
Reno, NV 89502
Tel: 775-954-4601
Fax: 775-954-4610

October 20, 2015

TO: Kelly Mullin, Planner, Community Services Department
FROM: Timothy Simpson, P.E., Environmental Engineer II, CSD
SUBJECT: PM15-017 (Jauron Family LLC) APN: 085-852-13

The Community Services Department (CSD) has reviewed the referenced proposal and has the following comments:

1. The applicant is proposing to divide a 77,451 square foot parcel into four. The subject property is currently located at 0 Carol Drive within the Sun Valley General Improvement District (SVGID).
2. The applicant lists domestic water and sewer utility services to be provided by Sun Valley General Improvement District.

The Community Services Department (CSD) recommends approval of this project with the following conditions:

1. Applicant shall provide a valid will-serve commitment letter from the water and sewer purveyor prior to issuing any building permit.



Utility Services

**PM15-017
EXHIBIT D**

From: [Sannazzaro, Grace](#)
To: ["Jon Combs"](#)
Cc: [Mullin, Kelly](#)
Subject: FW: PM15-017 Conditions
Date: Wednesday, October 14, 2015 1:45:46 PM

Jon: Kelly Mullin is the planner assigned to parcel map PM15-017. Kelly is being forward your comments via this email.

Sincerely,

Grace Sannazzaro, Planner

Washoe County Community Services Department
Planning & Development Division
Email: gsannazzaro@washoecounty.us
Phone: (775) 328-3627

From: Jon Combs [<mailto:jcombs@svgid.com>]
Sent: Wednesday, October 14, 2015 1:26 PM
To: Sannazzaro, Grace
Subject: RE: PM15-010 Conditions

Grace,

Sun Valley GID comments on Parcel map case number PM15-017 (Jauron Family LLC)

1. APN 085-852-13 for 1.778 acres is within Sun Valley GID service boundary.
2. Sun Valley GID will be the water and waste water provider.
3. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
4. Sun Valley GID to be signature on the Jurat.
5. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.

Thank you,
Jon Combs
Public Works Director
Sun Valley G.I.D.
5000 Sun Valley Blvd.,
Sun Valley, NV 89433



Washoe County COMMUNITY SERVICES DEPARTMENT

October 12, 2015

TO: Kelly Mullin, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: PM15-017 (Jauron Family LLC), APN: 085-852-13

V.B.

Project description:

The applicant is proposing the division of one parcel of ± 1.778 acres (77,451 square feet) into four parcels of: 16,612 square feet; 16,972 square feet; 19,992 square feet; and 23,875 square feet, located at 0 Carol Drive, approximately 350 feet south of its intersection with Second Avenue in Sun Valley. Water and Sanitary Sewer service to be provided by Sun Valley General Improvement District.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Washoe County will require the following as a pre-requisite to approval of this parcel map:

For development within a General Improvement District (GID) which is receiving water and sanitary sewer service from said GID as demonstrated:

- (1) By a “will serve” letter from the GID; or
- (2) A note on the final map stating the applicant shall be responsible for complying with the GID requirements at the time of applying for a building permit.

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)?

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:

APN of Parcel	Land Use Designation	Existing Acres
085-852-13	MDS	77,451 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
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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 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?

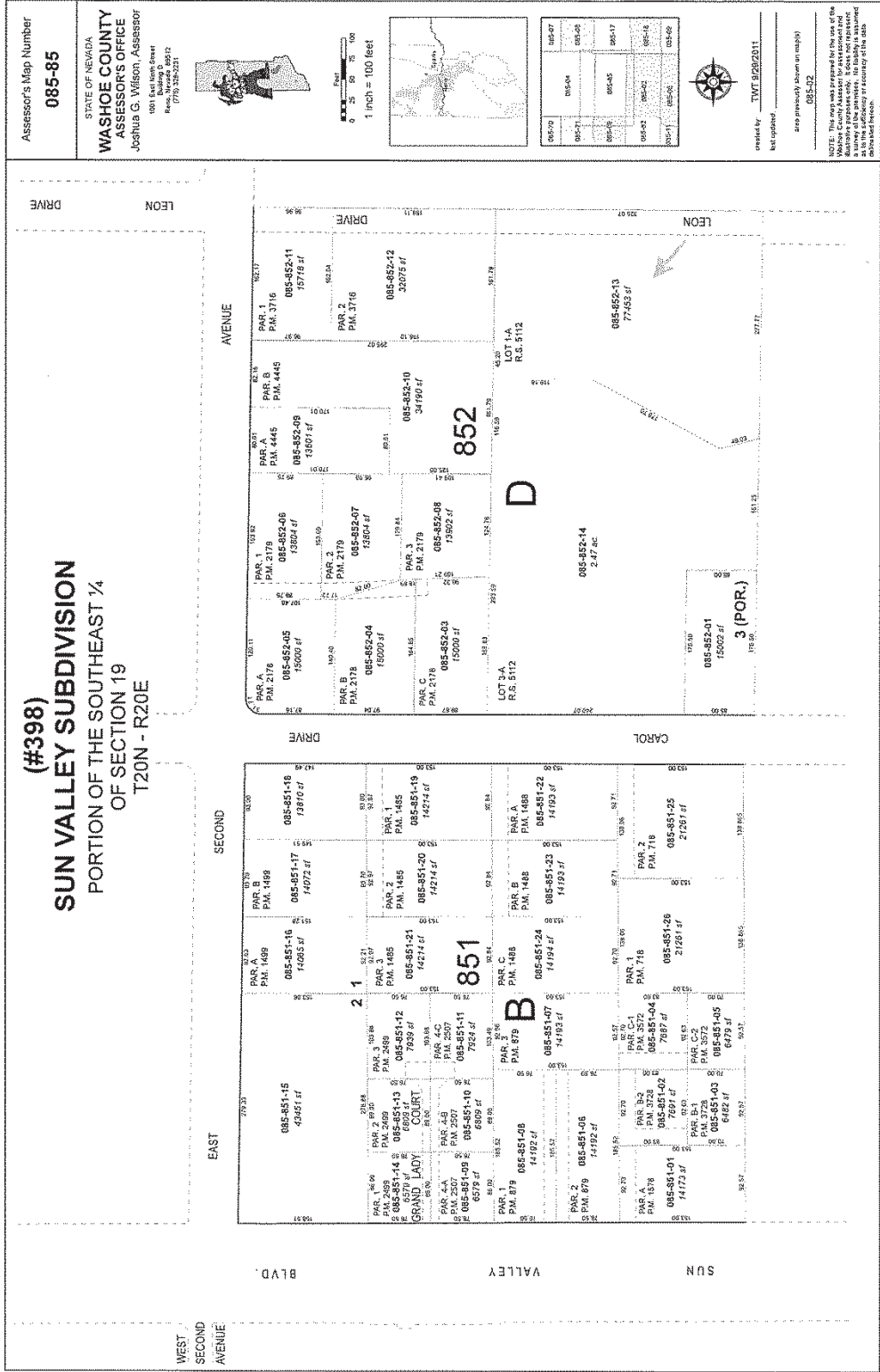
N/A

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

N/A

28. Surveyor:

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



OPEN SPOOL FILE /COGO JOBS/COGO'B/COGO'029/CDOC/CDOC.LST
 INPUT FROM:

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

== INVERSE PARCEL EXTERIOR ==

*** INVERSE ALIGNMENT ***

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	14,887,090.758	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 ==

*** INVERSE ALIGNMENT ***

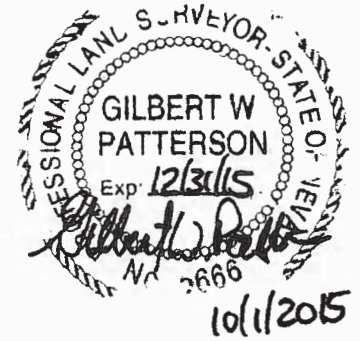
L1A'NE	14,887,364.071	2,289,061.994	0.00
S 0 16 56.0 W	80.334 0.00		
P1'SE	14,887,283.738	2,289,061.598	0.00
N 89 10 14.8 W	206.595 0.00		
ntx: Q4'SE	14,887,286.728	2,288,855.025	0.00
N 0 00 00.0 W	80.338 0.00		
ntx: L3A'NE	14,887,367.066	2,288,855.025	0.00
S 89 10 15.0 E	206.991 0.00		
ntx: L1A'NE	14,887,364.071	2,289,061.994	0.00

area: 16,611.69 sq ft (0.38135 acres)

== INVERSE PARCEL B ==

*** INVERSE ALIGNMENT ***

P1'SE	14,887,283.738	2,289,061.598	0.00
S 0 16 56.0 W	80.104 0.00		
P2'SE	14,887,203.635	2,289,061.203	0.00
N 89 07 57.4 W	228.309 0.00		
ntx: nB'NE	14,887,207.091	2,288,832.921	0.00
N 28 27 02.0 E	46.398 0.00		
ntx: L1A'AP0	14,887,247.885	2,288,855.025	0.00
N 0 00 00.0 E	38.842 0.00		
ntx: Q4'SE	14,887,286.728	2,288,855.025	0.00
S 89 10 14.8 E	206.595 0.00		



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	14,887,203.635	2,289,061.203	0.00
S 0 16 56.0 W	80.254 0.00		
LP'D'NE	14,887,123.382	2,289,060.808	0.00
N 89 03 41.0 W	270.876 0.00		
ntx: Q2'SE	14,887,127.819	2,288,789.968	0.00
N 28 27 02.0 E	90.165 0.00		
ntx: Q3'SE	14,887,207.095	2,288,832.923	0.00
S 89 07 54.2 E	228.307 0.00		
ntx: P2'SE	14,887,203.635	2,289,061.203	0.00

area: 19,991.53 sq ft (0.45894 acres)

== INVERSE PARCEL D ==

*** INVERSE ALIGNMENT ***

LP'D'NE	14,887,123.382	2,289,060.808	0.00
S 0 16 56.0 W	84.382 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	14,887,090.758	2,288,769.887	0.00
N 28 27 02.0 E	42.152 0.00		
ntx: Q2'SE	14,887,127.819	2,288,789.968	0.00
S 89 03 41.0 E	270.876 0.00		
ntx: LP'D'NE	14,887,123.382	2,289,060.808	0.00

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

