

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR JAURON FAMILY LLC (CAROL DRIVE)			
Project Description: DIVIDING APN 085-852-14 INTO 4 PARCELS(PARCEL 1=0.28AC, PARCEL 2=0.28AC, PARCEL 3=0.28AC, PARCEL 4=1.64AC) FOR SINGLE FAMILY RESIDENTIAL USE.			
Project Address: 5160 CAROL DRIVE, SUN VALLEY, NEVADA, 89433			
Project Area (acres or square feet): 2.470 AC			
Project Location (with point of reference to major cross streets AND area locator): LOCATED ALONG THE EASTERN SIDE OF CAROL DR. , SOUTH OF EAST 2ND AVENUE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-852-14	2.470		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: JAURON FAMILY LLC		Name: AXION ENGINEERING LLC	
Address: 7045 ASPEN GLEN DR		Address: 683 EDISON WAY	
RENO, NEVADA Zip: 89519		RENO, NEVADA Zip: 89502	
Phone: Fax:		Phone: 775-771-7983 Fax:	
Email: MJAUON63@GMAIL.COM		Email: RYAN@AXIONENGINEERING.NET	
Cell: (775)530-0923 Other:		Cell: (775)771-7983 Other:	
Contact Person: MICHAEL JAURON		Contact Person: RYAN T. SIMS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS OWNER		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

5160 CAROL DRIVE, SUN VALLEY, NEVADA, 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-852-14	VACANT-SINGLE FAMILY RESIDENTIAL	2.47

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

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

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	12,114 SF	12,109 SF	12,002 SF	71,523 SF
Proposed Minimum Lot Width	101 FT	101 FT	100 FT	148 FT

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

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

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

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

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

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

- a. Water System Type:

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

b. Available:

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

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

a. Sewage System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

ACCESS EASEMENTS WILL BE GRANTED FOR ACCESS TO EACH PARCEL
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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A

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

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

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

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

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

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

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

3:1 SLOPE, SLOPE TO BE REVEGETATED

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

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

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

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

9 MEDIUM SIZE CHINESE ELM TREES WILL BE REMOVED

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

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

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

28. Surveyor:

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

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

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

SUN VALLEY GENERAL IMPROVEMENT DISTRICT

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

Yes No

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

5160 CAROL DRIVE, SUN VALLEY, NEVADA, 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-852-14	VACANT-SINGLE FAMILY RESIDENTIAL	2.47

3. Please describe:

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

EXISTING CONDITIONS INCLUDE NO UTILITY WORK DONE

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

North	SINGLE FAMILY RESIDENTIAL STRUCTURES
South	SINGLE FAMILY RESIDENTIAL STRUCTURES
East	VACANT PARCEL
West	PAVED ROAD (CAROL DRIVE)

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	12,114 SF	12,109 SF	12,002 SF	71,523 SF
Proposed Minimum Lot Width	101 FT	101 FT	100 FT	148 FT

5. Utilities:

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

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

a. Water System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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

a. Sewage System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

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

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

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

Explanation:

PARTIALLY LOCATED IN AE FLOODWAY AND X SHADED ZONES
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b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

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

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

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

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9. Surveyor:

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

Request to Reserve New Street Name(s)

Before submitting: check proposed street names against the online Regional Street Directory lists:

1. Street Directory with Location
 2. Street Name Reservations with Expiration Date
- The applicant is responsible for all sign costs.

Please return form to: **Streetnames@washoecounty.us**

Phone: (775) 328-2344

Applicant Information

Name:	Guillermo E. Carey, PLS
	<u>580 Mount Rose St</u>
Address:	_____

Phone	_____

Requested Street Names

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

CAROL DR. (EXISTING)	
Proposed parcels to be addressed from existing Carol Dr.	
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 approval request.	

Location

Project Name:	PARCEL MAP FOR JAURON FAMILY LLC (CAROL DRIVE)		
	<input type="checkbox"/> Reno	<input type="checkbox"/> Sparks	<input checked="" type="checkbox"/> Washoe County
Parcel Numbers:	085-852-14		
	<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Parcelization	<input type="checkbox"/> Private Street
Please attach maps, petitions and supplementary information.			
_____		Date:	_____
Regional Street Naming Coordinator			
Washoe County Community Services Department			
1001 E. Ninth Street Reno, NV 89520-0027			

TENTATIVE MAP APPLICATION CAROL DRIVE

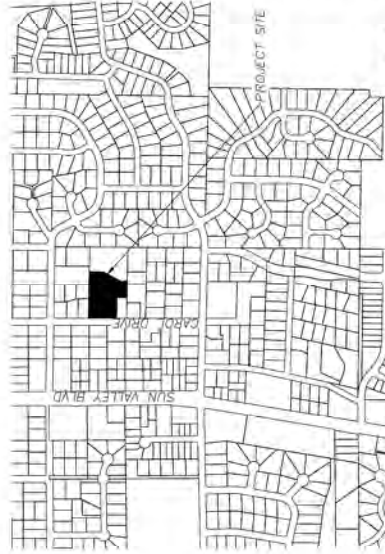
SUN VALLEY, NEVADA

OWNER/DEVELOPER

JANSON FAMILY LLC
7940 ASPEN GLEN DR
RENO, NV 89519
ATTN: MICHAEL JANSON

PUBLIC SERVICES

GAS & ELECTRICAL SERVICE: NV ENERGY
WATER SERVICE: SUN VALLEY GENERAL IMPROVEMENT DISTRICT
SEWER SERVICE: SUN VALLEY GENERAL IMPROVEMENT DISTRICT
TELEPHONE: AT&T
CABLE TV: CHARTER COMMUNICATIONS
FIRE: SUN VALLEY FIRE DEPARTMENT
POLICE PROTECTION: WASHOE COUNTY SHERIFFS DEPARTMENT



VICINITY MAP

N.T.S.

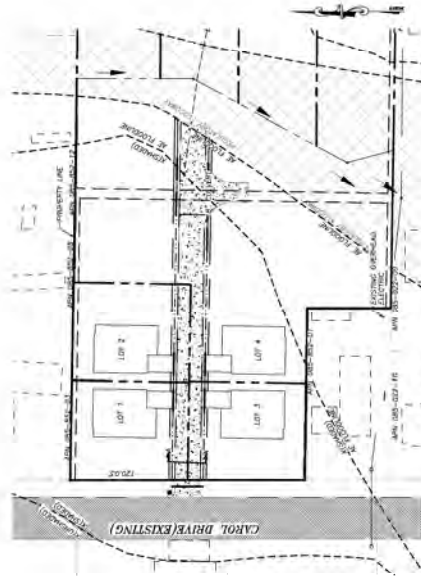
ENGINEER



683 EDISON WAY - RENO, NEVADA 89502
PR 775-791-5564 / FX 775-955-3981

SHEET INDEX

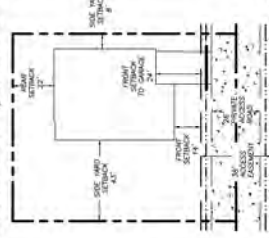
- T-1 TITLE SHEET
- S-1 SITE PLAN
- C-1 GRADING PLAN
- U-1 UTILITY PLAN



SITE MAP

N.T.S.

TYPICAL LOT (CAROL DR)



ENGINEERS STATEMENT

I, PAMEL F. SMS, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION AND WAS COMPLETED ON THIS 7TH DAY OF DECEMBER, 2022.

PAMEL F. SMS

P.E. # 1995



IMPROVEMENT PLANS FOR
CAROL DR.
PRELIMINARY TITLE SHEET
WASHOE COUNTY, NEVADA

DATE	12/07/2022
PROJECT NO.	202006
SCALE	1"=20'
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	

T-1

1 OF 4

PROJECT AREA SUMMARY:

- 1. TOTAL PROJECT SITE: 1.87 ACRES
- 2. ZONING: 1.8.8 M/AM/CLD
- 3. ADVANCE LOT SIZE: 24,833 SF
- 4. MINIMUM LOT SIZE: 71,323 SF
- 5. MINIMUM LOT AREA: 12,500 SF
- 6. MINIMUM LOT WIDTH: 4.00'

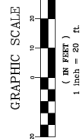
MDS ZONING LOT STANDARDS:

- MINIMUM LOT AREA: 12,500 SF
- MINIMUM LOT WIDTH: 4.00'
- MINIMUM LOT AREA: 71,323 SF
- MINIMUM LOT WIDTH: 4.00'

STREETS: 10' FINISH

STREETS: 8' SIDE

STREETS: 20' REAR

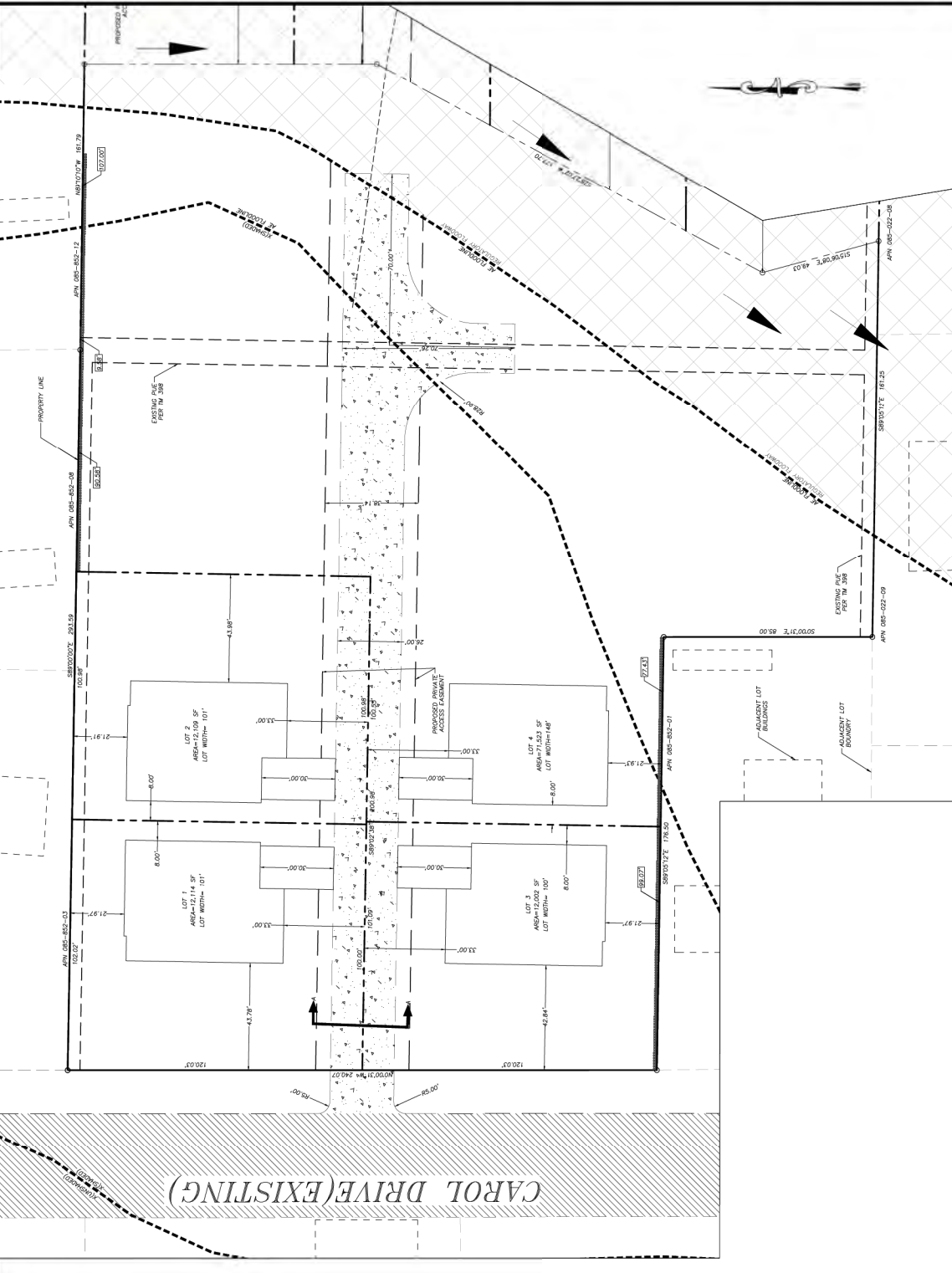


PARCEL INFORMATION:
 LOT 1: 12,500 SF, 47.40' W
 LOT 2: 12,500 SF, 47.40' W
 LOT 3: 12,500 SF, 47.40' W
 LOT 4: 12,500 SF, 47.40' W
 SUBDIVISION: SUN VALLEY CAROL DRIVE PROPOSED MASTER PLAN REZONATION: SUBURBAN RESIDENTIAL
 NUMBER OF UNITS: 4

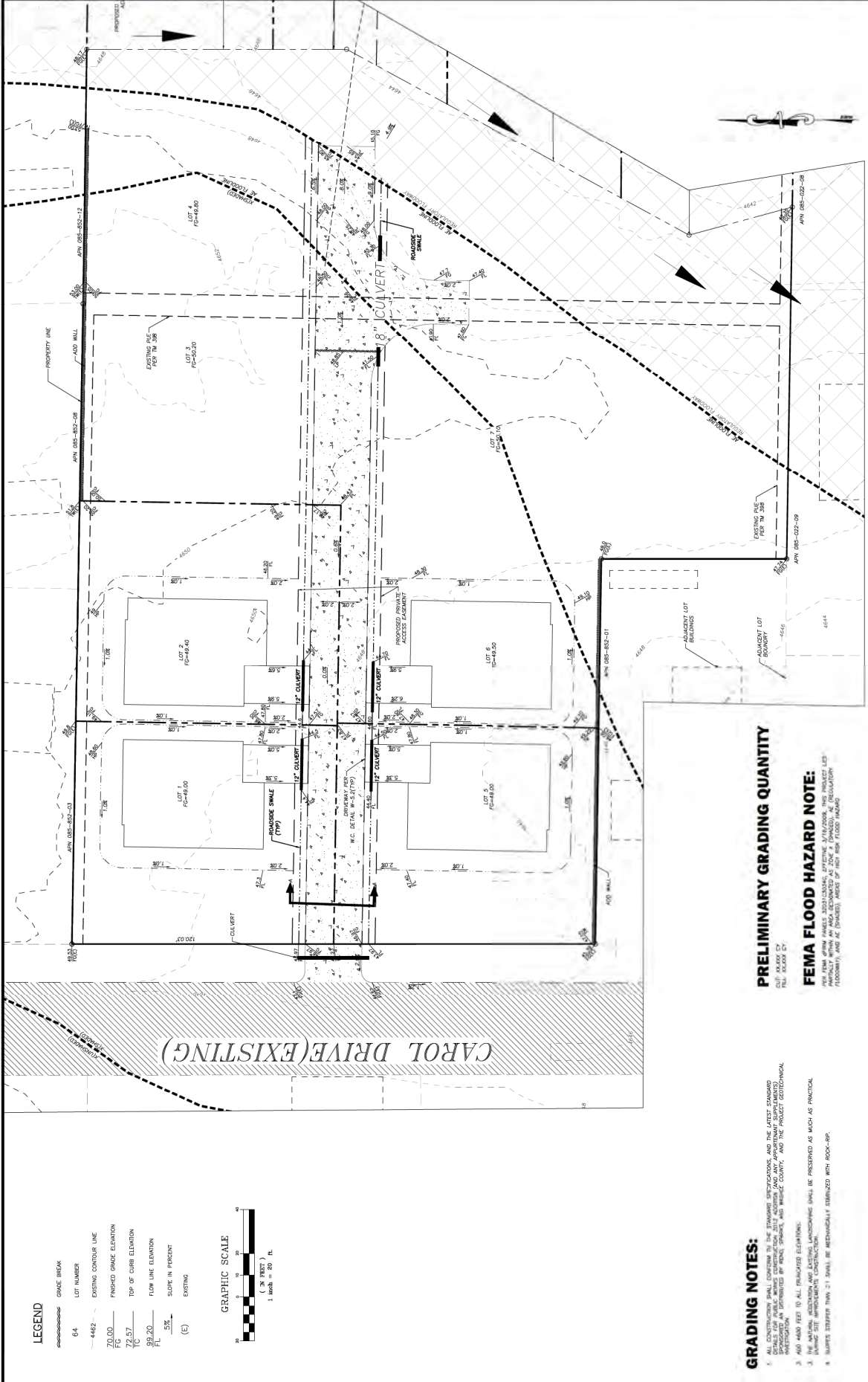
GROSS DENSITY: 1.62 UNITS/ACRE
 AREA LEFT UNDEVELOPED OR RESTORED TO PRE DEVELOPMENT CONDITION: 20.47 ACRES
 TOTAL DEVELOPED AREA: 12,500 SF
 TOTAL DEVELOPED AREA IN ENCLOSED GARAGE: 0 SF
 TOTAL REQUIRED: 8 SPACES

PARKING PROVIDED:
 1 DRIVEWAY: 8 SPACES
 1 ALLOY STREET: 8 SPACES (COMMON)
 TOTAL: 16 SPACES
 PROPOSED ACCESS AND STREET WILL BE PRIMARILY OWNED AND MAINTAINED BY ADJACENT LOT BUILDINGS

MDS: MINIMUM LOTS PER ACRE SINGLE FAMILY RESIDENTIAL MINIMUM DENSITY: 1.88 UNITS/ACRE
 MINIMUM LOT AREA: 12,500 SF
 MINIMUM LOT WIDTH: 4.00'

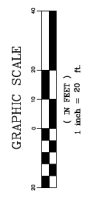


Drawn:	JHR
Checked:	RTS
Date:	DECEMBER 2022
Scale:	1"=20'
Project No.:	150036



LEGEND

	GRADE BREAK
	LOT NUMBER
	4462
	EXISTING CONTOUR LINE
	70.00 FG
	72.57 TC
	59.20 FL
	5% SLOPE IN PERCENT
	(E) EXISTING



GRADING NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WASHOE COUNTY SPECIFICATIONS AND THE WASHOE COUNTY STANDARD SPECIFICATIONS FOR HIGHWAYS AND RELATED STRUCTURES, AS APPLICABLE TO THIS PROJECT, AND THE WASHOE COUNTY STANDARD SPECIFICATIONS FOR UTILITIES, STREETS, AND WASHOE COUNTY, AND THE PROJECT GEOTECHNICAL REPORT.
2. ALL ELEVATIONS SHALL BE IN FEET UNLESS OTHERWISE SPECIFIED.
3. ALL VERTICAL CURVES AND EXISTING LANDSCAPING SHALL BE PRESERVED AS MUCH AS PRACTICAL.
4. SURVEY STREETS SHALL BE MECHANICALLY DEMOLISHED WITH ROCK-WALL.

PRELIMINARY GRADING QUANTITY

1.000 CU YD
 1.000 CU YD
 1.000 CU YD

FEMA FLOOD HAZARD NOTE:

THE FIRM HAS CONDUCTED A PRELIMINARY FLOOD HAZARD ANALYSIS. THE PROJECT LIES WITHIN AN AREA DESIGNATED AS ZONE A (FLOODPLAIN, A1, REGULATORY FLOODPLAIN), AND IS (SHOWN) AREAS OF HIGH FLOOD HAZARD.

ADD 4462 TO ALL GRADE CALLOUTS

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLAT HAS BEEN EXAMINED AND ANON FAMILY, L.L.C. HAS BEEN DULICATED HEREON, AND THAT THE ONLY OWNERS OF RECORD IN THE LANDS DELINEATED HEREON, AND THAT THE ONLY OWNERS OF RECORD OF ADJACENT LAND, THAT ARE A MATTER OF PUBLIC RECORD, HAVE BEEN IDENTIFIED AND A RECORD OF INTEREST HAS BEEN FILED IN THE PUBLIC RECORDS OF WASHOE COUNTY, NEVADA, AS AUTHORIZED BY THE RELEVANT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS, EXCEPT THE FOLLOWING DOCUMENTS:

NONE.

FIRST CENTENNIAL TITLE _____ DATE _____

NAME _____

ITS _____

TAX CERTIFICATE

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 DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 360.020.

APN 005-452-13

LINDA JACOBSON
WASHOE COUNTY TREASURER

BY DEPUTY _____ DATE _____

NAME _____

DEPUTY TREASURER

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS ONLY THE HEALTH ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE DISTRICT BOARD OF HEALTH HAS BEEN ADVISED OF THE ENVIRONMENTAL HEALTH SERVICES FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

NAME _____

ITS _____

WATER & SEWER RESOURCE REQUIREMENTS

THIS PLAT COMPLIES WITH THE PROVISIONS OF THE WATER AND SEWER RESOURCE REQUIREMENTS, ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL MAP CASE NO. WITH ALL APPLICABLE STATUTES MEETS ALL APPLICABLE STATUTES AND REQUIREMENTS OF THE PLANNING AND BUILDING MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SAFEGUARD FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME. THE DIRECTOR OF PLANNING AND BUILDING HAS REVIEWED THE PLAT AND THE RELEVANT STATUTES CHAPTER 202. BY THIS FINAL MAP IS APPROVED AND ACCEPTED THIS DATE WITH FULL COMPLIANCE WITH THE PROVISIONS OF THE NEVADA REVISED STATUTES 278.471 THROUGH 278.472.

KELLY MALLIN _____ DATE _____

DIRECTOR, PLANNING AND BUILDING DIVISION

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE PLAT FOR CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S AGREEMENT IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. _____ AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WANDA HANSEN
WASHOE COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR NO. 20464

DATE _____

PARCEL MAP FOR

CAROL DRIVE

LOT 3-A, RECORD OF SURVEY #5112
BEING PORTION OF THE SE 1/4 OF SECTION 19,
T.20 N. R.20 E. M.D.B.#M.
WASHOE COUNTY, NEVADA



VICINITY MAP
N.T.S.

UTILITY COMPANIES' CERTIFICATE (CONTINUED)

BY: SUN VALLEY GENERAL IMPROVEMENT DISTRICT (WATER & SEWER) _____ DATE _____

NAME, TITLE _____

STATE OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AS AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED DISTRICT, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

NOTARY PUBLIC _____

NAME _____

BY: WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

NAME, TITLE _____

STATE OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AS AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED DEPARTMENT, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

NOTARY PUBLIC _____

NAME _____

SURVEYOR'S CERTIFICATE

I, GUILLELMO ENRIQUE CAREY, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THE RESULTS OF THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF AUDA ENGINEERING.
- THE LAND SURVEYED LIES WITHIN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 20 EAST, MOUNT CRAWFORD BASE AND MERIDIAN, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 2022.
- THIS PLAT COMPLES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- POSITION INDICATED AND ARE OF APPROPRIATE CHARACTER, OCCUPY THE



GUILLELMO ENRIQUE CAREY
NEVADA LICENSED LAND SURVEYOR NO. 17759
12/5/22

PARCEL MAP FOR

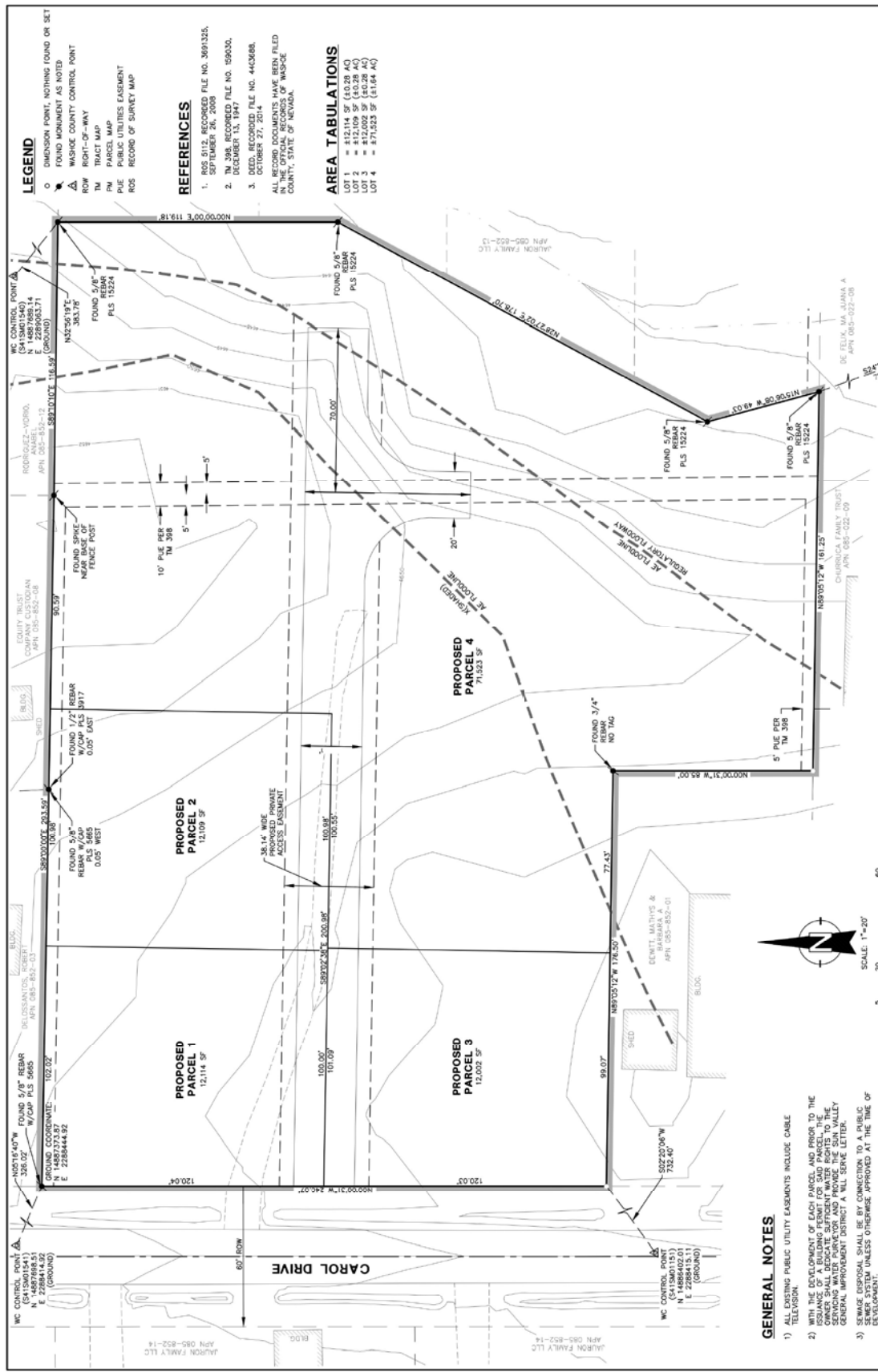
CAROL DRIVE

LOT 3-A, RECORD OF SURVEY #5112
BEING PORTION OF THE SE 1/4 OF SECTION 19,
T.20 N. R.20 E. M.D.B.#M.
WASHOE COUNTY, NEVADA

DECEMBER 2022

MAPCA
SURVEYS INC. 754-632-2267
150 MOUNT ROSE ST.
SPRINGFIELD, NEVADA 89509

SHEET
1 OF 2



LEGEND

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

REFERENCES

1. BSS 5115, RECORDED FILE NO. 3691325, SEPTEMBER 26, 2009
 2. TM 348, RECORDED FILE NO. 159030, DECEMBER 13, 1947
 3. DEED, RECORDED FILE NO. 4402688, OCTOBER 27, 2014
- ALL RECORD DOCUMENTS HAVE BEEN FILED WITH THE COUNTY CLERK'S OFFICE OF WASHOE COUNTY, STATE OF NEVADA.

AREA TABULATIONS

- LOT 1 = 12,114 SF (14.28 AC)
- LOT 2 = 12,114 SF (14.28 AC)
- LOT 3 = 12,002 SF (14.28 AC)
- LOT 4 = 71,523 SF (16.64 AC)

PARCEL MAP FOR
CAROL DRIVE
 LOT 3-A, RECORD OF SURVEY #5112
 BEING PORTION OF THE SE 1/4 OF SECTION 19,
 T.20 N. - R.20 E., M.D.B.&M.
 WASHOE COUNTY DECEMBER 2022 NEVADA

MAPCA
 SURVEYS INC. 754-632-2267

SHEET
 2 OF 2

GENERAL NOTES

- 1) ALL EXISTING PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- 2) WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE DEVELOPER/OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE WASHOE COUNTY WATER DISTRICT AND THE WASHOE COUNTY WATER DISTRICT SHALL PROVIDE THE NECESSARY LETTERS OF CONSENT TO THE DEVELOPER/OWNER.
- 3) SEWER EASEMENTS SHALL BE BY AGREEMENT TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- 4) NATURAL DRAINAGE WILL NOT BE INTERFERED.
- 5) ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE REQUIRED TO MAINTAIN ALL DAMAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED IMPROVEMENTS THAT COULD CAUSE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- 6) FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY SHALL BE PROVIDED TO THE DEVELOPER/OWNER WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED COMMERCIAL BUILDING PERMIT.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE 83.04 NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS 5415M01541, 5415M01540, 5415M01515, 5415M01527. A COMBINED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

