

Community Services Department  
Planning and Building  
TENTATIVE PARCEL MAP



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

Telephone: 775.328.6100

## Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

## Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

**This sheet must accompany the original application and be signed by the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - ☐ a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - ☐ b. Property boundary lines, distances and bearings.
  - ☐ c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - ☐ d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - ☐ e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.

- ☐ f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
  - ☐ g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - ☐ h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - ☐ i. Vicinity map showing the proposed development in relation to the surrounding area.
  - ☐ j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - ☐ k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - ☐ l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

**Notes:**

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.

 03/11/2025  
 Professional Land Surveyor

## 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.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: <b>PARCEL MAP FOR JAURON FAMILY LLC (CAROL DRIVE)</b>			
Project Description: <b>IVIDING 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.</b>			
Project Address: <b>5160 CAROL DRIVE, SUN VALLEY, NEVADA, 89433</b>			
Project Area (acres or square feet): <b>2.470 AC</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>LOCATED ALONG THE EASTERN SIDE OF CAROL DR. , SOUTH OF EAST 2ND AVENUE</b>			
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). <b>WTPM23-0001</b>			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>JAURON FAMILY LLC</b>		Name: <b>AXION ENGINEERING LLC</b>	
Address: <b>14220 EAGLE SPRINGS CT</b>		Address: <b>683 EDISON WAY</b>	
<b>RENO, NEVADA</b> Zip: <b>89519</b>		<b>RENO, NEVADA</b> Zip: <b>89502</b>	
Phone:      Fax:		Phone: <b>775-771-7983</b> Fax:	
Email: <b>MJAURON63@GMAIL.COM</b>		Email: <b>RYAN@AXIONENGINEERING.NET</b>	
Cell: <b>(775)530-0923</b> Other:		Cell: <b>(775)771-7983</b> Other:	
Contact Person: <b>MICHAEL JAURON</b>		Contact Person: <b>RYAN T. SIMS</b>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <b>Same</b>		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:      Fax:		Phone:      Fax:	
Email:		Email:	
Cell:      Other:		Cell:      Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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			
Proposed Zoning Area	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 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, #	SVGID/TMWA WHOLESAL	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):

SVGID
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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?

No gate, no public trail system
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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?

No
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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?

+/-1,500 CY
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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?

Relatively flat - 5% or less

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?

No Berms

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?

No retaining walls

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

Every effort will be made to preserve existing trees on site

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?

Where needed, approved defensible space seed mix, 31 pounds/acre, hydro-slurry after application, most areas will be improved or landscaped.



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

Irrigation will be provided with individual lot landscape irrigation systems.

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

No. reveg plan will follow recently approved and implemented materials and procedures.

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 Review Committee Action Order

**Tentative Parcel Map Case Number WTPM23-0001 (Jauron Family – Carol Drive)**

Decision: **Approval with Conditions**  
Decision Date: March 9, 2023  
Mailing/Filing Date: March 10, 2023  
Property Owner: Jauron Family LLC  
Staff Planner: Katy Stark, Planner  
Phone: 775.328.3618  
E-Mail: [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

**Tentative Parcel Map Case Number WTPM23-0001 (Jauron Family – Carol Drive)** – For hearing, discussion, and possible action to approve a tentative parcel map dividing a 2.47-acre parcel into 4 parcels of 0.28 acres, 0.28 acres, 0.28 acres and 1.64 acres.

- Applicant / Owner: Jauron Family LLC
- Location: 5160 Carol Drive
- APN: 085-852-14
- Parcel Size: 2.47 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 3 – Commissioner Garcia

Notice is hereby given that the Washoe County Parcel Map Review Committee granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 606, Parcel Maps. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Parcel Map Review Committee is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the Committee's review of the following criteria in accordance with Washoe County Development Code Article 606, Parcel Maps:

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - (i) 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;
  - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;


To: Jauron Family LLC  
Subject: WTPM23-0001  
Mailing Date: March 10, 2023  
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- (iii) The availability and accessibility of utilities;
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (v) Conformity with the zoning ordinances and master plan;
- (vi) General conformity with the governing body's master plan of streets and highways;
- (vii) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (viii) Physical characteristics of the land such as floodplain, slope and soil;
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- (x) 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;
- (xi) Community antenna television (CATV) conduit and pull wire; and
- (xii) Recreation and trail easements.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.**

Washoe County Community Services Department  
Planning and Building Division

  
Christopher Bronczyk, Parcel Map Review Committee Chair  
Senior Planner, Planning and Building Division

CB/KS/AA

Enclosure: Conditions of Approval

Applicant/Owner: Jauron Family LLC  
[mjauron63@gmail.com](mailto:mjauron63@gmail.com)

Consultant: Axion Engineering LLC., Attn: Ryan T. Sims  
[ryan@axionengineering.net](mailto:ryan@axionengineering.net)

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Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Matthew Philumalee, Engineering and Capital Projects; Dale Way & Brittany Lemon, Truckee Meadows Fire Protection District; Stephen Hein, Street Naming; Wesley Rubio, Health District; Brad Baeckel, Sun Valley GID, bbaeckel@svgid.com; Timber Weiss, Water Rights



# Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0001

The tentative parcel map approved under Parcel Map Case Number WTPM23-0001 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on March 9, 2023. 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 Building 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 Planning and Building Division**

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

**Contact Name – Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. 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 Building Division.
- c. 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 Building 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.
- d. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM23-0001 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 BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building 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; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- 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.

### **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 Name – Matthew Philumalee, PLS, 775.328.2315, [mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a section corner tie.
- c. Add Owner's Certificate.
- d. Remove structures, trees, poles and hydrants from the map.
- 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. All boundary corners must be set.
- g. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.

### **Washoe County Health District**

3. The following condition is a requirement of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with this condition.

**Contact Name – Wesley Rubio, MPH, REHS, EHS Supervisor, 775.900.7240, [wrubio@washoecounty.gov](mailto:wrubio@washoecounty.gov)**

- a. All parcels are required to be served by municipal sewer and municipal water to be developed.

### **Truckee Meadows Fire Protection District**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

### **Sun Valley General Improvement District**

5. The following conditions are requirements of the Sun Valley General Improvement District (SVGID), which shall be responsible for determining compliance with this condition.

**Contact Name – Brad Baeckel, Public Works Director, 775.673.2220, bbaeckel@svgid.com**

- a. SVGID will be the water and sewer utility.
- b. Plans need to be submitted with review fees to SVGID.
- c. Tap fees will be required.
- d. Water rights will need to be purchased from TMWA and dedicated to SVGID.
- e. Water and sewer facility fees will be required.
- f. Adequate cover and access needs to be maintained for existing water and sewer utilities during grading and construction.
- g. Water and sewer capacity study will be required.

**Washoe County Water Rights**

6. The following condition is a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with this condition.

**Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov**

- a. The proposed parcels will be served by Sun Valley General Improvement District (SVGID). The applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the parcel map. Please email a copy of the SVGID will-serve or approval to: tweiss@washoecounty.gov

**Washoe County Street Naming**

7. The following condition is a requirement of Washoe County Street Naming, which shall be responsible for determining compliance with this condition.

**Contact Name – Stephen Hein, P.E., 775.328.2319, shein@washoecounty.gov**

- a. Proposed street names shall be per the Regional Street Naming Manual and reserved to the Regional Street Directory.

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



**ESCROW NOTE:**

**WE FIND NO OPEN DEED OF TRUST. PLEASE VERIFY THAT THIS PROPERTY IS  
FREE AND CLEAR**

**VERIFIED BY SELLER:**

Jauron Family LLC,

BY:

Michael Jauron

3/12/25

Date

ITS mgr.



## First Centennial Title Company of Nevada

3700 Lakeside Dr, Ste 110, Reno, NV 89509

Phone: (775)689-1810 • Fax: 775-800-5701



### COMMITMENT FOR TITLE INSURANCE

Issued By  
REAL ADVANTAGE TITLE INSURANCE COMPANY

---

#### 1st Updated Commitment

**Today's Date:**

March 11, 2025

**Order No.:** P-22032480-CD

**Escrow Officer:** Cheryl Dougherty

**Proposed Buyer/Borrower:**

**Property Address:** 5160 Carol Drive, Sun Valley, NV 89433

**Lender:**

**Loan Amount:** \$0.00

---

First Centennial Title of Nevada

A handwritten signature in black ink, appearing to read "Julie M. Moreno", is written over a horizontal line.

Julie M. Moreno, TR Authorized Signatory



## COMMITMENT FOR TITLE INSURANCE

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Real Advantage Title Insurance Company, a California corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within n/a after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

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## COMMITMENT FOR TITLE INSURANCE

- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
  3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    - a. the Notice;
    - b. the Commitment to Issue Policy;
    - c. the Commitment Conditions;
    - d. Schedule A;
    - e. Schedule B, Part I-Requirements; and
    - f. Schedule B, Part II-Exceptions; and
    - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
  4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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## COMMITMENT FOR TITLE INSURANCE

### 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

### 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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## COMMITMENT FOR TITLE INSURANCE

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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## COMMITMENT FOR TITLE INSURANCE

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: First Centennial Title Company of Nevada  
Issuing Office: 3700 Lakeside Dr, Ste 110, Reno, NV 89509  
Issuing Office's ALTA® Registry ID: 1022833  
Loan ID No.:  
Commitment No.: P-22032480-CD-1  
Issuing Office File No.: P-22032480-CD  
Property Address: 5160 Carol Drive, Sun Valley, NV 89433  
Revision No.: 1st Updated Commitment

### SCHEDULE A

1. Commitment Date: February 26, 2025 at 12:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured:  
Proposed Amount of Insurance: \$0.00  
The estate or interest to be insured: Fee Simple
  - b. ALTA Loan Policy (06/17/06)  
Proposed Insured:  
Proposed Amount of Insurance: \$0.00  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
JAURON FAMILY, LLC, a Nevada limited liability company
5. The Land is described as follows:  
  
SEE SCHEDULE C ATTACHED HERETO

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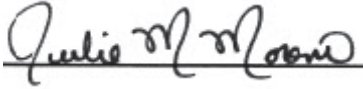
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## SCHEDULE A

(Continued)

First Centennial Title of Nevada



Julie M. Moreno, TR Authorized Signatory



By William D. Burding, Jr. - Executive Vice  
President & General Counsel

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **REQUIREMENT:** An Owner's Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.
6. **REQUIREMENT:** This Company will require the following documents to insure a conveyance or encumbrance by the Limited Liability Company (LLC) named below:
  - a) A current copy of the Articles of Organization, certified by the Secretary of State, State of Nevada.
  - b) A copy of the Operating Agreement and all amendments thereto, if any, including delegations of authority appointing managers or other parties to execute documents that this Company is being requested to insure.
  - c) A copy of the current Statement of Information Form, List of Managers and Members, filed with the Secretary of State, State of Nevada.

LIMITED LIABILITY COMPANY: JAURON FAMILY LLC

**NOTE:** General and Special Taxes for proration purposes for the fiscal year 2024-2025 including any secured personal property and any district assessments, are PAID IN FULL.

Total Amount Taxed: \$1,640.90

Credit: \$671.06

Total Amount Paid: \$969.84

Assessor's Parcel No.: 085-852-14

***Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.***

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Commitment for Title Insurance (07-01-2021)  
Schedule BI



P-22032480-CD

## SCHEDULE B, PART I

(Continued)

**NOTE:** Not entitled to Short Term Rate

**NOTE:** According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows: NONE

**NOTE:** This report is preparatory to the issuance of a Policy of Title Insurance, in the amount of land only, no Endorsement will be issued.

Property Address: 5160 Carol Drive, Sun Valley, NV.

**NOTE:** This is to give you notice that Orange Coast Title Company owns a membership interest in First Centennial Title Company and Orange Coast Title Company also owns Real Advantage Title Insurance Company. This underwriter may be chosen by First Centennial Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the First Centennial Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BI



P-22032480-CD



## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART II Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.  
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**Exceptions 1-7 will be omitted on extended coverage policies**

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



P-22032480-CD

## SCHEDULE B, PART II

(Continued)

8. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
9. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

10. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
11. Except all water, claims or rights to water, in or under said land.
12. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on SUN VALLEY SUBDIVISION, Tract Map No. 398, referenced in the legal description contained herein.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

13. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Record of Survey Map No. 5112 Map referenced in the legal description contained herein.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

14. Any rights, interest or claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said land, not disclosed by the public records.
15. ANY CLAIM OF LIEN that may be filed against said land by reason of work recently completed thereon or now in progress as disclosed by a physical inspection.

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



P-22032480-CD



## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE C

The Land is described as follows:

A parcel situate within the SE ¼ of Section 19, Township 20 North, Range 20 East, MDM, Washoe County, Nevada, being portions of Lots 1 and 3, Block D as shown on the Official Plat of SUN VALLEY SUBDIVISION, Subdivision Tract Map 398, File Number 159030, recorded December 23, 1947 in the Official Records of Washoe County, Nevada and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 1, also being the Southwest corner of Parcel C as shown on Parcel Map 2178, File Number 1190934, recorded September 9, 1987 in the Official Records of Washoe County, Nevada; thence along the Southerly lines of said Parcel C and Parcel 3 as shown on Parcel Map 2179, File Number 1190935, recorded September 9, 1987 in the Official Records of Washoe County, Nevada, South 89°00'00" East a distance of 293.59 feet to the Southeast corner of said Parcel 3, also being the Southwest corner of Parcel B as shown on Parcel Map 4445, File Number 3269663, recorded August 30, 2005 in the Official Records of Washoe County, Nevada;

Thence along the Southerly line of said Parcel B South 89°10'10" East a distance of 116.59 feet;

Thence leaving said Southerly line South 00°00'00" East a distance of 119.18 feet;

Thence South 28°27'02" West a distance of 178.70 feet;

Thence South 15°06'08" East a distance of 49.03 feet to the Southerly line of Lot 1 of said Tract Map 398;

Thence along the Southerly lines of Lot 1 and Lot 3 of said Tract Map 398 North 89°05'12" West a distance of 161.25 feet;

Thence leaving said line North 00°00'31" West a distance of 85.00 feet;

Thence North 89°05'12" West a distance of 176.50 feet to the Easterly line of Carol Drive as shown on said Tract Map 398;

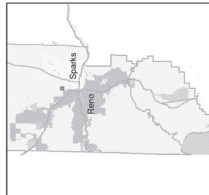
Thence along said Easterly line North 00°00'31" West a distance of 240.07 feet to the Point of Beginning.

The above legal description was taken from prior Document No. 3691324.

APN: 085-852-14



Feet  
0 25 50 75 100  
1 inch = 100 feet



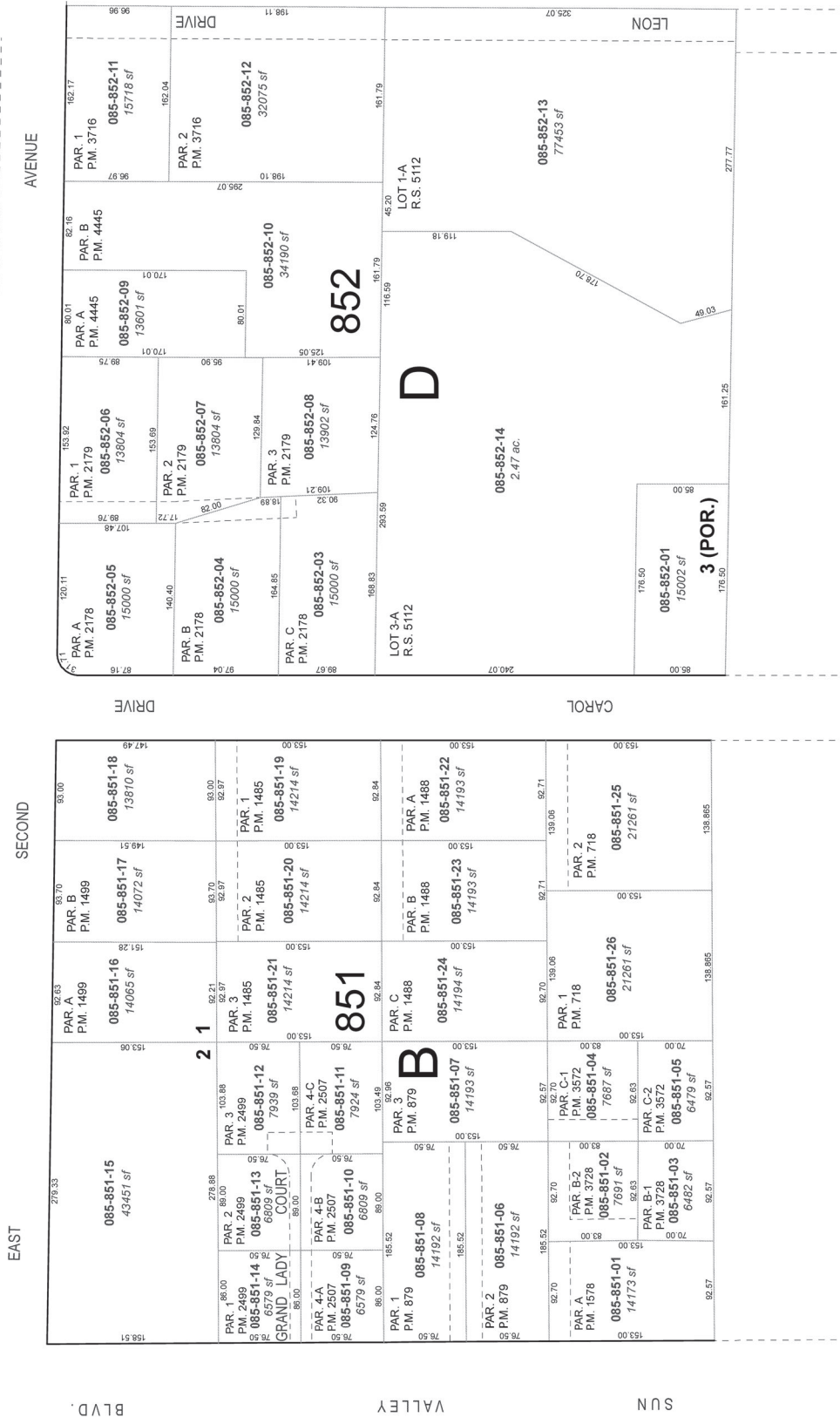
created by **TW/T 9/29/2011**  
last updated:

area previously shown on map(s)

**085-02**

NOTE: This map was prepared for the use of the Assessor's Office and is not intended for any other purpose. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data furnished herein.

**(#398)**  
**SUN VALLEY SUBDIVISION**  
PORTION OF THE SOUTHEAST 1/4  
OF SECTION 19  
T20N - R20E





THIS IS TO CERTIFY THAT THE UNDERSIGNED, AS THE JAUROW FAMILY TRUST LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECODIFICATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.A.S. CHAPTER 278, THAT THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV, GAS, AND WATER LINES, AND SUN VALLEY GENERAL IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JAUROW FAMILY TRUST LLC

NOTARY PUBLIC  
MY COMMISSION EXPIRES

APN 085-852-14

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 361A.265.

WASHOE COUNTY TREASURER

FOR NORTHERN NEVADA PUBLIC HEALTH \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

**WATER & SEWER RESOURCE REQUIREMENTS**

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

# DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

# TITLE COMPANY CERTIFICATE

SIGNATURE \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED THAT GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464  
WASHOE COUNTY SURVEYOR

**CAROL DRIVE**  
BEING A DIVISION OF LOT 3-A OF  
RECORD OF SURVEY MAP NO. 5112  
SITUATE WITHIN A PORTION OF THE SE 1/4 OF  
SECTION 19, T.20 N., R.20 E., M.D.B.&M.  
WASHOE COUNTY, NEVADA



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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF AXION ENGINEERING.

2. THE LAND SURVEYED LIES WITHIN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, SURVEY 46E, RANGE 10E, COUNTY OF WASHINGTON, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 2022.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.

[illegible]

- 1) PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET CONCURRENT WITH A PUBLIC RIGHT-OF-WAY, 5 FEET IN WIDTH CONCURRENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
- 2) A PUBLIC UTILITY AND CABLE TELEVISION EASEMENT IS ALSO HEREBY GRANTED TO EXIST THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING THE MAINTAINING UTILITY AND CABLE TELEVISION FACILITIES TO THAT PARCEL AND THE ADJACENT PARCELS TO THE WEST AND EAST OF THAT PARCEL. THE EASEMENT IS OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE COMPANY CONSENTS.
- 3) PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND SANITARY SEWER IMPROVEMENT DISTRICT.
- 4) WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY PLAT, THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE CITY OF WASHOE COUNTY TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WELL-SERVE LETTER.
- 5) ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE.
- 6) FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- 7) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER TO INSTALL A WATER METER IN A PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET SERVING EACH PARCEL RESPECTIVELY.
- 8) FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE EASEMENTS SHALL BE INSTALLED TO THE ADJACENT LOT. ALL UTILITY EASEMENT CODES ARE REQUIRED WITH MAP IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
- 9) WASHOE COUNTY WILL BE ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT IS REQUIRED, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE DEVELOPER. THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 10) ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA FLOOD ZONE, SHALL BE REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS ON SURROUNDING PROPERTIES.
- 11) DEVELOPMENT SHALL COMPLY WITH ARTICLE 16.04 FLOOD ZONE MAPS COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE.

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, CABLE TELEVISION, CABLE TELEVISION COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SUN VALLEY GENERAL IMPROVEMENT DISTRICT

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_

DATE \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_

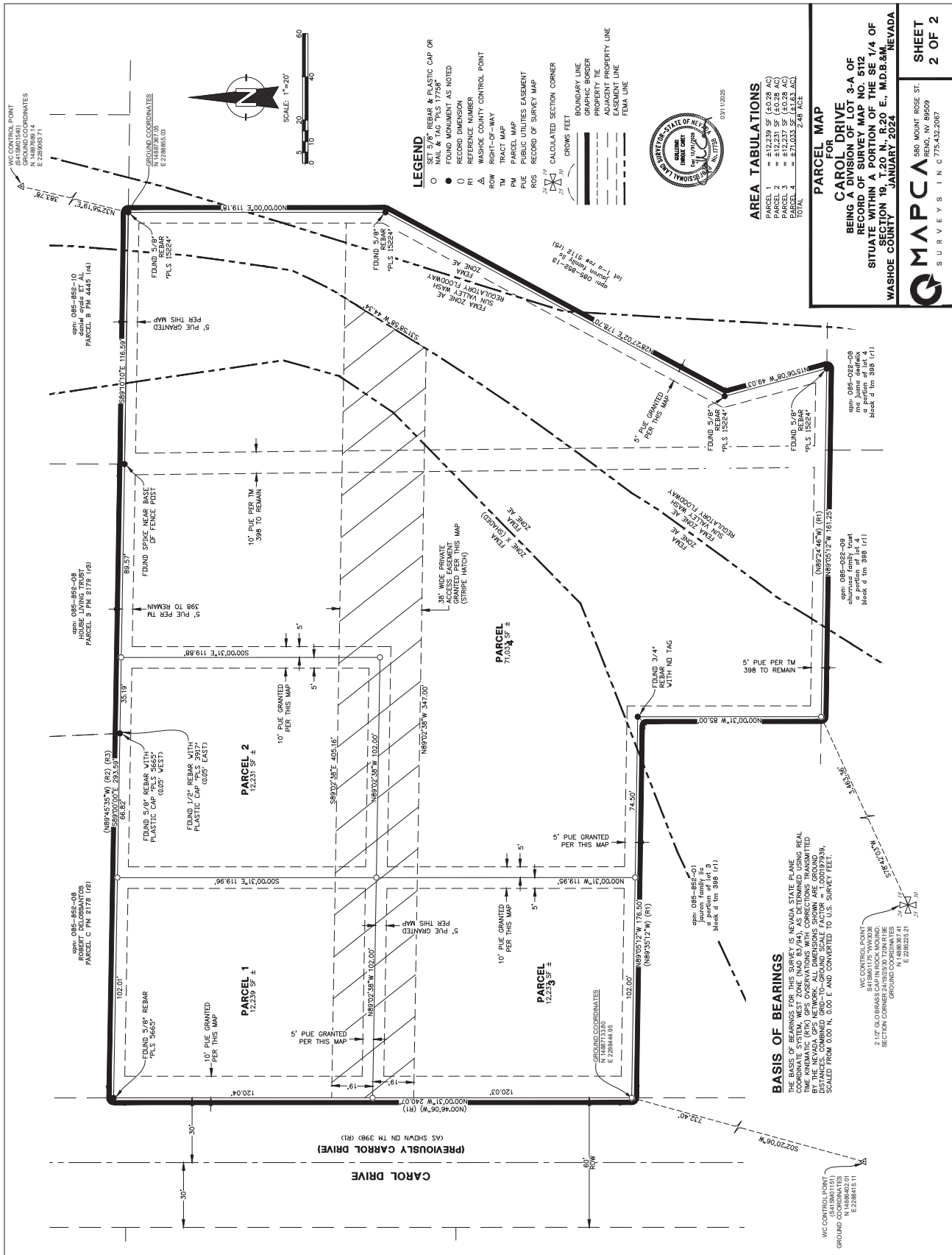
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

PARCEL MAP  
FOR  
CAROL DRIVE  
BEING A DIVISION OF LOT 3-A OF  
RECORD OF SURVEY MAP NO. 5112  
SITUATE WITHIN A PORTION OF THE SE 1/4 OF  
SECTION 19, T.20 N., R.20 E., M.D.B.&M.  
WASHOE COUNTY, NEVADA  
MARCH 2025



80 MOUNT ROSE ST.  
RENO, NV 89509  
775.432.2067





# CIVIL IMPROVEMENT PLANS

FOR

## JAURON FAMILY LLC

CAROL DRIVE, SUN VALLEY NEVADA



### OWNER/DEVELOPER

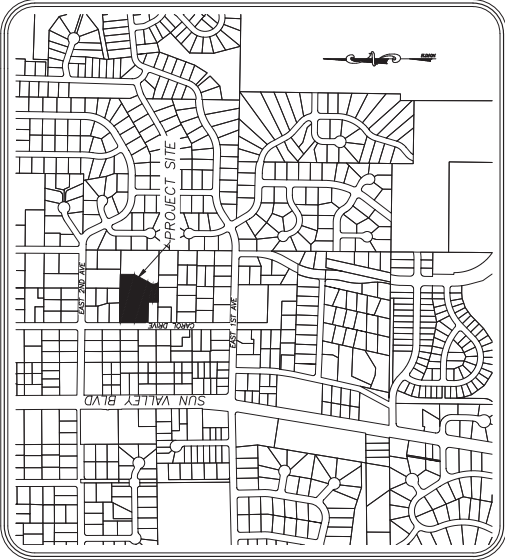
JAURON FAMILY, LLC  
7045 ASPEN GLEN DRIVE  
RENO, NEVADA 89519

### BASIS OF BEARINGS

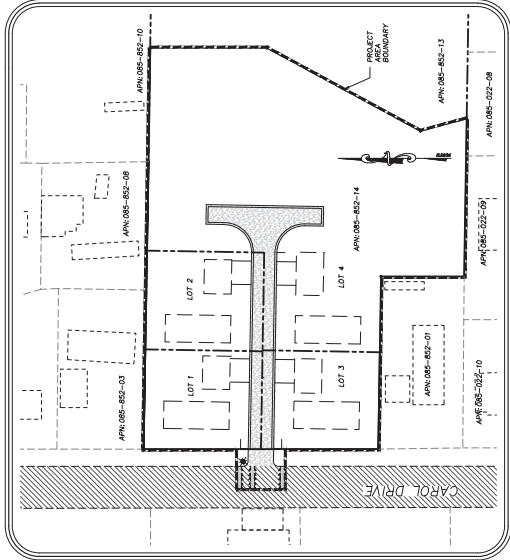
THE BASIS OF BEARINGS FOR THIS MAP IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (94 HARN). COMBINED GRID TO GROUND FACTOR 1.00019733. ALL DISTANCES SHOWN ARE GROUND.

### BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS MAP IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER TIE TO WASHOE COUNTY CONTROL POINT "S23M1010" ELEVATION TAKEN AS 1656.551 FEET ABOVE MEAN SEA LEVEL.



VICINITY MAP



SITE MAP

### SHEET INDEX

- T-1 ..... TITLE SHEET
- N-1 ..... NOTE SHEET
- G-1 ..... GRADING PLAN
- U-1 ..... UTILITY PLAN
- D-1 ..... DETAIL SHEET
- D2 ..... SYGID DETAIL SHEET
- H-1 ..... HYDROLOGY PLAN
- SV-1 ..... SYGID DISPLAY

### ABBREVIATIONS

AC	.....	ASPHALT CEMENT	LF	.....	LINEAR FEET
BC	.....	BEGINNING OF CURVE	LP	.....	LOW POINT
BF	.....	BOTTOM OF FOOTING	M.D.D.	.....	MAXIMUM DRY DENSITY
BR	.....	BACKSIGHT	MP	.....	MINIMUM POINT OF CURVE
BRK	.....	BREAKING OF VERTICAL CURVE	MPC	.....	MINIMUM POINT OF CURVE
CB	.....	CATCH BASIN	PI	.....	POINT OF COMPOUND CURVATURE
CL	.....	CENTERLINE	POC	.....	POINT OF INTERSECTION
DI	.....	DROP INLET	PRC	.....	POINT OF REVERSE CURVATURE
ELEV.	.....	ELEVATION	PVC	.....	POINT OF REVERSE CURVATURE
EC	.....	END OF CURVE	RAD	.....	RADIUS
EG	.....	EXISTING ELEVATION	RET	.....	RETURN
EXC	.....	EXISTING	RET	.....	RETURN
EXST	.....	EXISTING	RCP	.....	REINFORCED CONCRETE PIPE
(e)	.....	EXISTING	RT	.....	RIGHT
FF	.....	FINISH FLOOR	R/W	.....	RIGHT OF WAY
FFC	.....	FRONT FACE OF CURB	SD	.....	STORM DRAIN
FL	.....	FLOW LINE	SS	.....	SANITARY SEWER
FHA	.....	FIRE HYDRANT	SSM	.....	SANITARY SEWER MANHOLE
FL	.....	FLOW LINE	SSM	.....	SANITARY SEWER MANHOLE
G	.....	GRADE	S	.....	SLOPE
GB	.....	GRADE BREAK	STA	.....	STATION
HORIZ	.....	HORIZONTAL	TOP OF CURB	.....	TOP OF CURB
INT	.....	INVERT ELEVATION	VC	.....	VERTICAL CURVE
LS	.....	LEFT SIDE	VPI	.....	VERTICAL POINT OF INTERSECTION
LT	.....	LEFT			

### ENGINEER'S STATEMENT

THESE PLANS, (SHEETS T-1 OF 8), HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PROCEDURES AND GUIDELINES AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES, STANDARDS AND COUNTY CODE. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY CODE, COUNTY STANDARDS SHALL PREVAIL.

RYAN T. SIMS

P.E. #18951

### TITLE SHEET



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

drawn by:	AJH
checked by:	RTS
date:	MARCH, 2025
scale:	1"=20'
project no.:	100136

T-1

1. THESE PLANS, SHEETS 1-1 OF 8 THROUGH 5/16-8, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES OR STANDARDS, IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND WASHOE COUNTY STANDARDS, THE STANDARD SHALL APPLY AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE BOOK "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" LATEST EDITION AND STANDARD DETAILS ADOPTED AND DISTRIBUTED BY WASHOE COUNTY, WASHOE COUNTY DESIGN STANDARDS, AND INCLUDING ANY ADDITIONS AND MODIFICATIONS THAT ARE SET FORTH IN THE DRAWINGS AND STANDARD DETAIL SPECIFICATIONS AND OTHER NOTATIONS AND ARE REGULATIONS THAT MAY APPLY.
3. THE CONTRACTOR SHALL REVIEW THE PROJECT, THE CONTRACT SHALL ATTENTIVELY EXAMINE THE SITE IN SUCH A MANNER THAT HE CAN CONFIRM EXISTING SURFACE CONDITIONS WITH THOSE PRESENTED IN THE GEOTECHNICAL REPORT. HE SHALL SATISFY HIMSELF THAT THE QUALITY AND QUANTITY OF EXPOSED MATERIALS AND SUBSURFACE SOIL OR ROCK DEPOSITS HAVE BEEN SATISFACTORILY REPRESENTED BY THE GEOTECHNICAL ENGINEER'S REPORT AND CIVIL ENGINEER'S DRAWINGS, ANY DISCREPANCY THAT MAY BE OF PRIOR KNOWLEDGE TO THE CONTRACTOR THAT IS REVEALED THROUGH HIS INVESTIGATIONS SHALL BE MADE AVAILABLE TO THE OWNER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION. RESULTS OF THE GEOTECHNICAL INVESTIGATION ALONG WITH THEIR RECOMMENDATIONS SHALL BECOME PART OF THE SPECIFICATIONS BUT DO NOT CONSTITUTE A GUARANTEE OF THE SUBSURFACE CONDITION IN ANY WAY.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS THROUGHOUT THE USE OF THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PROPERLY USING THIS REGISTRATION AND APPROVALS, AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
5. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS, THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH SECTION 04.03.03 OF THE WASHOE COUNTY AIR POLLUTION REGULATIONS.
6. CONSTRUCTION HOURS 7AM TO 1 PM MONDAY THRU FRIDAY, SATURDAY 9AM TO 6PM, NO CONSTRUCTION ON SUNDAY.
7. AD 4500 TO SHAL SPILL ELEVATIONS.
8. ALL CONSTRUCTION SHALL CONFORM TO COUNTY STANDARDS.
9. ALL EXISTING AND PROPOSED LANDSCAPINGS SHALL BE TREATED WITH A DUST PALLIATIVE AND SHALL BE REVEGETATED IF LEFT UNDEVELOPED FOR MORE THAN NINETY (90) DAYS.
10. ALL SECTION CORNERS, QUARTER CORNERS, SIXTEENTH CORNERS, BOUNDARY MONUMENTS, OR PROPERTY CORNERS MUST BE REFERENCED IN THE FIELD BY A REGISTERED PROFESSIONAL LAND SURVEYOR WITHIN THE STATE OF NEVADA AS DESCRIBED IN NMS 623 AND THE CORNERS OR MONUMENTS MUST BE RESET BY THE SAME SURVEYOR, THE COST FOR THIS SURVEY WORK WILL BE BORNE BY THE DEVELOPER AND/OR THE CONTRACTOR OF THE PROJECT.
11. NO MATERIALS OF ANY KIND SHALL BE STOCKPILED ON AS SURFACES TO BE DEDICATED TO WASHOE COUNTY.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL BE NOTIFIED TO A DETERMINE THE APPROPRIATE REMEDIAL ACTION. ANY TEMPORARY CLOSURE SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
13. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
14. NO VEHICLES OR EQUESTRIAN USE ALLOWED IN COMMON AREAS.

DRAWINGS OF RECORD, DRAWINGS OF RECORD NOTING ALL OF THE CHANGES IN THE IMPROVEMENTS CONSTRUCTED FROM THE DESIGN PLAN SHALL BE PROVIDED. THE DRAWINGS OF RECORD SHALL BE SUBMITTED ON A REPRODUCIBLE SEP-ART-PLAN REPRODUCED FROM THE ORIGINAL DRAWINGS THAT HAVE BEEN STAMPED AND SEALED THEREON BY A NEVADA REGISTERED CIVIL ENGINEER VERIFYING THE DRAWINGS OF RECORD CONDITIONS. THE DISTANCE FROM THE NEAREST SANITARY SEWER MANHOLE TO EACH "Y" OR "T" INTERSECTION, AND TO THE TERMINUS OF EACH SERVICE AT THE PROPERTY LINE SHALL BE SHOWN.

1. ALL PARCELS WITHIN AN APPROVED SUBDIVISION SHALL REQUIRE THAT THE INDIVIDUAL SITE AND ALL PARCELS SUBMITTED FOR BUILDING PERMITS SHALL SHOW ALL FINISHED GRADE ELEVATIONS, HIGH POINT LOCATIONS, AND DRAINAGE SWALE LOCATIONS WITH A MINIMUM SLOPE OF ONE PERCENT (1%) ON THE SWALE. THIS INFORMATION SHALL BE SHOWN ON BOTH THE SITE AND DRAINAGE PLAN AND THE APPROVED CONSTRUCTION GRADING PLANS. ALL INDIVIDUAL SITE AND DRAINAGE PLANS SUBMITTED TO THE BUILDING AND SAFETY DIVISION AND APPROVED CONSTRUCTION DRAWINGS SHALL BE STAMPED BY A NEVADA REGISTERED CIVIL ENGINEER. ALL PARCELS WITHIN ANY APPROVED SUBDIVISION SHALL REQUIRE THAT A NEVADA REGISTERED CIVIL ENGINEER OR A NEVADA REGISTERED LAND SURVEYOR SUBMIT A CERTIFICATION LETTER TO THE BUILDING OFFICIAL PRIOR TO THE SCHEDULING OF INSPECTIONS FOR THE FOLLOWING:
  - 2.1. SOILS INVESTIGATION REPORT INDICATING SOILS CLASSIFICATION AND DESIGN PRIOR TO THE FOUNDATION INSPECTION.
  - 2.2. ELEVATION, GRADING AND DRAINAGE CERTIFICATION PER THE APPROVED CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - 2.3. FOUNDATION ELEVATION AND BUILDING SETBACK CERTIFICATION AS PER THE APPROVED PLOT PLAN PRIOR TO THE FOUNDATION INSPECTION.

1. SANITARY SEWER LINE WHEN CONSTRUCTED SHALL BE BALL AND FLUSHED MANHOLE, TESTED AND AIR TESTED IN THE PRESENCE OF WASHOE COUNTY UTILITY DIVISION INSPECTOR, TYPICAL ALL SEWER MANHOLE.
2. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER
3. ALL SANITARY SEWER LATERALS SHALL BE 4" DIA SDR35 PVC @ MIN. 2% SLOPE AND EXTEND 10' BEYOND THE PROPERTY LINE.
4. ALL CONSTRUCTION SHALL CONFORM TO WASHOE COUNTY STANDARDS.
5. ALL THE CONTRACTOR SHALL MEET WITH WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
6. ALL SANITARY SEWER MANHOLES SHALL BE TYPE 1A UNLESS OTHER WISE SPECIFIED. ALL SEWER MANHOLES SHALL BE 48" DIA. TYPE 1A SHALL BE 48" DIA. TYPE 1B SHALL BE 36" DIA.
7. SCORING IN CURB WHERE SANITARY SEWER LATERALS CROSS THE CURB.
8. ALL SEWER AND STORM DRAIN MANHOLE SHALL BE TELEVISION INSPECTED.
9. TESTS TO EXISTING FACILITIES WILL NOT BE CONSTRUCTED UNTIL ALL NEW FACILITIES HAVE BEEN ACCEPTED BY WASHOE COUNTY.
10. ELECTRIC, TELEPHONE AND CABLE TELEVISION AND COMMUNICATIONS FACILITIES ARE NOT SHOWN ON THESE PLANS. THE DEVELOPER SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND MAKE THE APPLICATION FOR THE DESIGN OF EACH UTILITY.
11. ALL LATERALS SHALL BE LOCATABLE AS OF 10/1/09 AND SHALL REQUIRE TRACER WIRE. LATERAL SHALL ALSO BE SURVEYED, PRIOR TO BACKFILL, AT THE POINT OF CONNECTION TO SEWER MAIN, AND AT THE CROSSING OF THE PROPERTY BOUNDARY. SURVEY POINT SHALL BE INCLUDED ON AS-BUILT DRAWINGS AS COORDINATES REFERENCED VERTICALLY TO THE NORTH AMERICAN DATUM. THE SYSTEM SHALL BE 15' MIN. DEPTH. THE NEVADA STATE PLAN CORRECTION SYSTEM SHALL BE USED. ALL EXPOSED SLOPES SHALL BE SURVEYED FEET.
12. ALL STORM DRAIN MANHOLES SHALL HAVE A 24" INCH RING AND COVER.
13. ALL STORM DRAIN MANHOLES SHALL HAVE A CONCENTRIC CONE OF FLATTOP

## STANDARD NOTE NO. 1

THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE WASHOE COUNTY DEVELOPMENT CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.

TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR1000000, SECTION 1.B.1.b. (2).

AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NR1000000, SECTION 1.8.10.

ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

## CHECKLIST FOR WORK SITE (IF APPLICABLE):

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCING
3. INSTALL INLET PROTECTION FOR EXISTING CULVERTS AND DRAINAGE INLETS
4. CLEAR AND GRUB
5. MASS GRADE
6. INSTALL UTILITIES, STORM SEWER, CURB & GUTTER AND PAVEMENT
7. STABILIZE DISTURBED AREAS AND STOCKPILE WITHIN 30 DAYS OF LAST CONSTRUCTION
8. INSTALL INLET PROTECTION AROUND NEW CATCH BASINS
9. REVEAL SLOPES AND REVEAL EXISTING EROSION CONTROL MEASURES
10. REMOVE SILT FENCING AFTER INSTALLATION OF REVEGETATION AND LANDSCAPING
11. TRACK OUT

## FIRE PREVENTION AND PROTECTION

1. THE GRADING PERMIT HOLDER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF A FIRE PREVENTION PLAN AT THE JOB SITE THROUGHOUT ALL PHASES OF GRADING WORK.
2. AS REQUIRED BY THE DDC, THE GRADING WORK SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT THE GENERATION OF GRADING WORK WHICH HAS THE POSSIBILITY OF AN IGNITION SOURCE IS PRESENT. WATER TRUCK OPERATORS SHALL BE TRAINED IN THE PROPER PROCEDURES FOR PRE & POST-WETTING OF GRADING WORK. IF A WATER TRUCK IS UNAVAILABLE FOR ANY REASON, GRADING WORK SHALL CEASE.
3. ALL HEAVY EQUIPMENT SHALL HAVE A SPARK ARRESTER ON THE EXHAUST.
4. THE GRADING WORK SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT THE GENERATION OF GRADING WORK WHICH HAS THE POSSIBILITY OF AN IGNITION SOURCE IS PRESENT. WATER TRUCK OPERATORS SHALL BE TRAINED IN THE PROPER PROCEDURES FOR PRE & POST-WETTING OF GRADING WORK. IF A WATER TRUCK IS UNAVAILABLE FOR ANY REASON, GRADING WORK SHALL CEASE.
5. THE GRADING PERMIT HOLDER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF A FIRE PREVENTION PLAN AT THE JOB SITE THROUGHOUT ALL PHASES OF GRADING WORK.
6. AS REQUIRED BY THE DDC, THE GRADING WORK SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT THE GENERATION OF GRADING WORK WHICH HAS THE POSSIBILITY OF AN IGNITION SOURCE IS PRESENT. WATER TRUCK OPERATORS SHALL BE TRAINED IN THE PROPER PROCEDURES FOR PRE & POST-WETTING OF GRADING WORK. IF A WATER TRUCK IS UNAVAILABLE FOR ANY REASON, GRADING WORK SHALL CEASE.
7. THE GRADING PERMIT HOLDER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF A FIRE PREVENTION PLAN AT THE JOB SITE THROUGHOUT ALL PHASES OF GRADING WORK.
8. AS REQUIRED BY THE DDC, THE GRADING WORK SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT THE GENERATION OF GRADING WORK WHICH HAS THE POSSIBILITY OF AN IGNITION SOURCE IS PRESENT. WATER TRUCK OPERATORS SHALL BE TRAINED IN THE PROPER PROCEDURES FOR PRE & POST-WETTING OF GRADING WORK. IF A WATER TRUCK IS UNAVAILABLE FOR ANY REASON, GRADING WORK SHALL CEASE.

1. THE GRADING PERMIT HOLDER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF A FIRE PREVENTION PLAN AT THE JOB SITE THROUGHOUT ALL PHASES OF GRADING WORK.
2. AS WARRANTED BY THE PROJECT, THE GRADING PERMIT HOLDER SHALL PROVIDE A WATER TRUCK IN THE GENERAL VICINITY OF ALL GRADING WORK WHERE THE POSSIBILITY OF AN IGNITION SOURCE IS PRESENT. WATER TRUCK OPERATORS SHALL BE TRAINED IN THE PROPER PROCEDURES FOR PRE & POST-WETTING OF GRADING WORK. IF A WATER TRUCK IS UNAVAILABLE FOR ANY REASON, GRADING WORK SHALL CEASE.
3. ALL HEAVY EQUIPMENT SHALL HAVE A SPARK ARRESTER ON THE EXHAUST.

1. IDENTIFY AND MAP ALL NOXIOUS AND INVASIVE WEED POPULATIONS PRESENT IN THE PROJECT AREA.
2. TREAT OR CONTAIN ANY WEED POPULATIONS THAT MAY BE IMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY.
3. FLAG ALL WEED POPULATIONS TO BE AVOIDED.
4. PROVIDE TRAINING TO CONSTRUCTION WORKERS AND EQUIPMENT OPERATORS ON THE IDENTIFICATION OF WEEDS TO BE AVOIDED.
5. CERTIFY THAT ALL CONSTRUCTION MATERIAL SOURCES USED FOR SUPPLIES OF SAND, GRAVEL, ROCK AND MULCH ARE WEED-FREE PRIOR TO OBTAINING OR TRANSPORTING ANY MATERIAL FROM THEM.
6. OBTAIN AND USE ONLY CERTIFIED WEED-FREE STRAW OR USE FIBER ROLL LOGS FOR SEDIMENT CONTAINMENT.
7. WASH AND INSPECT ALL VEHICLES FOR WEED SEEDS AND PLANT PARTS PRIOR TO BRINGING THEM ONTO THE JOB SITE.
8. INSTALL STORMWATER BEST MANAGEMENT PRACTICES TO PREVENT EROSION OF THE JOB SITE AND THE POTENTIAL TRANSPORT OFF WEEDY MATERIAL ONTO OR OFF OF THE JOB SITE.

## 2 OF 8





## 17=207

Know what's below.  
Call before you dig.

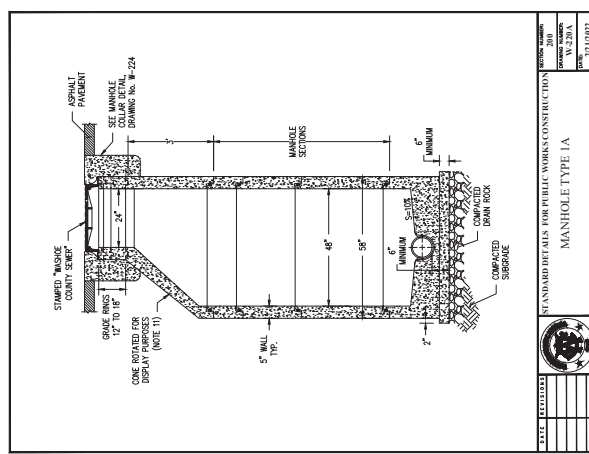
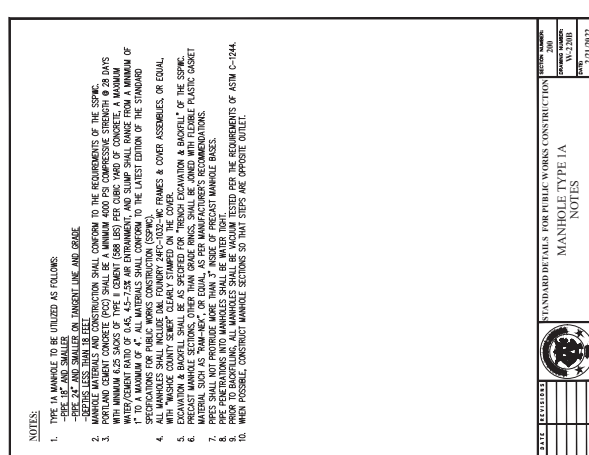
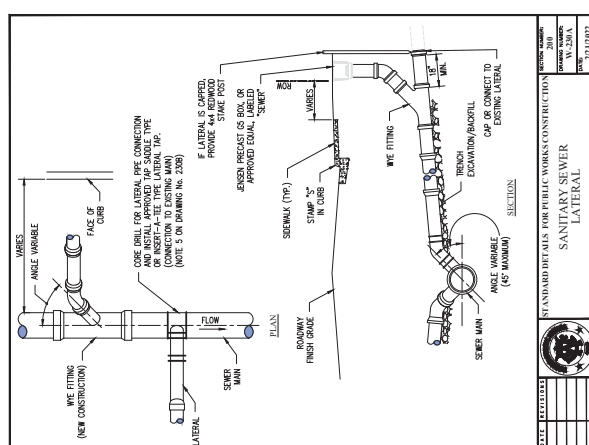
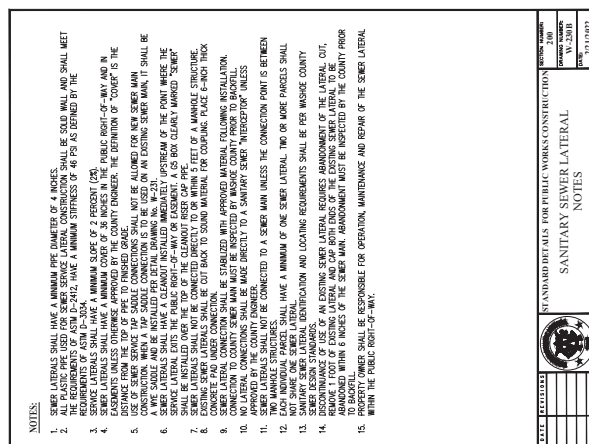
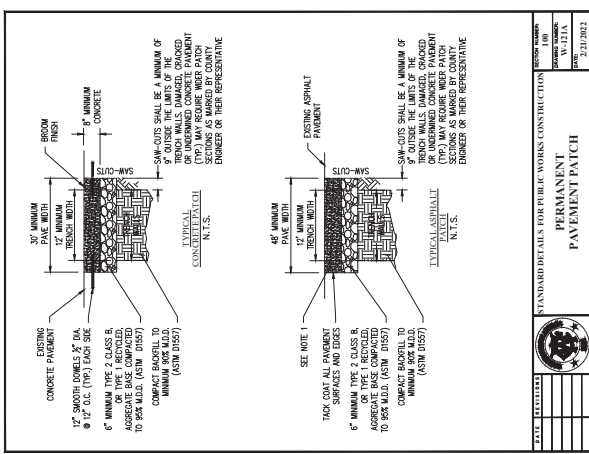
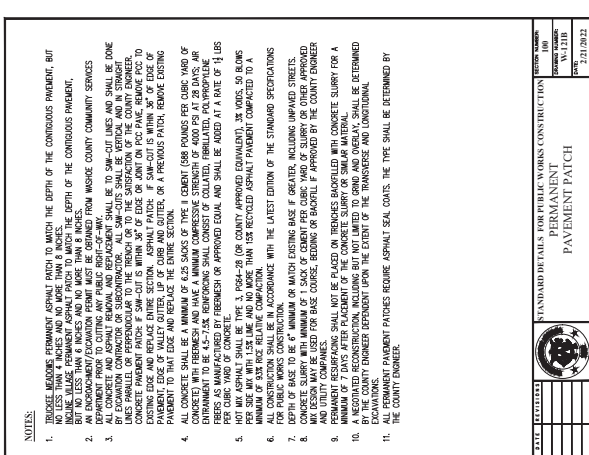
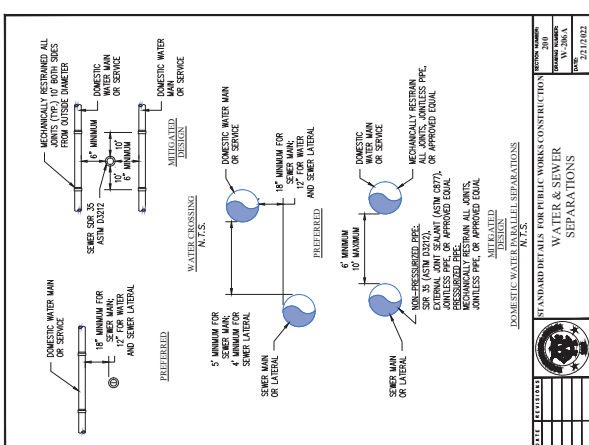
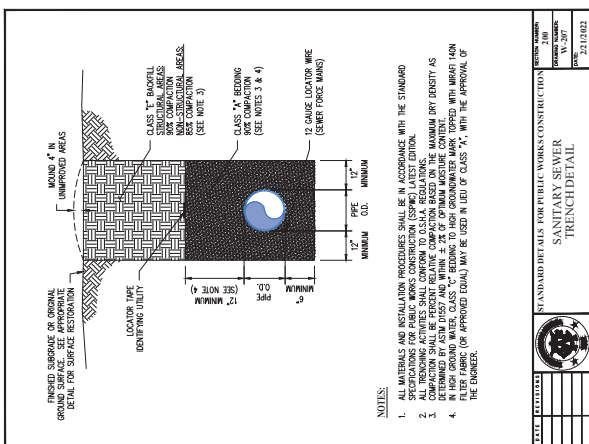


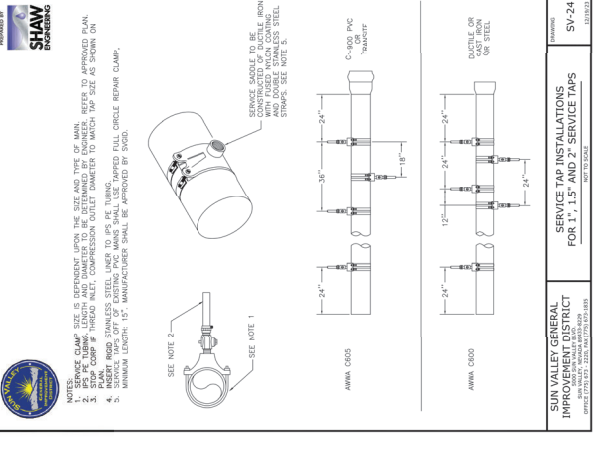
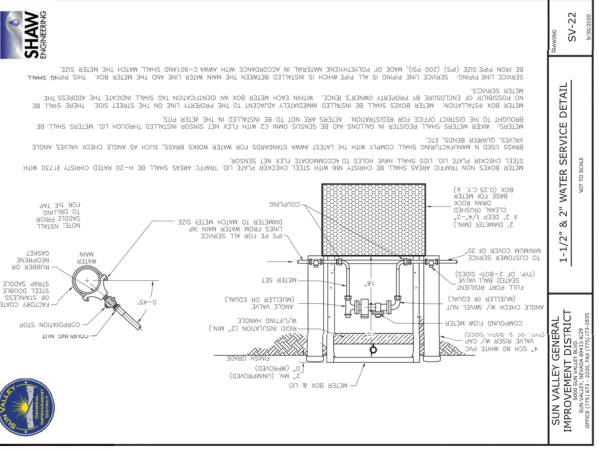
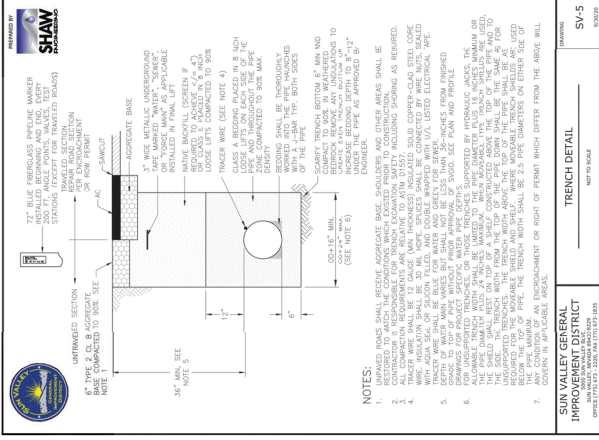


**CAROL DRIVE**  
DETAIL SHEET  
WASHOE COUNTY, NEVADA

	revisions	drawing:	AJH
		checked:	RIS
		date:	MARCH, 2026
		scale:	
		project no:	19036

**D-1**

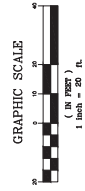






Know what's below.  
Call before you dig.

**FEMA FLOOD HAZARD NOTE:**  
PER FEMA dFIRM PANELS 32031C3034G, EFFECTIVE 3/16/2009, THIS PROJECT LIES WITHIN AN AREA DESIGNATED AS ZONE X (SHADED), AN AREA OF MODERATE FLOOD HAZARD, BETWEEN THE LIMITS OF 100-YEAR AND 500-YEAR FLOODS, AE FLOODWAY, AN AREA WITH A 1% ANNUAL CHANCE OF FLOODING.



# 11

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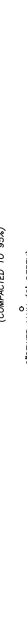
**IMPROVEMENT PLANS FOR  
CAROL DR.  
PRELIMINARY HYDROLOGY PLAN  
WASHOE COUNTY, NEVADA**



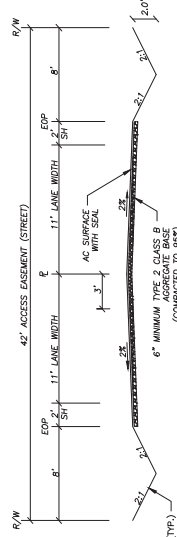
**Axion**  
ENGINEERING  
Civil Engineering • Land Development  
583 EDISON WAY - RENO, NEVADA 89502  
PH 775-771-5554 / FX 775-858-3951

SEWER CONTRIBUTION:  
4 RESIDENTIAL UNITS: 1,080 GAL/DAY PEAK FLOW

STORM DRAIN: ROADSIDE SWALE DRAIN  
SANITARY SEWER: PRIVATELY OWNED AND MAINTAINED  
WATER: SWCD  
GAS: NV ENERGY  
ELECTRIC: NV ENERGY  
COMMUNICATIONS: AT&T/CHARTER FACILITIES IN EASEMENT



STREET CROSS SECTION



STREET CROSS SECTION

8 OF 8

## 8 OF 8

10

**Axion**  
ENGINEERING  
Civil Engineering • Land Development

663 EDISON WAY - RENO, NEVADA 89502  
PH 775-771-5554 / FX 775-856-3891



03/10/25



# 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:	<u></u>
	<u></u>
Phone	<u></u>

## 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.			
<u></u> Regional Street Naming Coordinator		Date: <u></u>	
Washoe County Community Services Department 1001 E. Ninth Street Reno, NV 89520-0027			