



## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

0 Carol Drive (Leon Drive) - Southeast Sun Valley approximately 1/4 east of Sun Valley Blvd between E. 1st Ave and E. 2nd Ave

- a. Please list the following:

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

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

The site is currently vacant - all existing structures have been removed

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12,000 SF	12,000 SF	12,000 SF	12,000 SF
Minimum Lot Width	80	80	80	80

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

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

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

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

- a. Water System Type:

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

- b. Available:

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

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

- a. Sewage System Type:

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

- b. Available:

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

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

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

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

SUN VALLEY IMPROVEMENT DISTRICT

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

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

<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 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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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

**No gates**

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

The only grading will be the individual house pads to be brought into compliance with flood plain requirements. The access road will be along the alignment of Leon Drive.

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

<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?

There are none

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

N/A
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28. Surveyor:

Name	Gil Patterson, CASTLE LAND SURVEYING
Address	<b>POB 1139, Sparks</b>
Phone	775-689-8620
Cell	775-224-2352
E-mail	castle777@gmail.com
Fax	
Nevada PLS #	PLS 5666

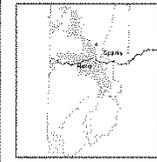
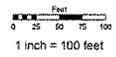
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**(#398)**  
**SUN VALLEY SUBDIVISION**  
 PORTION OF THE SOUTHEAST ¼  
 OF SECTION 19  
 T20N - R20E

Assessor's Map Number  
**085-85**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Joshua G. Wilson, Assessor

1001 East Ninth Street  
 Building C  
 Reno, Nevada 89512  
 (775) 338-2231

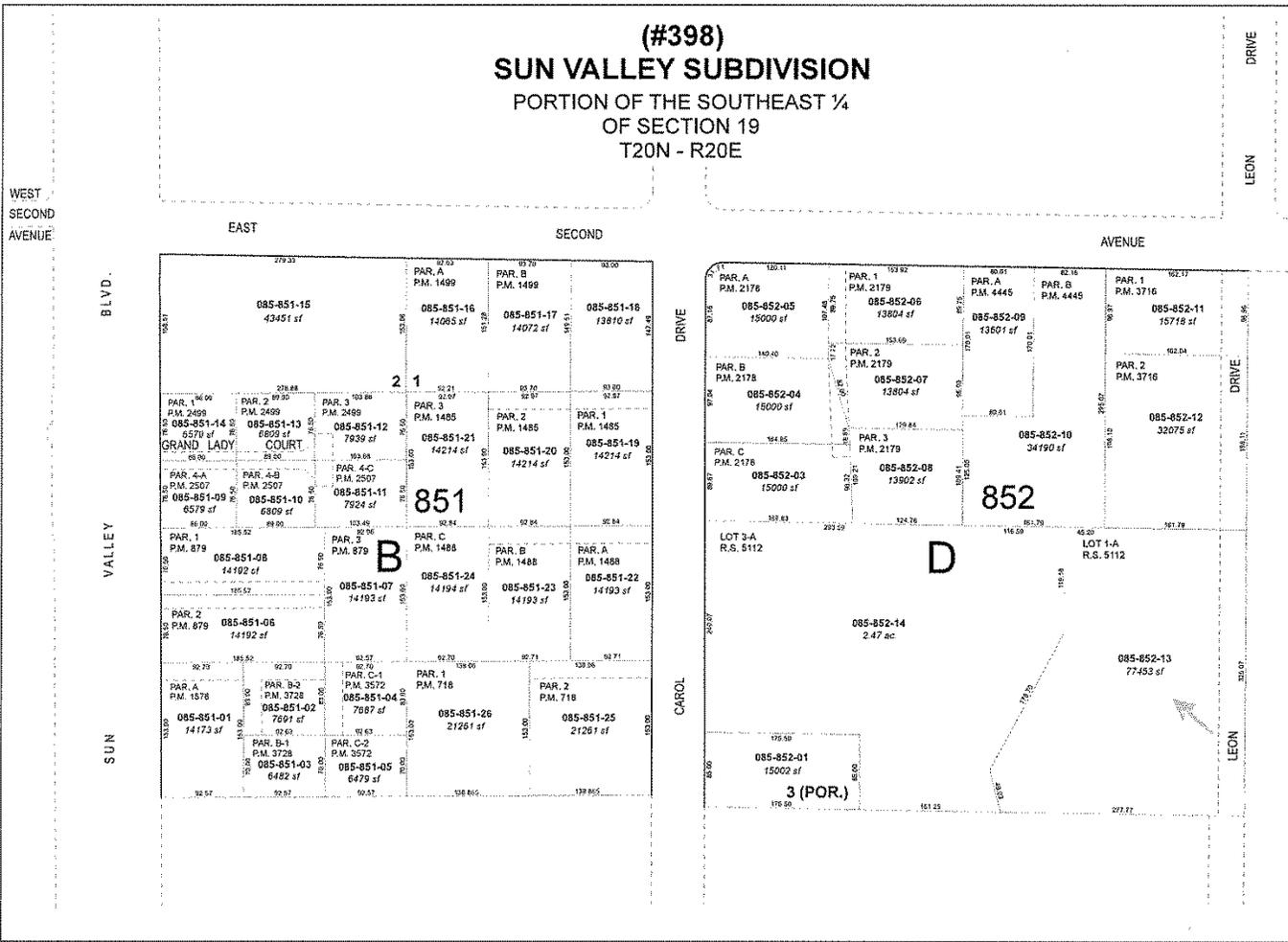


085-02	085-03	085-07
085-01	085-04	085-05
085-06	085-05	085-17
085-07	085-02	085-16
085-11	085-06	085-09



created by: **TWT 8/29/2011**  
 last updated:  
 area previously shown on map(s):  
**085-02**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and Subdividing purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data displayed hereon.



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

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

== INVERSE PARCEL EXTERIOR ==

\*\*\* INVERSE ALIGNMENT \*\*\*

L1A'NE	14,887,364.071	2,289,061.994	0.00
S 0 16 56.0 W	325.074 0.00		
L1A'SE	14,887,039.001	2,289,060.392	0.00
N 89 05 12.0 W	277.769 0.00		
ntx: L3A'SE	14,887,043.429	2,288,782.659	0.00
N 15 06 06.6 W	49.022 0.00		
ntx: L1A'AP1	14,887,090.758	2,288,769.887	0.00
N 28 27 02.0 E	178.710 0.00		
ntx: L1A'AP0	14,887,247.885	2,288,855.025	0.00
N 0 00 00.0 E	119.181 0.00		
ntx: L3A'NE	14,887,367.066	2,288,855.025	0.00
S 89 10 15.0 E	206.991 0.00		
ntx: L1A'NE	14,887,364.071	2,289,061.994	0.00

area: 77,450.66 sq ft (1.77802 acres)

== INVERSE PARCEL A ==

\*\*\* INVERSE ALIGNMENT \*\*\*

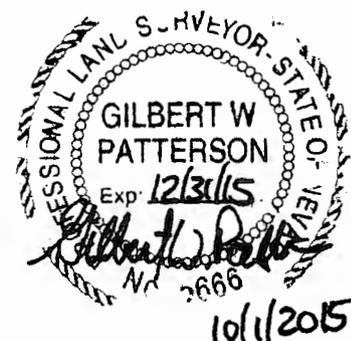
L1A'NE	14,887,364.071	2,289,061.994	0.00
S 0 16 56.0 W	80.334 0.00		
P1'SE	14,887,283.738	2,289,061.598	0.00
N 89 10 14.8 W	206.595 0.00		
ntx: Q4'SE	14,887,286.728	2,288,855.025	0.00
N 0 00 00.0 W	80.338 0.00		
ntx: L3A'NE	14,887,367.066	2,288,855.025	0.00
S 89 10 15.0 E	206.991 0.00		
ntx: L1A'NE	14,887,364.071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

area: 16,611.69 sq ft (0.38135 acres)

== INVERSE PARCEL B ==

\*\*\* INVERSE ALIGNMENT \*\*\*

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



ntx: P1'SE	14,887,283.738	2,289,061.598	0.00
area: 16,972.88 sq ft (0.38964 acres)			

== INVERSE PARCEL C ==

\*\*\* INVERSE ALIGNMENT \*\*\*

P2'SE	14,887,203.635	2,289,061.203	0.00
S 0 16 56.0 W	80.254	0.00	
LP'D'NE	14,887,123.382	2,289,060.808	0.00
N 89 03 41.0 W	270.876	0.00	
ntx: Q2'SE	14,887,127.819	2,288,789.968	0.00
N 28 27 02.0 E	90.165	0.00	
ntx: Q3'SE	14,887,207.095	2,288,832.923	0.00
S 89 07 54.2 E	228.307	0.00	
ntx: P2'SE	14,887,203.635	2,289,061.203	0.00
area: 19,991.53 sq ft (0.45894 acres)			

== INVERSE PARCEL D ==

\*\*\* INVERSE ALIGNMENT \*\*\*

LP'D'NE	14,887,123.382	2,289,060.808	0.00
S 0 16 56.0 W	84.382	0.00	
L1A'SE	14,887,039.001	2,289,060.392	0.00
N 89 05 12.0 W	277.769	0.00	
ntx: L3A'SE	14,887,043.429	2,288,782.659	0.00
N 15 06 06.6 W	49.022	0.00	
ntx: L1A'AP1	14,887,090.758	2,288,769.887	0.00
N 28 27 02.0 E	42.152	0.00	
ntx: Q2'SE	14,887,127.819	2,288,789.968	0.00
S 89 03 41.0 E	270.876	0.00	
ntx: LP'D'NE	14,887,123.382	2,289,060.808	0.00
area: 23,874.96 sq ft (0.54809 acres)			

CLOSE CCF FILE .CCF

WRITE NXX FILE: /COGO JOBS/COGO'B/COGO'029/CDOC/CDOC.NXX

	1,301 ACCESS 123h 19m 16s	18,405 rd	16,273 wr
JOB:	21 ACCESS 123h 19m 16s	18,405 rd	857,030,545 wr
RUN:	1 ACCESS 0h 15m 9s	145 rd	3 wr

CLOSE SPOOL FILE /COGO JOBS/COGO'B/COGO'029/CDOC/CDOC.LST

**NOTES**

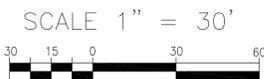
1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. IN ADDITION TO ANY EASEMENTS SHOWN, THE PARCELS SHOWN HEREON ARE SUBJECT TO 10' PUBLIC UTILITY/CABLE TV EASEMENTS AND DRAINAGE EASEMENTS 5' EITHER SIDE OF ALL INTERIOR LOT LINES.
3. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
4. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
5. PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.

**DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE**

THIS FINAL PARCEL MAP CASE NO. PM 15-006 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM WHITNEY, FAICP  
DIRECTOR OF COMMUNITY DEVELOPMENT



**OWNERS CERTIFICATE**

This is to certify that the undersigned, JAURON FAMILY, LLC, a Nevada Limited Liability Company, is the owner of the tract of land represented on this plat and has consented to the preparation and recording of this plat and that the same is executed in compliance with and subject to the provisions on N.R.S. Chapter 278. The owner hereby grants the private access, sanitary sewer and storm drainage easement shown hereon to be used for private sanitary sewer purposes forever. The owner hereby grants to all utilities the permanent easements shown on this plat for the construction and maintenance of utility systems, together with the right of access thereto forever.

JAURON FAMILY, LLC, A Nevada Limited Liability Company

MICHAEL JAURON, MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NEVADA }  
                                  } SS  
COUNTY OF WASHOE }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, personally appeared before me, a notary public in the County of Washoe, Michael Jauron, Manager of JAURON FAMILY LLC, A Nevada Limited Liability Company, who acknowledged to me that he executed the above instrument. In witness whereof, I hereunto set by hand and affix my official seal the day and year first above written.

NOTARY PUBLIC \_\_\_\_\_

**UTILITY COMPANIES CERTIFICATE**

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY	DATE _____
NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA	DATE _____
CHARTER COMMUNICATIONS	DATE _____
TRUCKEE MEADOWS WATER AUTHORITY	DATE _____

**TITLE COMPANY'S CERTIFICATE** Order No.: 214264-COM

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

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JAURON FAMILY LLC.
2. THE LANDS SURVEYED LIE WITHIN SE 1/4 SEC 19, T. 20 N., R. 20 E. M.D.M., AND WAS COMPLETED ON \_\_\_\_\_ 2015.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 625.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



FOR RECORD ONLY

TOTAL AREA: 77,451 SF

GILBERT W. PATTERSON, PLS No. 5666

**COUNTY RECORDER CERTIFICATE**

3rd PARCEL MAP FOR  
**JAURON FAMILY LLC**  
LOT 1-A R/S #5112  
A PORTION OF LOT 1, BLOCK D, TM #398  
SITUATE WITHIN THE SE 1/4 SECTION 19,  
T 20 N, R 20 E, M.D.B. & M.,  
NEVADA

FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST  
OF \_\_\_\_\_ ON \_\_\_\_\_  
AT \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015,  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

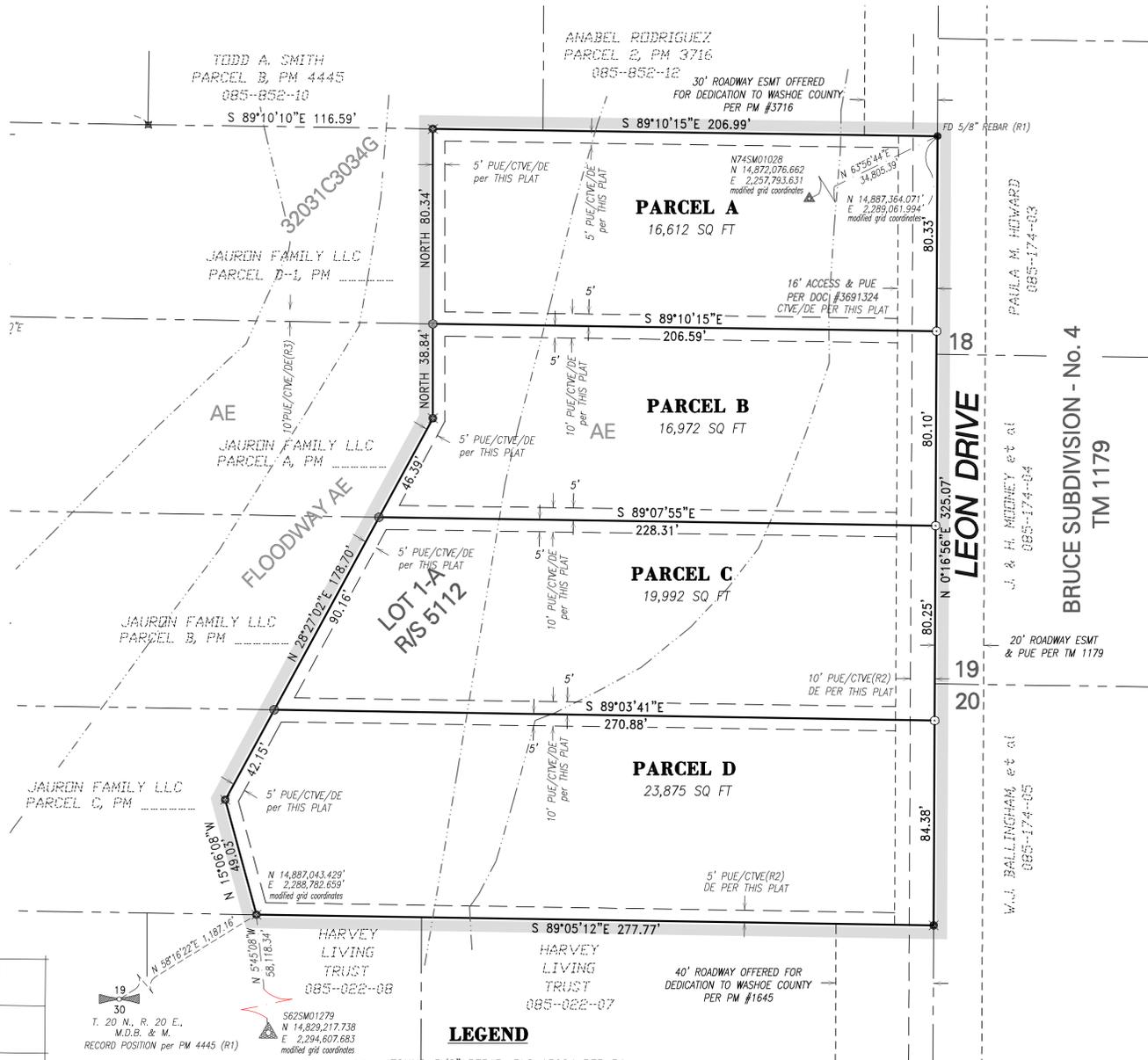
COUNTY RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_

WASHOE COUNTY, NEVADA

**CASTLE LAND SURVEYING**  
PO Box 1139, Sparks, NV 89432  
775-689-8620 | castle777@gmail.com

FILE: CDOC\_CAROL\_STB\_PM3.dwg VIEW: GWP BY: DATE: 12/12/2014

Sheet 1 of 1



T. 20 N., R. 20 E.,  
M.D.B. & M.  
RECORD POSITION per PM 4445 (R1)

S625M01279  
N 14,829,217.738  
E 2,294,607.683  
modified grid coordinates

**LEGEND**

- - FOUND 5/8" REBAR, PLS 15224 PER R1
- - FOUND 3/4" REBAR (R1)
- - FOUND AS DESCRIBED PER R1
- - FOUND 5/8" REBAR W/ CAP PLS 5666 (R3)
- - SET 5/8" REBAR W/ CAP PLS 5666
- - DIMENSION POINT - NOTHING SET OR FOUND
- ⊕ - PUBLIC LAND CORNER - AS DESCRIBED

**REFERENCES**

- (R1) SURVEY MAP #5112
- (R2) TRACT MAP #398
- (R3) PARCEL MAP #
- (R4) PARCEL MAP #
- (R5) TRACT MAP #1179

**BASIS OF BEARINGS**

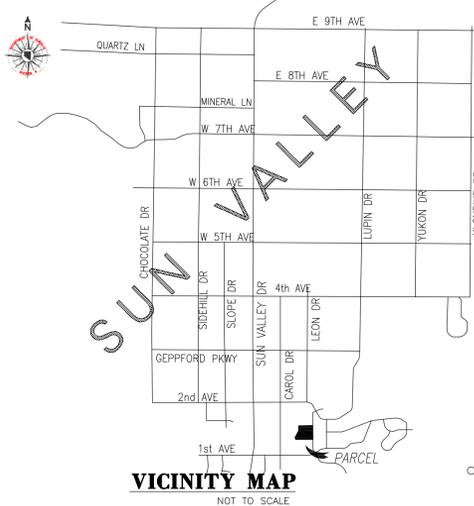
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS ESTABLISHED BY TIES TO WASHOE COUNTY STATIONS N74SM01028 & S625M01079 per NAD 83 (1994) COORDINATES MULTIPLIED BY A COMBINED FACTOR OF 1.000197939. POSITIONS DERIVED FROM RTK OBSERVATIONS ON DECEMBER 16, 2014.

**TAX CERTIFICATE** APN: 085-052-13

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 N.R.S. 361A.265.

WASHOE COUNTY TREASURER \_\_\_\_\_

TITLE \_\_\_\_\_ DATE \_\_\_\_\_



**VICINITY MAP**  
NOT TO SCALE

PARCEL MAP # \_\_\_\_\_