



Parcel Map Review Committee Staff Report

Meeting Date: October 11, 2018

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0009 (Larkins)

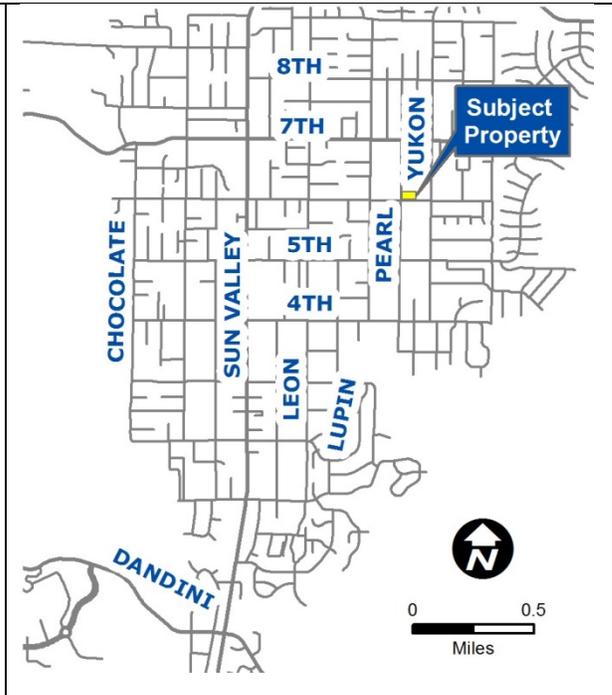
BRIEF SUMMARY OF REQUEST: Request to divide one parcel of ±1.084-acres into three parcels of ±16,810 sq. ft., ±14,807 sq. ft. and ±15,586 sq. ft.

STAFF PLANNER: Kelly Mullin, AICP, Senior Planner
775.328.3608
kmullin@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a parcel map dividing one parcel of ±1.084-acres into three parcels of ±16,810 sq. ft., ±14,807 sq. ft. and ±15,586 sq. ft.

- Applicant/Owner: Stephen Larkins
 - Location: 5610 Pearl Dr., at the northeast corner of its intersection with 6th Ave.
 - APN: 504-051-11
 - Parcel Size: ±1.084-acres
 - Master Plan: Suburban Residential
 - Regulatory Zone: Medium Density Suburban
 - Area Plan: Sun Valley
 - CAB: Sun Valley
 - Development Code: Authorized in Article 606, *Parcel Maps*
- Commission District: 3 – Commissioner Jung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0009, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria are or will be adequately provided for pursuant to Washoe County Code Section 110.606.30.

(Motion with Findings on Page 9)

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Parcel Map Purpose and Process

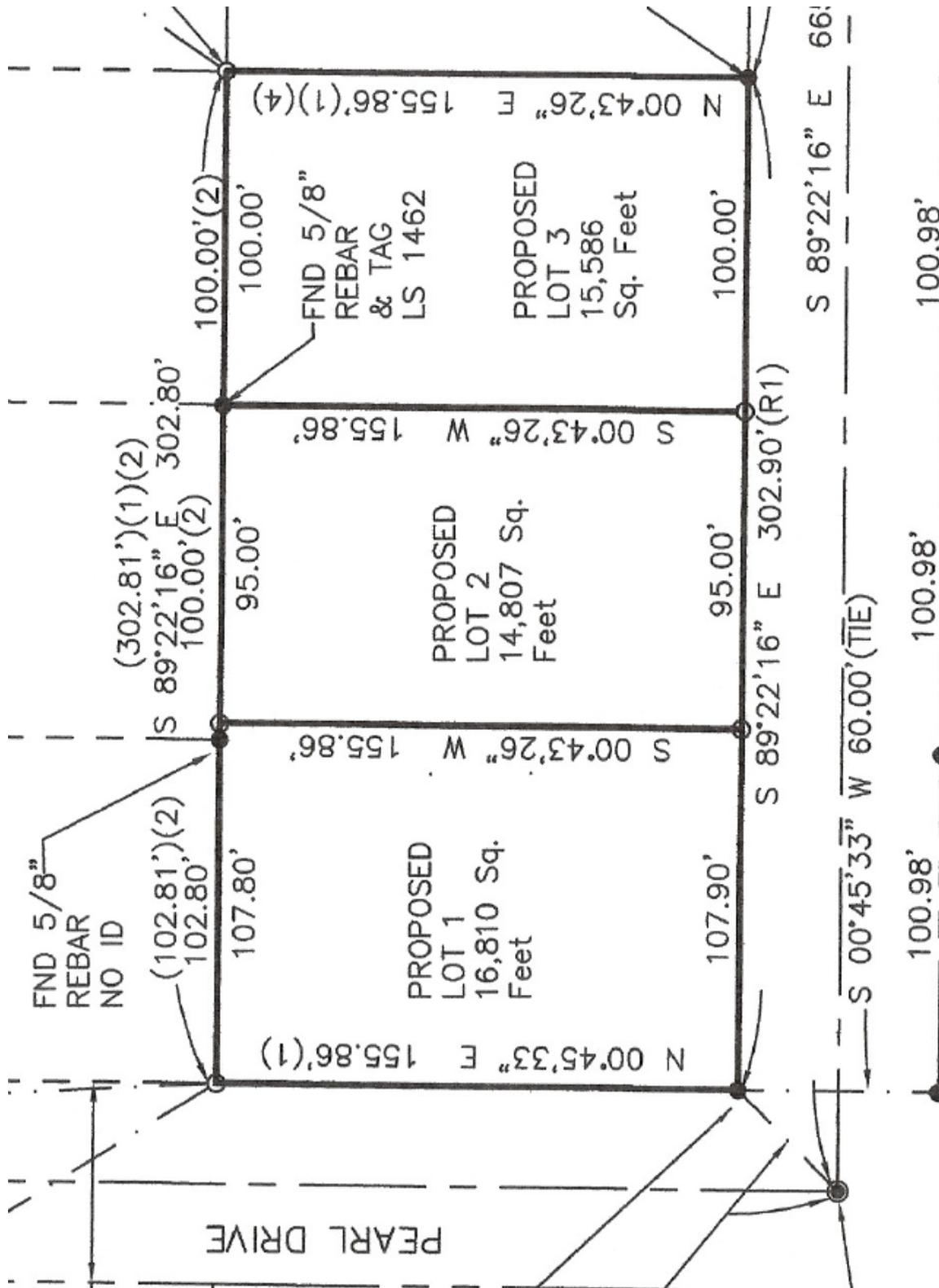
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code (WCC) Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

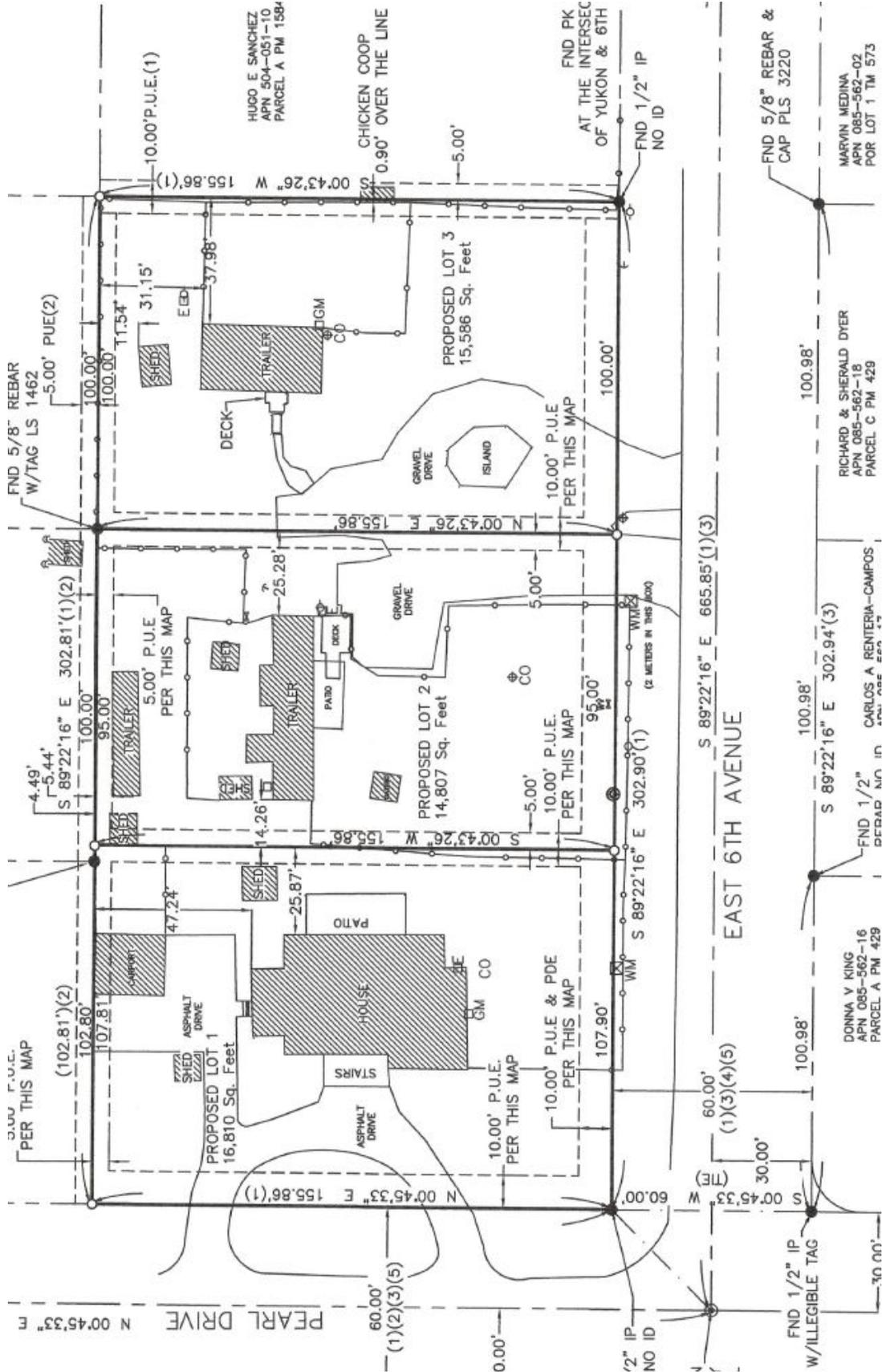
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The recommended conditions of approval for Tentative Parcel Map Case Number WTPM18-0009 are attached to this staff report as Exhibit A and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Suburban, which allows up to three dwelling units per acre, with a minimum lot size of 12,000 square feet, per WCC Section 110.106.15. The current request is to divide a ±1.084-acre parcel into three parcels of ±16,810 sq. ft., ±14,807 sq. ft. and ±15,586 sq. ft.



Site Plan



Map of Existing Structures on Site

Tentative Parcel Map Evaluation

Regulatory Zone: Medium Density Suburban

Maximum Lot Potential: 3

Number of Lots on Parcel Map: 3

Minimum Lot Size Required: 12,000 sq. ft.

Minimum Lot Size on Parcel Map: 14,807 sq. ft.

Minimum Lot Width Required: 80 feet

Minimum Lot Width on Parcel Map: 95 feet

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

Development Suitability Constraints: The Sun Valley Development Suitability Map, a part of the Sun Valley Area Plan, identifies the subject parcel as most suitable for development. However, a small portion of the southeastern corner of proposed Parcel 3 is located within a 100-year flood hazard area. Any development in this area will be required to comply with the applicable standards.

Hydrographic Basin: The subject parcel is within the Sun Valley Hydrographic Basin.

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

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

Sun Valley Area Plan Modifiers

The subject parcel is located within the Sun Valley Area Plan and this tentative parcel map is subject to the following standards:

- WCC Section 110.218.05(a) requires residential development of one unit or more per acre be served by community water and sewer facilities. Additionally, Section 110.218.25 mandates that new parcels may only be created in areas serviced by recognized water purveyors. The proposed parcel is currently served by Sun Valley General Improvement District and the new parcels will continue to be serviced by that provider.

Development Information

The application states that the subject parcel is currently developed with three single family homes and several detached accessory structures. However, the applicant-provided survey of existing conditions show a total of four residences on the property, with two of those residences located on proposed Parcel 2. A recommended condition of approval has been included with Exhibit A that requires the second home on Parcel 2 to be removed prior to the recordation of the map. Alternatively, the applicant may obtain a special use permit for a detached accessory dwelling in order to legalize the second dwelling.

The required setbacks for the Medium Density Suburban regulatory zone are 20-feet for front and rear yards and 8-feet for the side yards. The primary residences on each proposed parcel meet

these required setbacks. However, the second home on Parcel 2 and several of the detached accessory structures do not. A recommended condition of approval has been included with Exhibit A requiring all structures to meet setback standards prior to recordation of the final map.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Space
 - Utilities
 - Water Rights
- Sun Valley General Improvement District (SVGID)
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- NV Energy and Charter Communications

Four of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval.

- Washoe County Planning and Building Division requires the final map be in substantial compliance with the tentative parcel map, for all structures to meet setback and density standards, and for the provision of services to be by SVGID.
Contacts: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us and Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to drainage, flood plain standards technical map requirements.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Health District identified they had no concerns with the proposal due to the parcels being served by municipal water and sewer.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

Staff Comments on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:

- a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the Health District, and water and sewer service will be provided by the Sun Valley General Improvement District.

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

Staff Comment: The existing and proposed lots are and will continue to be served by the Sun Valley General Improvement District.

- c) The availability and accessibility of utilities.

Staff Comment: The existing and proposed lots are and will continue to be served by municipal water and sewer. Power will be provided through NV Energy.

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

Staff Comment: The proposed parcel map would divide an existing parcel into a total of three lots, which are anticipated to have minimal impacts on local services. The application was provided for review by fire and transportation agencies and no adverse comments were received.

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

Staff Comment: The proposed division of land is in conformance with the applicable provisions of the Washoe County Development Code and Master Plan, and the regulatory zoning on the property.

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

Staff Comment: The application was reviewed by the Planning and Building Division, Engineering and Capital Projects Division, and Regional Transportation Commission, and no adverse comments were received. The proposal is in conformance with the Area Plan and Master Plan for streets and highways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the Washoe County Engineering and Capital Projects Division and the Regional Transportation Commission, and no recommendations for new streets or highways to serve the subdivision were received.

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

Staff Comment: The subject parcel is relatively flat and has already been developed. A small portion of the southeast corner of Parcel 3 is located within the 100-year floodplain. Any future development will be required to comply with all applicable policies.

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

Staff Comment: These provisions of statute refer to the preparation and distribution of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District and no comments were received.

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

Staff Comment: The application was provided to Charter Communications for review, and no comments were received.

- l) Recreation and trail easements.

Staff Comment: The proposal was provided to Washoe County Parks and Open Space for review, and no comments were received. The Sun Valley Recreational Opportunities Plan map does not identify any recreational features on or nearby the subject property.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0009 is recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Possible Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0009 for Stephen Larkins, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) The availability and accessibility of utilities;
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - e) Conformity with the zoning ordinances and master plan;
 - f) General conformity with the governing body's master plan of streets and highways;
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - h) Physical characteristics of the land such as floodplain, slope and soil;
 - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;

- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

Appeal Process

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

Applicant/Owner: Stephen Larkins
 3180 Corey Dr.
 Reno, NV 89509

Consultant: Sierra Surveying
 Attn: Dan Church
 555 Holcombe Ave.
 Reno, NV 89502



Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0009

The tentative parcel map approved under Parcel Map Case Number WTPM18-0009 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on October 11, 2018. 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.

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.

General Conditions

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and 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.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM18-0009 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.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

- g. Prior to recordation of the final map, the applicant shall provide evidence that all existing dwellings and structures on the property meet all required setbacks per the standards of the Washoe County Development Code.
- h. Prior to recordation of the final map, the applicant shall either remove the second dwelling on Parcel 2, or comply with Washoe County Development Code standards and obtain a special use permit for a detached accessory dwelling. There is no guarantee that a special use permit will be granted.

Water Rights Condition

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

- i. The Parcel Map shall contain Sun Valley General Improvement District's note and acknowledgement regarding all conditions necessary for provision of water service to these parcels prior to approval of building permit. A valid will serve from SVGID for the newly created parcels is also acceptable.

Washoe County Engineering and Capital Projects

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

Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map. Technical Map Check is subject to further review
- b. Add a graphic border around the proposed division.
- c. Dash all lines that are not a part of the division.
- d. 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.
- e. Add the FEMA floodplain to the map.
- f. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is 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 to surrounding properties."

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: September 11, 2018
TO: Kelly Mullin, Senior Planner - Department of Community Services
FROM: Mike Gump, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Stephen Larkins*
Parcel Map Case No.: WTPM18-0009
APN: 504-051-11
Review Date: September 5, 2018

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map. Technical Map Check is subject to further review
2. Add a graphic border around the proposed division.
3. Dash all lines that are not a part of the division.
4. 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.
5. Add the FEMA floodplain to the map.
6. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is 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 to surrounding properties."



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

August 28, 2018

TO: Kelly Mullin, AICP, Senior Planner, CSD, Planning & Building Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM18-0009 (Larkins)

Project description:

The applicant is requesting to approve a parcel map dividing one parcel of ± 1.084 -acres into three parcels of $\pm 16,810$ sq. ft., $\pm 14,807$ sq. ft. and $\pm 15,586$ sq. ft.

The parcel is located at 5610 Pearl Dr., at the northeast corner of its intersection with 6th Ave., Assessor's Parcel Number: 504-051-11

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

Comments:

- 1) This application indicates the project will annex to and receive water service from Sun Valley GID.

Conditions:

- 1) The Parcel Map shall contain SVGID's note and acknowledgement regards all conditions necessary for provision of water service to these parcels prior to approval of building permit. Or a valid will serve from SVGID for the newly created parcel is also acceptable.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

September 19, 2018

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

RE: Larkins; APN 504-051-11
Special Use Permit; WTPM18-0009

Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project.

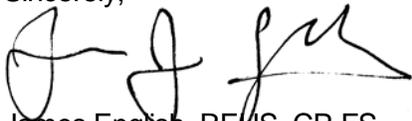
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. WCHD has no objections to the approval of this project as proposed. All parcels are to be served by municipal water and sewer.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR STEPHEN LARKINS			
Project Description: Subdivision of a 47,219 Sq. Ft. parcel into three parcels for residential use.			
Project Address: 5610 Pearl Dr. Sun Valley, Nevada 89433			
Project Area (acres or square feet): 47,219 Sq. Ft.			
Project Location (with point of reference to major cross streets AND area locator): at East 6th Ave. and Pearl Dr. Sun Valley, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
504-051-11	47,219 SF		
Section(s)/Township/Range: NW1/4, SW1/4, OF Section 17, T.20 N., R. 20 E., MDB&M			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NONE			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Stephen Larkins		Professional Consultant:	
Name: attn: Stephen Larkins		Name: Sierra Surveying, Inc.	
Address: 3180 Corey Dr. Reno, NV		Address: 555 Holcomb Ave. Reno, NV	
Zip: 89509		Zip: 89502	
Phone: (775) 276-1386 Fax:		Phone: (775) 828-5004 Fax:	
Email: Stephen.Larkins@ul.com		Email: sierrasurveying@sbcglobal.net	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Charles "Dan" Church P.L.S.	
Applicant/Developer: Same as owner		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
Initial:		Master Plan Designation(s):	
County Commission District:		Regulatory Zoning(s):	
CAB(s):			

Property Owner Affidavit

Applicant Name: Stephen Larkins

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Stephen Larkins
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 504-051-11

Printed Name Stephen Larkins

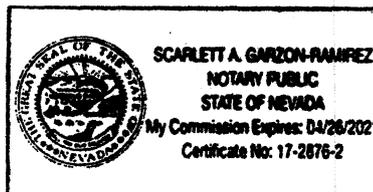
Signed Stephen Larkins

Address 3100 Corey Dr
Reno NV 89509

Subscribed and sworn to before me this 29 day of August, 2018.

[Signature], Washoe County, NV,
Notary Public in and for said county and state
My commission expires: 01/26/21

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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)?

5610 Pearl Dr., Sun Valley, NV at the intersection of E. 6th Ave and Pearl Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
504-051-11	Residential	1.084 ACRES

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

Three single family residences, multiple sheds and a carport.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	16809.7 SF	14806.7 SF	15586.0 SF	
Minimum Lot Width	107.8'	95'	100'	

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

5. Utilities:

a. Sewer Service	Municipal
b. Electrical Service/Generator	Nevada Energy
c. Water Service	Municipal

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:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

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:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

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 #	to be acquired	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		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):

NA

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.
------------------------------	--	---

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.
------------------------------	--	---

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.
------------------------------	--	---

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.
------------------------------	--	---

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

no private roads are proposed

14. 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.
------------------------------	--	---

15. 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

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

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

Grading

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

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

there is no grading associated with this project
--

18. 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?

NA

19. 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?

NA

20. 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?

NA

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

NA

22. 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?

NA

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

NA

24. 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?

NA

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

NA

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

NA

27. Surveyor:

Name	Charles "Dan" Church
Address	555 Holcomb Ave. Reno, NV 89502
Phone	(775) 828-5004
Cell	same
E-mail	sierrasurveying@sbcglobal.net
Fax	(775) 337-0313
Nevada PLS #	6886

EXHIBIT "A"
Legal Description

All that certain real property situate in the City of Reno, County of **Washoe**, State of **NEVADA**, described as follows:

Lot 11, in Block G of SUN VALLEY SUBDIVISION NO. 5, according to the official map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 14, 1958.

APN: **504-051-11**

End of Report

PARCEL 1 LOT CLOSURE.txt

Lot Report

Thu Aug 02 09:17:06 2018

Lot File: J:\2001935\DWG\2001935.lot

CRD File: J:\2001935\SS 2016\2001935.ZAK

Lot: PROPOSED LOT, Block: 0, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
1001			14893124.017	2291137.311	0.00
	S 89°22'01" E	107.80			
1002			14893122.825	2291245.108	107.80
	S 00°43'26" W	155.86			
1003			14892966.978	2291243.139	263.66
	N 89°22'01" W	107.90			
1004			14892968.170	2291135.246	371.56
	N 00°45'33" E	155.86			
1001			14893124.017	2291137.311	527.42

Closure Error Distance > 0.0000

Total Distance > 527.42

Area: 16809.7 Sq. Feet, 0.39 Acres

Block 0 Total Area: 16809.7 Sq. Feet, 0.39 Acres

PARCEL 2 LOT CLOSURE.txt

Lot Report

Thu Aug 02 09:17:06 2018

Lot File: J:\2001935\DWG\2001935.lot

CRD File: J:\2001935\SS 2016\2001935.ZAK

Lot: PROPOSED LOT, Block: 1006, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
1006			14893121.791	2291340.102	1007.00
	S 89°22'17" E	100.00			
1007			14893120.694	2291440.097	1107.00
	S 00°43'26" W	155.86			
1008			14892964.846	2291438.128	1262.86
	N 89°22'17" W	100.00			
1005			14892965.944	2291338.134	1362.86
	N 00°43'26" E	155.86			
1006			14893121.791	2291340.102	1518.72

Closure Error Distance > 0.0000

Total Distance > 1518.72

Area: 15586.0 Sq. Feet, 0.36 Acres

Block 1006 Total Area: 15586.0 Sq. Feet, 0.36 Acres

PARCEL 3 LOT CLOSURE.txt

Lot Report

Thu Aug 02 09:17:06 2018

Lot File: J:\2001935\DWG\2001935.lot

CRD File: J:\2001935\SS 2016\2001935.ZAK

Lot: PROPOSED LOT 2, Block: 0, Type: LOT

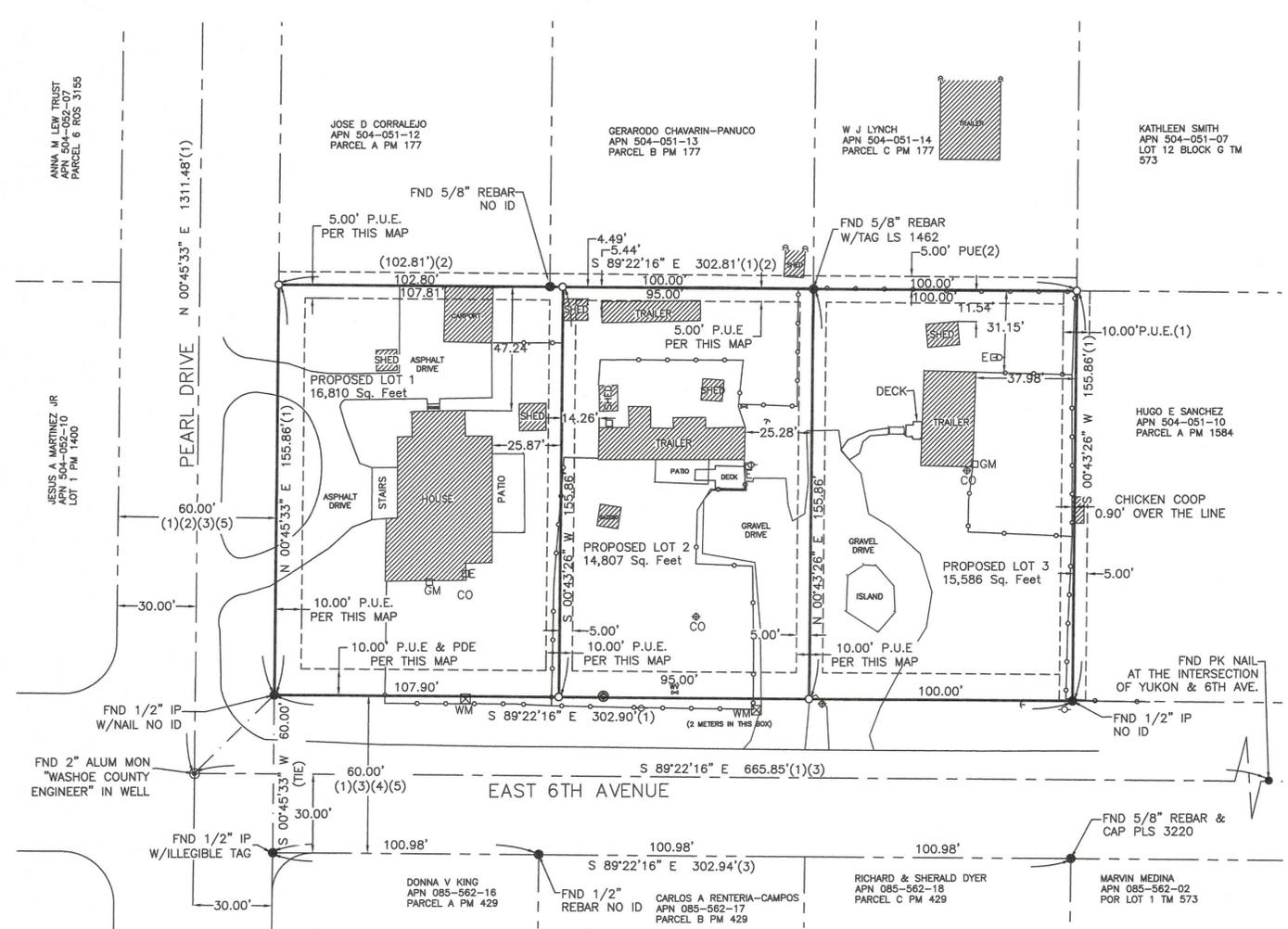
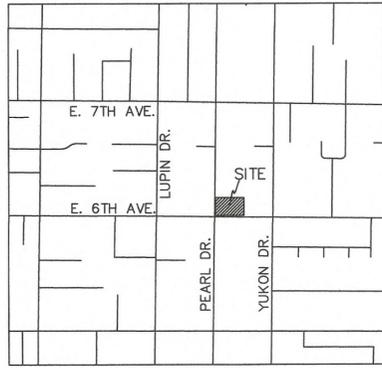
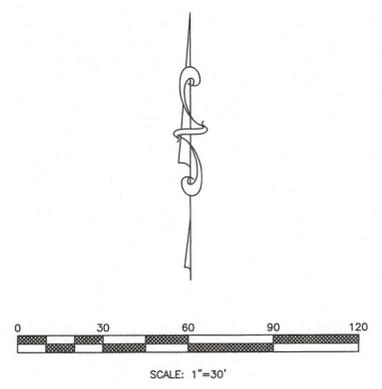
PNT#	Bearing	Distance	Northing	Easting	Station
1002			14893122.825	2291245.108	0.00
	S 89°22'35" E	95.00			
1006			14893121.791	2291340.102	95.00
	S 00°43'26" W	155.86			
1005			14892965.944	2291338.134	250.86
	N 89°22'34" W	95.00			
1003			14892966.978	2291243.139	345.86
	N 00°43'26" E	155.86			
1002			14893122.825	2291245.108	501.72

Closure Error Distance > 0.0000

Total Distance > 501.72

Area: 14806.7 Sq. Feet, 0.34 Acres

Block 0 Total Area: 14806.7 Sq. Feet, 0.34 Acres



SURVEYOR'S CERTIFICATE

I, CHARLES D. CHURCH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STEPHEN LARKIN.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 04, 2018
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. CHAPTER 278.010 THRU 278.630, INCLUSIVE.

CHARLES D. CHURCH
NEVADA P.L.S. NO. 6886

8-9-18

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278.010 TO 278.630, INCLUSIVE, AND THAT HE IS THE ONLY PARTY HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PUBLIC UTILITY AND THE USE OF RESIDENTIAL WATER METERS AS NOTED HEREON.

STEPHEN LARKINS _____ DATE _____

**STATE OF NEVADA } S.S.
COUNTY OF WASHOE }**

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, STEPHEN LARKINS, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

SECURITY INTEREST HOLDER'S CERT.

THIS IS TO CERTIFY THAT THE UNDERSIGNED, _____ DATED _____, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY DOC. NO. _____
OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.
(REFERENCE DEED OF TRUST _____)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT STEPHEN LARKINS OWNER OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, AND THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20____.

FIRST CENTENNIAL TITLE COMPANY
BY: _____ DATE _____
(TITLE OFFICER)

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF PROPERTY FROM AGRICULTURAL USE HAS BE PAID PURSUANT TO NRS 361A.265.

(A.P.N. 504-051-11)

WASHOE COUNTY TREASURER _____ DATE _____

TITLE: _____

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MICHAEL GUMP, COUNTY SURVEYOR _____ DATE _____

DISTRICT BOARD OF HEALTH

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERT.

THE FINAL PARCEL MAP CASE NO. WTPWXX-XXXX MEETS ALL APPLICABLE STATUES, 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 _____, 2018 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

MOJRA HAUSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____ DATE _____

UTILITY COMPANIES' CERTIFICATE

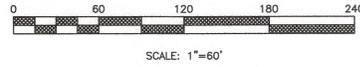
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

- SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY _____ DATE _____
- NEVADA BELL D.B.A. AT&T NEVADA _____ DATE _____
- CHARTER COMMUNICATIONS _____ DATE _____
- SUN VALLEY GENERAL IMPROVEMENT DISTRICT _____ DATE _____

LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED
- ⊙ CENTERLINE MONUMENT AS NOTED
- 18X17 1/4 SECTION CORNER(CALCULATED)
- PROPERTY LINE
- ADJOINERS PROPERTY LINES
- EASEMENT LINE
- FENCE
- CENTERLINE
- UTILITY POLE
- ELECTRIC BOX
- GM GAS METER
- GAS VALVE
- CO SANITARY SEWER CLEANOUT
- WM WATER METER
- WATER VALVE
- (DISTANCE)(R) MEASURED DISTANCE DIFFERS FROM RECORD (REF)
- DISTANCE () MEASURED DISTANCE SAME AS RECORD (REF)

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF SIERRA SURVEYING, INC. ON THIS _____ DAY OF _____, 20____, AT _____ MIN. PAST _____ O'CLOCK, ____M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA	<p>PARCEL MAP FOR STEPHEN LARKINS A DIVISION OF LOT 11, BLOCK G, OF SUN VALLEY SUBDIVISION NO.5, TRACT MAP NO.573 A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M SUN VALLEY, WASHOE COUNTY, NEVADA</p>	<p>JOB NO.: 2001935 DESIGNED BY: _____ DRAWN BY: MEP CHECKED BY: CDC DATE: 08/14/2018 SHEET 1 OF 2</p>
COUNTY RECORDER BY: _____ DEPUTY FEE: _____	<p>SIERRA SURVEYING, INC. 555 HOLCOMB AVENUE RENO, NEVADA 89511 TELEPHONE: (775) 828-5004 FAX: (775) 337-0313</p>	



BASIS OF BEARING

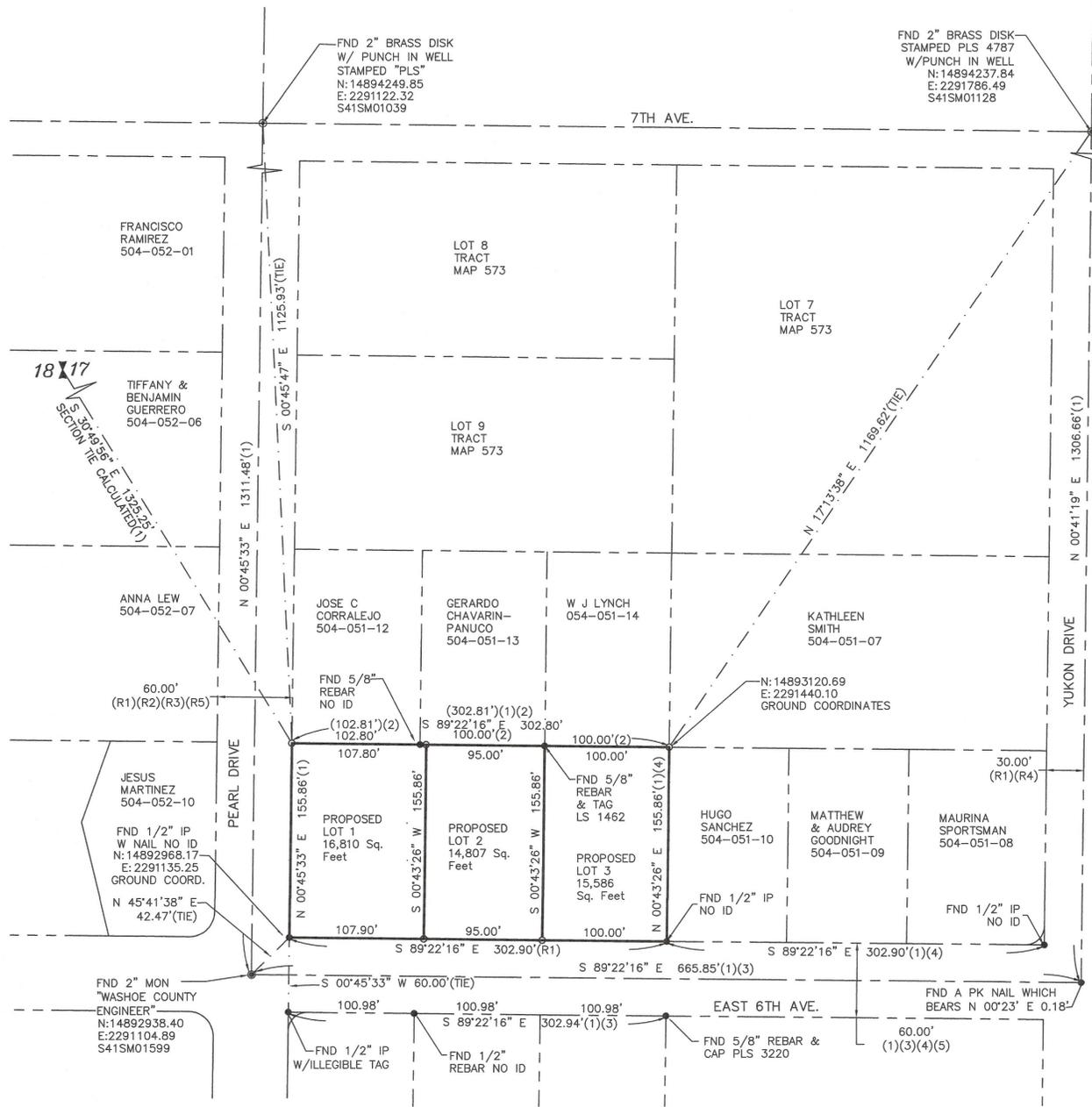
THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED FROM THE PUBLISHED COORDINATES FOR GPS POINT "S41SM01599" AND GPS POINT "S41SM01393" MODIFIED BY A FACTOR OF 0.999802100 ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. COORDINATES SHOWN ARE NEVADA STATE PLANE (NAD 83), NEVADA WEST ZONE GROUND COORDINATES. SEE REFERENCE NOTE FOR MAP ROTATION INFORMATION.

TOTAL AREA BREAKDOWN

LOT 1:	16,810 SF
LOT 2:	14,807 SF
LOT 3:	15,586 SF
TOTAL AREA:	47,203 SF

LEGEND

●	FOUND MONUMENT AS NOTED	○	UTILITY POLE
○	SET MONUMENT 5/8" REBAR & CAP PLS 6886 UNLESS OTHERWISE NOTED	⊥	GUY WIRE
⊙	CENTERLINE MONUMENT AS NOTED	□	ELECTRIC BOX
18X17	1/4 SECTION CORNER(CALCULATED)	⊗	GAS METER
---	PROPERTY LINE	⊗	GAS VALVE
- - -	ADJOINERS PROPERTY LINES	⊗	SANITARY SEWER CLEANOUT
- · - · -	EASEMENT LINE	⊗	WATER METER
⊕	FENCE	⊗	WATER VALVE
---	CENTERLINE	(DISTANCE)(R)	MEASURED DISTANCE DIFFERS FROM RECORD (REF)
		DISTANCE ()	MEASURED DISTANCE SAME AS RECORD (REF)



GENERAL NOTES

1. THE PUBLIC UTILITY EASEMENTS CREATED ON THIS MAP ARE 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
2. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES & SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) FACILITIES.
3. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
4. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
5. REFERENCE FLOOD INSURANCE RATE MAP NUMBER 32031C3032G, PANEL 3032 OF 3475, MAP REVISED MARCH 16, 2009, WHICH SHOWS SUBJECT PARCEL TO BE WITHIN X(SHADED), X, AND AE. ANY STRUCTURE WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
7. TOTAL NUMBER OF PARCELS = 3; TOTAL AREA = 47,203 +/- SQUARE FEET
8. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL.
9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT



REFERENCES

NOTE: ALL REFERENCE MAPS NEED TO BE ROTATED CLOCKWISE 0°45'48" TO MATCH NEVADA STATE PLANE, WEST ZONE COORDINATES AND THIS MAP.

- (1) TRACT MAP NUMBER 573, SUN VALLEY SUBDIVISION NO. 5, RECORDED AS DOCUMENT NUMBER 282962 ON JANUARY 14, 1958 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (2) PARCEL MAP NUMBER 177, RECORDED AS DOCUMENT NUMBER 372545 ON JULY 28, 1975 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (3) PARCEL MAP NUMBER 429, RECORDED AS DOCUMENT NUMBER 466647 ON MAY 25, 1977 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (4) PARCEL MAP NUMBER 1584, RECORDED AS DOCUMENT NUMBER 902236 ON JANUARY 18, 1984 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (5) PARCEL MAP NUMBER 1400, RECORDED AS DOCUMENT NUMBER 828811 ON DECEMBER 16, 1982 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (6) PRELIMINARY REPORT, ORDER NO. 236466-CD, DATED MAY 1, 2018. ISSUED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA.

PARCEL MAP FOR STEPHEN LARKINS
 A DIVISION OF LOT 11, BLOCK G, OF SUN VALLEY SUBDIVISION NO.5, TRACT MAP NO.573 A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B. & M SUN VALLEY, WASHOE COUNTY, NEVADA

JOB NO.:	2001935
DESIGNED BY:	
DRAWN BY:	MEP
CHECKED BY:	CDC
DATE:	08/14/2018
SHEET	2 OF 2

SIERRA SURVEYING, INC.
 555 HOLCOMB AVENUE
 RENO, NEVADA 89511
 TELEPHONE: (775) 828-5004 FAX: (775) 337-0313