



# Parcel Map Review Committee Staff Report

Meeting Date: April 12, 2018

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0002 (Jauron)

BRIEF SUMMARY OF REQUEST: To divide a 1.51 acre parcel into 4 parcels

STAFF PLANNER: Planner's Name: Chad Giesinger, AICP, Senior Planner  
Phone Number: 775.328.3626  
E-mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a 1.51 acre parcel into 4 parcels ranging in size from 13,756 square feet to 19,860 square feet and to establish a cul-de-sac off of Sun Valley Blvd to provide access to the new parcels.

Applicant: Star West Homes  
Property Owner: Mike Jauron  
Location: 5880 Sun Valley Blvd  
APN: 506-043-15  
Parcel Size: 1.51 acres  
Master Plan: Suburban Residential (SR)  
Regulatory Zone: Medium Density Suburban (MDS – 3 dwelling units per acre)  
Area Plan: Sun Valley  
Citizen Advisory Board: Sun Valley  
Development Code: Authorized in Article 606  
Commission District: 5 – Commissioner Herman  
Section/Township/Range: Section 18, T20N, R20E  
MDM Washoe County NV



### 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 WTPM18-0002 (Jauron Sun Valley Blvd.), subject to the conditions of approval as listed in Exhibit A of the staff report, and make the determination that the requirements of Washoe County Development Code, Section 110.606.30 have been addressed.

*(Motion with Findings on Page 10)*

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## **Parcel Map**

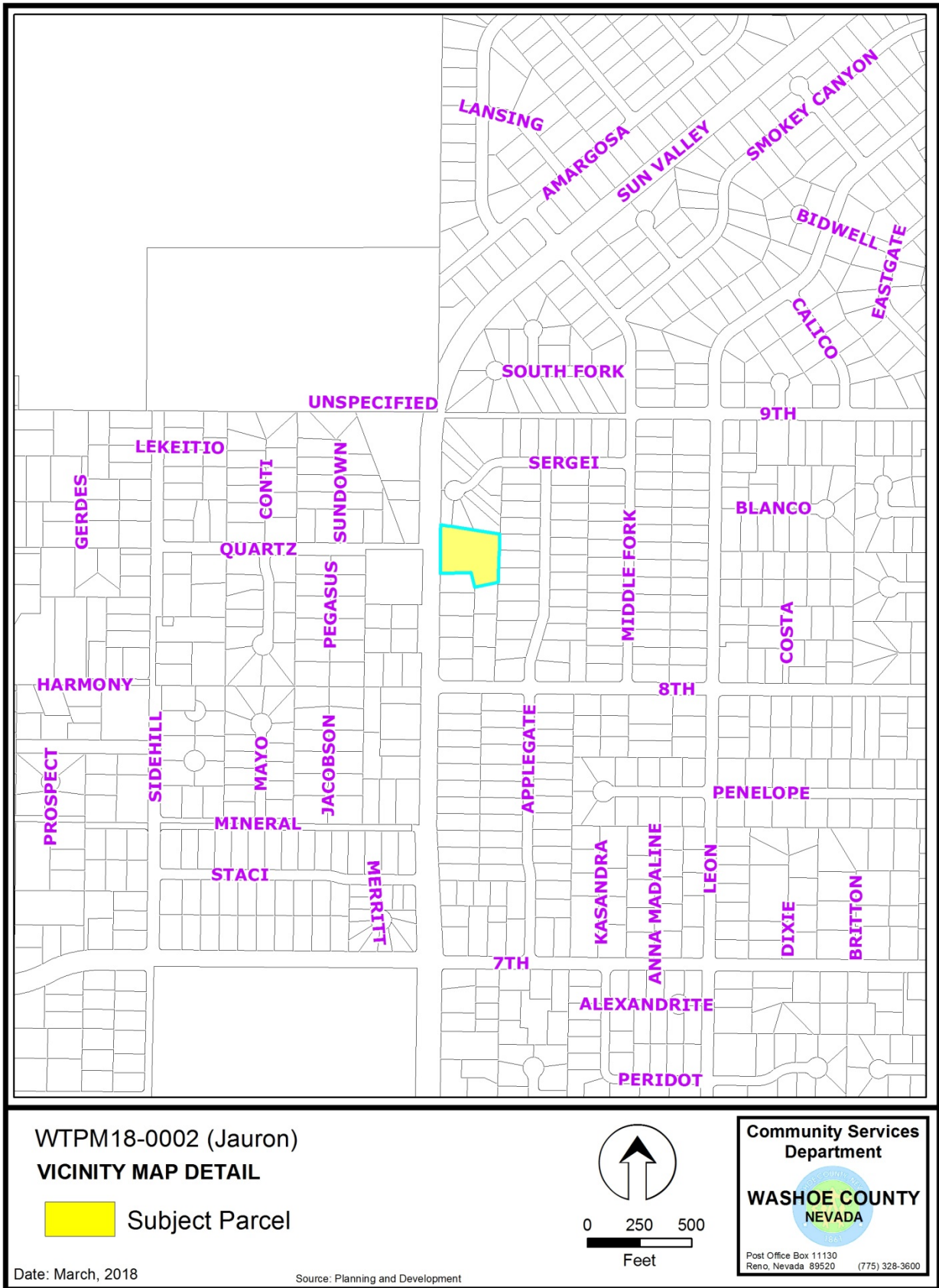
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number WTPM18-0002 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 the proposed subdivision and subsequent residential use. The property is located within the Suburban Character Management area of the Sun Valley Area Plan.



**Vicinity Map**





**Aerial Photos of Subject Property**

**Tentative Parcel Map Evaluation**

Regulatory Zone:	Medium Density Suburban (MDS)
Maximum Lot Potential:	4
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	12,000 square feet
Minimum Lot Size on Parcel Map:	13,756
Minimum Lot Width Required:	80
Minimum Lot Width on Parcel Map:	88.19

The tentative parcel map meets all minimum requirements for the MDS 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 (i.e. slopes less than 15%, no wetlands, etc.).

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

The subject parcel is within 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.

**Area Plan Modifiers**

The subject parcel is located within the Sun Valley Area Plan. There are no policies in the Sun Valley Area Plan applicable to parcel maps. Section 110.218 of Washoe County Code contains the following Development Code modifiers that are applicable to parcel maps:

- Section 110.218.05, *Community Water and Sewer*, requires that residential development of one dwelling unit or more per acre be served by community water and sewer facilities. The proposed lots will be served by the Sun Valley General Improvement District, which provides community water and sewer.
- Section 110.218.25, *New Parcel Restrictions*, requires newly created parcels to be in areas within the service area of recognized water purveyors. The proposed parcels are within the service area of the Sun Valley General Improvement District.

**Development Information**The subject parcel is developed with a single family house and associated driveway and landscaping. There are no other structures, but there are 2 concrete pads that may have previously accommodated other manufactured homes or structures. The required setbacks for the MDS regulatory zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks.

Based on aerial photography and GIS analysis, the side of the existing single family dwelling that would front the proposed street/cul-de-sac appears to be approximately 95 feet from the north property line. Using the scale provided on the proposed tentative parcel map, the edge of the proposed street, which would be the south property line of the newly created parcel should the map be approved, is approximately 118 feet from the north property line. Based on these measurements, the house is approximately 23 feet from the proposed street/property line and therefore meets the required front yard setback of 20 feet. All other required setbacks will easily be met. Staff will include a condition of approval that the footprint of the house is shown on the final parcel map and a setback certification performed prior to recordation.



As shown in the above photo, there is an existing driveway off of Sun Valley Blvd. that provides access to the property. This access is proposed to be improved to a 30 foot wide street terminating in a cul-de-sac with a 100 foot diameter. The proposed cul-de-sac meets Truckee Meadows Fire Protection District standards and will accommodate the turnaround of fire apparatus. This access will also function as a public utility easement. All necessary utilities are readily available.

### 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 – Land Development
  - Engineering and Capital Projects – County Surveyor
- Washoe County Health District – Environmental Health Services
- Regional Transportation Commission
- Truckee Meadows Fire Protection District
- Nevada Department of Transportation
- Washoe Storey Conservation District
- Sun Valley General Improvement District

2 out of the 9 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 as Exhibit A and will be included with the Action Order if the application is approved.

- Washoe County Planning and Building Division requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
**Contact: Chad Giesinger, 775.328.3626, [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)**
- Washoe County Engineering and Capital Projects – County Surveyor requires that the Parcel Map provide drainage easements, construct a new driveway approach to Sun Valley Blvd., improvement of the proposed street to standards acceptable to the county, and compliance with standard technical map conditions.  
**Contact: Mike Gump, 775.328.2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

### **Staff Comment on Required Findings**

Washoe County Code 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: The proposed map has been reviewed by the Health District, which did not have any comments. Water and sewer will be provided by public municipal systems administered by the Sun Valley General Improvement District. Garbage service (i.e. solid waste disposal) is required for any new residential development enabled by approval of the parcel map.

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

Staff Comment: The resultant parcels will be served by the Sun Valley General Improvement District, a licensed public water system in the State of Nevada.

- c) The availability and accessibility of utilities.

Staff Comment: Adequate utility infrastructure is available to the site as the subject property is surrounded by existing development. Water and sewer infrastructure is available from Sun Valley Blvd.

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

Staff Comment: The application was reviewed by all interested agencies and appropriate conditions of approval from those agencies have been included with the recommendation. The 3 additional parcels created by this parcel map will have no measurable impact on public services, such as schools, police, fire protection, transportation, and parks. Future residential development will pay impact fees for roads and parks and will create new property tax revenue to help fund other public services.

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

Staff Comment: Lot size and residential density of the proposed map is in conformance with the regulatory zoning and master plan. The parcel map complies with the Sun Valley Area Plan Development Code modifiers.

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

Staff Comment: The proposed development will be served by existing public roadways.

- 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 proposed development will be served by existing public roadways. Adequate road capacity exists to maintain the adopted Level of Service.

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

Staff Comment: The subject property is not constrained by the physical characteristics of the land. There are no floodplain, slope, or known soil constraints. Each of the proposed parcels appears to contain suitable areas for building pads.

- 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 recommended conditions of approval from 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 subject property is surrounded by existing development and adequate fire protection is available.

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

Staff Comment: Utility easements will be provided to service all lots.

- l) Recreation and trail easements.

Staff Comment: Recreation and trail easements are not proposed to be established as part of the proposed map and no trails will be impacted by the subdivision.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: The tentative map is not a second or subsequent parcel map pursuant to Section 110.606.30(d).

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map or provided no comment. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0002 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Review Criteria / 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 WTPM18-0002 for Jauron, 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.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

**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: Star West Homes  
8745 Technology Way, Ste. F  
Reno, NV 89521

Owner: Jauron Family LLC  
Attn: Mike Jauron  
6960 Eagle Creek Ct.  
Reno, NV 89519

Consultant: Robison Engineering  
Attn: Daniel T. Kelsoe  
846 Victorian Ave, Ste. 20



# Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0002

The tentative parcel map approved under Tentative Parcel Map Case Number WTPM18-0002 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on April 12, 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.

**Contact: Chad Giesinger, Planner, 775.328.3626 [cgiesinger@washoecounty.us](mailto:cgiesinger@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. WTPM18-0001 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 THE PLANNING AND BUILDING DIVISION 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 Building Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Building Division.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Building Division.
- g. Prior to recordation of the final map, the applicant shall provide documentation (e.g. through a survey or setback certification letter) that the existing single family dwelling will meet all required setbacks based on the new parcel line configurations. The footprint of the dwelling shall be indicated on submitted plans.

**Washoe County Engineering and Capital Projects Division**

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

**Contact: Mike Gump, PLS, 775.328.2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Provide 20' drainage easement north boundary of parcel A & B and 15' drainage easement along east boundary of parcel B & C to be privately maintained.
- c. Construct a new driveway approach on to Sun Valley Blvd per Washoe County standards.
- d. Add a section corner tie.
- e. Dash all lines that are not a part of the division.
- f. Remove debris and fencing from the map.
- g. Add a drainage easement for surface drainage.
- h. Place a note on the map stating that the natural drainage will not be impeded.
- i. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
- j. Add a Security Interest Holder's Certificate to the map if applicable.
- k. Grant easements for snow storage and signage along Sun Valley Blvd.

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

Community Services Department  
Planning and Building  
**TENTATIVE PARCEL MAP**  
(see page 5)  
**PARCEL MAP WAIVER**  
(see page 15)  
**APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.6100

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>5880 Sun Valley Blvd</b>			
Project Description: <b>PARCEL SPLIT INTO FOUR LOTS</b>			
Project Address: <b>5880 SUN VALLEY BLVD, SUN VALLEY, NV 89433</b>			
Project Area (acres or square feet): <b>65,737 SQ. FT ( 1.51 ACRES )</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>PARCEL APPROX. 50 FT EAST OF THE CENTERLINE INTERSECTION OF SUN VALLEY BLVD AND QUARTZ LANE</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
506-043-15	1.51		
Section(s)/Township/Range: <b>SEC.18, T 20 N., R 20 E., M.D.M.</b>			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). <b>NONE</b>			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> JUARON FAMILY LLC		<b>Professional Consultant:</b> ROBISON ENGINEERING	
Name: Mike Jauron		Name: DANIEL T. KELSOE, PLS	
Address: 6960 Eagle Creek Ct, Reno, NV 89519		Address: 846 VICTORIAN AVE, SUITE #20	
Reno	Zip: 89519	SPARKS, NV	Zip: 89431
Phone: 775-530-0923	Fax:	Phone: 775-852-2251	Fax:
Email: mjauron63@gmail.com		Email: DAN@ROBISONENG.COM	
Cell:	Other:	Cell: 775-852-2251	Other: ext. 703
Contact Person: Mike Jauron		Contact Person: DANIEL KELSOE	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Star West Homes		Name:	
Address: 8745 TECHNOLOGY WAY, Ste F		Address:	
RENO, NV	Zip: 89521		Zip:
Phone: 775-386-6245	Fax:	Phone:	Fax:
Email: kevin@starwesthomes.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Kevin Ward		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):	



Property Owner Affidavit

Applicant Name: Jauron Family LLC

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, Mike Jauron (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 Building.

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

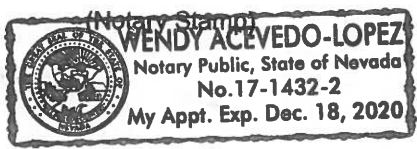
Assessor Parcel Number(s): 508-043-15

Printed Name Michael Jauron
Signed [Signature]
Address 6960 Eagle Creek Ct, Reno, NV 89519

Subscribed and sworn to before me this 28 day of December, 2017.

[Signature]
Notary Public in and for said county and state

My commission expires: 12/18/2020



\*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)?

5880 SUN VALLEY BLVD, SUN VALLEY, NV 89433

50 FT EAST OF CENTERLINE INTERSECTION OF SUN VALLEY BLVD AND QUARTZ LANE.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
506-043-15	MDS	1.51

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

ONE RESIDENTIAL HOUSE WITH OPEN LAND

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

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 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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5. Utilities:

a. Sewer Service	MUNICIPAL
b. Electrical Service/Generator	MUNICIPAL
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:	TMWA

- 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:	WASHOE COUNTY

- 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, #		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):

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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 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?

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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.
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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?

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.
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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.**

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

ZERO

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?

ZERO

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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

N/A

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?

N/A

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

N/A

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

NO

27. Surveyor:

Name	DANIEL T. KELSOE, PLS
Address	846 VISTORIAN AVE, SUITE #20 SPARKS, NV 89431
Phone	775-852-2251 ext. 703
Cell	775-750-0584
E-mail	DAN@ROBISONENG.COM
Fax	775-852-9736
Nevada PLS #	18874



# **Tentative Parcel Map Development Application Submittal Requirements**

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

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
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.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box proceeding 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. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. 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) 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 to clarify the potential impacts and potential conditions of development 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.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

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.

\_\_\_\_\_

Professional Land Surveyor

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone : \_\_\_\_\_

Private Citizen

Fax: \_\_\_\_\_

Agency/Organization

## Street Name Requests

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


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

## Location

Project Name: \_\_\_\_\_

Reno

Sparks

Washoe County

Parcel Numbers: \_\_\_\_\_

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street

Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

# Parcel Map Waiver 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 parcel maps may be found in Article 606, Parcel Maps.

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

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

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- 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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

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

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

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

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

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

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

Explanation:

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

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

Explanation:

9. Surveyor:

Name	DANIEL T. KELSOE, PLS
Address	846 VICTORIAN AVE, SUITE #20
Phone	
Fax	
Nevada PLS #	

**OWNERS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JAURON FAMILY, LLC, A NEVADA LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED BY THE UNDERSIGNED OR BY AN AGENT OF THE UNDERSIGNED, THAT THE UNDERSIGNED HAS EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

JAURON FAMILY, LLC

OWNER \_\_\_\_\_ DATE: \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT  
STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

**TITLE COMPANY'S CERTIFICATE:**

THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JAURON FAMILY, LLC, IS THE OWNER OF THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

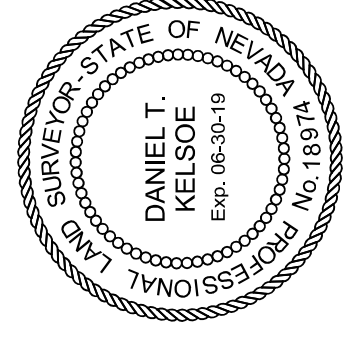
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME AND TITLE

**SURVEYOR'S CERTIFICATE:**

I, DANIEL T. KELSEO, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CALEB ASSOCIATES, LLC
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTH ONE HALF (1/2) OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA.
- 3. THIS PLAT COMPLETES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL TO THE PLAT, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 622, ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 622.
- 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DANIEL T. KELSEO, PLS 18974  
FOR AND ON BEHALF OF  
ROBISON ENGINEERING CO., INC.

**WATER AND 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.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

THIS 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 \_\_\_\_\_

**TAX CERTIFICATE:**

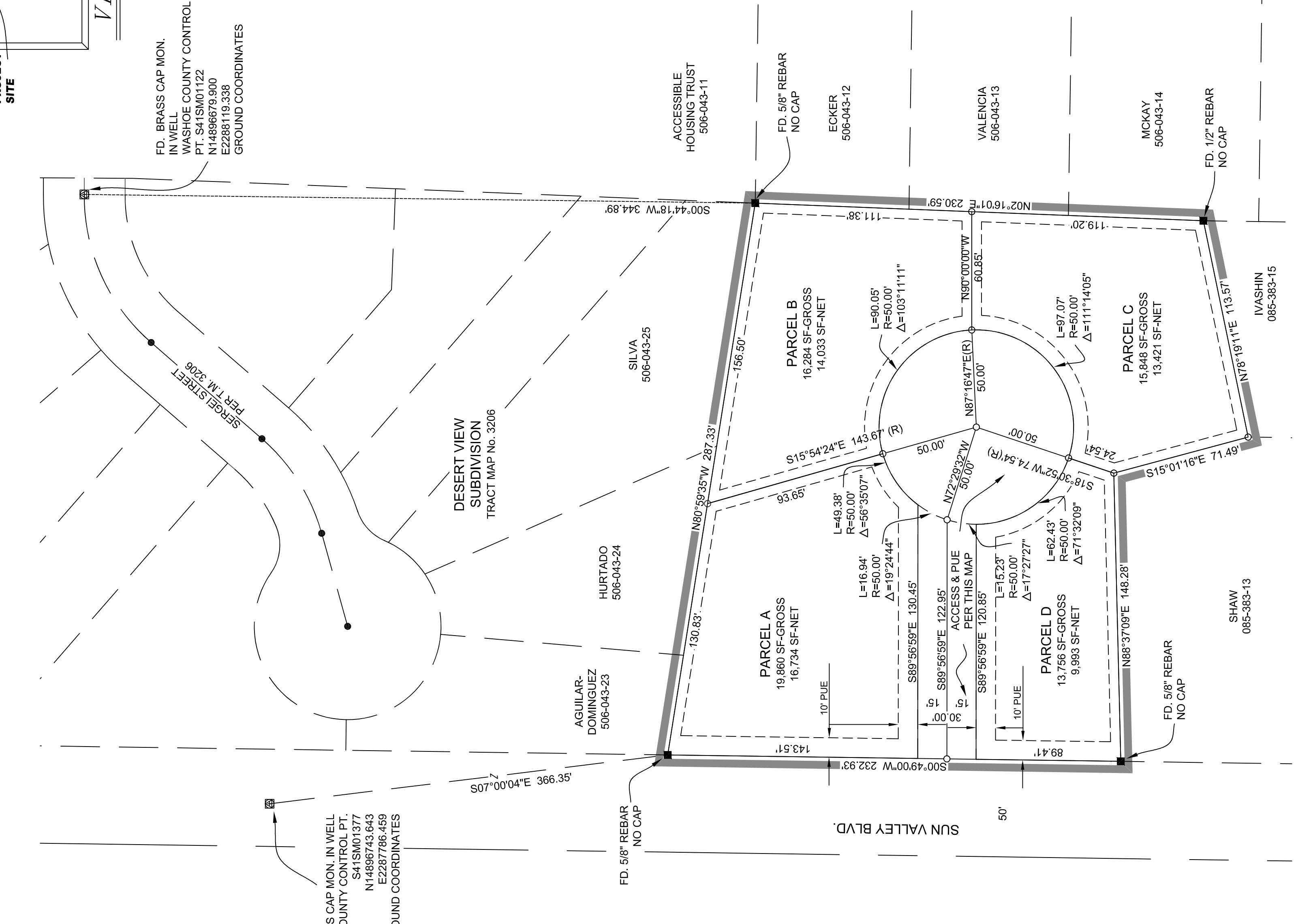
THE UNDERSIGNED, HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 506-04-15 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

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

DEPUTY TREASURER

DOCUMENT NO: \_\_\_\_\_



**LEGEND:**

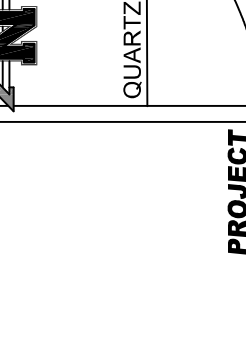
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & PLASTIC CAP OR NAIL & WASHER, PLS 18974, AS CONDITIONS ALLOW
- FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
- FOUND BRASS CAP MON. IN WELL, WITH PUNCH, NO STAMPING
- DIMENSION POINT, NOTHING FOUND OR SET
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT

**REFERENCES:**

- 1. RECORD OF SURVEY MAP No. 2949
- 2. SUBDIVISION TRACT MAP No. 3206

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.



PROJECT SITE

**VICINITY MAP**

N.T.S.

**UTILITY COMPANIES CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA  
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN  
DATE \_\_\_\_\_

CHARTER COMMUNICATIONS  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT  
BY: DWAYNE SMIT, DIRECTOR OF ENGINEERING  
DATE \_\_\_\_\_

TRUCKEE MEADOWS WATER AUTHORITY  
BY: JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER  
DATE \_\_\_\_\_

**NOTES:**

- 1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- 2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID 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 AND CABLE TV COMPANIES.
- 3. PARCELS ARE FOR RESIDENTIAL USE.
- 4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY THE BUILDING PERMIT FOR SAID PARCEL, THE APPLICANT SHALL OBTAIN THE NECESSARY SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 7. 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 BUILDING PERMIT.
- 8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE. THE WATER METER SHALL BE INSTALLED WITHIN 10' OF A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 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.

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ 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 MAP. THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT'S FAILURE TO MAKE 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 \_\_\_\_\_, 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

MORRA HALENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT

PARCEL MAP FOR

**STAR WEST HOMES**

BEING PARCEL 1 PER RECORD OF SURVEY MAP No. 2949, ALSO BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, T.20N., R.20E., M.D.M. WASHOE COUNTY



NEVADA  
DRAWN BY: AAK/DJK  
DATE: DEC 2017  
PROJ. CODE: STAR WEST  
PROJ. #: 1137-01.001  
SHEET 1 OF 1

PARCEL MAP