



Parcel Map Review Committee Staff Report

Meeting Date: March 9, 2023

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM23-0001 (Jauron Family – Carol Drive)

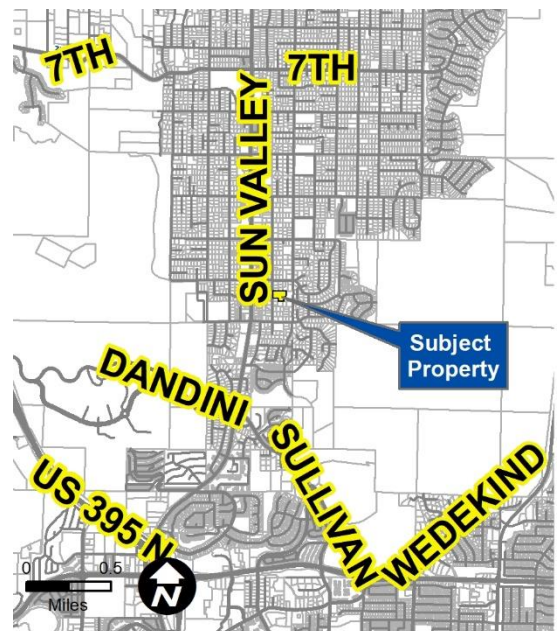
BRIEF SUMMARY OF REQUEST: Division of a parcel of land into four parcels of land

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 2.47-acre parcel into 4 parcels of 0.28 acres, 0.28 acres, 0.28 acres and 1.64 acres.

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



Vicinity Map

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 WTPM23-0001 for Jauron Family LLC, 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(e).

(Motion with Findings on Pages 9)

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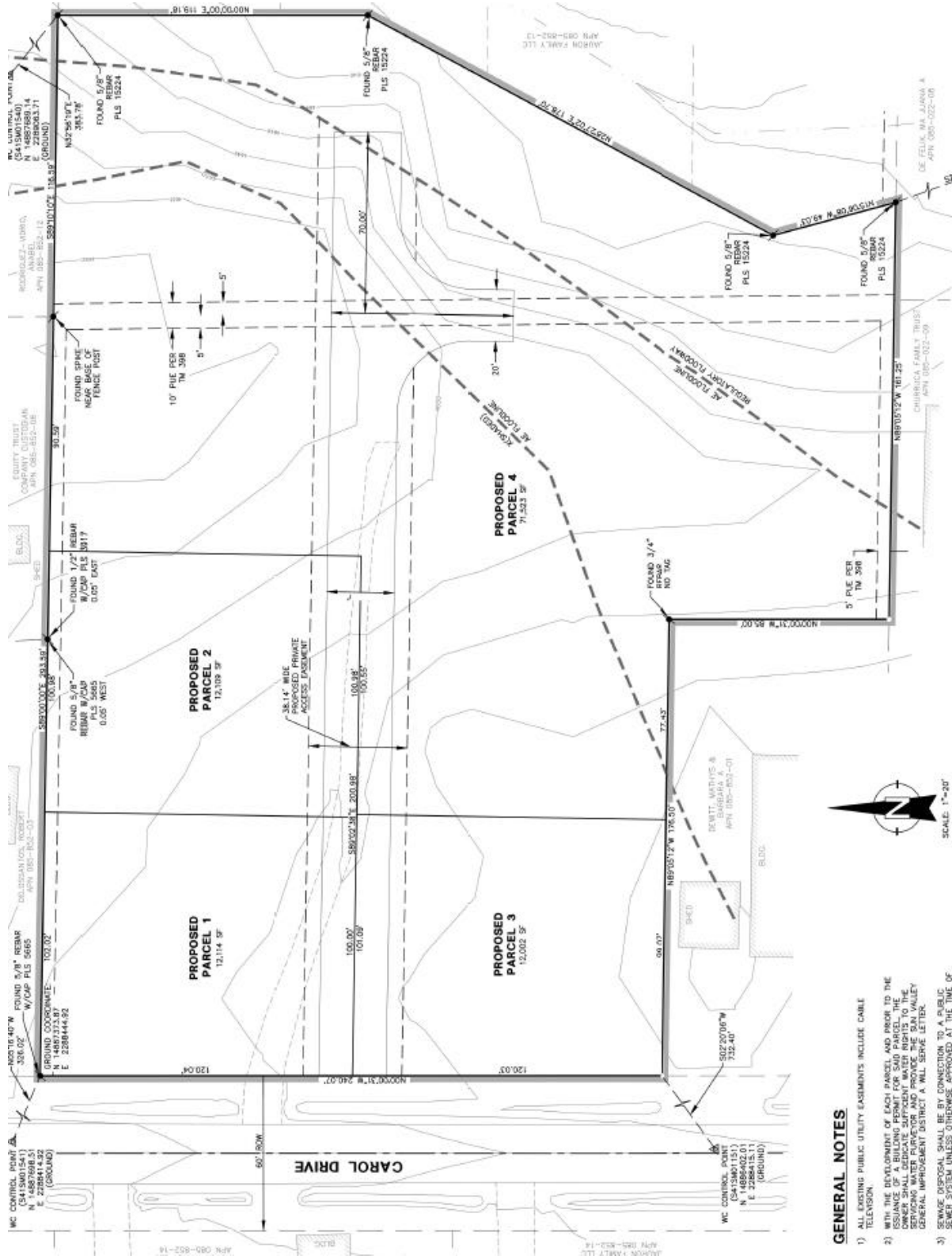
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided 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 22 months from the date of approval and record the map 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 WTPM23-0001 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



- GENERAL NOTES**
- 1) ALL EXISTING PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
 - 2) WITH THE DEVELOPMENT OF EACH PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE GENERAL IMPROVEMENT DISTRICT AND A WELL SERVICE LETTER.
 - 3) SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF

Site Plan

Tentative Parcel Map Evaluation

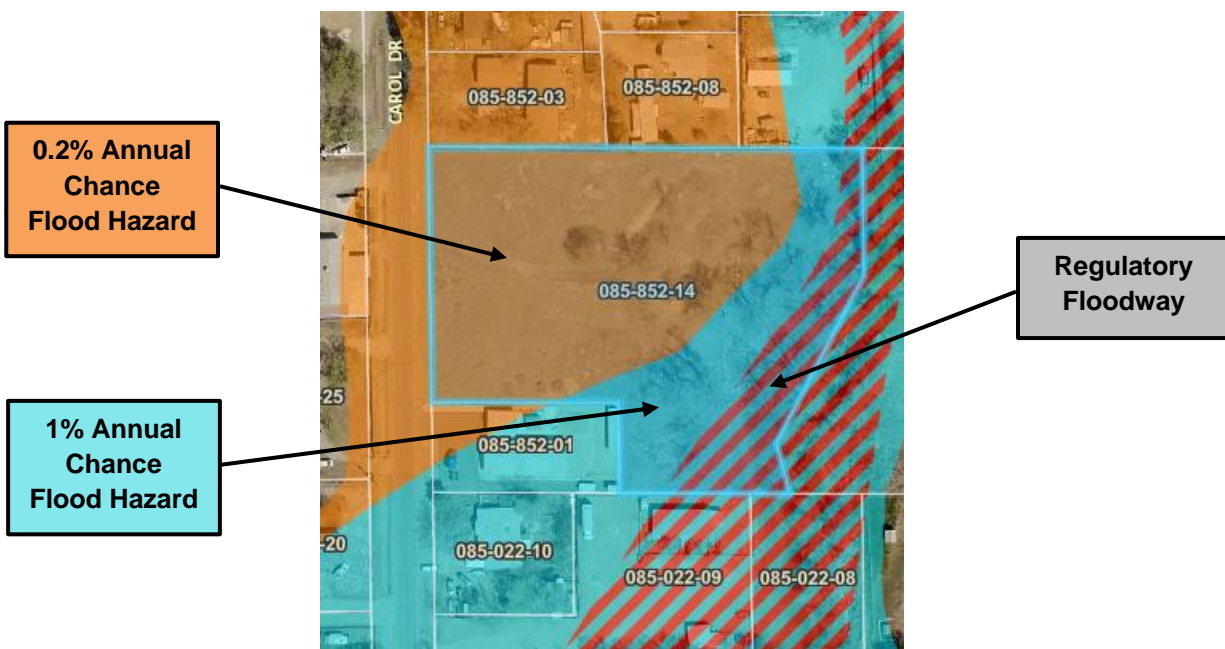
Requirement	Evaluation
Area Plan	Sun Valley
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	7
Number of Lots on Parcel Map	4
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	12,002 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	100 feet
Development Suitability Map	Most Suitable & 100-Year Flood Hazard
Hydrographic Basin	Sun Valley Hydrographic Basin

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

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

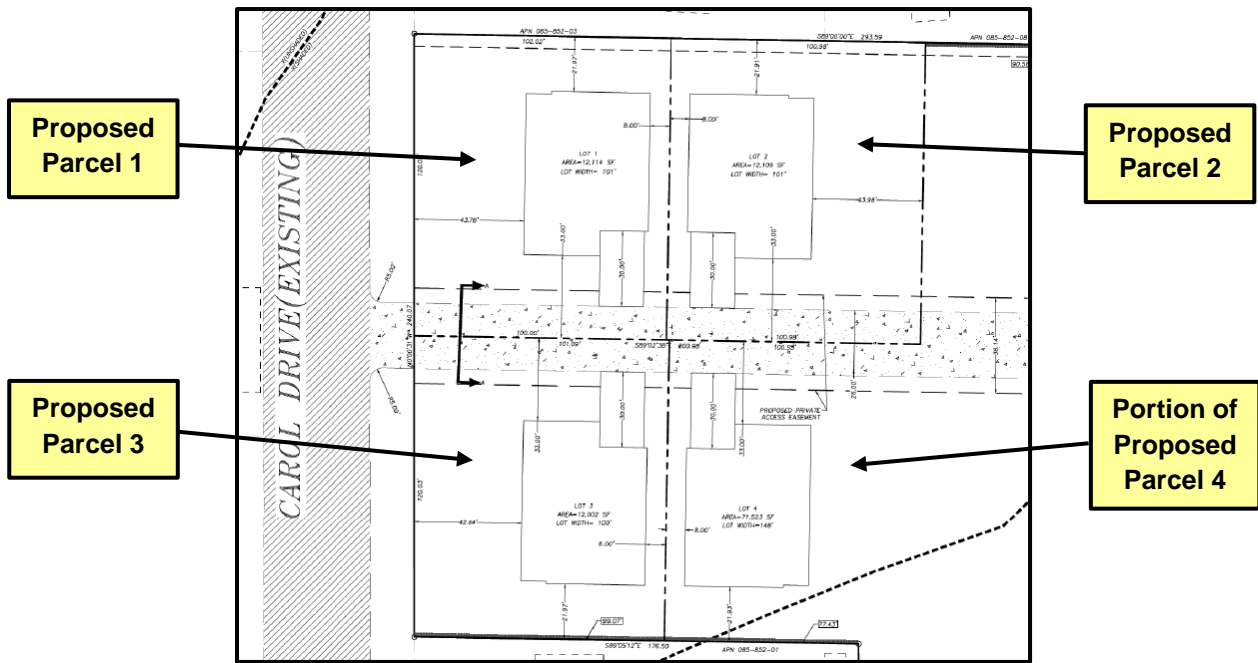
Development Information

The subject parcel is undeveloped. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 feet from the front and rear yard property lines and 8 feet from the side yard property lines. The property is indicated “Most Suitable” for development and “100-Year Flood Hazard” on the Sun Valley Development Suitability map.



FEMA Flood Data

FEMA flood data is shown in the image on page 5 of this report. Portions of the subject parcel fall within the 0.2% annual chance flood hazard (orange shading), and portions of the parcel fall within the 1% annual chance flood hazard (turquoise shading). The far eastern portion of the property is designated a regulatory floodway (red and turquoise diagonal lines). Washoe County Engineering reviewed the parcel map application and included a condition (Condition 2(e) in Exhibit A) which requires this note be added to the map: "Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416." Article 416, *Flood Hazards*, of the Washoe County Development Code provides requirements for building in flood hazard locations. In addition, the applicant is proposing to divide the parcel in such a way that the proposed parcels will be focused on the western side of the current parcel, allowing future development to occur outside of the regulatory floodway. See image below.



Sun Valley Area Plan Modifiers

The subject parcel is located within the Sun Valley Area Plan. The following are the pertinent policies from the Area Plan:

Section 110.218.05 Community Water and Sewer.

The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre;

Section 110.218.25 New Parcel Restrictions.

The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

The applicant has indicated that water and sewer will be provided by Sun Valley General Improvement District (SVGID). This parcel map application was reviewed by SVGID. SVGID indicated that they will be the water and sewer utility. The conditions of approval provided by SVGID are included in Exhibit A. In addition, conditions (Exhibit A) are included from both Washoe County Health District and Washoe County Water Rights, affirming that municipal water and sewer are required.

Area Plan Evaluation

The subject parcel is located within the Sun Valley Area Plan in the Suburban Character Management Area. The following are the pertinent Policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SUN.1 0.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.	Yes	The applicant has indicated that water will be provided by SVGID. Conditions to ensure community water service have been provided by SVGID, Washoe County Health District, and Washoe County Water Rights. These conditions are included in Exhibit A.
SUN.1 2.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.	Yes	The applicant has indicated that sewer will be provided by SVGID. Conditions to ensure community sewer service have been provided by SVGID and Washoe County Health District. These conditions are included in Exhibit A.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Street Naming	X	X	X	Stephen Hein, shein@washoecounty.gov
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly, dakelly@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Sun Valley GID	X	X	X	Brad Baeckel, bbaeckel@svgid.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30(e) 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:
 - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: Compliance with 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by the appropriate agencies and no recommendation for denial was received. SVGID, Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: Water will be supplied by SVGID. SVGID, Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions for the supply of municipal water through SVGID.
 - (iii) The availability and accessibility of utilities.

Staff Comment: The proposed parcels will receive water and sewer through SVGID. SVGID, Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A. Power will be provided through NV Energy.
 - (iv) 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 create three additional lots, which are anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Sun Valley Planning Area.
 - (v) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.
 - (vi) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. The proposal is in conformance with the area plan and master plans for streets and highways.

- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Washoe County Street Naming. One condition related to proposed street names is included in Exhibit A.

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

Staff Comment: The subject parcel is designated as “Most Suitable” for development and “100-Year Flood Hazard” on the Sun Valley Development Suitability map. Washoe County Engineering provided a condition related to any structures built within a FEMA flood zone, which is included in Exhibit A.

- (ix) 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 of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.

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

Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies, and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- (xii) Recreation and trail easements.

Staff Comment: The application was provided to Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM23-0001 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee’s consideration.

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 WTPM23-0001 for Jauron Family LLC, 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(e):

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

- (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
- (iii) The availability and accessibility of utilities.
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- (v) Conformity with the zoning ordinances and master plan.
- (vi) General conformity with the governing body's master plan of streets and highways.
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) 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: Jauron Family LLC
mjauron63@gmail.com

Consultant: Axion Engineering LLC,
Attn: Ryan T. Sims
ryan@axionengineering.net



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0001

The tentative parcel map approved under Parcel Map Case Number WTPM23-0001 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on March 9, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

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

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM23-0001 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for

grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

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

Contact Name – Matthew Philumalee, PLS, 775.328.2315, mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a section corner tie.
- c. Add Owner’s Certificate.
- d. Remove structures, trees, poles and hydrants from the map.
- e. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- f. All boundary corners must be set.
- g. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.

Washoe County Health District

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

Contact Name – Wesley Rubio, MPH, REHS, EHS Supervisor, 775.900.7240, wrubio@washoecounty.gov

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

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

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

Sun Valley General Improvement District

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

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

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

Washoe County Water Rights

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

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

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

Washoe County Street Naming

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

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

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

*** End of Conditions ***

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

February 9, 2023

Washoe County Community Services
Planning and Development Division

RE: Jauron Parcel Map; APN 085-852-14
Parcel Map; WTPM23-0001

Dear Washoe County Staff:

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 - wrubio@washoecounty.us

- a) The WCHD has no objections to the approval of this parcel map as proposed.
- b) All parcels are required to be served by municipal sewer and municipal water to be developed.

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

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District



From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: January Agency Review Memo II
Date: Wednesday, January 18, 2023 12:33:33 PM
Attachments: [Outlook-x1ddlhnl.png](#)
[Outlook-dblvjbc0.png](#)
[Outlook-4svd4yxw.png](#)
[Outlook-dkyuv10v.png](#)
[Outlook-v4q02tp3.png](#)
[January Agency Review Memo II.pdf](#)
[image001.png](#)

Hello,

The EMS Program has reviewed the January Agency Review Memo II - Tentative Parcel Map Case Number WTPM23-0001 (Jauron Family – Carol Drive) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: February 3, 2023

TO: Katy Stark, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

SUBJECT: Parcel Map for: Jauron Family – Carol Drive
Parcel Map Case No.: WTPM23-0001
APN: 085-852-14
Review Date:

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.
2. Add a section corner tie.
3. Add Owner's Certificate.
4. Remove structures, trees, poles and hydrants from the map.
5. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
6. All boundary corners must be set.
7. 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.



From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WTPM23-0001 (Jauron Family - Carol Drive) Conditions of Approval
Date: Thursday, January 19, 2023 2:33:55 PM
Attachments: [image001.png](#)

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

From: [Hein, Stephen](#)
To: [Stark, Katherine](#)
Subject: Re: January Agency Review Memo II
Date: Tuesday, January 17, 2023 7:58:45 AM
Attachments: [Outlook-x1ddlntl.png](#)
[Outlook-dblvjbc0.png](#)
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[Outlook-vdwgn1x3.png](#)
[Outlook-3d3br3ve.png](#)
[Outlook-eycioxgq.png](#)
[Outlook-ezlfwykq.png](#)

Good Morning Katy,

Here is the only comment I have related to street naming for item #7:

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

Let me know if you have any questions.

Thanks,



Stephen Hein, P.E. | Licensed Engineer
Engineering & Capital Projects Division | CSD
SHein@washoecounty.us | Office: 775.328.2319
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

Email: csdallstars@washoecounty.us

Stay healthy-keep calm-wash your hands.

From: bbaeckel@svgid.com
To: [Stark, Katherine](#)
Cc: [Melton, Chris \(External Contact\)](#)
Subject: RE: Tentative Parcel Map Case Number WTPM23-0001 (Jauron Family - Carol Drive)
Date: Monday, January 23, 2023 12:18:18 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

One additional comment:

Water and sewer capacity study will be required.

From: bbaeckel@svgid.com <bbaeckel@svgid.com>
Sent: Monday, January 23, 2023 12:08 PM
To: 'krstark@washoecounty.gov' <krstark@washoecounty.gov>
Cc: Chris Melton (cmelton@svgid.com) <cmelton@svgid.com>
Subject: Tentative Parcel Map Case Number WTPM23-0001 (Jauron Family – Carol Drive)

Katy,

I have the following comments for the 5160 Carol drive:

SVGID will be the water and sewer utility.

Plans need to be submitted with review fees to SVGID.

Tap fees will be required.

Water rights will need to be purchased from TMWA and dedicated to SVGID.

Water and sewer facility fees will be required.

Adequate cover and access needs to be maintained for existing water and sewer utilities during grading and construction.

Thanks,

Brad Baeckel

Public Works Director

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: (775) 673-2220

Fax: (775) 673-7708

www.svgid.com

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message from your system and destroy any copies of this message. Thank you for your cooperation and consideration."



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

January 24, 2023

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM23-0001 Jauron Family Carol Drive

Dear Katy,

In reviewing the parcel map dividing a 2.47 parcel into 4 parcels, the Conservation District has the following comments.

We request the applicant submits for our review a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, and erosion control structures.

With the removal of 9 Chinese trees, the District recommends a 2:1 ratio replacement with this tree loss, planting a mixture of deciduous and evergreen trees.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750- 8272.

Sincerely,

Jim Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 East 9th Street
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

January 24, 2023

TO: Katy Stark, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM23-0001 (Jauron Family – Carol Drive)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 2.47-acre parcel into 4 parcels of 0.28 acres, 0.28 acres, 0.28 acres and 1.64 acres.

Assessor's Parcel Number: 085-852-14.

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

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

Please email a copy of the SVGID will-serve or approval to: tweiss@washoecounty.gov

From: [Pekar, Faye-Marie L.](#)
To: [Stark, Katherine](#)
Subject: January Intake Comments for Parks & Open Space
Date: Friday, January 27, 2023 3:57:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Katy,

I have reviewed the tentative parcel map for case number WTPM23-0001 (Jauron Family-Carol Drive) as well as Tentative Parcel Map Case number WTPM23-0002 (Jauron Family -Leon Drive). Parks and Open Space does not have comments for either case.

Sincerely,



Faye-Marie L. Pekar, MPA
Park Planner, Planning & Building Division | Community Services Department
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

5160 CAROL DRIVE, SUN VALLEY, NEVADA, 89433

- a. Please list the following:

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

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

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

3. What are the proposed lot standards?

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

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

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

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

Yes
 No

6. Utilities:

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

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

SUN VALLEY GENERAL IMPROVEMENT DISTRICT
--

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

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

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

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

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

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

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

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

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

ACCESS EASEMENTS WILL BE GRANTED FOR ACCESS TO EACH PARCEL		
--	--	--

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

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A		
-----	--	--

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

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

Grading

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

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

--

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

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

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

3:1 SLOPE, SLOPE TO BE REVEGETATED

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

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

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

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

9 MEDIUM SIZE CHINESE ELM TREES WILL BE REMOVED

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

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

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

28. Surveyor:

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

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

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

SUN VALLEY GENERAL IMPROVEMENT DISTRICT

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

Yes No

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

5160 CAROL DRIVE, SUN VALLEY, NEVADA, 89433

- a. Please list the following:

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

3. Please describe:

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

EXISTING CONDITIONS INCLUDE NO UTILITY WORK DONE

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

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

4. What are the proposed lot standards?

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

5. Utilities:

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

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

a. Water System Type:

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

b. Available:

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

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

Explanation:

PARTIALLY LOCATED IN AE FLOODWAY AND X SHADED ZONES
--

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

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

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

Request to Reserve New Street Name(s)

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

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

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

Phone: (775) 328-2344

Applicant Information

Name:	Guillermo E. Carey, PLS
Address:	580 Mount Rose St

Phone	_____

Requested Street Names

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

CAROL DR. (EXISTING)	
Proposed parcels to be addressed from existing Carol Dr.	
If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original approval request.	

Location

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

TENTATIVE MAP APPLICATION CAROL DRIVE

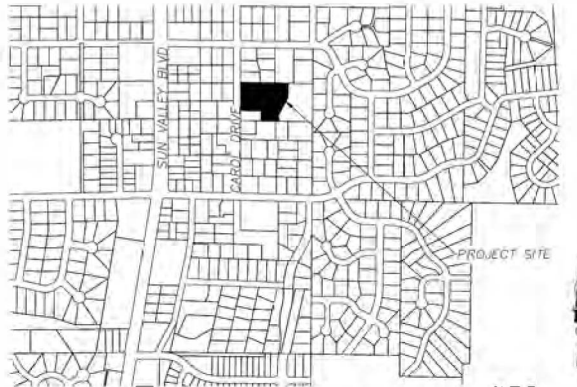
SUN VALLEY, NEVADA

OWNER/DEVELOPER

JACOBSON FAMILY LLC
7043 ASPEN GLEN DR
RENO, NV 89519
ATTN: MICHAEL JACOBSON

PUBLIC SERVICES

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



VICINITY MAP

ENGINEER



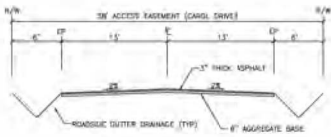
683 EDDON WAY - RENO, NEVADA 89502
PH 775-771-5554 / FX 775-855-3901



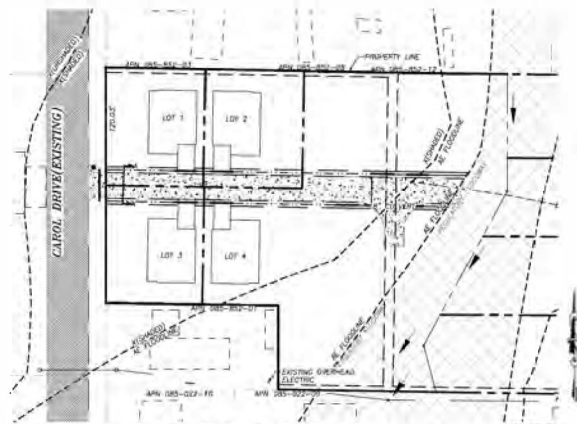
SHEET INDEX

- T-1 _____ TITLE SHEET
- S-1 _____ SITE PLAN
- G-1 _____ GRADING PLAN
- U-1 _____ UTILITY PLAN

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

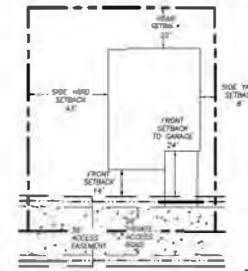


N.T.S.
PRIVATE STREET SECTION A-A



SITE MAP

TYPICAL LOT (CAROL DR)



N.T.S.
ENGINEERS STATEMENT

RYAN T. SIMS, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THIS 27th DAY OF OCTOBER, 2022.

RYAN T. SIMS

P.E. #19351

revision

drawn: JSH
checked: WTS
date: DECEMBER 2022
scale: 1"=20'
project no: 19096

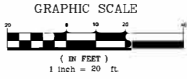
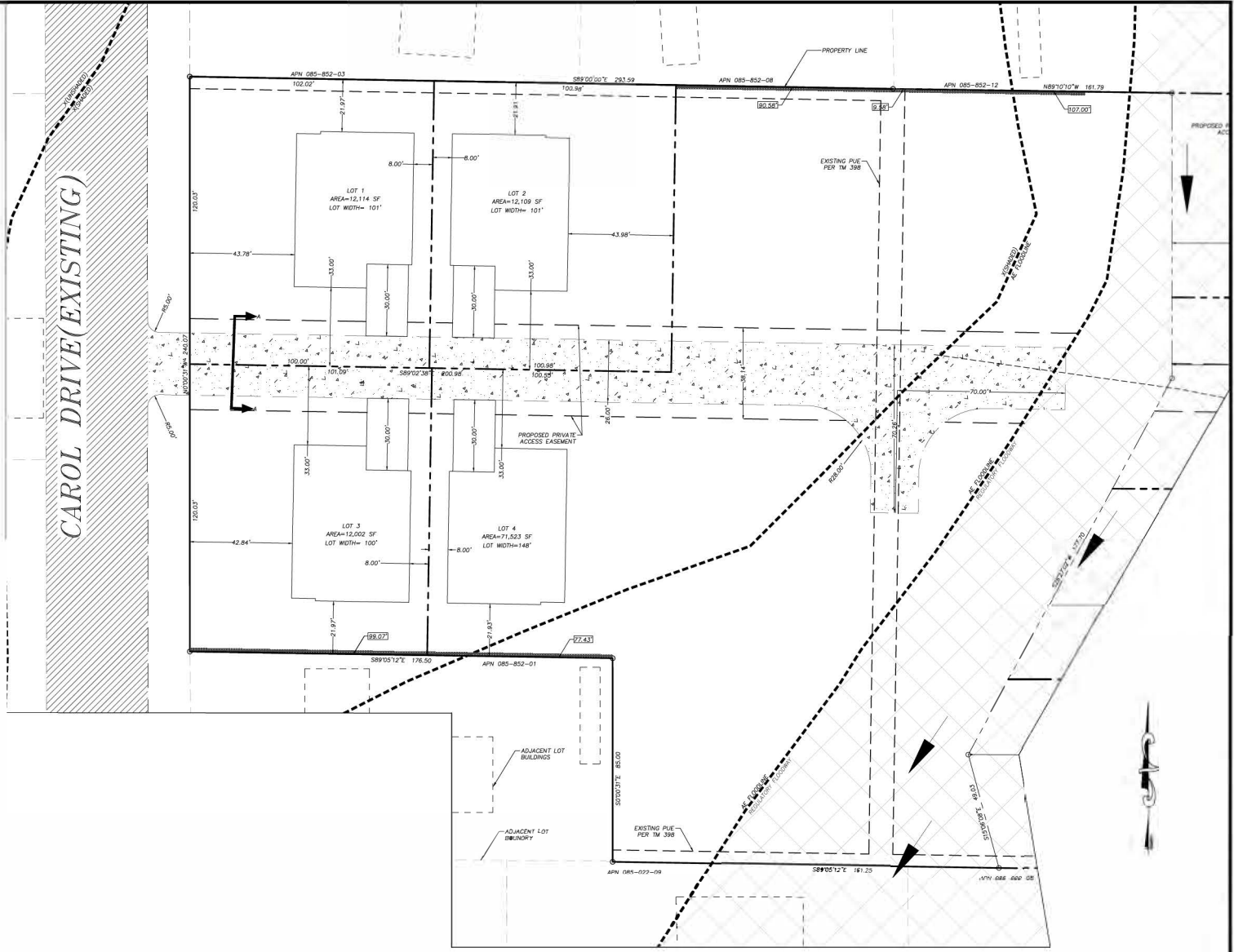
T-1

PROJECT AREA SUMMARY:

1. TOTAL PROJECT SITE	2.47 ACRES
2. DENSITY	1.62 UNITS/ACRE
3. AVERAGE LOT SIZE	608.67 SF
4. MINIMUM LOT SIZE	713.12 SF
5. MAXIMUM LOT SIZE	12,002.50 SF
6. DWELLING UNITS	4 UNITS

MDS ZONING LOT STANDARDS:

MINIMUM LOT AREA	12,002.50 SF
MINIMUM LOT WIDTH	80 FEET
SETBACKS:	
FRONT	30 FEET
REAR	10 FEET
SIDE	10 FEET



PARCEL INFORMATION:
APN 085-852-14 CAROL DRIVE
107,253 SF, 2.47 AC
CURRENT MASTER PLAN DESIGNATION: SUBURBAN RESIDENTIAL
BASE ZONING: MEDIUM DENSITY SUBURBAN
SUN VALLEY CAROL DRIVE PROPOSED MASTER PLAN DESIGNATION: SUBURBAN RESIDENTIAL
NUMBER OF UNITS: 4
GROSS DENSITY: 1.62 UNITS/ACRE
AREA LEFT UNDISTURBED OR RESTORED TO PRE DEVELOPMENT CONDITION: 2.047 ACRES
PARKING REQUIRED: 2 PER UNIT
IN DRIVEWAY AND ONE IN ENCLOSED GARAGE
TOTAL REQUIRED: 8 SPACES
PARKING PROVIDED:
EACH UNIT: 1 GARAGE + 1 DRIVEWAY = 8 SPACES
4 ALONG STREET: 0 SPACES (COMMON)
TOTAL: 8 SPACES PROVIDED
PROPOSED ACCESS AND STREET WILL BE PRIVATELY OWNED AND MAINTAINED
WATER SERVICE: SWS/D/PUBLIC WATER MAINS
SEWER SERVICE: SWS/D STORM DRAINAGE
FIRE: TRUCKEE MEADOWS FIRE DEPARTMENT
POLICE: WASHOE COUNTY SHERIFF'S OFFICE
MDS:
3 DWELLING UNITS PER ACRE SINGLE FAMILY MEDIUM DENSITY
MINIMUM LOT AREA: 12,000 SF
SETBACK DIMENSIONS
FRONT: 30'00"
SIDE: 10'00"
REAR: 10'00"
MINIMUM LOT WIDTH: 80'

AXION ENGINEERING
1885 E. 2000 S. SUITE 100
WASATCH, UT 84080
PH: 775-771-5554 / FX: 775-806-3901

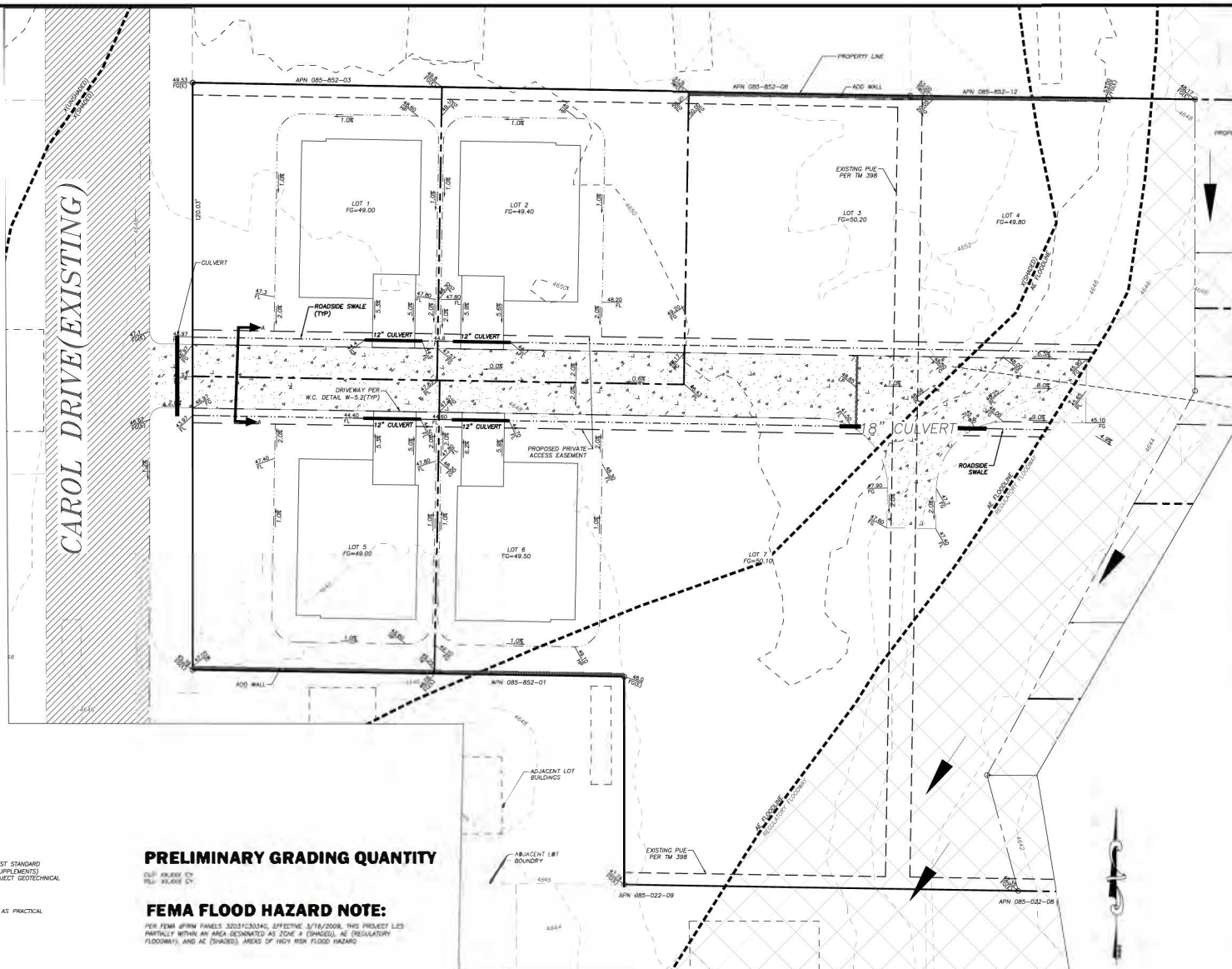
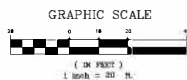
**IMPROVEMENT PLANS FOR
CAROL DR.
PRELIMINARY SITE PLAN
WASHOE COUNTY, NEVADA**

revisions	

drawn:	JH
checked:	RTS
date:	04 DECEMBER 2022
scale:	1"=20'
project no:	19036

SITE PLAN
1'-20'

- LEGEND**
- GRADE BREAK
 - LOT NUMBER
 - - - EXISTING CONTOUR LINE
 - 70.80 FINISHED GRADE ELEVATION
 - PC EXISTING CURB LINE
 - 72.57 TOP OF CURB ELEVATION
 - TC EXISTING CURB LINE
 - 49.20 FLOW LINE ELEVATION
 - FL EXISTING CURB LINE
 - 5% SLOPE IN PERCENT
 - (E) EXISTING



GRADING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION 2012 ADDITIONS (AND ANY APPROPRIATE SUPERSEDES) SPONSORED AND DISTRIBUTED BY WENDT, SPRINKS, AND WASHOE COUNTY, AND THE PROJECT GEOTECHNICAL INVESTIGATION.
2. ADD 4800 FEET TO ALL FINISHED ELEVATIONS.
3. THE ADJACENT HOUSING AND EXISTING LANDSCAPE SHALL BE PRESERVED AS MUCH AS PRACTICAL UNDER SITE APPROXIMATE CONSTRUCTION.
4. CURBS STIFFER THAN 2" SHALL BE MECHANICALLY STABILIZED WITH ROCK-IMP.

PRELIMINARY GRADING QUANTITY

SEE SCHEDULE 'C' FOR QUANTITY

FEMA FLOOD HAZARD NOTE:

PER FEMA IFPM PARALLEL 2013IC5114G, EFFECTIVE 3/18/2008, THIS PROJECT LIES PARTIALLY WITHIN AN AREA DESIGNATED AS ZONE X (SHADED), AE (REGULATORY FLOODWAY), AND AE (SHADED), AREAS OF HIGH RISK FLOOD HAZARD

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

revision	
drawn	JMB
checked	WTS
date	DECEMBER 2022
scale	1"=40'
sheet no	39036

GRADING PLAN

G-1

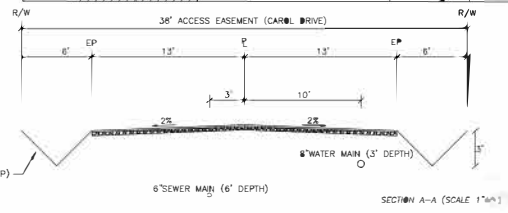
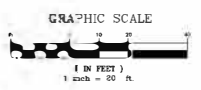
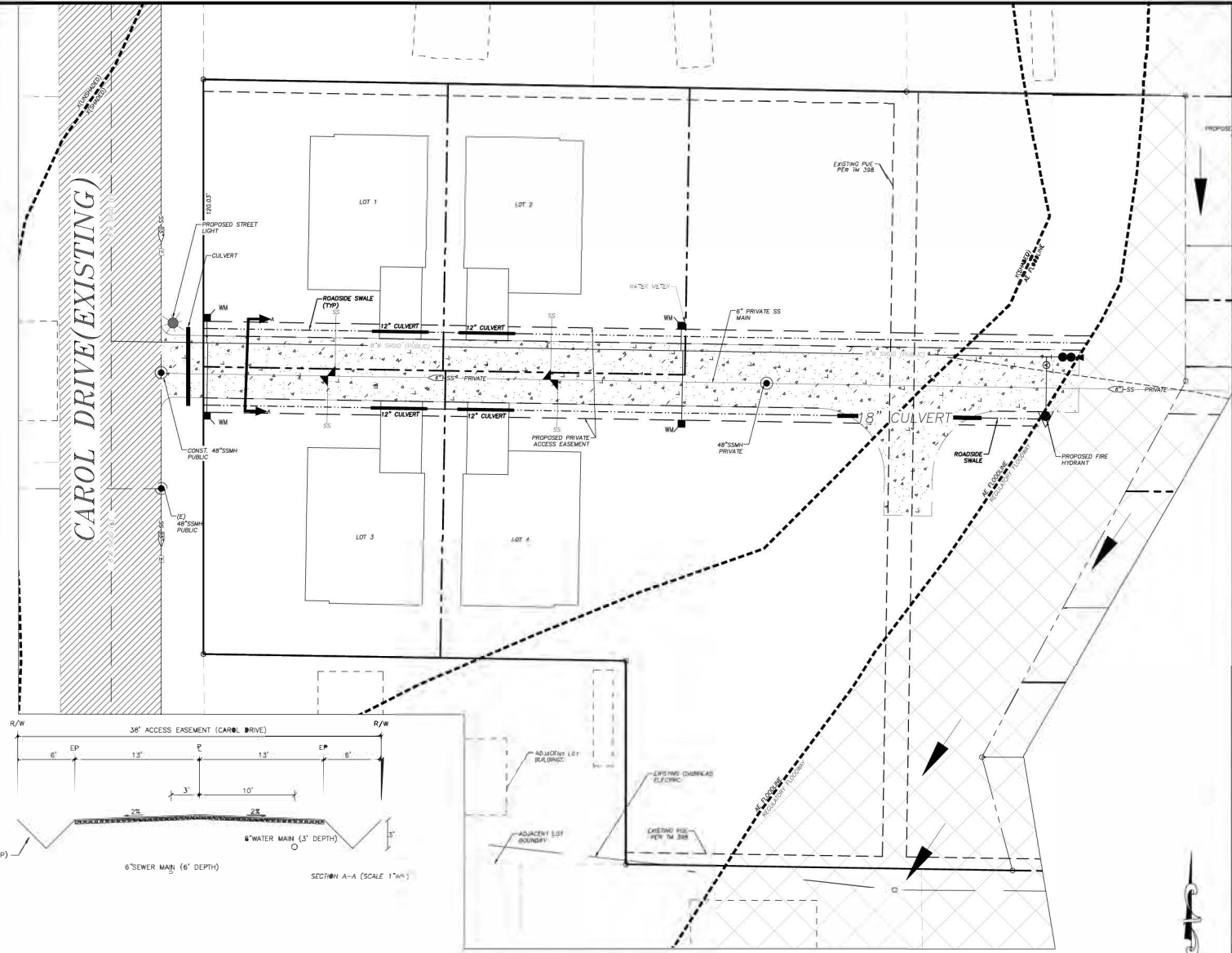
3 OF 4

PRIVATE SEWER SYSTEM:

100% LIP AND 4" SERVICE CONNECTIONS SHALL BE CONNECTED TO A COMMON PRESSURE FORCE MAIN IN THE STREET WHICH FOLLOWS THE STREET AND DISCHARGES TO EXISTING SEWER OR WASHOE AFB. SEWER CONTRIBUTION:
 8 INDETERMINATE UNITS (INCLUDING LEON OWN) 2,180 GAL/DAY YEAR FLOW

UTILITY OWNERSHIP:

STORM DRAIN: ROADSIDE SWALE DRAIN
 SANITARY SEWER: PRIVATELY OWNED AND MAINTAINED
 WATER: WCD
 GAS: BY ENERGY
 ELECTRIC: BY ENERGY MARK II CASHEMONT
 COMMUNICATIONS: AT&T/QUANTER (INCLUDED IN EASEMENT)



- LEGEND:**
- MANHOLE
 - SD—(R) STORM DRAIN MAIN (DASHED IF EXISTING)
 - SS—(R) SANITARY SEWER MAIN (DASHED IF EXISTING)
 - B'W— WATER MAIN
 - ▲ SANITARY SEWER LATERAL
 - WATER METER
 - ⊕ FLOOR VALVE ASSEMBLY
 - ⊥ WATER TEE

GAS: COMMON TRENCH WITH WATER

UTILITY PLAN



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

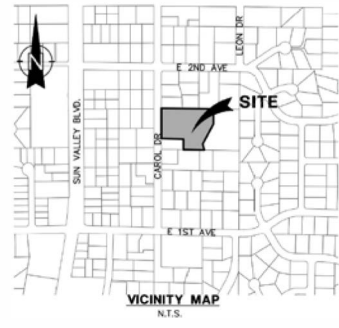
NO. SHEETS	
DRAWN BY	JBT
CHECKED BY	RTS
DATE	DECEMBER 2022
SCALE	1"=20'
PROJECT NO.	190036

U-1
 4 OF 4

PARCEL MAP
FOR

CAROL DRIVE

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



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND JAURON FAMILY LLC, DATE _____, OWNERS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR WASHINGTON STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS, EXCEPT THE FOLLOWING DOCUMENTS:
NONE.

FIRST CENTENNIAL TITLE _____ DATE _____
NAME _____
ITS _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 369A.265.

APN 005-852-13
LINDA JACOBS
WASHOE COUNTY TREASURER

BY DEPUTY _____ DATE _____
NAME _____
DEPUTY TREASURER

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONFORMS WITH THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONFORMS WITH THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONFORMS WITH THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONFORMS WITH THE WASHOE COUNTY DISTRICT BOARD OF HEALTH.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____
NAME _____
ITS _____

WATER & SEWER RESOURCE REQUIREMENTS

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PLAT, MAP CASE NO. WTPM _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS 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 _____, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

KELLY MULLIN _____ DATE _____
DIRECTOR, PLANNING AND BUILDING DIVISION

COUNTY SURVEYOR'S CERTIFICATE

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

WARNE HANDBROCK _____ DATE _____
WASHOE COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR NO. 28464

UTILITY COMPANIES' CERTIFICATE (CONTINUED)

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

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

NOTARY PUBLIC _____
NAME _____

BY: WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

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

NOTARY PUBLIC _____
NAME _____

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV, UTILITY COMPANIES, AND TELEPHONE SERVICES WATER AUTHORITY. THE UNDERSIGNED FURTHER AGREE TO RELINQUISH ANY INTEREST IN THE POWER AND COMMUNICATIONS FACILITY EASEMENTS THAT ARE SHOWN AS RELINQUISHED BY THIS MAP.

BY: SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____

NAME, TITLE _____
STATE OF _____ }
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AS AUTHORIZED REPRESENTATIVE OF SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

NOTARY PUBLIC _____
NAME _____

BY: NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA _____ DATE _____

NAME, TITLE _____
STATE OF _____ }
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AS AUTHORIZED REPRESENTATIVE OF NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

NOTARY PUBLIC _____
NAME _____

BY: QUARTER COMMUNICATIONS _____ DATE _____

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

NOTARY PUBLIC _____
NAME _____


SURVEYOR'S CERTIFICATE

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

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF AJOON ENGINEERING.
- 2. THE LAND SURVEYED LIES WITHIN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 2022.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.



12/5/22
GUILLERMO ENRIQUE CAREY
NEVADA LICENSED LAND SURVEYOR NO. 17750

PARCEL MAP FOR CAROL DRIVE LOT 3-A, RECORD OF SURVEY #5112 BEING PORTION OF THE SE 1/4 OF SECTION 19, T.20 N. - R.20 E., M.D.B.&M. WASHOE COUNTY DECEMBER 2022 NEVADA	
 330 MOUNT ROSE ST. RENO, NV 89509 SURVEYS INC. 775.432.2067	SHEET 1 OF 2

