



PARCEL MAP NO. 1 FOR FLOYD ALLERMAN, ETAL

LOCATION: East side of Foothill Road, one mile north of the intersection of Mottsville Lane and Foothill Road  
APN 17-200-08; T13N, R19E, Section 34

MASTER PLAN DESIGNATION: Open Space

ZONING: A-4

NUMBER AND SIZE OF PARCELS: Parcel 1 = 79.94 Ac (net)  
Parcel 2 = 151.84 Ac (net)  
Parcel 3 = 3.01 Ac (net)

SITE DESCRIPTION:

This is a division of 235 acres of the Allerman Ranch for estate purposes. The majority of the site is irrigated pasture land. The three acre parcel being created in the northwest corner is the present sawmill site. Access is from Foothill Road and via a thirty foot private easement to parcel 1. Zoning is A-4 and the averaging of density is well above the twenty acre per parcel minimum.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- ~~1. Compliance with the County paving policy for parcel maps, which includes payment of fees, and grading and drainage improvements to the satisfaction of the County Engineer prior to map recordation.~~
2. Miscellaneous technical map corrections to the satisfaction of the County Engineer.
3. Placement on the map of the following standard rural fire protection measures:
  - a. Electrical service to water source to be separate from all other electrical service.
  - b. Each dwelling using water well supply shall be provided with pressurized water storage in excess of 300 gallon capacity.
  - c. Combustibles shall be cleared within 30 feet of all structures.
  - d. Roofing shall be of a fire retardent type.
4. The following note shall be placed on the map:

Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462 (3).

COPY

REQUESTED BY  
*Edward Young*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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SUZANNE BEAUDREAU  
RECORDER

\$ 7.00 PAID Bh DEPUTY

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BOOK 391 PAGE 3224