

PARCELING/SINGLE LOT DEVELOPMENT
WITHIN SUN VALLEY GENERAL IMPROVEMENT DISTRICT

1. Submit to Sun Valley G.I.D. two copies of the parcel map. The map must show existing & proposed easements. Complete the proper form, which must be signed by the landowner or legal representative. Pay the current map review fee of \$100.00 per parcel up to four parcel maximum (effective July 1, 2023). Allow up to 30 days for the review.
2. At this time the General Facilities Fees can be paid. Currently they are: Sewer; \$6,340.00 per parcel (effective March 25, 2008) Water; \$7,381.00 per parcel (effective December 11, 2017). NOTE: Upon payment of the facilities fees the District can sign the parcel map, and issue the WILL SERVE letter to Washoe County Health Department.
3. Owner must provide a **copy of the recorded parcel map and the lot development permits** (which include the addresses) at which time the District will issue the sewer permits (at no additional charge). This permit is necessary for the inspection of the private sewer lines required for District approval. (Washoe County Building inspects all other utilities).
4. At this time the water and sewer tap agreement can be submitted and the appropriate fees paid.
5. The sewer tap is based on total time and material and requires a deposit based on an estimate of the actual work to be performed, OR the applicant has the option of contracting with a licensed and bonded contractor, acceptable to the District, to perform the necessary sewer tap. When pavement removal and replacement is required, an additional deposit based on Washoe County Roads Street Cut estimate will be required.
6. A set of instructions for installing the private sewer lines, called “The Green Sheet” are available on District’s website for your convenience.
7. The installation of water tap services will be billed to the applicant at the actual cost of installation in terms of District staff time, equipment and material, and due upon completion of work. Due to the differences in water main depths and soil conditions, a firm estimate of cost cannot be given. The District’s estimate of actual job costs shall be the required deposit. When pavement removal and replacement is required, an additional deposit based on Washoe County Roads Street Cut estimate will be required.
8. The above water service installation charges are in addition to any other charges as defined under “additional charges” in the Tap Service Installation Agreement. The water service installations must be performed by District personnel.
9. All water and sewer services are installed to the property line. Allow five working days from time of approval.
10. The parcel owner or developer is responsible for installation of the water and sewer lines from the property line to the dwelling site. Washoe County Building inspects the water lines, along with the gas and electric. ***The sewer lines are inspected by Sun Valley General Improvement District, so be sure to call us before you cover the sewer lines.***
11. Upon final approval of the sewer lines and the connection to the dwelling, a water meter can be installed. This requires an application for service be completed and a deposit of \$200.00. (Deposit is waived for the land owner)