



Parcel Map Review Committee Staff Report

Meeting Date: July 13, 2017

Subject: Parcel Map Case Number WTPM17-0008
Applicant(s): 4R Real Estate, LLC
Agenda Item Number: 7A
Project Summary: Tentative parcel map to allow the division of a ±11.31-acre into four parcels. Parcel A is 80,901 square feet (±1.86 acres), parcel B is 54,894 square feet (±1.26 acres), parcel C is 67,955 square feet (±1.56 acres) square feet in size, and parcel D is ±6.64 acres.
Recommendation: **Approval with Conditions**
Prepared by: Eva Krause, AICP, Planner and Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3628 (Eva) and 775.328.3627 (Julee)
E-Mail: ekrause@washoecounty.us and Jolander@washoecounty.us

Description

Parcel Map Case Number WTPM17-0008 (4R Real Estate, LLC) – For possible action and discussion to approve the division of a ±11.31-acre parcel into four separate parcels of 80,901 square feet (±1.86 acres) (Parcel A), 54,894 square feet (±1.26 acres) (Parcel B), 67,955 square feet (±1.56 acres) (Parcel C), and 284,882 square feet (±6.64 acres) (Parcel D).

- **Owner/Applicant:** 4R Real Estate, LLC
7575 Highbury Pointe
Canfield, OH 44406
- **Location:** Northeast corner of State Route 445 (Pyramid Highway) and Calle De La Plata
- **Assessor's Parcel Number:** 534-571-02
- **Parcel Size:** ±11.31-acres
- **Master Plan Category:** Commercial (C) (±10.54-acres) and Open Space (OS) (±.77-acres)
- **Regulatory Zone:** Neighborhood Commercial/Office and Open Space
- **Area Plan:** Spanish Springs
- **Citizen Advisory Board:** Spanish Springs
- **Development Code:** Authorized in Article 606, *Parcel Maps*
- **Commission District:** 4 – Commissioner Hartung
- **Section/Township/Range:** Section 23, T21N, R20E, MDM,
Washoe County, NV
- **Staff:** Eva Krause, Planner
Washoe County Community Services Department
Planning and Development Division
- **Phone:** 775-328-3608
- **E-mail:** ekrause@washoecounty.us

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Washoe County District Health, Air Quality Management Division Exhibit D

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Project Application Exhibit G

Parcel Map

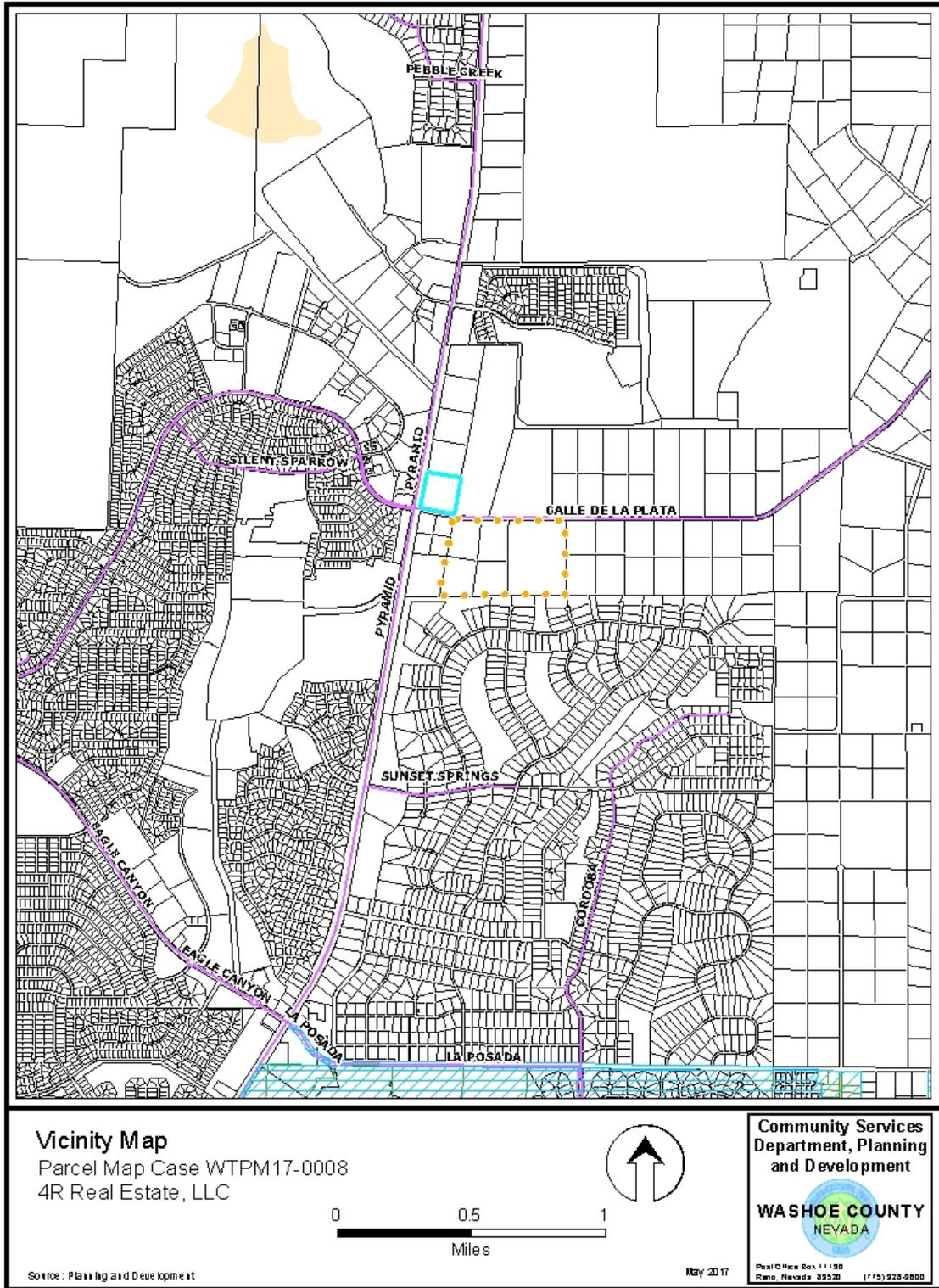
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 WTPM17-0008 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has regulatory zones of Neighborhood Commercial/Office and Open Space. The proposed parcel map conforms to lot size and width requirements.



Vicinity Map

Development Suitability Constraints: The Spanish Springs Development Suitability Map, a part of the Spanish Springs Area Plan, identifies the subject parcel as 1% FEMA Flood Hazard

Hydrographic Basin: The subject parcel is within the Spanish Springs Hydrographic Basin.

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

Spanish Springs Area Plan Modifiers

WCC Section 110.216.05 Pyramid Lake Highway. Development along the Pyramid Lake Highway shall comply with the following:

(a) Access. Direct egress or ingress onto new individual parcels in addition to that existing on the May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

WCC Section 110.216.10 Buffers. A minimum twenty-five (25) foot open space/scenic view buffer shall be provided on parcels along all arterial rights-of-way, measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

WCC Section 110.216.45 Water Rights Requirements. Residential and commercial development in the Spanish Springs planning area shall provide proof of sufficient water rights based upon the following:

(a) Decreed Truckee River water rights when used in an appropriate drought yield discount as determined by the State Engineer;

(b) Imported groundwater from a source that is replenished in sufficient quantity to meet demands placed upon a source without groundwater mining; and

(c) Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water, from a source such as the Truckee River, equal to one-half (1/2) of the groundwater rights.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Utilities
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District

- Air Quality Management Division
- Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Nevada Department of Transportation (NDOT)
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

4 out of the 11 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- **Washoe County Planning and Building Division (Planning)** requires the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Eva Krause, 328-3628, ekrause@washoecounty.us
- **Washoe County Engineering and Capital Projects Division, Utilities** addressed the need for the addition of a signature line for Washoe County Community Services to the Utility Company Certificate.
Contact: Timothy Simpson, 954-4648, tsimpson@washoecounty.us
- **Washoe County Engineering and Capital Projects Division, County Surveyor** identified drainage and access requirements that need to be included on the map.
Contact: Mike Gump, 328-2315, mgump@washoecounty.us
- **Washoe County Health District, Air Quality Management Division** requires a dust permit during development of new lots.
Contact: Michael Wolf, 784-7206, mwolf@washoecounty.us
- **Washoe County Health District, Environmental Health Services Division** addressed conditions related to sewage disposal system requirements.
Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us
- **Truckee Meadows Fire Protection District** requires that the project meet the requirements of WCC Chapter 60 for access and development.
Contact: Amy Ray, 326-6005, aray@tmfpd.us

Staff Comment on Required Findings

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

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

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

Staff Comment: This proposal has been reviewed by the Washoe County Health District. Conditions related to sewage disposal systems are included.

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

Staff Comment: All parcels are within the Truckee Meadows Water Authority (TMWA) service area. Appropriate water rights are required to be provided prior to the recordation of a final map

- c) The availability and accessibility of utilities.

Staff Comment: Appropriate utilities are available on site or will be provided prior to development.

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

Staff Comment: All appropriate agencies have reviewed the proposed parcel map and no recommendation of denial was made.

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

Staff Comment: The proposed division is in conformance with the adopted regulatory zoning (Neighborhood Commercial/Office) and the Spanish Springs master plan.

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

Staff Comment: The proposed division will provide appropriate access to streets and highways in accordance with the adopted Spanish Springs Streets and Highways Plan.

- 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: This subdivision of land (i.e., parcel map) will have no significant impact to public streets and highways.

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

Staff Comment: The parcels are within the 1% FEMA Flood Hazard. This condition shall be addressed during development of the parcels.

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

Staff Comment: *The application was sent to those agencies required by NRS 278.330 through 278.348 and all agency comments have been included in the report and/or conditions of approval.*

- 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 Truckee Meadows Fire District has reviewed the proposed division and has not expressed any fire related concerns.*

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

Staff Comment: *Utility easements will be required which could include CATV.*

- l) Recreation and trail easements.

Staff Comment: *The subject parcel does not abut regional trails.*

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map or provided no comments. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0008 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 WTPM17-0008 for 4R Real Estate, 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:

- 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;

EXHIBIT A



Conditions of Approval

Parcel Map Case Number WTPM17-0008

The tentative parcel map approved under Parcel Map Case Number WTPM17-0008 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on July 13, 2017. 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

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

Planning Conditions:

Contact: Eva Krause, AICP, Planner, 775.328.3628, ekrause@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. WTPM17-0008 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant 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; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Building Division.
- 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. Compliance shall be determined by the Planning and Building Division.
- h. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.

Washoe County Engineering and Capital Projects

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

Contact: Mike Gump PLS, 775.328-2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a note to the map that no direct access to SR445 will be allowed from the parcels.
- c. Add drainage to the 60' access & PUE easement.
- d. Add a note that no direct access to Calle de la Plata will be allowed from parcels A & B.
- e. The abandoned portion of Campo Rico Lane shall be blocked, the AC driveway removed, and the roadway revegetated once the relocated roadway is opened.
- f. Relocated street sign to new Campo Rico Lane location.
- g. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access.

- h. Place a note on the map stating that the natural drainage will not be impeded.
- i. The access way (relocated Camp Rico Lane) shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of building permits and take drainage into consideration. Submit plans for review and approval.
- j. Provide culvert for Campo Rico Lane of reinforced concrete pipe, HDPE or CMP.

Contact: Timothy Simpson P.E. 775.954.4648, tsimpson@washoecounty.us

- k. The applicant shall add Washoe County Community Services to the Utility Company's Certificate on the map.

Washoe County Health District, Air Quality Management Division

- 3. The following conditions are requirements of Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact: Michael Wolf, 775.784.7206, mwolf@washoecounty.us

- a. Any development starts on the new lots in 2 each lot will require a dust permit unless they are developed as a single project then they can get one permit for the whole project

Washoe County Health District, Environmental Health Services

- 4. The following conditions are requirements of Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. Municipal sewer is not available per the WCHD Regulations Governing Sewage, Wastewater, and Sanitation within 200-feet of the parcel. Therefore, a test trench is required for each proposed parcel to be developed utilizing an onsite sewage disposal system.
 - i. A total of 4 test trenches will be required.
 - ii. Permits are required and the test trenches must be evaluated by the WCHD.
- b. Prior to issuance of any building permit an approved set of plans from NDEP, Bureau of Water Pollution Control for the use of an onsite sewage disposal system must be provided with the proposed building plans; OR
- c. Sewer must be extended within 200-feet of the proposed parcel.

Truckee Meadows Fire Protection District

- 5. The following conditions are requirements of Truckee Meadows Fire District, which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.org

- a. This project shall meet the requirements of Washoe County Code 60 for access and development. TMFPD will approve the road and parcels, but does not approve the commercial development as shown.
- b. Plans for future development shall be provided for review and approval.
- c. Water for fire suppression shall be provided for building.

*** End of Conditions ***

From: [Simpson, Tim](#)
To: [Olander, Julee](#)
Cc: [Cella, John](#); [Smith, Dwayne E.](#)
Subject: WTPM17-0008 4R Real Estate LLC Comments
Date: Tuesday, May 23, 2017 12:32:47 PM

Julee,

After reviewing the proposed parcel map for WTPM17-0008 4R Real Estate LLC Comments I have one condition. The applicant add Washoe County Community Services to the Utility Company's Certificate on the map. It will be signed by myself.

Thanks,

Timothy Simpson, P.E.

Licensed Engineer

Washoe County CSD, Engineering and Capital Projects

E: tsimpson@washoecounty.us | O: (775) 954-4648 | F: (775) 328-3699

1001 E. Ninth Street Bld A, Reno, NV 89512

P.O. BOX 11130, Reno, NV 89520-0027



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WASHOE COUNTY

Engineering & Capital Projects

INTEGRITY COMMUNICATION SERVICE

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: June 7, 2017

TO: Department of Community Services, Julee Olander

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: *Parcel Map for: 4R Real Estate, LLC*
Parcel Map Case No.: WTPM17-0008
APN: 534-571-02
Review Date: 5/25/17

The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to recordation of the parcel map by the Engineering Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a note to the map that no direct access to SR445 will be allowed from the parcels.
3. Add drainage to the 60' access & PUE easement.
4. Add a note that no direct access to Calle de la Plata will be allowed from parcels A & B.
5. The abandoned portion of Campo Rico Lane shall be blocked, the AC driveway removed, and the roadway revegetated once the relocated roadway is opened.
6. Relocated street sign to new Campo Rico Lane location.
7. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access.
8. Place a note on the map stating that the natural drainage will not be impeded.
9. The access way (relocated Camp Rico Lane) shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of building permits and take drainage into consideration. Submit plans for review and approval.
10. Provide culvert for Campo Rico Lane of reinforced concrete pipe, HDPE or CMP.

From: [Fagan, Donna](#)
To: [Mullin, Kelly](#); [Olander, Julee](#); [Krause, Eva](#)
Subject: FW: May Agency Review Memo II
Date: Tuesday, May 23, 2017 9:44:40 AM

FYI~

Comments on #1 = WSUP17-0010, #2 = WTPM17-0008

Donna Fagan

Office Assistant III ½Washoe County Community Services Department ½Planning and Development Division
dfagan@washoecounty.us ½o 775.328.3616 ½f 775.328.6133 ½1001 E. Ninth St., Bldg. A, Reno, NV 89520



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From: Wolf, Mike
Sent: Tuesday, May 23, 2017 9:12 AM
To: Fagan, Donna
Subject: RE: May Agency Review Memo II

Donna

AQMD is OK with 1 and 2, but before any development starts on the new lots in 2 each lot will require a dust permit unless they are developed as a single project then they can get one permit for the whole project. For 1 if they do any remodel work an asbestos assessment will be required.

Michael Wolf, CEM

Permitting and Enforcement Branch Chief | Air Quality Management Division | Washoe County Health District
mwolf@washoecounty.us | O: (775) 784-7206 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

OurCleanAir.com



 Please consider the environment before printing this e-mail.

From: Fagan, Donna
Sent: Monday, May 22, 2017 11:55 AM
To: Wolf, Mike; English, James; Rubio, Wesley S; Dayton, Brittany
Cc: Cona, Denise; Health – EHS Front Desk
Subject: May Agency Review Memo II

Mike, Jim/Wes, and Brittany,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Development.

You've been asked to review the items as indicated below. Click on the highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Mike: Item #2

Jim/Wes: Items #1 and #2

Brittany: Item #1

Thank you,
Donna

Donna Fagan

Office Assistant III ½Washoe County Community Services Department ½Planning and Development Division
dfagan@washoecounty.us ½o 775.328.3616 ½f 775.328.6133 ½1001 E. Ninth St., Bldg. A, Reno, NV 89520



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June 20, 2017

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

RE: 4R Real Estate LLC; APN 534-571-02
Tentative Parcel Map; WTPM17-0008

Dear Mrs. Olander:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. WCHD has reviewed the proposed parcel map and has the following comments:
 - a. Municipal sewer is not available per the WCHD Regulations Governing Sewage, Wastewater, and Sanitation within 200 – feet of the parcel. Therefore, a test trench is required for each proposed parcel to be developed utilizing an onsite sewage disposal system.
 - i. A total of 4 test trenches will be required.
 - ii. Permits are required and the test trench must be evaluated by the WCHD.
 - b. Prior to issuance of any building permit an approved set of plans from NDEP, Bureau of Water Pollution Control for the use of an onsite sewage disposal system must be provided with the proposed building plans; OR
 - c. Sewer must be extended to within 200-feet of the proposed parcel.

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

Sincerely,



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

JE:wr

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

June 1, 2017

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Tentative Parcel Map WTPM17-0008 (4R Real Estate LLC)

The Truckee Meadows Fire Protection District (TMFPD) will approve with the following conditions:

- This project shall meet the requirements of Washoe County Code 60 for access and development. TMFPD will approve the road and parcels, but does not approve the commercial development as shown.
- Plans for future development shall be provided for review and approval.
- Water for fire suppression shall be provided for building.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

WTPM17-0008
EXHIBIT F

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for 4R Real Estate, LLC (Calle De La Plata Commercial)			
Project Description: Proposed parcel map creating 4 parcels within APN 534-571-02, and relocating Campo Rico Lane			
Project Address: 0 Campo Rico Lane, Washoe County 89441			
Project Area (acres or square feet): 11.31 Acres			
Project Location (with point of reference to major cross streets AND area locator): Northeast Corner of State Route 445 Pyramid Highway and Calle De La Plata			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-571-02	11.31		
Section(s)/Township/Range: Southeast 1/4, Section 23, T21N, R20E, MDM			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). n/a			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant: Odyssey Engineering, Inc.	
Name: 4R Real Estate LLC		Name: Ryan T. Sims, PE	
Address: 7575 Highbury Pointe, Canfield OH		Address: 895 Roberta Lane, Suite 104, Sparks NV	
Zip: 44406		Zip: 89431	
Phone: 775 233-4185	Fax:	Phone: 775 359-3303	Fax: 359-3329
Email: dereese1944@gmail.com		Email: ryan@odysseyreno.com	
Cell: 775 233-4185	Other:	Cell: 775 771-7983	Other:
Contact Person: Don Reese, Managing General Partner		Contact Person:	
Applicant/Developer: Same		Other Persons to be Contacted:	
Name:		Name: n/a	
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):	

Property Owner Affidavit

Applicant Name: AR Real Estate 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, Donald Edward Reese _____
(please print name)

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

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

Assessor Parcel Number(s): 534-571-02

Printed Name Jacqueline Sophia Rankin

Signed _____
[Signature]

Address 9210 Somerset Blvd, Bellflower CA
91706

Subscribed and sworn to before me this 13 day of May, 2017.

(Notary Stamp)

Los Angeles, CA
Notary Public in and for said county and state

My commission expires: 10-31-2017.

*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

Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS Angeles

Subscribed and sworn to (or affirmed) before me on this 13th

day of May, 2017, by Donald Edward Reese

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature [Handwritten Signature]



Description of Attached Document

Type or Title of Document Property Owner Affidavit

Document Date 5-13-17 Number of Pages 1

Signer(s) Other Than Named Above



**NOTICE OF TAXES
WASHOE COUNTY, NEVADA**

TAMMI DAVIS TREASURER
tax@washoecounty.us
Annual - Real

2016169774
www.washoecounty.us/treas
PHONE 775-328-2510
FAX 775-328-2500
05/11/2017 4:16 pm

**OFFICE LOCATION:
1001 E NINTH ST-BLDG D RM140
RENO, NV**

TAX YEAR	PIN	NAME	PROPERTY LOCATION AND DESCRIPTION
2016	53457102	4R REAL ESTATE LLC	CAMPO RICO LN LOT 2 TOWNSHIP 21 RANGE 20 SUBDIVISIONNAME_UNSPECIFIED
AREA	TAX RATE		
4000	3.2402000000		
ASSESSED VALUATION			EXEMPTION VALUES
LAND VALUE		16,625	EXEMPTION VALUE 0.00
IMPROVEMENT VALUE		0	
TOTAL ASSESSED VALUE		16,625	

2016 ACCOUNT SUMMARY

GROSS AD VALOREM TAX	538.69
ABATEMENT AMOUNT	0.00
ABATEMENT APPLIED LIMITS INCREASE TO 0.2%	
RECAPTURE TAX	0.00
NET AD VALOREM TAX	538.69
EXEMPTION AMOUNT	0.00
SPECIAL ASSESSMENTS	0.16
PENALTIES	0.00
FEES	0.00
INTEREST	0.00
TOTAL AMOUNT BILLED	538.85
LESS PAYMENTS APPLIED	538.85
BALANCE REMAINING	0.00
PRIOR YEAR DELINQUENCIES	0.00
TOTAL BALANCE OWING	\$0.00
Amount good through 05/11/2017	

2016 BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPEC. ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.170000000	28.26	SPANISH SPRINGS WATER BASIN		0.16
TRUCKEE MEADOWS FIRE DIST	0.540000000	89.78			
SCHOOL DEBT	0.388500000	64.59			
SCHOOL GENERAL	0.750000000	124.69			
COUNTY GENERAL	1.326800000	220.58			
COUNTY DEBT	0.034900000	5.80			
ANIMAL SHELTER OP	0.030000000	4.99			

IF PROPERTY IS PROTECTED BY BANKRUPTCY, THIS IS FOR YOUR INFORMATION. DO NOT CONSIDER THIS AS AN ATTEMPT TO COLLECT.

PAYMENTS RECEIVED WILL BE APPLIED TO THE OLDEST CHARGES FIRST.
TO AVOID LATE CHARGES, PAYMENTS MUST BE POSTMARKED BY THE DUE DATE.
ALL DELINQUENT AMOUNTS ARE DUE IMMEDIATELY.

PLEASE INCLUDE APPROPRIATE STUBS
WITH PAYMENT TO ASSURE PROPER
CREDIT.

53457102
C/O WILLIAM REESE
4R REAL ESTATE LLC
7575 HIGHBURY POINTE
CANFIELD OH 44406

MAKE REMITTANCES PAYABLE TO:
WASHOE COUNTY TREASURER
P O BOX 30039
RENO NV 89520-3039

SEE REVERSE FOR INFORMATION.

WTPM17-0008
EXHIBIT G

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 53457102
 AIN:

Balance Good Through:	05/11/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :444062:

C/O WILLIAM REESE
 4R REAL ESTATE LLC
 7575 HIGBURY POINTE
 CANFIELD OH 44406

Description:

Situs: CAMPO RICO LN
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
53457102	2016	2016169774	1	08/15/2016	134.72	0.00	0.00	134.72	0.00
53457102	2016		2	10/03/2016	134.71	0.00	0.00	134.71	0.00
53457102	2016		3	01/02/2017	134.71	0.00	0.00	134.71	0.00
53457102	2016		4	03/06/2017	134.71	0.00	0.00	134.71	0.00
Current Year Totals					538.85	0.00	0.00	538.85	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

4R REAL ESTATE LLC

Business Entity Information			
Status:	Active	File Date:	6/28/2006
Type:	Domestic Limited-Liability Company	Entity Number:	E0486702006-0
Qualifying State:	NV	List of Officers Due:	6/30/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20061112309	Business License Exp:	6/30/2017

Registered Agent Information			
Name:	RICHARD G. HILL, LTD.	Address 1:	652 FOREST ST
Address 2:		City:	RENO
State:	NV	Zip Code:	89509
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

- Officers		<input type="checkbox"/> Include Inactive Officers	
Manager - SUSAN BROCK			
Address 1:	30430 SANTA FE ST	Address 2:	
City:	HEMET	State:	CA
Zip Code:	925431	Country:	
Status:	Active	Email:	

Manager - DONALD E REESE			
Address 1:	220 BRET HARTE AVE	Address 2:	
City:	RENO	State:	NV
Zip Code:	89509	Country:	
Status:	Active	Email:	
Manager - WILLIAM D REESE			
Address 1:	7575 HIGHBURY POINTE	Address 2:	
City:	CANFIELD	State:	HI
Zip Code:	44406	Country:	
Status:	Active	Email:	
Manager - MOWRY W YOUNG			
Address 1:	8043 CAMDEN WAY	Address 2:	
City:	CANFIELD	State:	OH
Zip Code:	44406	Country:	
Status:	Active	Email:	

- Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20060412958-47	# of Pages:	2
File Date:	6/28/2006	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20060426327-02	# of Pages:	1
File Date:	7/3/2006	Effective Date:	
(No notes for this action)			
Action Type:	Acceptance of Registered Agent		
Document Number:	20090909987-83	# of Pages:	1
File Date:	12/21/2009	Effective Date:	
(No notes for this action)			
Action Type:	Reinstatement		
Document Number:	20090909988-94	# of Pages:	1
File Date:	12/21/2009	Effective Date:	

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)?

Northeast Corner of State Route 445 Pyramid Highway and Calle De La Plata

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
534-571-02	120 (vacant) per assessor	11.31

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

Property is currently undeveloped and undisturbed except portions along west and south boundaries where roadways and utilities have been previousl constructed.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	1.86 Ac	1.26 Ac	1.56 Ac	6.64 Ac
Minimum Lot Width	207'	207'	350'	265'

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

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

5. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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, See Attached Discovery

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Permit #	TBD, See Discovery	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):

--

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

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

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

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

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

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

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

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

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

<p>No, public roadway proposed</p>

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

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

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

Project Complies with Spanish Springs Area Plan

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

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

Grading

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

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

+/-2,000 Cubic Yards

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?

Earthwork will be balanced on site, channels and detention to be excavated and impounded in required berming, and on site development will be constrained by property lines and proposed roadway.

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?

Yes, from all directions. Pyramid Highway and Calle De La Plata, Mitigation shall be achieved with berming/landscaping/screening required by Spanish Springs Area Plan.

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?

3:1 maximim slopes proposed, to be hydroseeded for revegetation and watered as necessary during development.

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?

A 3'-6' tall berm is proposed along Pyramid Highway per the Spanish Springs Business Park requirements, the required landscaping, screening, and trees will stabilize the proposed berm.

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?

No retaining walls are expected.

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

No

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?

Standard revegetation seed mix will be used if development halts, it is expected that all disturbed areas will be landscaped or paved with the development.

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

Any temporary irrigation will be provided by water truck until TMWA water is constructed to the site, then construction or irrigation water service will be used.

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

No

27. Surveyor:

Name	Kelly R. Combest
Address	Odyssey Engineering, Inc. 895 Roberta Lane, Suite 104 Sparks, NV 89431
Phone	775-359-3303
Cell	775- 843-5394
E-mail	rusty@odysseyreno.com
Fax	775 359-3329
Nevada PLS #	16444

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.**
 - A separate \$299.00 check for the engineering technical review fee is required upon submittal.
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 preceding 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.
 - NA** 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.

- NA 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.
 - NA k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - NA 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 Development.
 - (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.


 PLS 16444
 Professional Land Surveyor

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: n/a

Address: _____

Phone : _____

Fax: _____

Private Citizen

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: _____

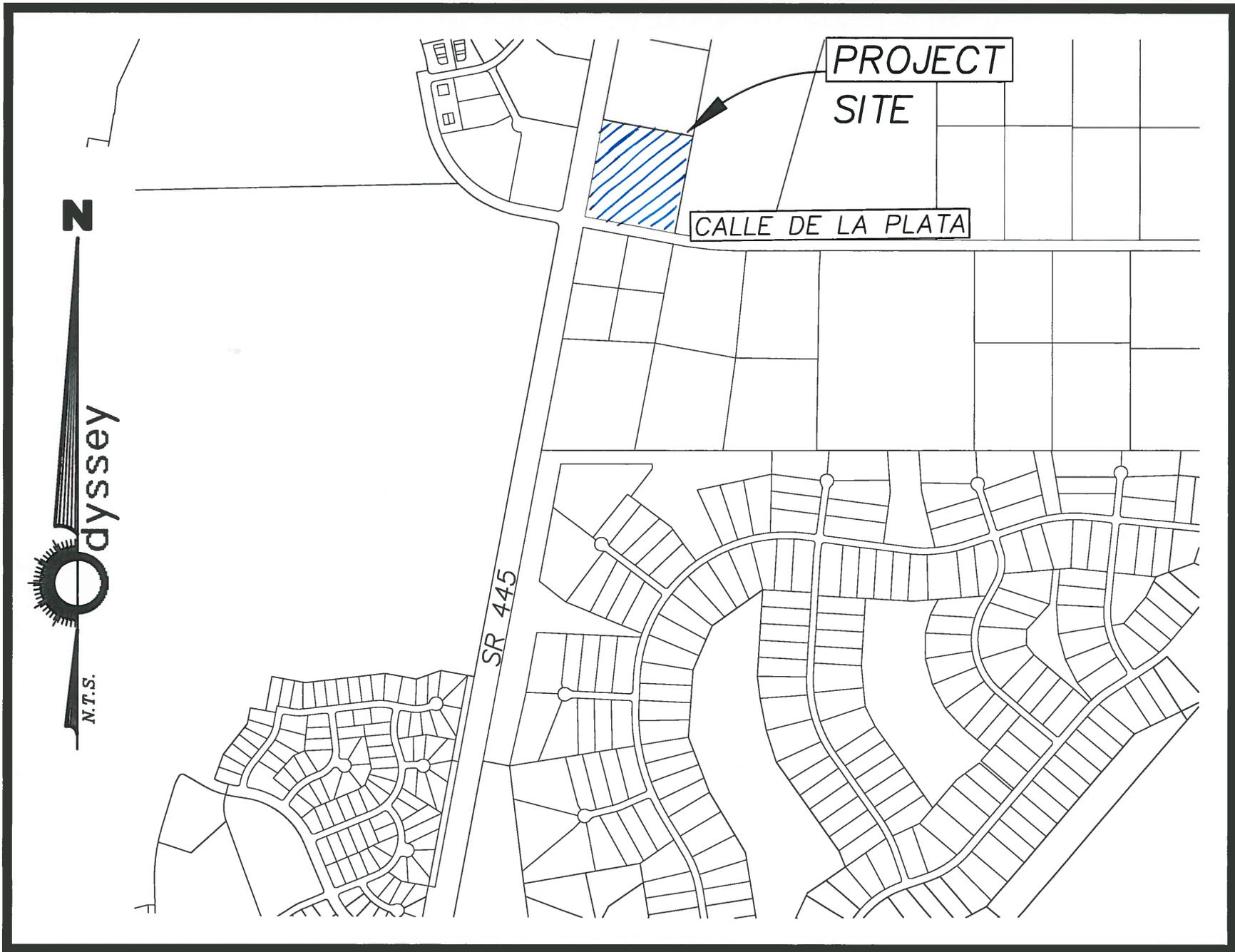
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street

Reno, NV 89520-0027

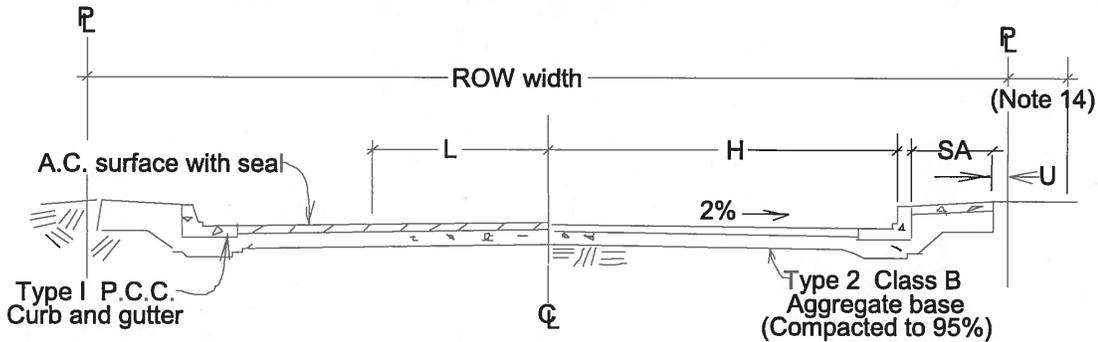
Phone: (775) 328-2325 - Fax: (775) 328-6133



VICINITY MAP
NTS

Table 110.436.25.3

ROADWAY SECTIONS - C
GENERAL APPLICATIONS: STREETS SERVING LOT SIZES 0.5 - 1.5 ACRES



ROW	H	SA	U	L	B	PL	ADT Maximum per 2 Travel Lanes	Remarks
52	20	5	0.5	12	4	0	9,600	Collector
42	16	4	0.5	11	0	2	1,000	Local

- Notes:
1. All widths are in feet.
 2. H is measured to the front face of the curb.
 3. L is travel lane; SA is sidewalk area; B is bicycle lane; ROW is right-of-way; PL is maximum number of parking lanes; ADT is average daily traffic.
 4. ADT represents the design volume for a two (2) lane facility.
 5. Bicycle lanes shall be provided in accordance with the Bicycle and Pedestrian Element of the Regional Transportation Plan and to the satisfaction of the County Engineer.
 6. Structural sections shall be designed by a registered engineer for a twenty (20) year life based on subgrade characteristics, as determined by a geotechnical investigation and anticipated traffic volume. Refer to Section 110.436.60(d) for minimum pavement section thickness.
 7. All curb and gutter is monolithic concrete and L shaped per standard detail.
 8. Sidewalks in residential areas are to be provided in accordance with Table 110.436.25.5.
 9. All A.C. surfaces shall be sealed in accordance with Washoe County standards.
 10. Residential access is not allowed to streets on which ten (10) year design ADT exceeds two thousand (2,000).
 11. Design of improvements to be done in accordance with Article 420, Storm Drainage Standards, and Article 436, Street Design Standards, of the *Washoe County Development Code*.
 12. All construction is to be done to current Washoe County standards and specifications.
 13. Slope easements may be required in certain terrain to accommodate roadway section.
 14. A seven and one-half (7.5) foot wide public utility, traffic control signage and plowed snow easement on both sides of the ROW is required per standard detail.

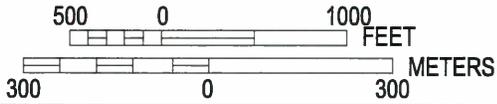
Source: Washoe County Department of Public Works

- Legend**
-  1% annual chance (100-Year) Floodplain
 -  1% annual chance (100-Year) Floodway
 -  0.2% annual chance (500-Year) Floodplain

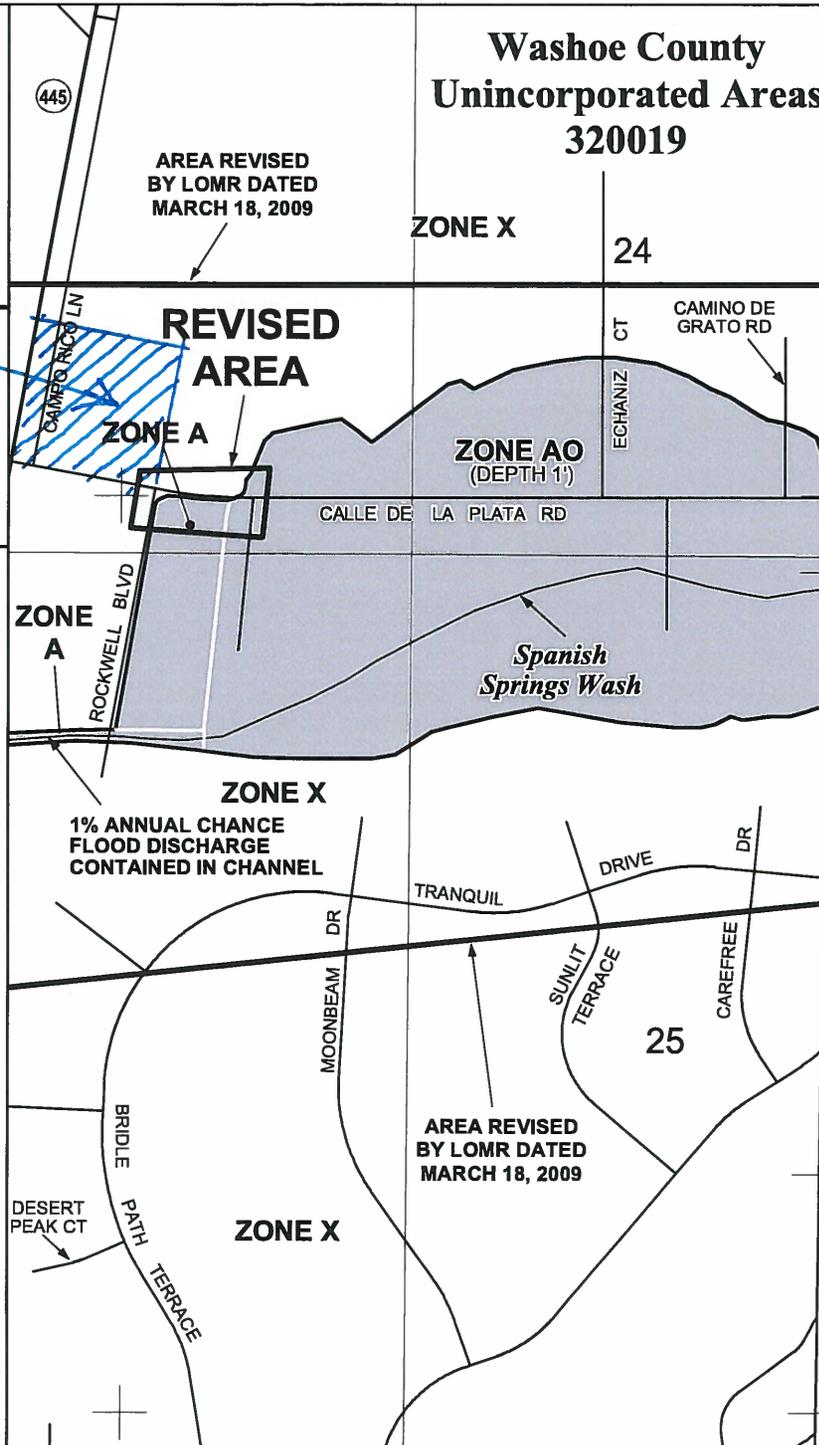


SITE →

MAP SCALE 1" = 1000'



**Washoe County
Unincorporated Areas
320019**



JOINS PANEL 2870

PANEL 2865G

FIRM
FLOOD INSURANCE RATE MAP

**WASHOE COUNTY,
NEVADA
AND INCORPORATED AREAS**

PANEL 2865 OF 3475

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WASHOE COUNTY	320019	2865	G
SPARKS, CITY OF	320021	2865	G

**REVISED TO
REFLECT LOMR
EFFECTIVE: May 29, 2009**

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER
32031C2865G**

**MAP REVISED
MARCH 16, 2009**

Federal Emergency Management Agency



March 27, 2017

Mr. Don Reese
450 NORTH ARLINGTON #1009
450 North Arlington #1009
Reno, NV. 89503

RE: Discovery: Calle De La Plata _DISC (Pyramid/La Plata Center)
TMWA PLL#: 17-5360
APN 534-570-02

Dear Mr. Reese,

Pursuant to your request, Truckee Meadows Water Authority (TMWA) has completed its Discovery for the above referenced project, also referred to as *Calle De La Plata _DISC (Pyramid/La Plata Center)*, **PLL#: 17-5360** for the APN 534-570-02.

Enclosed please find two internal memoranda from TMWA's Engineering and Water Rights Departments detailing their findings. Should you have any questions after reviewing the enclosures, please feel free to contact me at (775) 834-8012 or my email at kmeyer@tmwa.com.

Thank you for the opportunity to serve your discovery and future project development needs.

Sincerely,

Karen Meyer

Karen L. Meyer
New Business Project Coordinator

Enclosures



March 27, 2017

To: Karen Meyer
 Thru: Scott Estes *SGE*
 From: Holly Flores *HMF*
 RE: **Pyramid/La Plata Center Discovery**

Purpose:

Conduct a high-level engineering analysis to determine the least cost major offsite TMWA water facility requirements and preliminary cost estimate necessary to provide water service to the proposed project.

Preliminary Water Facility Requirements and Cost Estimates:

The estimated cost for water facility charges and major offsite facility requirements associated with this project is approximately \$673,312. These costs are summarized in the table below.

Table 1: Estimated Major Water Facility Costs

Facility Description	Quantity	Unit	Unit Cost	Total Cost	Comments
8-inch Main Extension	660	feet	\$120	\$79,200	Clayton Place to W. Calle De La Plata
10-inch Main Extension	1,600	feet	\$200	\$320,000	Calle De La Plata only
Pyramid Way Jack & Bore	300	feet	\$300	\$90,000	10-inch diameter minimum
Area 12 Facility Charge	18.5	per gpm	\$5,789	\$107,097	Rate Schedule WSF
Supply and Treatment Facility Charge	18.5	per gpm	\$4,163	\$77,016	Rate Schedule WSF
Estimated Cost				\$673,312	2017 planning level estimate only

Discussion:

Location:

The proposed commercial development is located on the northeast corner of Pyramid Way and Calle De La Plata in Washoe County, Nevada on APN 534-571-02. The project consists of 11.31 acres of mixed commercial development per the attached site plan provided by the applicant. The parcel is outside TMWA's retail water service territory and will require annexation prior to service.

Estimated Project Demands:

Preliminary demand calculations were based on the water rights calculations by TMWA plus an estimated extra 20% for potable irrigation. The estimated maximum day demand is 18.5 gpm. Fire requirements were unknown at this writing and were therefore estimated at 2,000 gpm for two hours for commercial development.

Points of Connection:

Connections will be required at Clayton Place and W. Calle De La Plata. It appears an easement already exists from the end of Clayton Place to W. Calle De La Plata. A jack and bore across Pyramid Way is also anticipated to extend water service to this parcel. Larger fire requirements than anticipated in this analysis will likely require construction of other connections to existing water facilities to the north or west.

Offsite Facility Requirements:

Offsite water main extensions will be required to serve this project since no water facilities exist in the immediate area as can be seen on the attached distribution system exhibit. The conceptual water facility plan presented herein extends the existing Isidor Regulated Zone water mains to serve this parcel via W. Calle De La Plata and Clayton Place water main extensions.

Distribution System Dead Ends:

Dead ends must be eliminated and a looped water system designed, to the extent possible, per NAC 445A regulations (ref. NAC445A.6712). TMWA anticipates other projects in the area will eventually loop the water system proposed herein. However, the health authority may require changes to the enclosed water facility plan that may in turn affect the included cost estimates.

Assumptions:

1. This preliminary study was based on information provided by Odyssey Engineering in late January 2017. The project site plan is attached for reference.
2. Per TMWA standards, all services in regulated zones will require individual pressure reducing valves. Per the Uniform Plumbing Code, individual pressure reducing valves are recommended within the project where water pressures exceed 80 psi.
3. The estimated maximum day demand for the project is approximately 18.5 gpm including an estimated irrigation demand. Actual demands will be determined at the time of service.
4. TMWA plans to reevaluate and possibly revise the maximum day demand calculations for all usage types within the next twelve months as part of the Water Facility Plan Update.
5. The maximum fire flow requirement is assumed to be 2,000 gpm for two hours for the commercial development. The actual fire flow requirements will be set by the governing fire agency.
6. Facility requirements were based on the estimated maximum day demand and fire flow requirements. Changes in demand or required fire flow rates will affect the facility requirements and in turn the cost estimates included herein.
7. All cost estimates are for major offsite facilities only, are preliminary and subject to change. Actual costs will be determined at the time of application for service.
8. This estimate does not include the cost of onsite facilities including water mains, water rights for the project, nor contribution to the water meter retrofit fund.
9. The ultimate water facility plan proposed by the Truckee Meadows Water Authority must be reviewed for compliance with state and local codes and regulations and approved by the local health authority prior to service.
10. Dead ends must be eliminated and a looped water system designed, to the extent possible, per NAC 445A regulations. The health authority may require changes to the enclosed water facility plan that may in turn affect the included cost estimates.

Conclusion:

The Truckee Meadows Water Authority is agreeable to supplying water service to the project, subject to the applicant satisfying certain conditions precedent, including, without limitation, annexation to the TMWA retail service territory, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs.

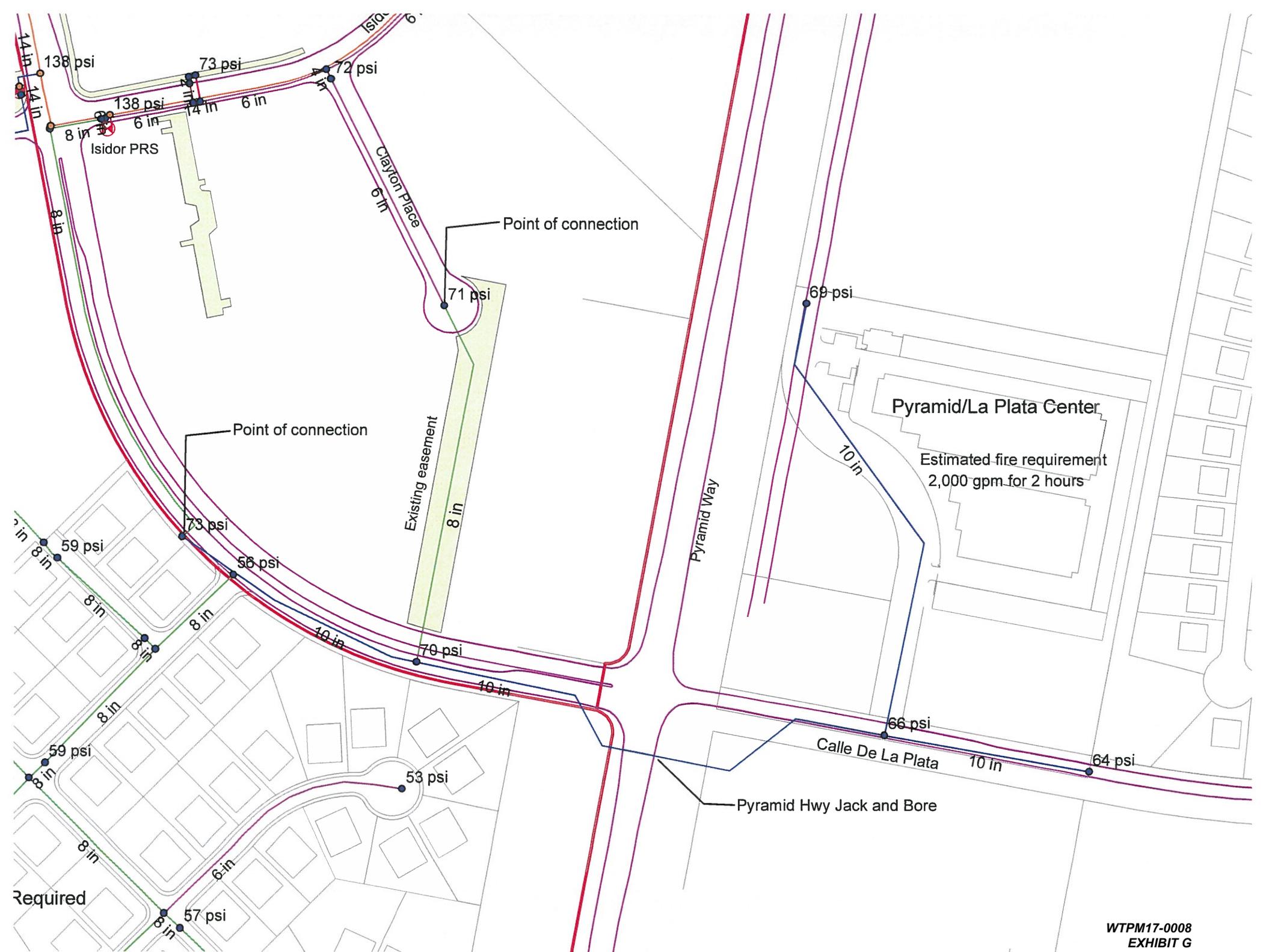
Review of conceptual site plans by the Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by the Truckee Meadows Water Authority for planning, design or construction of the water facilities necessary for service. The extent of required offsite and onsite water infrastructure improvements will be determined by the Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority. Because the NAC 445A water system regulations are subject to interpretation, the Truckee Meadows Water Authority cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the project will be made. The applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. After submittal of a complete application for service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the project. All fees must be paid to the Truckee Meadows Water Authority prior to water being delivered to the project.

Please call me at (775) 834-8026 if you have questions or need more information.

/hmf

cc: Frank Bidart, P.E., Odyssey Engineering Inc.
Don Reese, 4R Real Estate LLC
File 17-5360

Attachments: Pyramid/La Plata Center Site Plan - provided by applicant
TMWA Distribution System Exhibit
Pyramid/La Plata Center 2017 Discovery Conceptual Water Service Plan





WATER RIGHTS AND METER FUND CONTRIBUTION
CALCULATION WORKSHEET FOR MULTI-TENANT APPLICATIONS

		Demand (Acre Feet)
1 Existing demand (current usage) at Service Property		0.00
2 Number of units	<u>1</u> x .12 (Apartments)	0.12
3 Retail floor space:	<u>29,900</u> x 0.0004 per sq.ft.	11.96
4 Office floor space: Apart of Unit	<u>1,500</u> x 0.00006 per sq.ft.	0.09
5 Landscaping: TBD	Turf <u> </u> sq ft x 3.41/ 43,560	0.00
6 Drip: TBD		0.00
7 Other calculated demand: Mavericks Comp.		<u>0.94</u>
8 New or additional demand at Service Property (lines 2+3+4+5+6)		<u>13.11</u>
9 Total Demand at Service Property (lines 1+8)		13.11
10 Less: Prior demand commitments at service property		0.00
11 Less: Other resource credits		0.00
12 Total Credits (lines 10+11)		0.00
13 Subtotal: Required resource dedication/commitment (lines 9-12)		13.11
14 Factor amount (0.11 x Line 13)		1.44
15 No return flow required		<u>0.00</u>
16 TOTAL RESOURCES REQUIRED (lines 13+14+15)		14.55
17 Price of Water Rights per AF	\$7,500	\$ 109,125
18 Will Serve Commitment Letter Preparation Fee (\$100.00 per letter)		\$ 100
19 Due Diligence Fee (\$150.00 per parcel)		\$ 0
20 Document Preparation Fees (\$100.00 per document)		\$ 0
21 Meter Contribution (\$1,830 x 13.11 acre feet of demand)		\$ <u>23,991</u>
22 TOTAL FEES DUE (lines 17+18+19+20)		\$ <u>133,216</u>

Project: Mini Storage, C-Station and Retail/Office space Discovery

Applicant: 4R Real Estate LLC **Quote date:** 2/7/2017

Phone: 233-4185 **Tech contact:** David 834-8021

APN: 534-571-02 **Project No:** 17-5360

Remarks: Storage, Treatment, Supply and Feeder Main fees calculated on 13.11 acre feet of demand

Fees quotes are valid only within 15 calendar days of Quote Date. TMWA water resources are

first-come, first-serve and are limited in this area. Properties need to be annexed.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, 4R REAL ESTATE, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND CAMPO RICO LANE AS SHOWN HEREON INCLUDING ALL APPURTENANCES THERETO IS HEREBY DEDICATED TO WASHOE COUNTY AND TO BE A PUBLIC THROUGHFARE FOREVER AND THE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO ALL PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER.

4R REAL ESTATE, LLC, A NEVADA LIMITED LIABILITY COMPANY

MANAGER DATE _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } s.s.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF _____
FD4, LLC, A NEVADA LIMITED LIABILITY COMPANY PERSONALLY APPEARED
BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED
THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES TRUCKEE MEADOWS WATER AUTHORITY, AND CABLE TV COMPANIES.

SINRA PACIFIC POWER COMPANY 4/6/0 V NY ENERGY DATE _____
BY: _____ TITLE: _____

NEVADA BELL 4/6/0 AT&T NEVADA DATE _____
BY: _____ TITLE: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____ TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY DATE _____
BY: _____ TITLE: _____

SECURITY INTEREST HOLDERS CERTIFICATE

KEYBANK NATIONAL ASSOCIATION, UNDER DEED OF TRUST DOCUMENT NO. 4643432, RECORDED OCTOBER 17, 2016, OFFICIAL RECORDS OF WASHOE COUNTY NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THE DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISHES AND SUBORDINATES ANY LENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS.

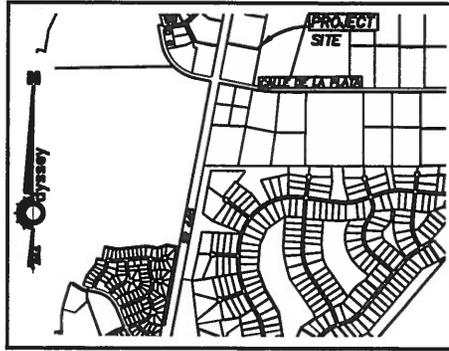
PAIDFUNDING GROUP, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY _____ TITLE _____ DATE _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } s.s.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF _____
KEYBANK NATIONAL ASSOCIATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO
ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)



VICINITY MAP
NTS

GENERAL NOTES

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHTS-OF-WAYS AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
4. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVING WATER PURVEYOR AND PROVIDE THE CITY OF SPARKS A WILL SERVE LETTER.
5. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
6. A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING PARCEL OWNERS. SAID EASEMENT TO BE RELOCATEABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING PARCEL OWNERS.
7. A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
8. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

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 _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE FINAL MAP THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED.

WESTERN TITLE COMPANY

BY _____ TITLE _____ DATE _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE _____

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 INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233808, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

MICHAEL E. GUMP, P.L.S. 13827
WASHOE COUNTY SURVEYOR

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL THE 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 STATUTE CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2017, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

SURVEYOR'S CERTIFICATE

I, KELLY R. COMBEST, 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 FD4, LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 23, T21N, R20E, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2017.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 823 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



5/18/2017

FILE NO. FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2017, AT _____ MINUTES PAST O'CLOCK, A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA LAURENCE B. BURNETT, COUNTY RECORDER BY _____ DEPUTY	PARCEL MAP FOR 4R REAL ESTATE, LLC SHOWING A DIVISION OF PARCELS 5 OF THE BLK 8 RETRACTED BY THE SOUTHWEST 1/4 OF SECTION 04, T21N, R20E, M.D.M. WASHOE COUNTY NEVADA		SHEET 1
	808 ROBERTA LAKE, SUITE 104, SPARKS, NV 89431 (775) 355-3320 odyssey ENGINEERING INCORPORATED 0008 of EXHIBIT 02		

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE. PER RES TO WASHOE COUNTY CONTROL POINTS "S22SM01220" AND "S22SM01449". A COMBINED GRID TO GROUND FACTOR OF 1.000187339 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

REFERENCES

1. PARCEL MAP 4741, RECORDED FILE NO. 3816788, APRIL 3, 2007
2. PARCEL MAP 2182, RECORDED FILE NO. 1190680, SEPTEMBER 6, 1987
3. RECORDED FILE NO. 2151752, NOVEMBER 7, 1997

ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

LEGEND

- SET 5/8 REBAR W/CAP OR NAIL/TAG-PLS 16444
- FOUND PROPERTY CORNER AS NOTED
- ✕ SECTION CORNER AS NOTED
- ▲ WASHOE COUNTY GPS CONTROL STATION
- (R) RADIAL BEARING
- (R#) REFERENCE NUMBER
- PUE PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- TM TRACT MAP
- ROS RECORD OF SURVEY
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- CENTERLINE
- SURVEY TIE
- GRAPHIC SCALE

AREA TABULATIONS

- PARCEL A = ± 80,901 ± SQ FT
- PARCEL B = ± 54,894 ± SQ FT
- PARCEL C = ± 67,955 ± SQ FT
- PARCEL D = ± 6.64 ± AC



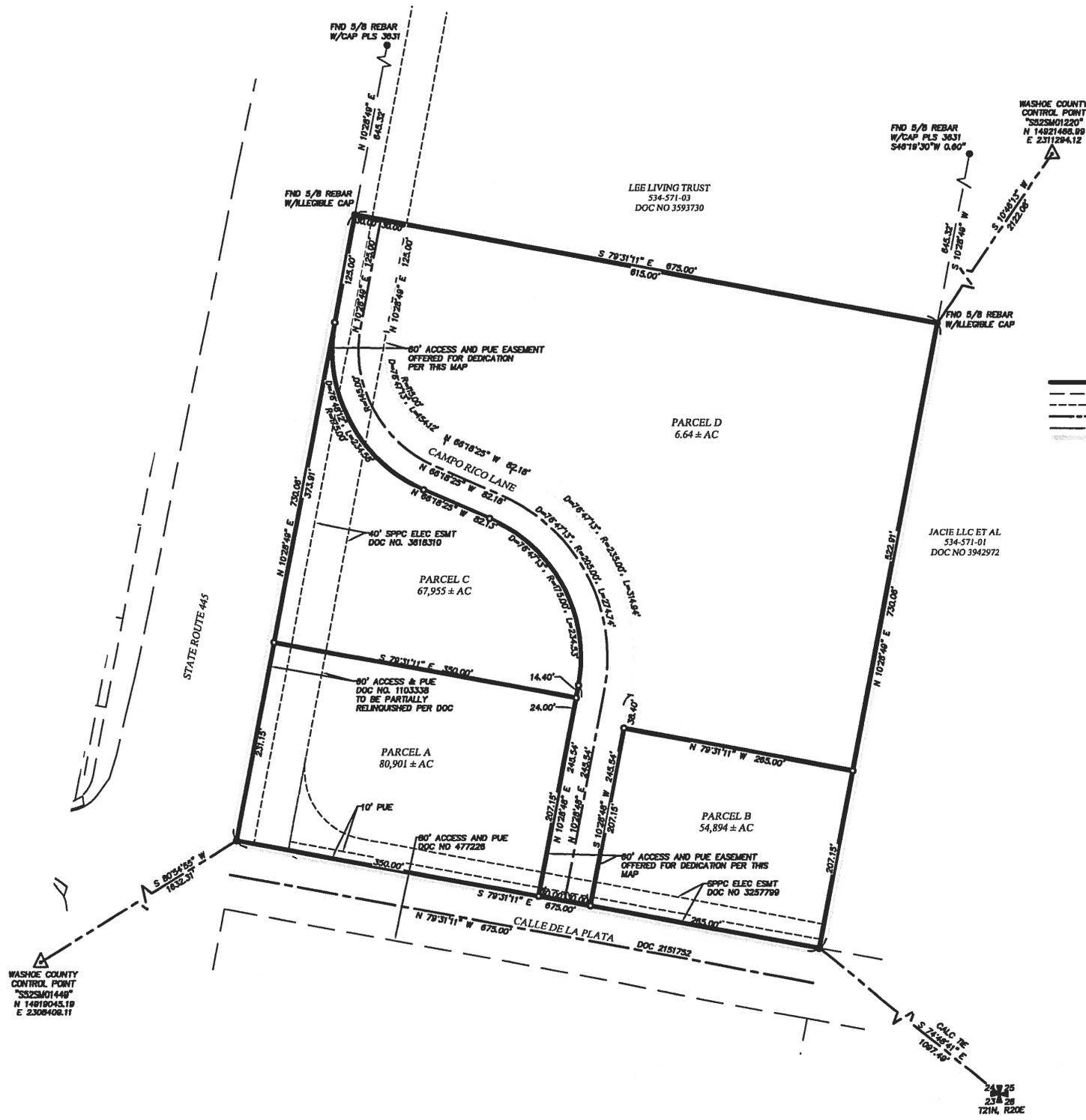
5/15/2017

GRAPHIC SCALE



TOTAL AREA = 11.32 ± ACRES

PARCEL MAP FOR 4R REAL ESTATE, LLC BEING A DIVISION OF PARCEL B OF PM 4188 SITUATE IN THE SOUTHWEST 1/4 OF SECTION 30, T18N, R20E, N.M.S. WASHOE COUNTY NEVADA	
808 ROBERTA LANE, SUITE 104, SPANISH SPRING, NV 89110 (775) 225-3333	SHEET 2
0008 OF EXHIBIT G2	



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/84, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS "3225M01220" AND "3225M01440". A COMBINED GRID TO GROUND FACTOR OF 1.000197938 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

REFERENCES

1. PARCEL MAP 4741, RECORDED FILE NO. 3516788, APRIL 3, 2007
2. PARCEL MAP 2182, RECORDED FILE NO. 1190960, SEPTEMBER 8, 1987
3. RECORDED FILE NO. 2181752, NOVEMBER 7, 1987

ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

LEGEND

- SET 5/8 REBAR W/CAP OR NAIL/TAG-PLS 16444
- FOUND PROPERTY CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- ▲ WASHOE COUNTY GPS CONTROL STATION
- (R) RADIAL BEARING
- ⊖ POWER POLE
- ⊕ TELEPHONE MANHOLE
- ⊕ ELECTRIC CABINET
- ⊕ HV CABINET
- ⊕ AT&T CABINET
- ▬ EDGE OF PAVEMENT
- ▬ EXISTING CONCRETE
- (RM) REFERENCE NUMBER
- ▬ PUE PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- TM TRACT MAP
- ROS. RECORD OF SURVEY
- ▬ PROPERTY LINE
- ▬ ADJACENT PROPERTY LINE
- ▬ EASEMENT LINE
- ▬ CENTERLINE
- ▬ SURVEY TIE
- ▬ FENCE

AREA TABULATIONS

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- PARCEL B = ± 54,894 ± SQ FT
- PARCEL C = ± 67,955 ± SQ FT
- PARCEL D = ± 6.64 ± AC



5/15/2017

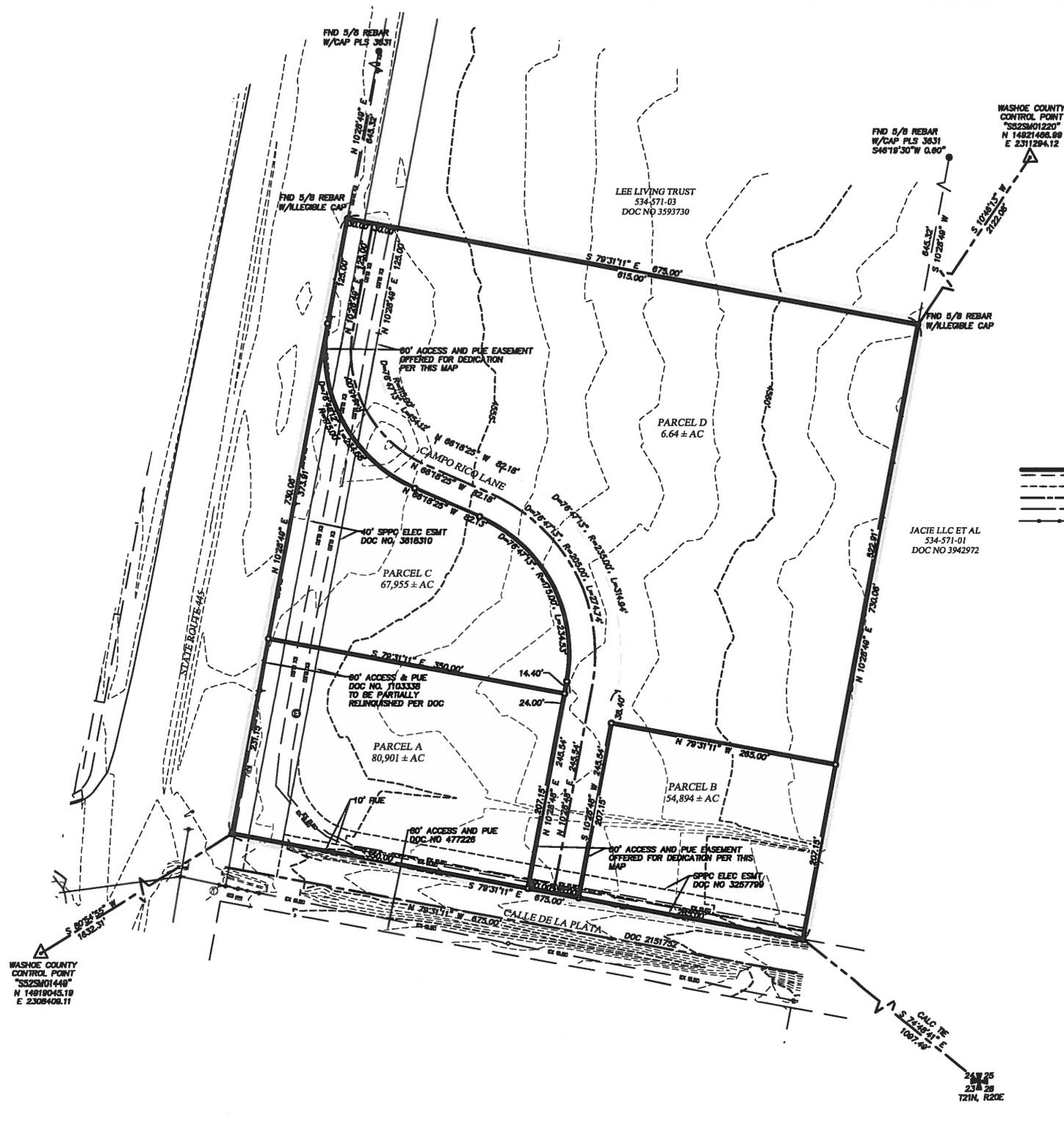
GRAPHIC SCALE

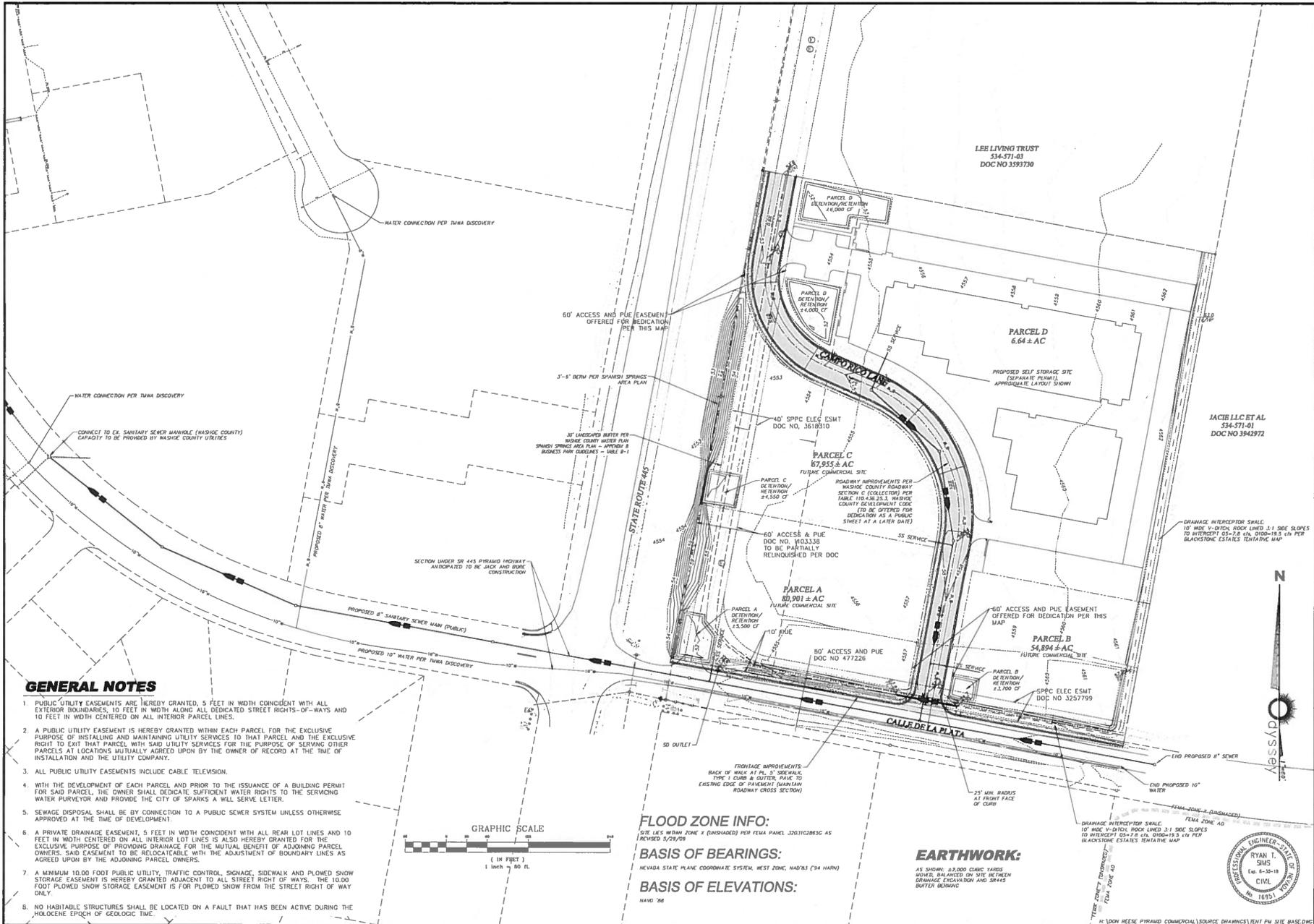


TOTAL AREA = 11.32 ± ACRES

TENTATIVE MAP
 FOR
4R REAL ESTATE, LLC
 BEING A DIVISION OF PARCEL # 2 OF THE 1100
 BEING IN THE SOUTHWEST 1/4 OF SECTION 20, T21N, R20E,
 WASHOE COUNTY, NEVADA

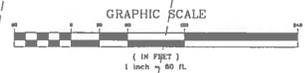
	SHEET 1 OF 1
	800 HERRING LANE, SUITE 104, SPARKS, NV 89411 (775) 353-5555 www.odyssey-surveying.com EXHIBIT G





GENERAL NOTES

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5 FEET IN WIDTH CONCURRENT WITH ALL EXTERIOR BOUNDARIES, 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHTS-OF-WAYS AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
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- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.



FLOOD ZONE INFO:
 SITE LIES WITHIN FLOOD ZONE X (UNSHADED) PER FEMA PANEL 32012C283C AS REVISED 8/24/08

BASIS OF BEARINGS:
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 (24 HARN)

BASIS OF ELEVATIONS:
 NAVD 88

EARTHWORK:
 AS SHOWN: 22,000 CUBIC YARDS
 MOVED: 844,000 CU YD
 DRAINAGE EXCAVATION AND SP445
 DUFFER BEARING

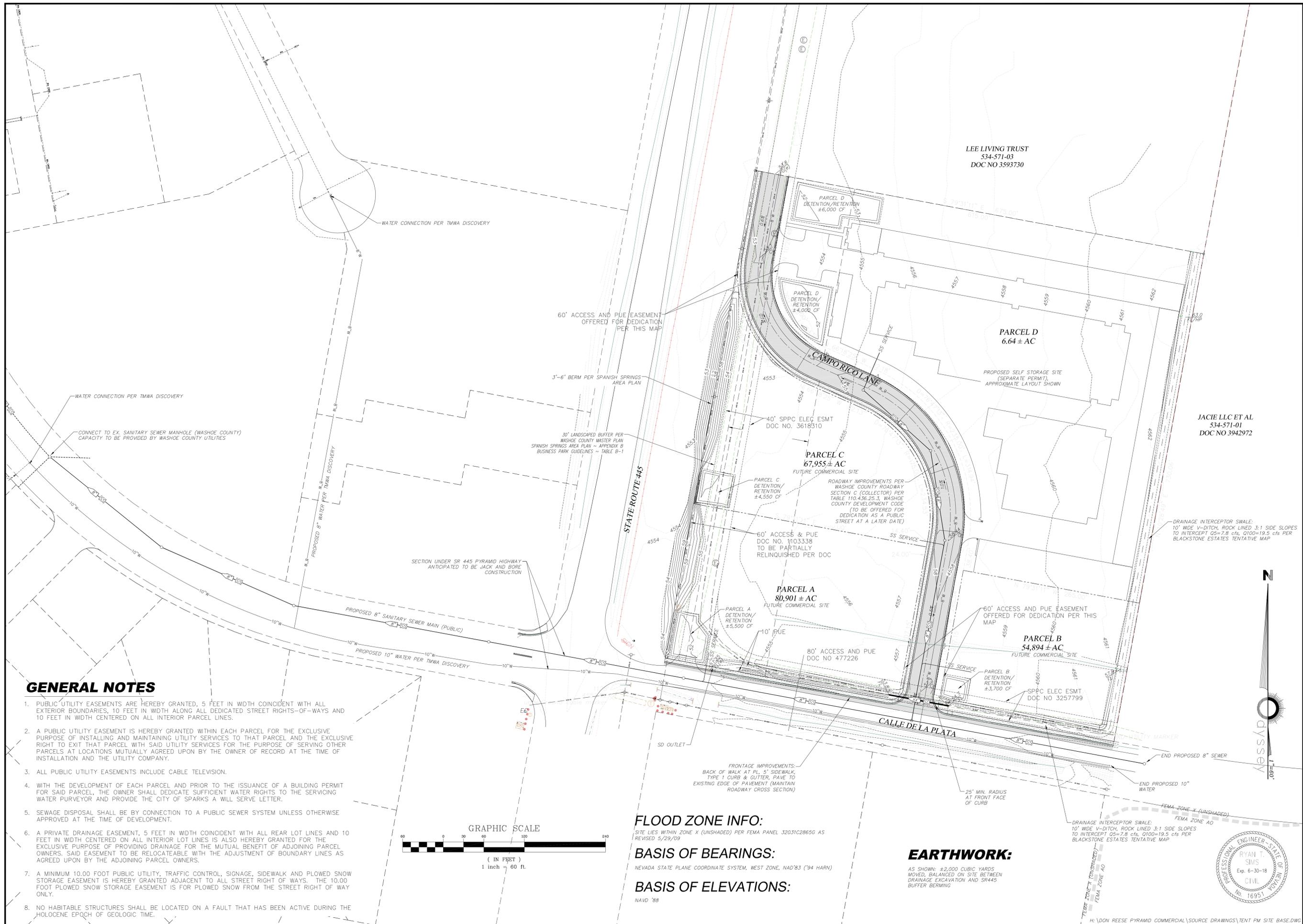


DATE:	MAY 2017	DESCRIPTION:	BY: JPT/2
DRAWN BY:	RFS	CHECKED BY:	RFS
DESIGNED BY:	RFS		
CHECKED BY:	RFS		

CALLE DE LA PLATA COMMERCIAL
 APN 534-571-02
 SITE PLAN

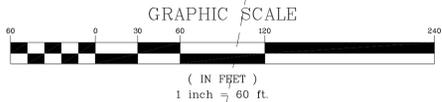
SPARKS, NEVADA
 PASADENA COUNTY, NEVADA

SCALE: HORIZ. 1"=60'
 VERT. N.T.S.
 JOB NO. X
 SHEET S-1 OF 1



GENERAL NOTES

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHTS-OF-WAYS AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
4. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY OF SPARKS A WILL SERVE LETTER.
5. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
6. A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING PARCEL OWNERS. SAID EASEMENT TO BE RELOCATEABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING PARCEL OWNERS.
7. A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
8. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.



FLOOD ZONE INFO:
 SITE LIES WITHIN ZONE X (UNSHADED) PER FEMA PANEL 32031C2865G AS REVISED 5/29/09

BASIS OF BEARINGS:
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD'83 ('94 HARN)

BASIS OF ELEVATIONS:
 NAVD '88

EARTHWORK:
 AS SHOWN: ±2,000 CUBIC YARDS MOVED, BALANCED ON SITE BETWEEN DRAINAGE EXCAVATION AND SR445 BUFFER BERMING



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SITE PLAN

SPARKS, NEVADA
 WASHOE COUNTY, NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3309
 WWW.DYSEYENGINEERING.COM

dysey
 ENGINEERING
 INCORPORATED

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