Parcel Map Review Committee
Staff Report

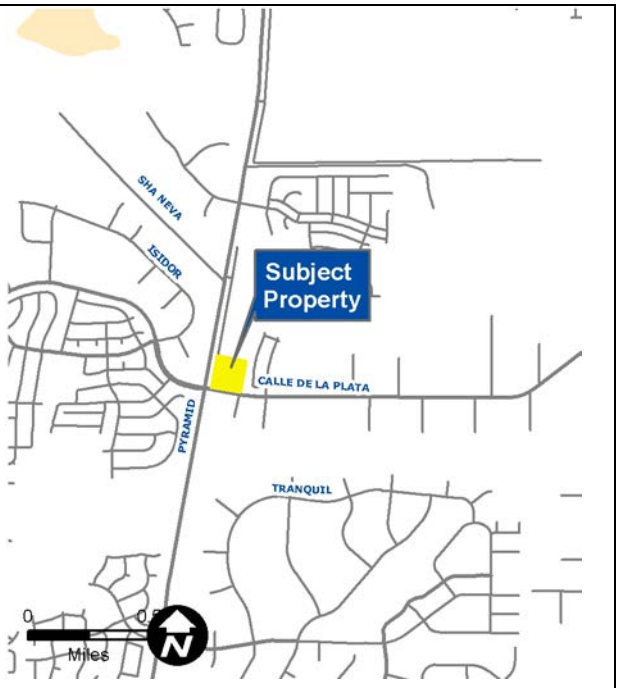
Meeting Date: August 8, 2019 **Agenda Item: 7A**

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM19-0010 (Mission Hills Self Storage)
BRIEF SUMMARY OF REQUEST:	To create 4 new parcels from an 11.31 acre parcel, and the relocation of Camp Rico Lane.
STAFF PLANNER:	Chris Bronczyk 775.328.3612 cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve the creation of 4 parcels, Parcel A will be 80,774 square feet (1.85 acres); Parcel B will be 54,765 square feet (1.25 acres); Parcel C will be 67,955 square feet (1.56 acres), and Parcel D will be 233,917 square feet (5.37 acres), the proposal also indicates the relocation of Campo Rico Lane.

Applicant:	4R Real Estate LLC
Location:	0 Campo Rico Lane
APN:	534-571-02
Parcel Size:	11.31 Acre
Master Plan:	Commercial (91%); Open Space (7%)
Regulatory Zone:	Neighborhood Commercial (91%); Open Space (7%)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE **APPROVE WITH CONDITIONS** **DENY**

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0010 for Mission Hills Self Storage, 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:

(Motion with Findings on Page 7)

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Engineering and Capital Projects Memo ..... Exhibit C
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Parcel Map

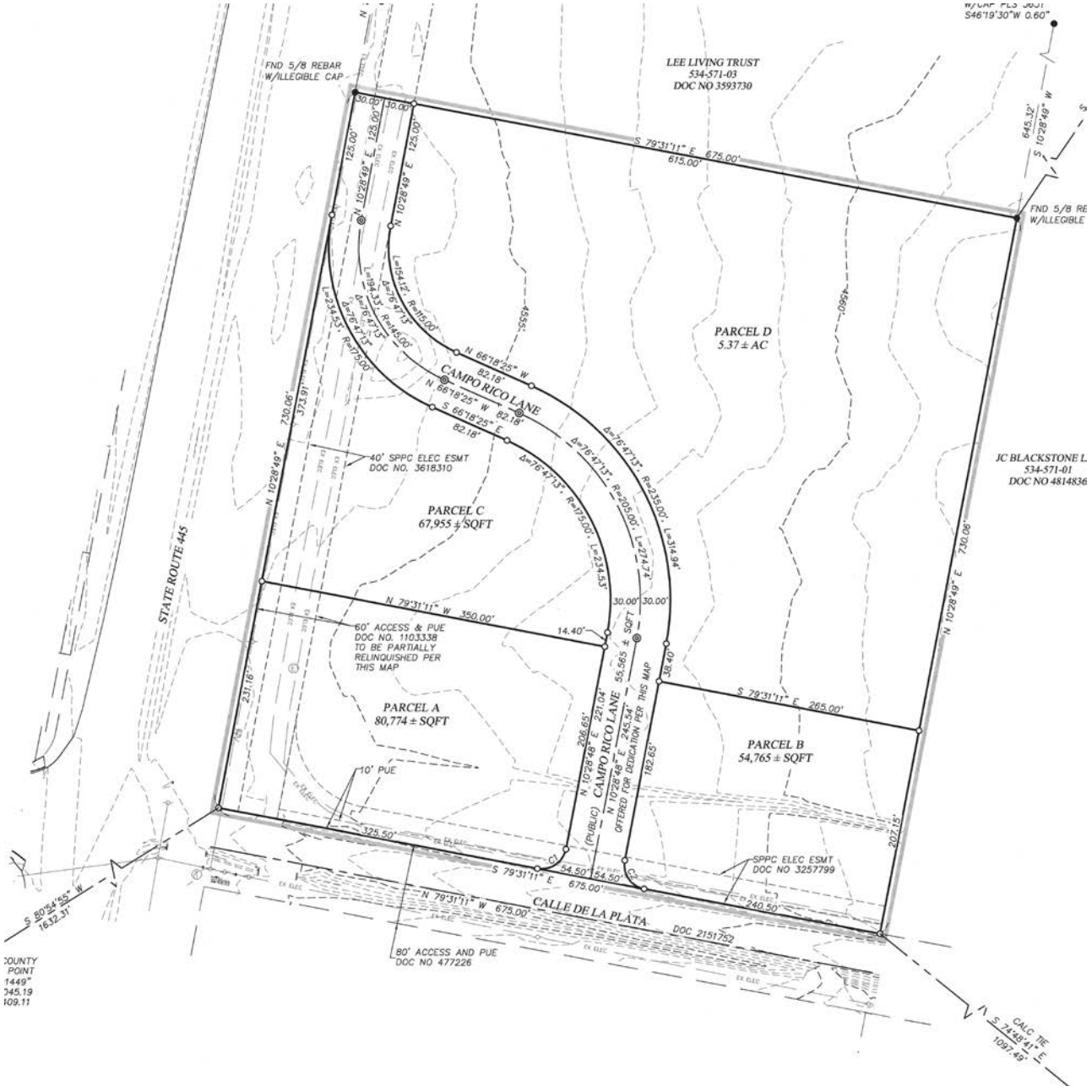
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM19-0010 are 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 a regulatory zone of Neighborhood Commercial (NC) and Open Space (OS). The open space portion of the property is a 50 foot wide strip on the entire northern property line. The request is to divide one lot into four new parcels, Parcel A will be 80,774 square feet (1.85 acres); Parcel B will be 54,765 square feet (1.25 acres); Parcel C will be 67,955 square feet (1.56 acres), and Parcel D will be 233,917 square feet (5.37 acres), the proposal also indicates the relocation of Campo Rico Lane.


LEE LIVING TRUST
534-571-03
DOC NO 3593730
FND 5/8 REBAR
W/ILLEGIBLE CAP
S 79°31'11" E 675.00'
615.00'
PARCEL D
5.37 ± AC
CAMPO RICO LANE
N 66°18'25" W 82.18'
S 66°18'25" E 82.18'
Δ=76°47'13" R=175.00' L=234.53'
Δ=76°47'13" R=205.00' L=274.74'
Δ=76°47'13" R=235.00' L=314.94'
40' SPPC ELEC ESMT
DOC NO. 3618310
PARCEL C
67,955 ± SQFT
STATE ROUTE 445
N 10°28'49" E 730.06'
N 79°31'11" W 350.00'
60' ACCESS & PUE
DOC NO. 1103338
TO BE PARTIALLY
RELINQUISHED PER
THIS MAP
14.40'
30.00' 30.00'
55,565 ± SQFT
PARCEL A
80,774 ± SQFT
10' PUE
N 10°28'49" E 221.04'
(PUBLIC) CAMPO RICO LANE
N 10°28'49" E 245.54'
OFFERED FOR DEDICATION PER THIS MAP
38.40'
S 79°31'11" E 265.00'
PARCEL B
54,765 ± SQFT
JC BLACKSTONE L
534-571-01
DOC NO 4814836
N 10°28'49" E 730.06'
SPPC ELEC ESMT
DOC NO 3257799
240.50'
S 79°31'11" E 675.00'
N 79°31'11" W 675.00'
CALLE DE LA PLATA
DOC 2151752
80' ACCESS AND PUE
DOC NO 477226
CALC TIE
S 74°49'41" E
1097.49'

Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	Neighborhood Commercial (NC) and Open Space (OS)
Maximum Lot Potential:	49 Lots
Number of Lots on Parcel Map:	4 Lots
Minimum Lot Size Required:	10,000 Square Feet
Minimum Lot Size on Parcel Map:	54,765 Square Feet
Minimum Lot Width Required:	75 Feet
Minimum Lot Width on Parcel Map:	182 Feet

The tentative parcel map meets all minimum requirements for the Neighborhood Commercial (NC) regulatory zone.

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

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

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

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

Spanish Springs Area Plan Modifiers

There are no modifiers within Article 216 (Area Plan Regulations – Spanish Springs) of the Washoe County Code Chapter 110 (Development Code) that effect the evaluation of this proposed parcel map.

Development Information

The subject parcel is undeveloped. The required setbacks for the Neighborhood Commercial regulatory zone are 15 feet for front, 20 feet for the rear, and 15 feet for the side yard setbacks.

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
  - Water Rights Coordinator Manager
- Washoe County Health District
  - Environmental Health Services Division
  - Emergency Medical Services

  - Air Quality
- Truckee Meadows Fire Protection District
- Nevada Department of Transportation (NDOT)
- Nevada Department of Wildlife (NDOW)
- Washoe-Storey Conservation District
- Regional Transportation Commission of Washoe County (RTC)

3 out of the 13 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 Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

  Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided comments related to street widening, and parcel map requirements.

  Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us

- Washoe County Water Management Planner provided comments related to water service from TMWA.

  Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.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: The Washoe County Health District reviewed the application, and had no comments or conditions regarding the need for additional improvements. The Health District retains the rights to require additional improvement for future development of the property.

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

      Staff Comment: Washoe County Water Management has reviewed the tentative parcel map and provided conditions related to water service.

   c) The availability and accessibility of utilities.

      Staff Comment: All necessary easements shall be provided as part of the parcel map, as applicable.

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

Staff Comment: All services are available to the subject property. The area is serviced by Truckee Meadows Fire Protection District and Washoe County Sheriff.

e) Conformity with the zoning ordinances and master plan.

Staff Comment: The parcel map conforms to all regulatory zone requirements and the goals and policies of the Washoe County master plan.

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

Staff Comment: The parcel map conforms to the Streets and Highway 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: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, however street widening is being required by Washoe County Engineering.

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

Staff Comment: The subject parcel is shown to be located within a FEMA 1% flood hazard area.

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

Staff Comment: All recommended conditions of approval from the reviewing agencies have been included as a condition of approval, as part of the staff report.

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

Staff Comment: The Truckee Meadows Fire Protection District adequately serves these properties.

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

Staff Comment: All utilities will be made available as necessary, within the recorded utility easements.

l) Recreation and trail easements.

Staff Comment: The subject properties are within a commercial zoned area. No trail or recreational easements are proposed within this area.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM19-0010 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

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 WTPM19-0010 for Mission Hills Self Storage, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

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

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

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

c) The availability and accessibility of utilities;

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

e) Conformity with the zoning ordinances and master plan;

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

g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

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

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

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

k) Community antenna television (CATV) conduit and pull wire; and

l) Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Odyssey Engineering, Inc
895 Roberta Lane, Suite 104
Sparks, NV 89431

Owner: 4R Real Estate, LLC
450 North Arlington Avenue, #1009
Reno, NV 89503

Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0010

The tentative parcel map approved under Parcel Map Case Number WTPM19-0010 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on August 8, 2019. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

   Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us

   a. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this Tentative Parcel Map.

   b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.

   c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.

   d. The final map shall contain the following jurat:

   DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

   THE FINAL PARCEL MAP CASE NO. WTPM19-0010 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 BUILDINIG OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

   _____
   MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

   e. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.

   f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.

   g. 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.

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

Washoe County Engineering and Capital Projects

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

   Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us

   a. Comply with the conditions of the Washoe County technical check for this map.

   b. All boundary corners must be set.

   c. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.

   d. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

   e. Provide a traffic impact report for the proposed development project if it will generate 80 or more weekday peak hour trips as determined using the latest edition of the Institute of Transportation Engineers (ITE) trip generation rates or other such sources accepted by Washoe County Engineering.

   f. Prior to the approval of the parcel map, a detailed hydrology report in compliance with the Washoe County Development Code and the Boneyard Flat Closed Basin Interim Drainage Policy, shall be submitted with the final design drawings. Prior to preparation of the hydrology report, the design team shall meet with Washoe County Engineering to review the purpose and requirements of the Boneyard Flat Closed Basin Interim Drainage Policy. The project shall mitigate the increased peak flow rate produced from the development for both the 5-year and 100-year storm events. The project shall mitigate the increased stormwater volume produced from the development based on the 100 year–10 day storm event. Alternatives for mitigation include onsite retention, excavation of material within or adjacent to the existing flood zone creating additional effective flood volume or other means subject to approval by the County Engineer.

   g. Campo Rico Lane street improvements, widening of Calle de la Plata, and utility extensions to the project are required for final approval of the parcel map. Prior to final approval and recordation of the parcel map, a complete set of construction drawings meeting the requirements of Washoe County Development Code shall be submitted for review and approved by Washoe County Engineering and Capital Projects. Campo Rico Lane shall be constructed to a 56 feet wide commercial collector roadway with sidewalk on both sides the street. Calle de la Plata, along the project boundary, shall be widened to meet Washoe County requirements for roadways within suburban areas including curb, gutter, and sidewalk along the north side of the road. The total pavement width shall accommodate a left turn pocket for traffic entering Pyramid Highway. The street section approved with the adjoining Blackstone Subdivision shall be perpetuated westerly to the Pyramid Highway right-of-way which will require the dedication of additional right-of-way.

h. The centerline of the proposed Campo Rico Lane intersection with Calle de la Plata shall be relocated westerly to align with the property line/access easement on the south side of Calle de la Plata to comply with intersection offset requirements and facilitate safe traffic ingress and egress from the developments on the north and south side of Calle de la Plata.

i. A permanent cul-de-sac turnaround shall be provided at the end of the paved portion of Campo Rico Lane.

j. Prior to the recordation of the parcel map, all permitting required by NDOT for the installation of utilities within NDOT's right-of-way shall be obtained and copy provided to Washoe County Engineering.

k. Prior to the recordation of the parcel map, a bond estimate using the latest Washoe County's Exhibit A bond estimate form shall be approved and a financial assurance to guarantee the construction of improvements shall be provided.

l. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.

m. Prior to construction of any proposed improvements within the existing portion of Campo Rico, the subject portion of Campo Rico shall be abandoned. An Abandonment Application shall be submitted to the Community Services Department for review and approval.

Washoe County Water Rights Manager

3. The following conditions are requirements of the Water Rights Manager, which shall be responsible for determining compliance with these conditions.

   Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

   a. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will serve from TMWA for the newly created parcel is also acceptable.

*** End of Conditions ***

WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

July 11, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM19-0010 (Mission Hills Self Storage LLC)

Project description:

The applicant is proposing to approve the creation of 4 parcels, Parcel A will be 80,774 square feet (1.85 acres); Parcel B will be 54,765 square feet (1.25 acres); Parcel C will be 67,955 square feet (1.56 acres), and Parcel D will be 233,917 square feet (5.37 acres), the proposal also indicates the relocation of Camp Rico Lane.

Location: 0 Camp Rico Lane, Assessor's Parcel Number: 534-571-02.

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

Comments:

1) This application indicates the project is or will annex to and receive water service from The Truckee Meadows Water Authority (TMWA). A TMWA Discovery was conducted in 2017 a copy of which is included with the application.

Conditions:

1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will serve from TMWA for the newly created parcel is also acceptable.

WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: July 9, 2019

TO: Chris Bronczyk, Planner - Department of Community Services

FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division

SUBJECT: ***Parcel Map for: 4R Real Estate, LLC***
Parcel Map Case No.: WTPM19-0010 (Mission Hills Self Storage LLC)
APN: 534-571-02
Review Date: June 27, 2019

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. All boundary corners must be set.
3. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
4. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
5. Provide a traffic impact report for the proposed development project if it will generate 80 or more weekday peak hour trips as determined using the latest edition of the Institute of Transportation Engineers (ITE) trip generation rates or other such sources accepted by Washoe County Engineering.
6. Prior to the approval of the parcel map, a detailed hydrology report in compliance with the Washoe County Development Code and the Boneyard Flat Closed Basin Interim Drainage Policy, shall be submitted with the final design drawings. Prior to preparation of the hydrology report, the design team shall meet with Washoe County Engineering to review

the purpose and requirements of the Boneyard Flat Closed Basin Interim Drainage Policy. The project shall mitigate the increased peak flow rate produced from the development for both the 5-year and 100-year storm events. The project shall mitigate the increased stormwater volume produced from the development based on the 100 year–10 day storm event. Alternatives for mitigation include onsite retention, excavation of material within or adjacent to the existing flood zone creating additional effective flood volume or other means subject to approval by the County Engineer.

7. Campo Rico Lane street improvements, widening of Calle de la Plata, and utility extensions to the project are required for final approval of the parcel map. Prior to final approval and recordation of the parcel map, a complete set of construction drawings meeting the requirements of Washoe County Development Code shall be submitted for review and approved by Washoe County Engineering and Capital Projects. Campo Rico Lane shall be constructed to a 56 feet wide commercial collector roadway with sidewalk on both sides the street. Calle de la Plata, along the project boundary, shall be widened to meet Washoe County requirements for roadways within suburban areas including curb, gutter, and sidewalk along the north side of the road. The total pavement width shall accommodate a left turn pocket for traffic entering Pyramid Highway. The street section approved with the adjoining Blackstone Subdivision shall be perpetuated westerly to the Pyramid Highway right-of-way which will require the dedication of additional right-of-way.
8. The centerline of the proposed Campo Rico Lane intersection with Calle de la Plata shall be relocated westerly to align with the property line/access easement on the south side of Calle de la Plata to comply with intersection offset requirements and facilitate safe traffic ingress and egress from the developments on the north and south side of Calle de la Plata.
9. A permanent cul-de-sac turnaround shall be provided at the end of the paved portion of Campo Rico Lane.
10. Prior to the recordation of the parcel map, all permitting required by NDOT for the installation of utilities within NDOT's right-of-way shall be obtained and copy provided to Washoe County Engineering.
11. Prior to the recordation of the parcel map, a bond estimate using the latest Washoe County's Exhibit A bond estimate form shall be approved and a financial assurance to guarantee the construction of improvements shall be provided.
12. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
13. Prior to construction of any proposed improvements within the existing portion of Campo Rico, the subject portion of Campo Rico shall be abandoned. An Abandonment Application shall be submitted to the Community Services Department for review and approval.

14. Prior to the abandonment of Campo Rico right-of-way, the mail cluster boxes installed along the east right-of-way line of Campo Rico Lane shall be relocated to the satisfaction of the County Engineer and the U.S. Postal Service.

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION

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

Telephone: 775.328.6100

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

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.** There may also be a fee due to the Engineering Department for Technical Plan Check.
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.

   ☐ 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

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shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- ☐ g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
- ☐ h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
- ☐ i. Vicinity map showing the proposed development in relation to the surrounding area.
- ☐ j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
- ☐ k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- ☐ l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.

8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.

9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

(i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

(ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

(iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.

Professional Land Surveyor

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Parcel Map Waiver

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due the Engineering Department for Technical Plan Check.
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. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **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.
6. **Development Plan Specifications:**
   a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.

(iii) All oversized maps and plans must be folded to a 9" x 12" size.

(iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

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Washoe County Development Application

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

Project Information	**Staff Assigned Case No.:**
Project Name: Parcel Map for 4R Real Estate, LLC (Calle De La Plata Commercial)	
Project Description: Proposed parcel map creating 4 parcels within APN: 534-571-02, and relocating Camp Rico Lane	
Project Address: 0 Camp Rico Lane, Washoe County 89441	
Project Area (acres or square feet): 11.31	
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		

Indicate any previous Washoe County approvals associated with this application:
Case No.(s). WTPM17-0008

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: 4R Real Estate LLC		Name: Odyssey Engineering, Inc.	
Address: 450 N. Arlington Ave., #1009		Address: 895 Roberta Lane, Suite 104, Sparks, NV	
Reno, NV	Zip: 89503		Zip: 89431
Phone: (775) 233-4185	Fax:	Phone: (775) 359-3303	Fax:
Email: dreese1944@yahoo.com		Email: frank@odysseyreno.com	
Cell: (775) 233-4185	Other:	Cell:	Other:
Contact Person: Don Reese, Managing General Partner		Contact Person: Frank Bidart, P.E.	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Same		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	

For Office Use Only

Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: 4R 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 E. 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 Building.

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

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

Printed Name Donald E. Reese

Signed Donald E. Reese

Address 450 N Arlington Ave. #1009

Reno, NV. 89503

State of Nevada
County of Washoe
Subscribed and sworn to before me this 11th day of June, 2019.
by Donald Edward Reese

Notary Public in and for said county and state

My commission expires: 01/16/2021

(Notary Stamp)

KEVIN GHIGLIERI
Notary Public State of Nevada
County of Washoe
APPT. NO. 15-9868-2
My App. Expires Jan. 16, 2021

*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

NOTICE OF TAXES
WASHOE COUNTY, NEVADA

TAMMI DAVIS TREASURER
tax@washoecounty.us
Annual - Real

2018159061
www.washoecounty.us/treas
PHONE 775-328-2510
FAX 775-328-2500
06/14/2019 10:31 am

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

TAX YEAR	PIN	NAME	PROPERTY LOCATION AND DESCRIPTION
2018	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	26,250	EXEMPTION	0.00
IMPROVEMENT	0		
TOTAL ASSESSED VALUE	26,250		

2018 ACCOUNT SUMMARY

GROSS AD VALOREM TAX	850.58
ABATEMENT AMOUNT *ABATEMENT APPLIED LIMITS INCREASE TO 4.2%*	-274.67
RECAPTURE TAX	0.00
NET AD VALOREM TAX	575.91
EXEMPTION AMOUNT	0.00
SPECIAL ASSESSMENTS	0.15
PENALTIES	46.10
FEES	0.00
INTEREST	0.00
TOTAL AMOUNT BILLED	**622.16**
LESS PAYMENTS APPLIED	**622.16**
BALANCE REMAINING	**0.00**
PRIOR YEAR DELINQUENCIES	**0.00**
TOTAL BALANCE OWING **Amount good through 06/14/2019**	**$0.00**

2018 BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPEC. ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.170000000	30.22	SPANISH SPRINGS WATER BASIN		0.15
TRUCKEE MEADOWS FIRE	0.540000000	95.98			
SCHOOL DEBT	0.388500000	69.05			
SCHOOL GENERAL	0.750000000	133.30			
COUNTY GENERAL	1.340700000	238.29			
COUNTY DEBT	0.021000000	3.73			
ANIMAL SHELTER	0.030000000	5.34			

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.

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4

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	PARCEL #
2018			53457102

DO NOT USE THIS COUPON

If your address has changed, please provide the following information:
Address: _____
_____
Effective Date: _____
Signature: _____
Daytime Phone Number: _____

3

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	PARCEL #
2018			53457102

DO NOT USE THIS COUPON

If your address has changed, please provide the following information:
Address: _____
_____
Effective Date: _____
Signature: _____
Daytime Phone Number: _____

2

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	PARCEL #
2018			53457102

DO NOT USE THIS COUPON

If your address has changed, please provide the following information:
Address: _____
_____
Effective Date: _____
Signature: _____
Daytime Phone Number: _____

1

MAIL TO: WASHOE COUNTY TREASURER P O BOX 30039 RENO NV 89520-3039

TAX YEAR	AMOUNT TO PAY CURRENT	INSTALLMENT DUE DATE	TOTAL AMOUNT DUE	PARCEL #
2018				53457102

DO NOT USE THIS COUPON

If your address has changed, please provide the following information:
Address: _____
_____
Effective Date: _____
Signature: _____
Daytime Phone Number: _____

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Tentative Parcel Map Application
Supplemental Information

(All required information may be separately attached)

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

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	140	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 previously constructed.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.85 AC	1.33 AC	1.56 AC	5.37 AC
Proposed Minimum Lot Width	231'	204'	194'	237'

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	Commercial	Commercial	Commercial	Commercial/Open Space
Proposed Zoning Area	1.85AC(80,586SF)	1.33AC(56,628SF)	1.56AC(67,954SF)	4.58AC(199,505SF)/0.79AC(34,487SF)

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

☐ Yes	☐ No

6. Utilities:

a. Sewer Service	Washoe County Utilities
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

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

a. Water System Type:

☐ Individual wells		
☐ Private water	Provider:	
■ Public water	Provider:	Truckee Meadows Water Authority (Ref. Appendix A)

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b. Available:

■ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years

c. Washoe County Capital Improvements Program project?

☐ Yes	■ No

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

a. Sewage System Type:

☐ Individual septic		
■ Public system	Provider:	Washoe County Utilities

b. Available:

■ Now	■ 1-3 years	☐ 3-5 years	☐ 5+ years

c. Washoe County Capital Improvements Program project?

☐ Yes	■ No

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

a. Permit #	TBD, Ref. TMWA Discovery (APPX A)	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

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

☐ Yes	☑ No	If yes, include a separate set of attachments and maps.

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

☐ Yes	☑ No	If yes, include a separate set of attachments and maps.

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

☐ Yes	☐ No	If yes, include a separate set of attachments and maps.

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

☐ Yes	☑ No	If yes, include a separate set of attachments and maps.

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

No. Public roadway is proposed.

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

☐ Yes	☑ No	If yes, include a separate set of attachments and maps.

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

Project Complies with Spanish Springs Area Plan

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

☐ Yes	■ No	If yes, include a separate set of attachments and maps.

Grading

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

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

+/-2,000 CUBIC YARDS

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

No import or export is anticipated, site is to utilize utility spoils.

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

The proposed project can be seen from all directions including Calle De La Plata and Pyramid Highway. Mitigation will consist of berming, landscaping, and screening required by the Spanish Springs Area Plan.

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

Maximum Slopes are 3:1. Slopes are to be hydroseeded for vegitation and watered as necessary during development.

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

A 3'-6' landscape berm will be utilized on the western boundary, this berm will be permanently landscaped.

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

No retaining walls are proposed.

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

No.

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

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

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

The proposed project will utilize TMWA infrastructure for temporary irrigation and construction water.

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

No.

28. Surveyor:

Name	Kelly Combest, P.L.S.
Address	895 Roberta Lane, Suite 104, Sparks, NV 89431
Phone	(775) 359-3303
Cell	
E-mail	rusty@odysseyreno.com
Fax	(775) 359-3329
Nevada PLS #	16444

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APPENDIX A

Truckee Meadows Water Authority

Water Facilities Discovery

895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

dyssey ENGINEERING INCORPORATED

TRUCKEE MEADOWS WATER AUTHORITY

Quality. Delivered.

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

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EXHIBIT D

TRUCKEE MEADOWS WATER AUTHORITY

Quality. Delivered.

March 27, 2017

To: Karen Meyer

Thru: Scott Estes SJE

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.

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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.

WTPM19-0010
EXHIBIT D

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.

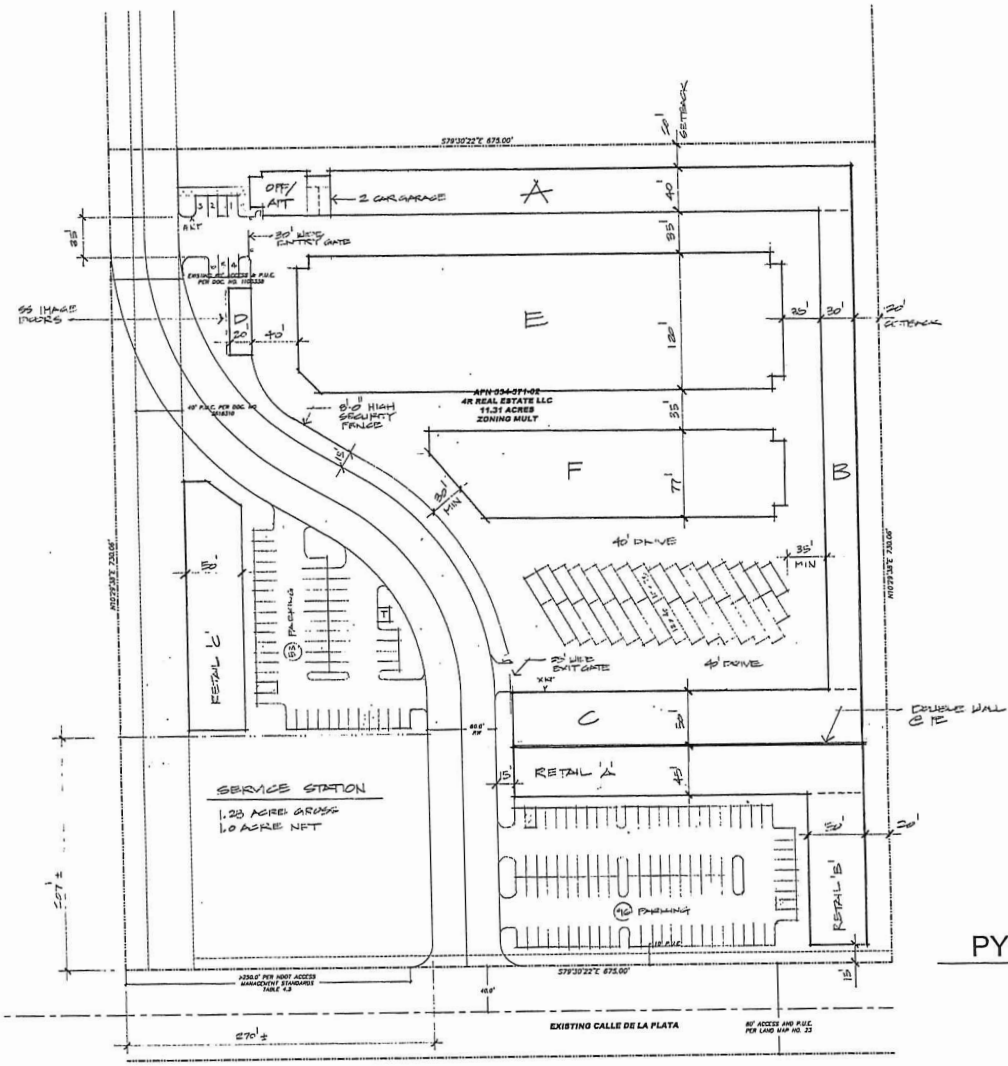
Review of conceptual site plans by the Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by the Truckee Meadows Water Authority for planning, design or construction of the water facilities necessary for service. The extent of required offsite and 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

WTPM19-0010
EXHIBIT D



N

Odyssey

1"=50'

PROJECT DATA

BUILDING A (one story):	18,200 sf
BUILDING B (one story):	12,600 sf
BUILDING C (one story):	15,250 sf
BUILDING D (one story):	1,200 sf
BUILDING E (one story):	50,500 sf
BUILDING F (one story):	21,405 sf
SS SUBTOTAL:	119,155 sf
OFFICE/APT (2 story):	3,000 sf
SS TOTAL:	122,155 sf
RETAIL A/B:	19,200 sf
RETAIL C:	10,700 sf
PROJECT TOTAL:	130,650 sf

RETAIL PARKING REQUIRED: 1 space/ 200 sf = 149
RETAIL PARKING PROVIDED: 149

RV PARKING: 31 spaces

PYRAMID/ LA PLATA CENTER

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

H:\2014 REESE PYRAMID COMMERCIAL\SOURCE DRAWINGS\PRELIMINARY BASE.DWG

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: JULY 2014
DRAWN BY: F.B.
DESIGNED BY: F.B.
CHECKED BY: F.B.

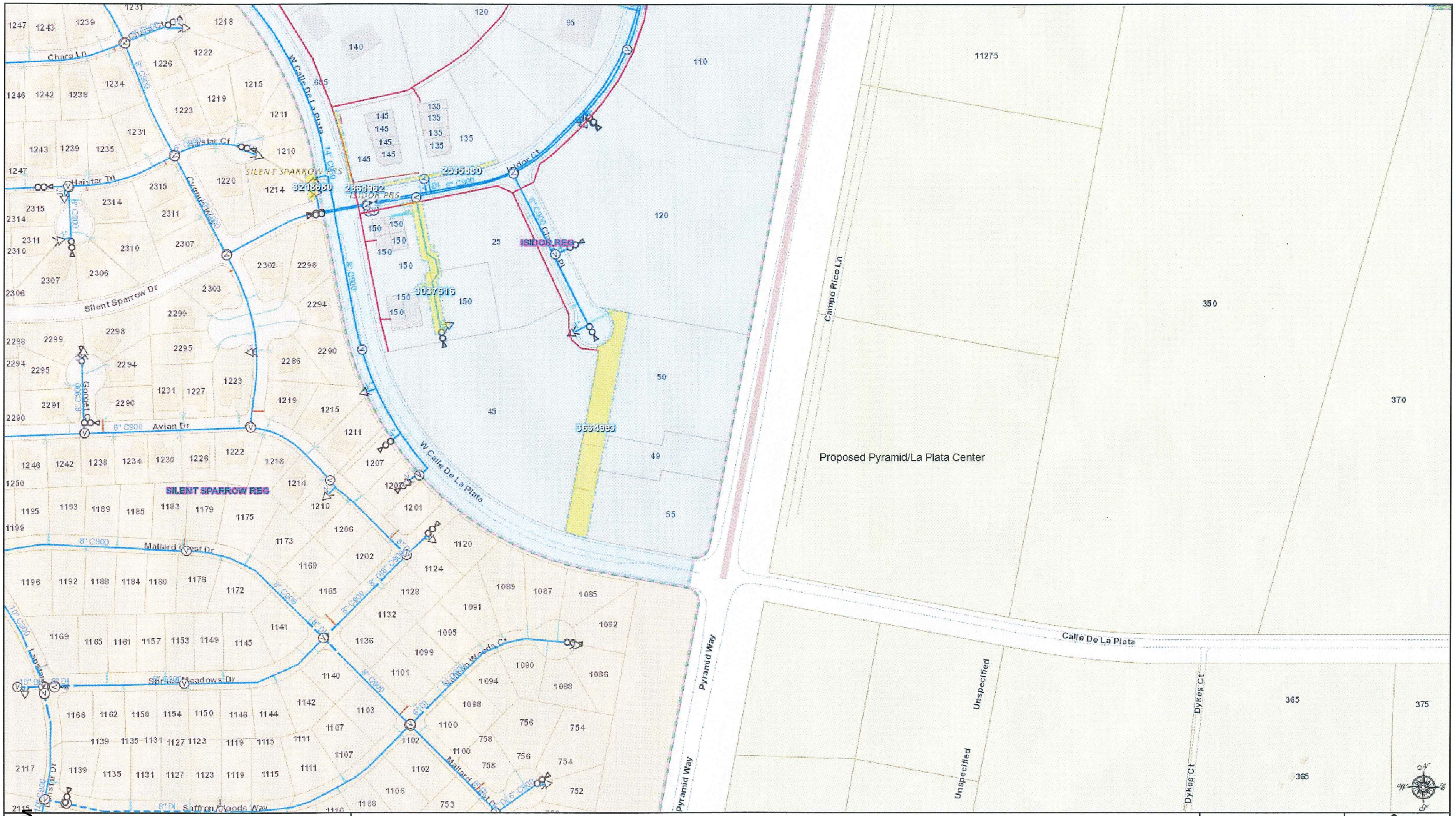
PROJECT X
X
SITE PLAN
SPARKS, WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 358-3313 FAX (775) 358-3323
02/12/2015 02:03:09 PM

SCALE
HORIZ. 1"=50'
VERT. N.T.S.
JOB NO. X

SHEET S-1 OF X

WTPM19-0010
EXHIBIT D



WTPM15-00010
EXHIBIT D

TRUCKEE MEADOWS WATER AUTHORITY
Quality. Delivered.

PYRAMID/LA PLATA CENTER DISCOVERY

EXISTING FACILITIES, EASEMENTS AND PRESSURE ZONES

DATE: Mar 27, 2017
MAP BY:
WORK ORDER #:
SCALE: NTS

NORTH

NAD 83 NEVADA STATE PLANE WEST FEET

Isidor Regulated Zone

Isidor Court

Silent Sparrow PRS

Isidor PRS

Clayton Place

Point of connection

Existing easement

Future

Pyramid/La Plata Center

Estimated fire requirement
2,000 gpm for 2 hours

Pyramid Way

Calle De La Plata

Pyramid Hwy Jack and Bore

Pressure Regulating Valves Required

58 psi
138 psi
73 psi
72 psi
61 psi
71 psi
69 psi
59 psi
56 psi
70 psi
66 psi
64 psi
53 psi
57 psi

14 in
10 in
8 in
6 in

docpath:\use\filepathstamp\tool\to copy and paste\docpath\here

WTPM19-0010
EXHIBIT D

TRUCKEE MEADOWS WATER AUTHORITY
Quality. Delivered.

Pyramid/La Plata Center Discovery

Conceptual Water Service Plan - Preliminary and Subject to Change

Desert Springs System

17-5360

DATE:	3/27/17
MAP BY:	hmf
REQUESTED BY:	KM
SCALE:	1 inch = 205 feet

NORTH

NAD 83 NEVADA STATE PLANE WEST FEET

APPENDIX B

Tentative Parcel Map

895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

dyssey ENGINEERING INCORPORATED

WTPM19-0010
EXHIBIT D

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 THOROUGHFARE 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

_____ DATE

MANAGER

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
4R REAL ESTATE,, 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.

_____ DATE
SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
BY:
TITLE:

_____ DATE
NEVADA BELL d/b/a AT&T NEVADA
BY:
TITLE:

_____ DATE
CHARTER COMMUNICATIONS
BY:
TITLE:

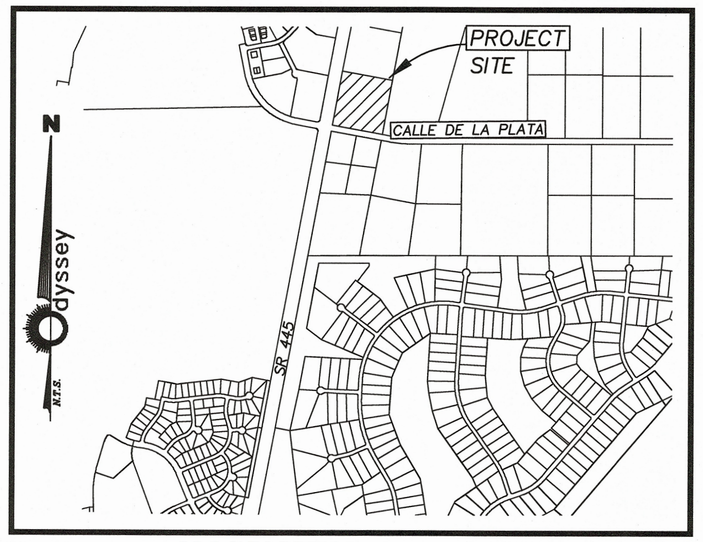
_____ DATE
TRUCKEE MEADOWS WATER AUTHORITY
BY:
TITLE:

SECURITY INTEREST HOLDERS CERTIFICATE

PACFUNDING GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY, UNDER DEED OF TRUST DOCUMENT NUMBER 4643452 RECORDED OCTOBER 17, 2016, IN THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT PER SEPARATE DOCUMENT NO._____.

SECURITY INTEREST HOLDERS CERTIFICATE

BRIAN P. MORRISON, TRUSTEE, BRIAN P. MORRISON REV. LVG. TR. DTD DEC. 15, 2010, AS TO AN UNDIVIDED $100,000.00/$1,050,000.00 OR 9.5238% INTEREST; HERMAN A. LOHOURY, A MARRIED MAN AS TO AN UNDIVIDED $200,000.00/;$1,050,000.00 OR 19.0476% INTEREST; PATRICIA HAAS, TRUSTEE OF THE PATRICIA HAAS LIVING TRUST DATED 09/01/2017 AS TO AN UNDIVIDED $100,000.00/$1,050,000.00 OR 9.5238% INTEREST; DANNY J. HEUTON, TRUSTEE OF THE HEUTON 2001 REVOCABLE TRUST DATED 11/13/2001 AS TO AN UNDIVIDED $100,000.00 / $1,050,000.00 OR 9.5238% INTEREST; ROBERT JEAN A SINGLE MAN AS TO AN UNDIVIDED $100,000.00/$1,050,000.00 OR 9.5238% INTEREST;MOTOMI HASEGAWA, A MARRIED MAN AS TO AN UNDIVIDED $320,000.00/$1,050,000.00 OR 30.4762% INTEREST;MICHAEL S. WEST, A MARRIED MAN AS HIS SOLE AND SEPARATE INVESTMENT AS TO AN UNDIVIDED $50,000.00/$1,050,000.00 OR 4.7619% INTEREST; SOW FOONG ALICE CHEE, A MARRIED WOMAN AS HER SOLE AND SEPARATE INVESTMENT AS TO AN UNDIVIDED $60,000.00/$1,050,000.00 OR 5.7143% INTEREST; KEN THARP AND KRISTEN THARP, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AS TO AN UNDIVIDED $20,000.00/$1,050,000.00 OR 1.9048% INTEREST, AS BENEFICIARY, UNDER DEEDS OF TRUST DOCUMENT NUMBER 4890879 RECORDED FEBRUARY 28, 2019 THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT PER SEPARATE DOCUMENT NO._____.



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 WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH 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.

BY: _____ DATE: _____
FOR THE DISTRICT BOARD OF HEALTH

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 THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, EXCEPT FOR DOCUMENT NO. 4643452 & 4890879 AS DESCRIBED IN THE SECURITY INTEREST HOLDERS CERTIFICATE HEREON:

WESTERN TITLE COMPANY, LLC

_____ _____ _____
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. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

_____
WAYNE HANDROCK, P.L.S. 20464
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 _____, 2019, 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 4R REAL ESTATE LLC, A NEVADA LIMITED LIABILITY COMPANY.
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 _____, 2019.
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 625 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.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
KELLY R. COMBEST
Exp:12/31/20
No.16444
6/14/19

FILE NO.
FEE:
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS DAY OF _____
2019, AT MINUTES PAST_____
O'CLOCK, .M., OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA
KALIE M. WORK, COUNTY RECORDER
BY: _____
DEPUTY

TENTATIVE MAP
FOR
4R REAL ESTATE, LLC
BEING A DIVISION OF PARCEL 2 OF PM 2182
SITUATE IN THE SOUTHEAST 1/4 OF SECTION 23, T21N, R20E, M.D.M.
WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104. SPARKS, NV 89431
(775) 359–3303
Odyssey ENGINEERING INCORPORATED

SHEET 1 OF 2

WTPM19-0010
EXHIBIT D

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS "S52SM01220" AND "S52SM01449". A COMBINED GRID TO GROUND FACTOR OF 1.000197939 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. 3516789, APRIL 3, 2007
2. PARCEL MAP 2182, RECORDED FILE NO. 1190960, SEPTEMBER 9, 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 STREET CENTERLINE MONUMENT STAMEPED "PLS 16444"
- 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
- EC ELECTRIC CABINET
- NV CABINET
- AT&T CABINET
- EDGE OF PAVEMENT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- SURVEY TIE
- FENCE
- (R#) REFERENCE NUMBER
- PUE PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- TM TRACT MAP
- ROS. RECORD OF SURVEY
- ROW RIGHT OF WAY

AREA TABULATIONS

PARCEL A = 80,774 ± SQFT
PARCEL B = 54,765 ± SQFT
PARCEL C = 67,955 ± SQFT
PARCEL D = 5.37 ± AC
R.O.W. = 55,565 ± SQFT

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	38.48'	24.50'	90°00'00"
C2	38.48'	24.50'	90°00'00"

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
KELLY R. COMBEST
Exp:12/31/20
No.16444
6/14/19

TOTAL AREA = 11.32 ± ACRES

TENTATIVE MAP
FOR
4R REAL ESTATE, LLC
BEING A DIVISION OF PARCEL 2 OF PM 2182
SITUATE IN THE SOUTHEAST 1/4 OF SECTION 23, T21N, R20E, M.D.M.
WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359–3303
Odyssey ENGINEERING INCORPORATED

SHEET 1 OF 1

WTPM19-0010
EXHIBIT D

APPENDIX C

Tentative Site Plan

895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

dyssey ENGINEERING INCORPORATED

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.
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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 BEARING:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD'83 ('94 HARN)

BASIS OF ELEVATION:

NAVD '88

EARTHWORK:

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

LEGEND:

- EXISTING ASPHALT PAVING
- PROPOSED ASPHALT PAVING
- PORTLAND CEMENT CONCRETE AREA
- CURB AND GUTTER (DASHED IF EXISTING)
- POST CURB (DASHED IF EXISTING)
- MANHOLE (DASHED IF EXISTING)
- TYPE 4–R CATCH BASIN (DASHED IF EXISTING)
- SAWCUT LINE
- 4396 EXISTING CONTOUR
- 4396 PROPOSED CONTOUR
- (E) EXISTING
- SD 12" STORM DRAIN (DASHED IF EXISTING)
- SS 8" SANITARY SEWER (DASHED IF EXISTING)
- 10"W/4"G EXISTING WATER AND GAS (DASHED IF EXISTING)
- ELECT EXISTING UNDERGROUND ELECTRIC
- GRADE BREAK
- 96.43 TC ELEVATION @ CENTER LINE

VICINITY MAP

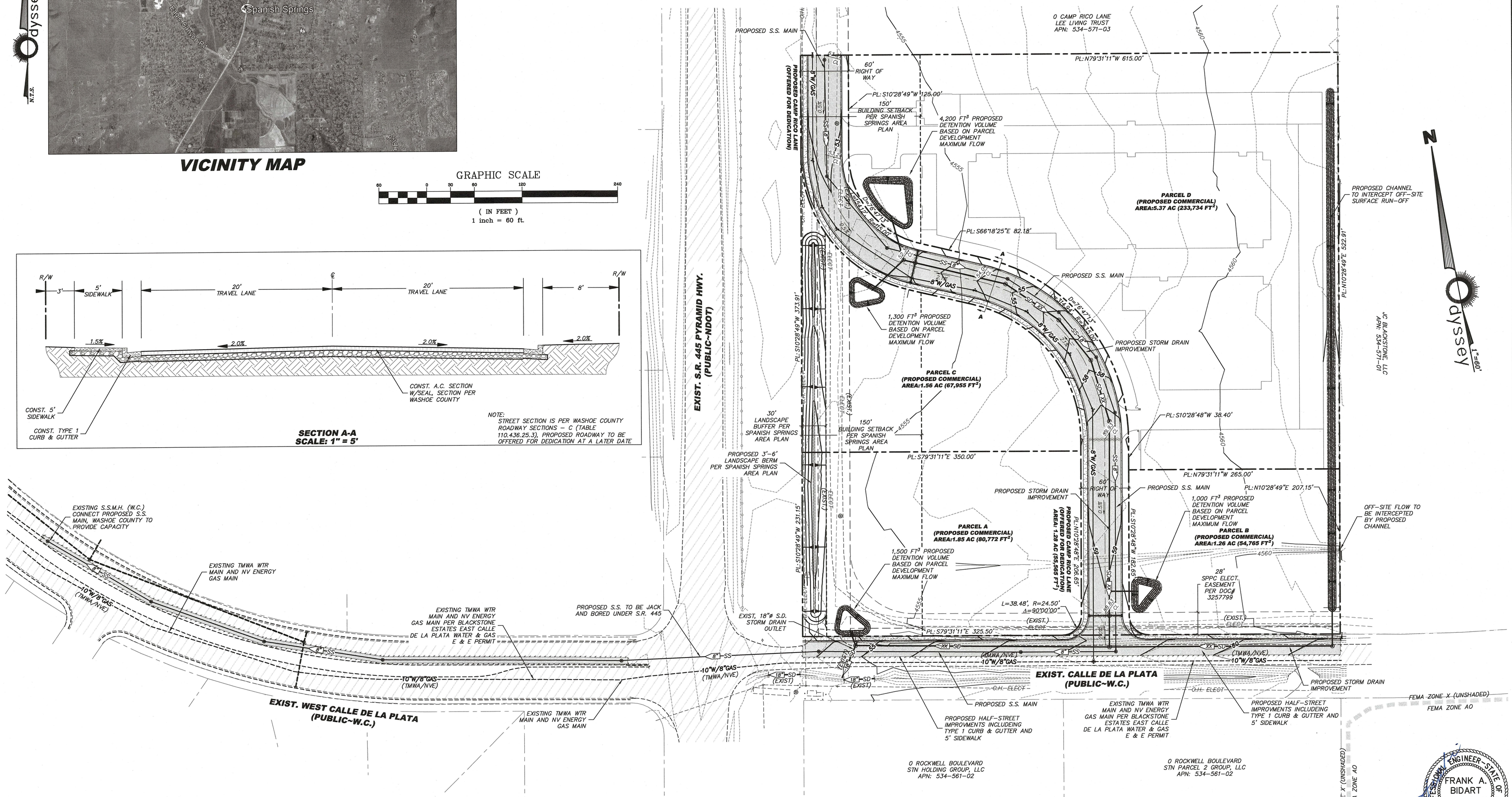
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SECTION A-A
SCALE: 1" = 5'

NOTE:
STREET SECTION IS PER WASHOE COUNTY ROADWAY SECTIONS – C (TABLE 110.436.25.3). PROPOSED ROADWAY TO BE OFFERED FOR DEDICATION AT A LATER DATE



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: JUNE 2019
DRAWN BY: E.C.W.
DESIGNED BY: E.C.W.
CHECKED BY: F.B.

CALLE DE LA PLATA COMMERCIAL
APN: 534–571–02
SITE PLAN
WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359–3303 FAX (775) 359–3329

SCALE
HORIZ. 1"=60'
VERT. N.T.S.
JOB NO. X

SHEET C1.0 OF 1

PROFESSIONAL ENGINEER – STATE OF NEVADA
FRANK A. BIDART
Exp. 12–31–20
CIVIL
No. 10504
6/7/19

H: \DON REESE PYRAMID COMMERCIAL\PRODUCTION DRAWINGS\TENATIVE MAP\1 – SITEPLAN.DWG

WTPM19-0010
EXHIBIT D