

## 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.

<b>Project Information</b>		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			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). n/a			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b> 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:	
<b>Applicant/Developer: Same</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: n/a	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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 13<sup>th</sup>

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



## 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
<b>AREA</b>	<b>TAX RATE</b>		
4000	3.2402000000		
ASSESSED VALUATION			EXEMPTION VALUES
LAND VALUE		16,625	EXEMPTION VALUE <span style="float: right;">0.00</span>
IMPROVEMENT VALUE		0	
<b>TOTAL ASSESSED VALUE</b>		<b>16,625</b>	

### 2016 ACCOUNT SUMMARY

GROSS AD VALOREM TAX	538.69
ABATEMENT AMOUNT	0.00
<small>*ABATEMENT APPLIED LIMITS INCREASE TO 0.2%*</small>	
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
<b>TOTAL AMOUNT BILLED</b>	<b>538.85</b>
<b>LESS PAYMENTS APPLIED</b>	<b>538.85</b>
<b>BALANCE REMAINING</b>	<b>0.00</b>
<b>PRIOR YEAR DELINQUENCIES</b>	<b>0.00</b>
<b>TOTAL BALANCE OWING</b>	<b>\$0.00</b>
<b>Amount good through 05/11/2017</b>	

### 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.

# Property Tax Reminder Notice

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

PIN: 53457102  
 AIN:

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

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](http://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
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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
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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):

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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.
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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.
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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.
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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.
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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>
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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.
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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
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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.
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### 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
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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.

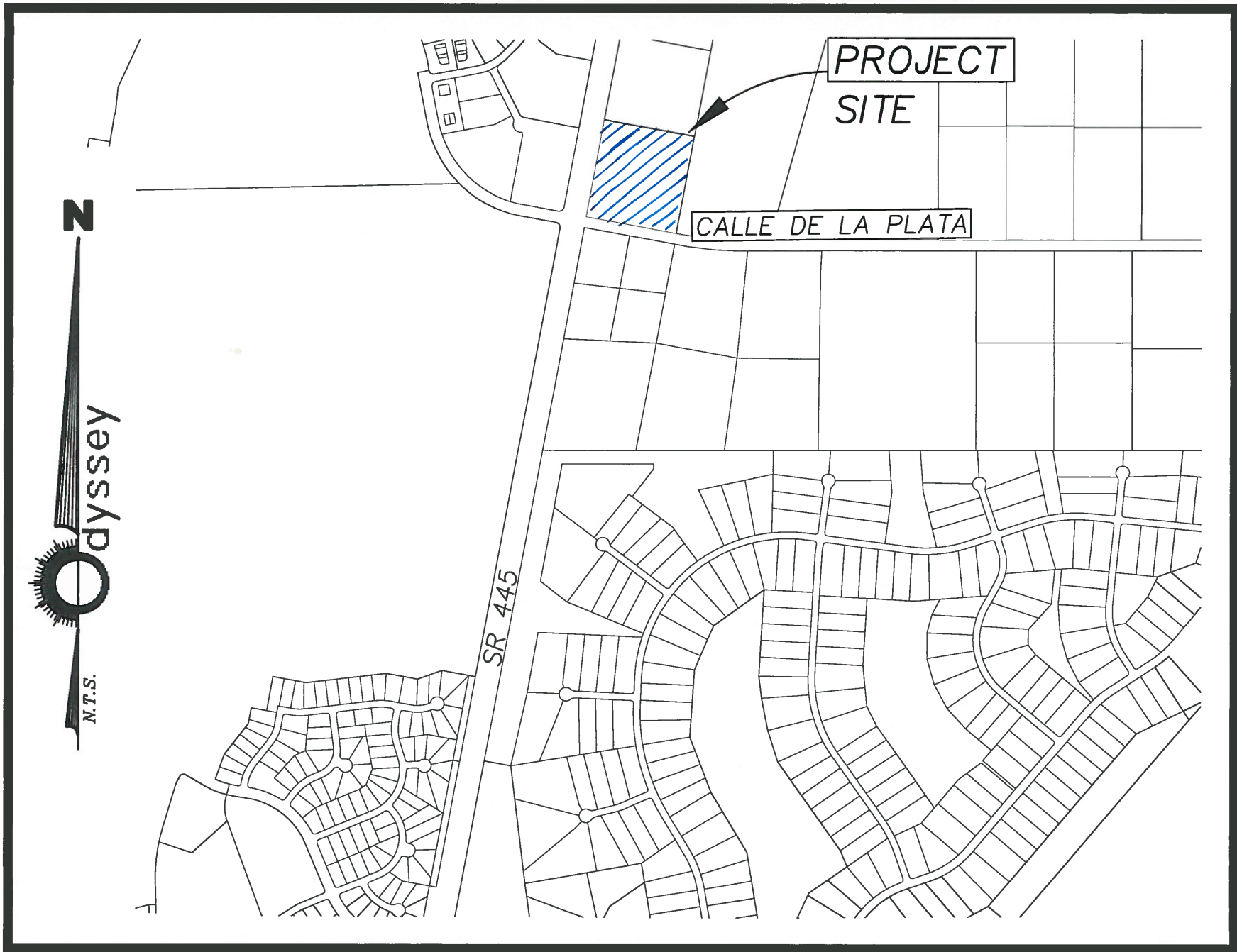
Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator  
% Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator

## Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027

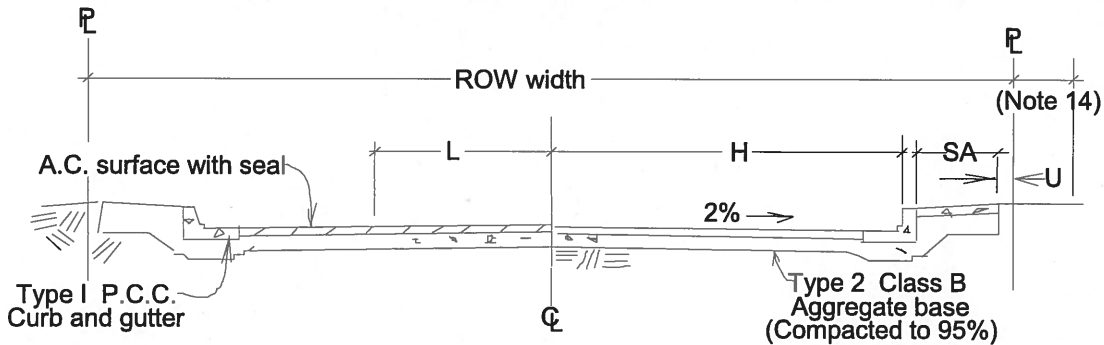
Phone: (775) 328-2325 - Fax: (775) 328-6133



*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.

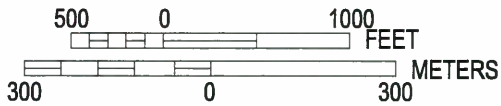
Source: Washoe County Department of Public Works

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

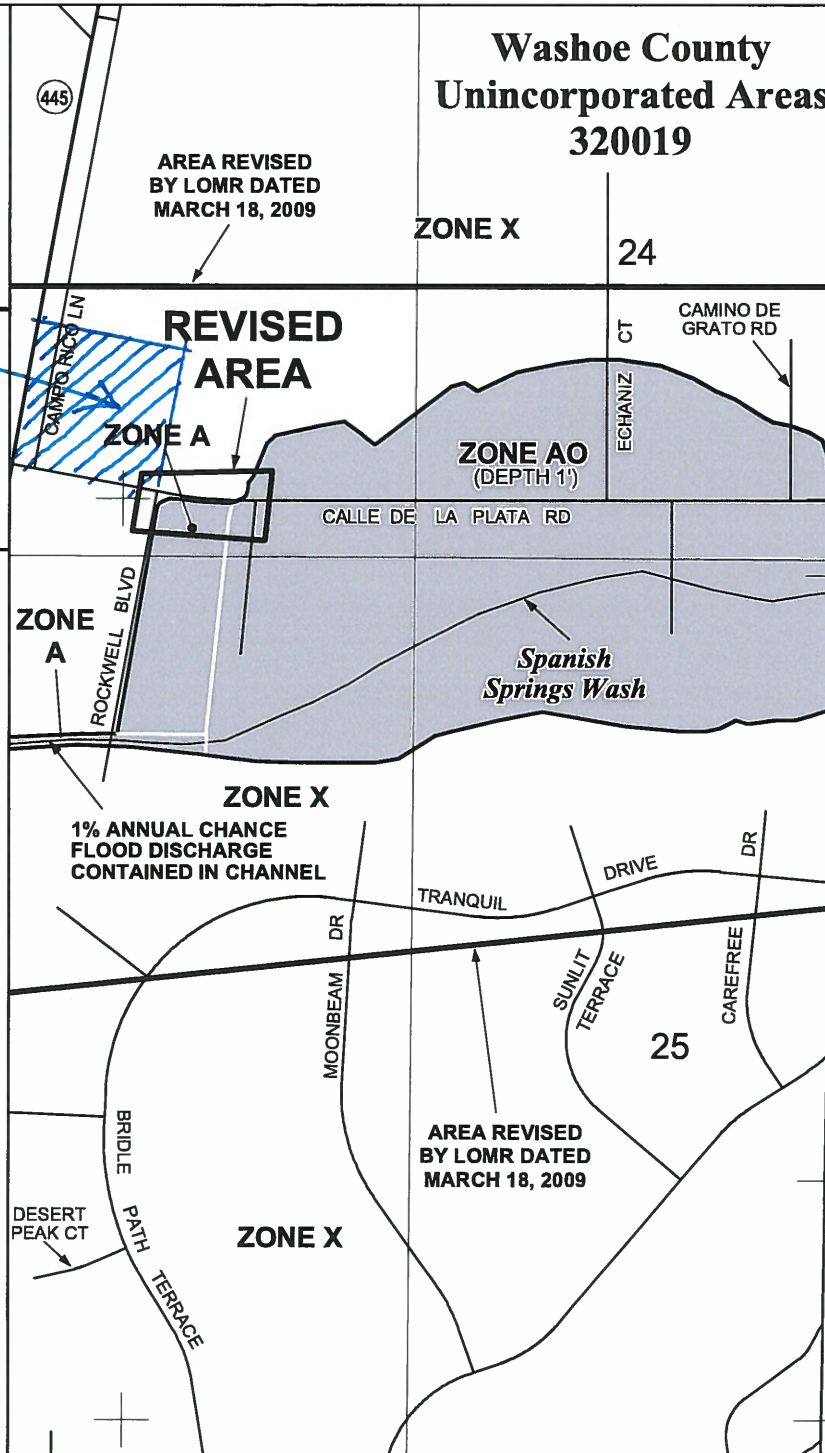


SITE

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](mailto: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
<b>Estimated Cost</b>				<b>\$673,312</b>	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.

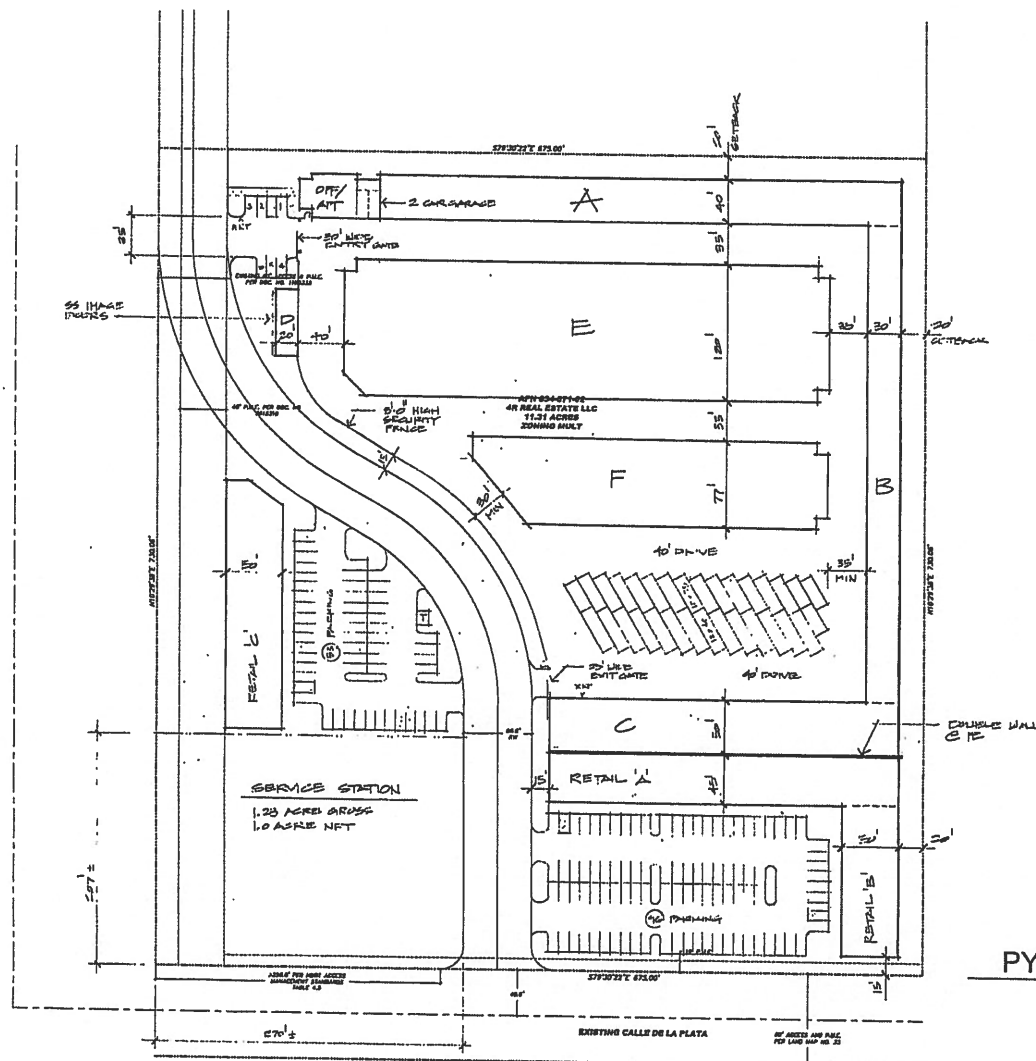
Please call me at (775) 834-8026 if you have questions or need more information.

/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





**PROJECT DATA**

BUILDING A (one story):	19,200 sf
BUILDING B (one story):	12,800 sf
BUILDING C (one story):	15,200 sf
BUILDING D (one story):	1,200 sf
BUILDING E (one story):	50,500 sf
BUILDING F (one story):	31,400 sf
<b>SS SUBTOTAL:</b>	<b>119,100 sf</b>
OFFICE/CAPT (2 story):	3,000 sf
<b>SS TOTAL:</b>	<b>122,100 sf</b>

RETAIL A/B:	19,200 sf
RETAIL C:	19,700 sf
<b>PROJECT TOTAL:</b>	<b>130,650 sf</b>

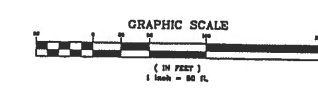
  

RETAIL PARKING REQUIRED:	1 space/200 sf = 149
RETAIL PARKING PROVIDED:	149

RV PARKING: 31 spaces

**PYRAMID/ LA PLATA CENTER**



DATE:	JULY 2014	REV.	DATE	DESCRIPTION	BY	APP'D
DRAWN BY:	P.R.					
DESIGNED BY:	P.R.					
CHECKED BY:	P.R.					

PROJECT X  
 X  
 SITE PLAN  
 WASHINGTON COUNTY, NEVADA  
 SPARKS, NEVADA

3300 ROBERT LANE, SUITE 101, SPARKS, NV 89431  
 (775) 348-3333 FAX (775) 348-3334  
**Odyssey ENGINEERING INCORPORATED**

SCALE  
 HORIZ. 1"=80'  
 VERT. N.T.S.  
 JOB NO.  
 X

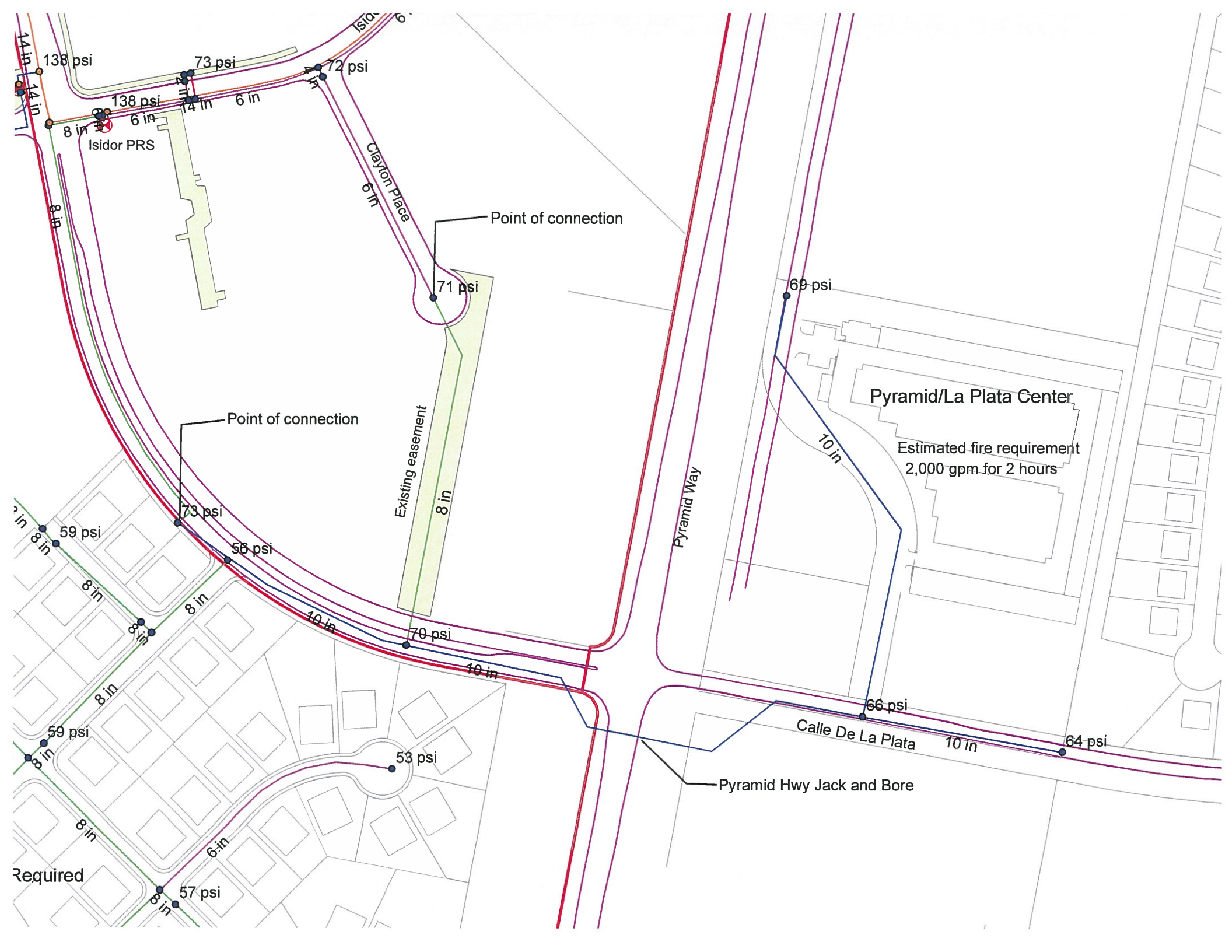
  

SHEET  
 S-1  
 OF  
 X

BY LINDA REESE PYRAMID COMMERCIAL SOURCE DRAWINGS/PRELIMINARY BASED







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 <b>Total Demand at Service Property (lines 1+8)</b>			<b>13.11</b>
10 Less: Prior demand commitments at service property			<b>0.00</b>
11 Less: Other resource credits			<b>0.00</b>
12 <b>Total Credits (lines 10+11)</b>			<b>0.00</b>
13 Subtotal: Required resource dedication/commitment (lines 9-12)			<b>13.11</b>
14 Factor amount (0.11 x Line 13)			1.44
15 No return flow required			<u>0.00</u>
16 <b>TOTAL RESOURCES REQUIRED (lines 13+14+15)</b>			<b><u>14.55</u></b>
17 Price of Water Rights per AF	<span style="border: 1px solid black; padding: 2px;">\$7,500</span>		\$ 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 <b>TOTAL FEES DUE (lines 17+18+19+20)</b>			<b>\$ <u>133,216</u></b>

**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 LAKE 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  
FOM, 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.

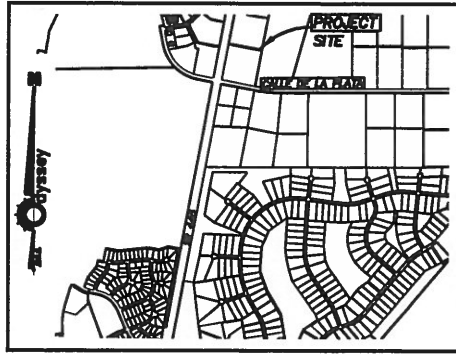
PAIDFUNDING GROUP, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

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. 13927  
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 FOM, 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.

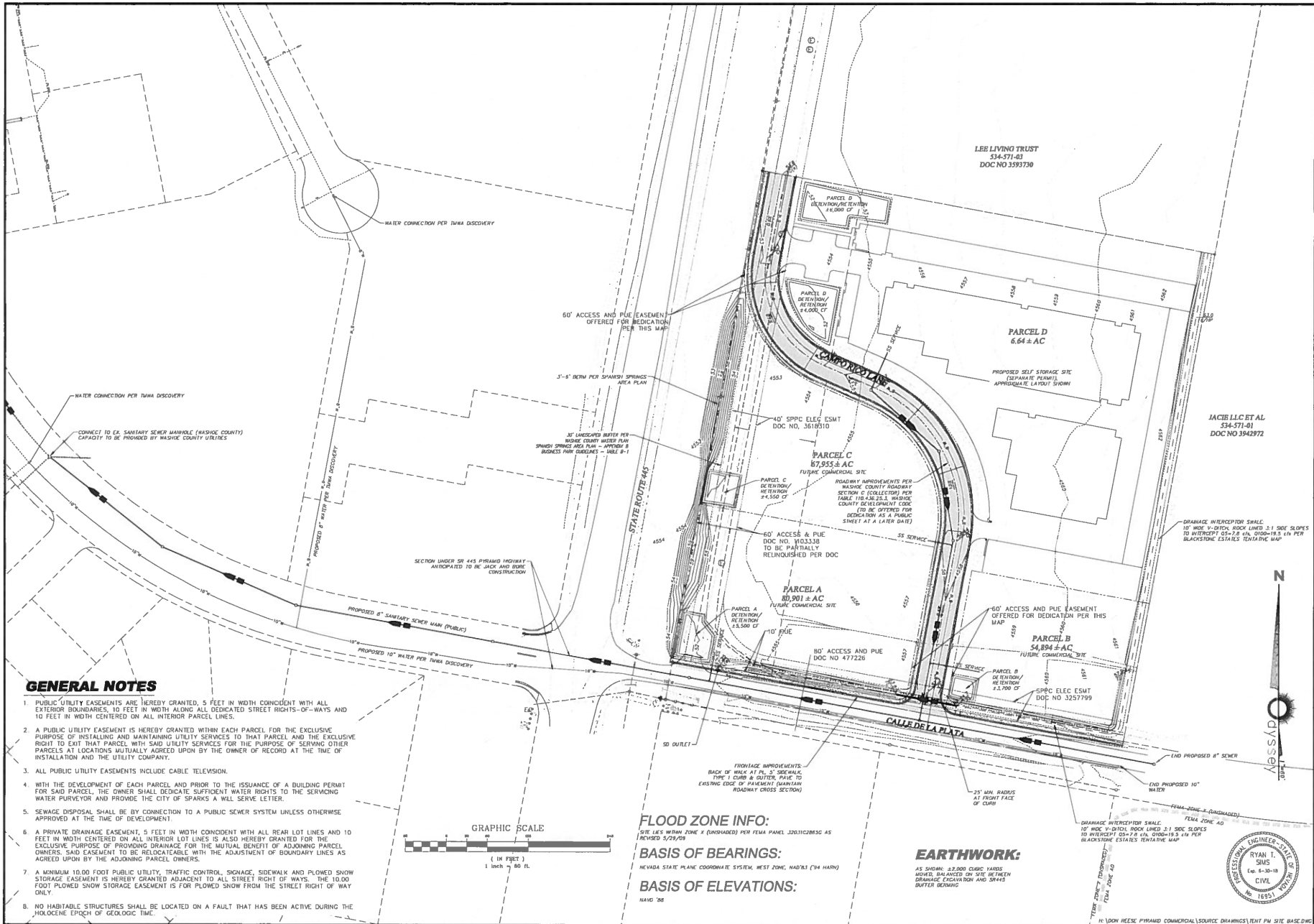


5/19/2017

FILE NO. FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2017, AT _____ MINUTES P.M. O'CONNOR, J.L., OFFICIAL RECORDER OF WASHOE COUNTY, NEVADA LAWRENCE B. BURNETT, COUNTY RECORDER BY _____ DEPUTY	<b>PARCEL MAP</b> FOR <b>4R REAL ESTATE, LLC</b> BEING A DIVISION OF PARCELS 5 OF THE LAMB RETRACT BY THE SOUTHWEST 1/4 OF SECTION 04, T21N, R20E, M.D.M. WASHOE COUNTY NEVADA		SHEET <b>1</b> OF <b>2</b>
	808 ROBERTA LAKE, SUITE 104, SPARKS, NV 89411 (775) 355-3325 odyssey ENGINEERING INCORPORATED		







DATE:	MAY 2017	DESCRIPTION:	BY:	RPT
DRAWN BY:	RFS	DATE:		
DESIGNED BY:	RFS	DATE:		
CHECKED BY:	RFS	DATE:		

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

SPARKS, NEVADA  
 PASADENA COUNTY, NEVADA

**dyssey ENGINEERING INCORPORATED**

488 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
 (702) 361-3300 FAX: (702) 361-3301



**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

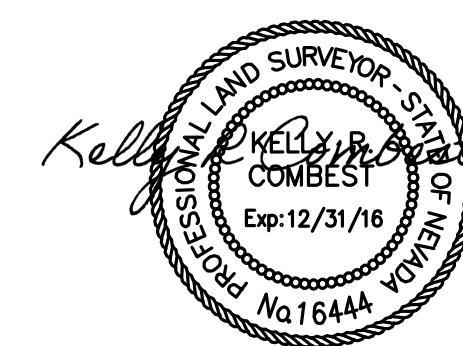
ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

**LEGEND**

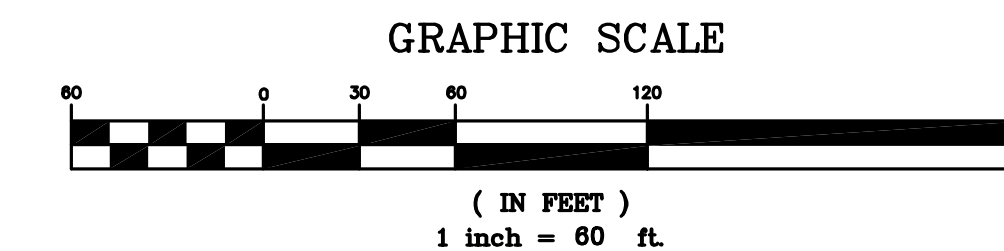
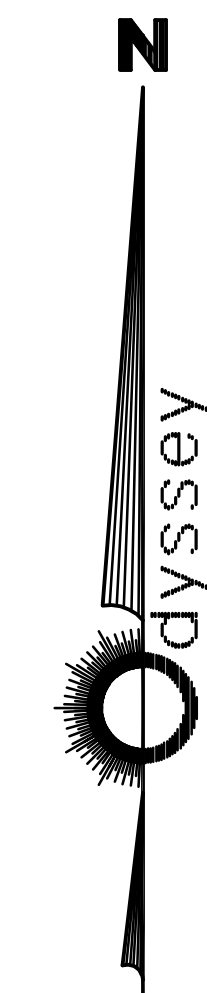
- SET 5/8 REBAR W/CAP OR NAIL/TAG-PLS 16444
- ⊕ FOUND PROPERTY CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- △ WASHOE COUNTY GPS CONTROL STATION
- (R) RADIAL BEARING
- ⊖ POWER POLE
- ⊖ TELEPHONE MANHOLE
- ⊖ ELECTRIC CABINET
- ⊖ NV CABINET
- ⊖ AT&T CABINET
- EDGE OF PAVEMENT
- EXISTING CONCRETE
- (R#) 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
- FENCE

**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



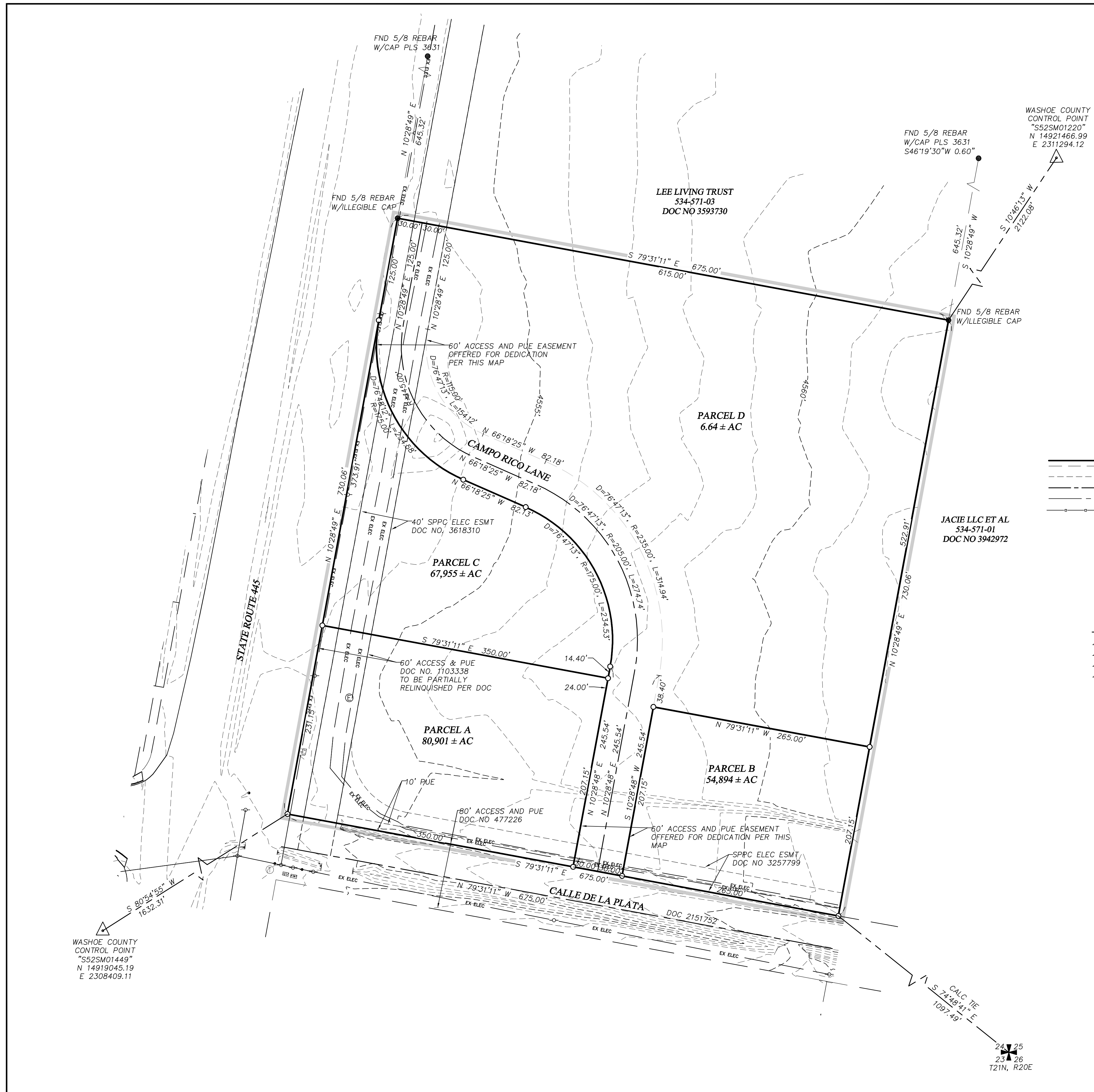
5/15/2017



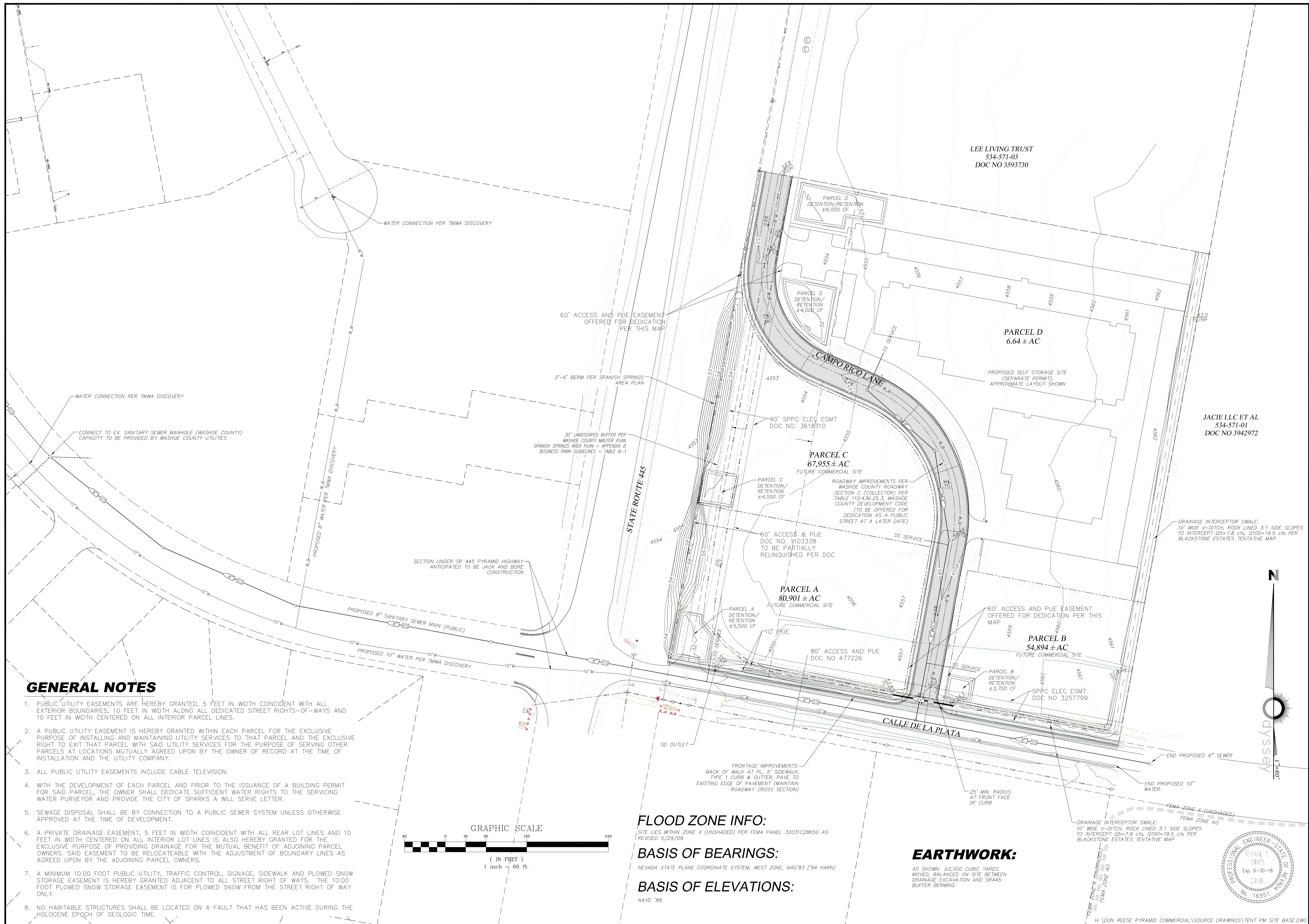
**TOTAL AREA = 11.32 ± ACRES**

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

	SHEET
	1
OF	1

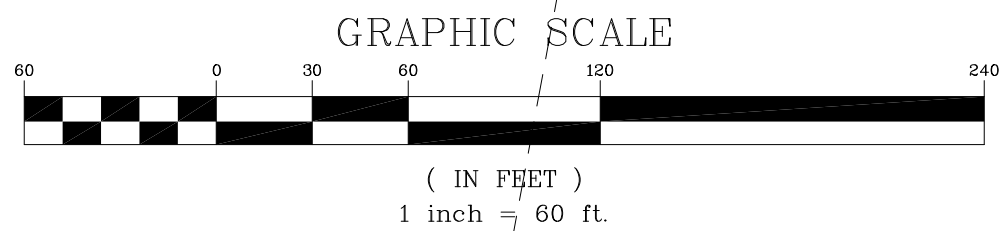


24 25  
23 26  
T21N, R20E



**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.

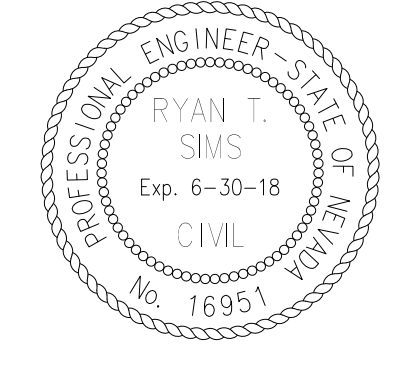


**FLOOD ZONE INFO:**  
 SITE LIES WITHIN ZONE X (UNSHADED) PER FEMA PANEL 32031C2865G AS REVISED 5/29/09

**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



DATE: MAY 2017	DESCRIPTION	BY: APP'D
DRAWN BY: RTS		
DESIGNED BY: RTS		
CHECKED BY: RTS		

CALLE DE LA PLATA COMMERCIAL  
 APN 534-571-02  
 SITE PLAN  
 SPARKS, WASHOE COUNTY, NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
 (775) 359-3303 FAX (775) 359-3304  
 WWW.DYSSEYENGINEERING.COM

**dyssey**  
 ENGINEERING  
 INCORPORATED

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

LEE LIVING TRUST  
 534-571-03  
 DOC NO 3593730

PARCEL D  
 6.64 ± AC

JACIE LLC ET AL  
 534-571-01  
 DOC NO 3942972

PARCEL C  
 67,955 ± AC  
 FUTURE COMMERCIAL SITE

PARCEL A  
 80,901 ± AC  
 FUTURE COMMERCIAL SITE

PARCEL B  
 54,894 ± AC  
 FUTURE COMMERCIAL SITE