

Ladera Ranch

Application to Washoe County for a:

Condition Amendment

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
9480 Double Diamond Parkway, Suite 299
Reno, Nevada 89521



Colin Hayes, P.E.
Vice President
Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, NV 89523

Prepared for:

Mark Jones
Director of Land Acquisition
D.R. Horton
1081 Whitney Ranch Drive
Henderson, NV 89014

December 15, 2016

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Application Materials

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- Property Owner Affidavit w/ Parcel Summary
- Ladera Ranch LLC (Secretary of State Records)
- WC Fee Sheet
- WC Treasurer (Payment Records – 6 sheets)
- Conditions of Approval for TM05-011(dated 7/6/05)

Project Request - This application includes the following request:

- A request for a **Condition Amendment** to vary the front yard and side yard setbacks for the previously approved Ladera Ranch. The project includes multiple zoning districts on the site.

Property Location

The site is located along East Golden Valley Drive at the intersection of Dream Catcher in Golden Valley area of Washoe County on a 291.92 acre site. This includes 113 parcels (see attached list) which consist of 108 recorded undeveloped lots, and 5 raw land parcels.

Reason for the Request

The Condition Amendment is required to allow the builder to deliver the product that they believe is better suited for market and this site. The primary reason for the reduced setbacks is to provide more flexibility of house floor plans with a slightly larger building envelope.

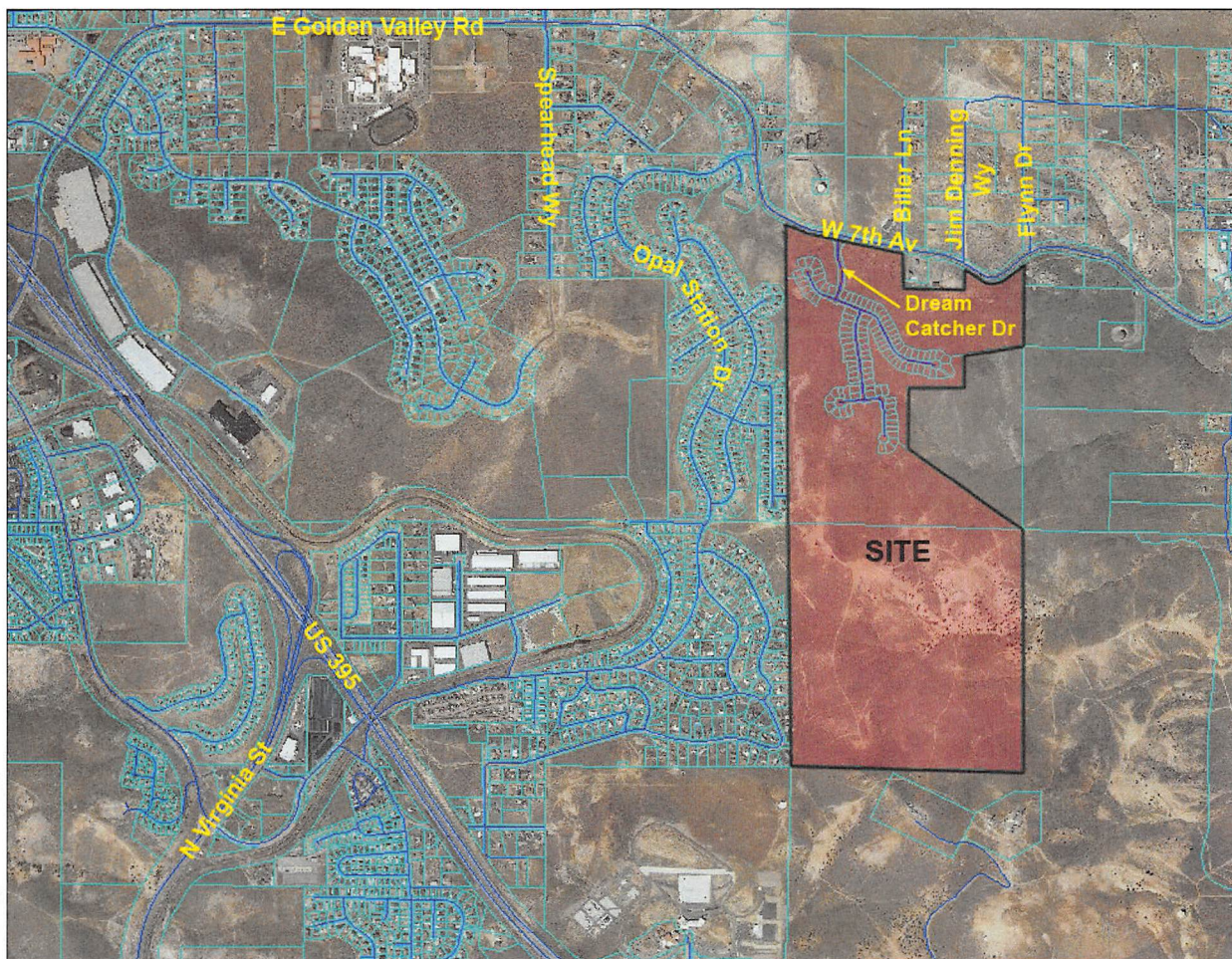


Figure 1 - Vicinity Map

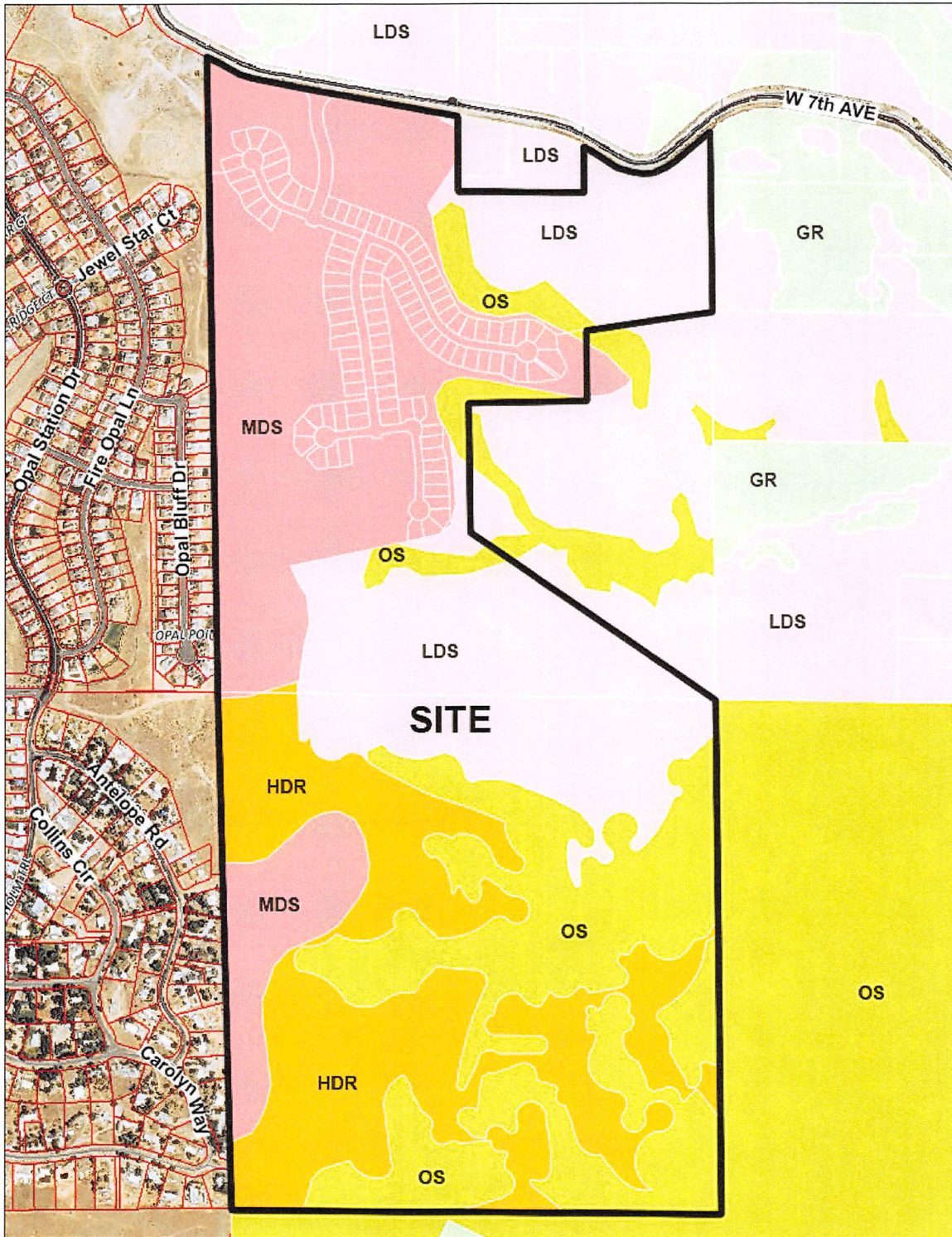


Figure 2 – Existing County Zoning

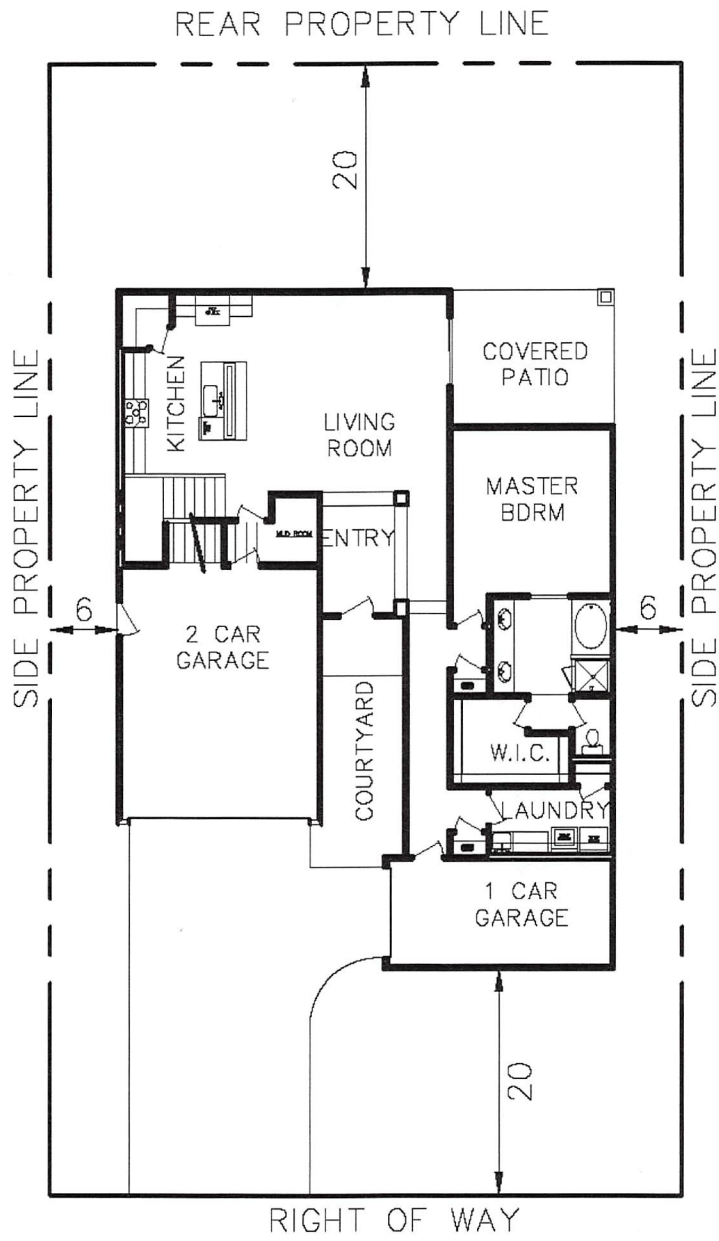


Figure 3 – Proposed Floor Plan with existing Setbacks

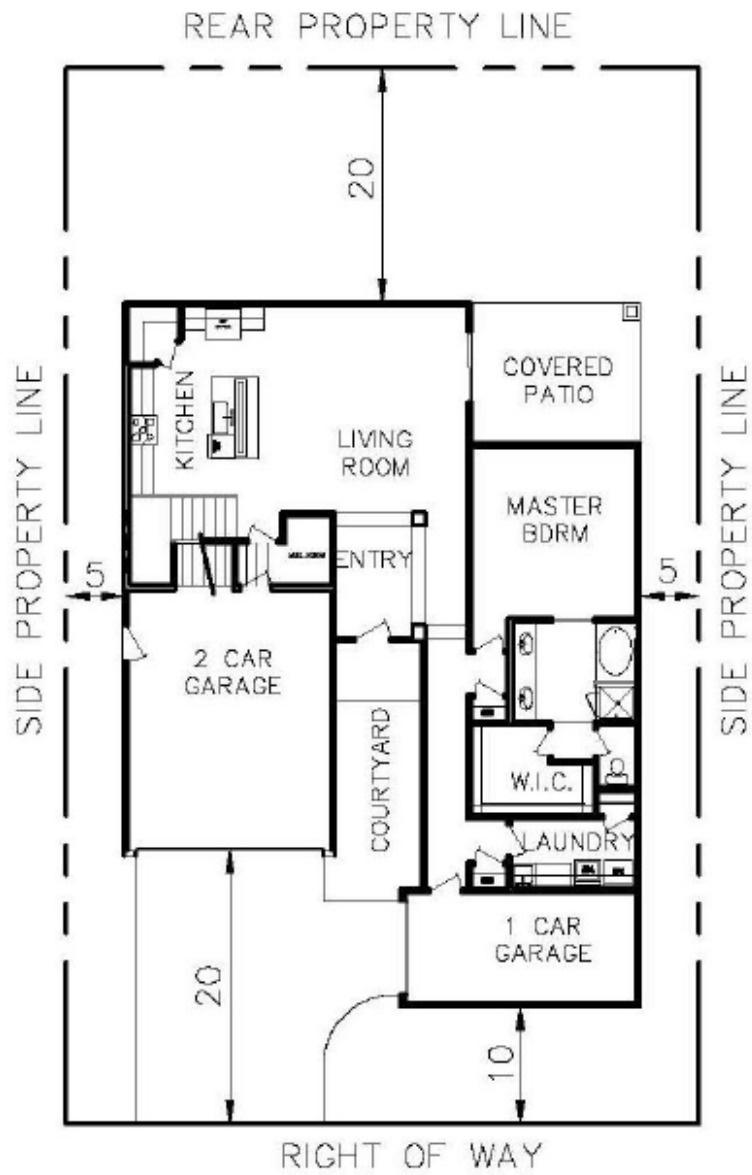
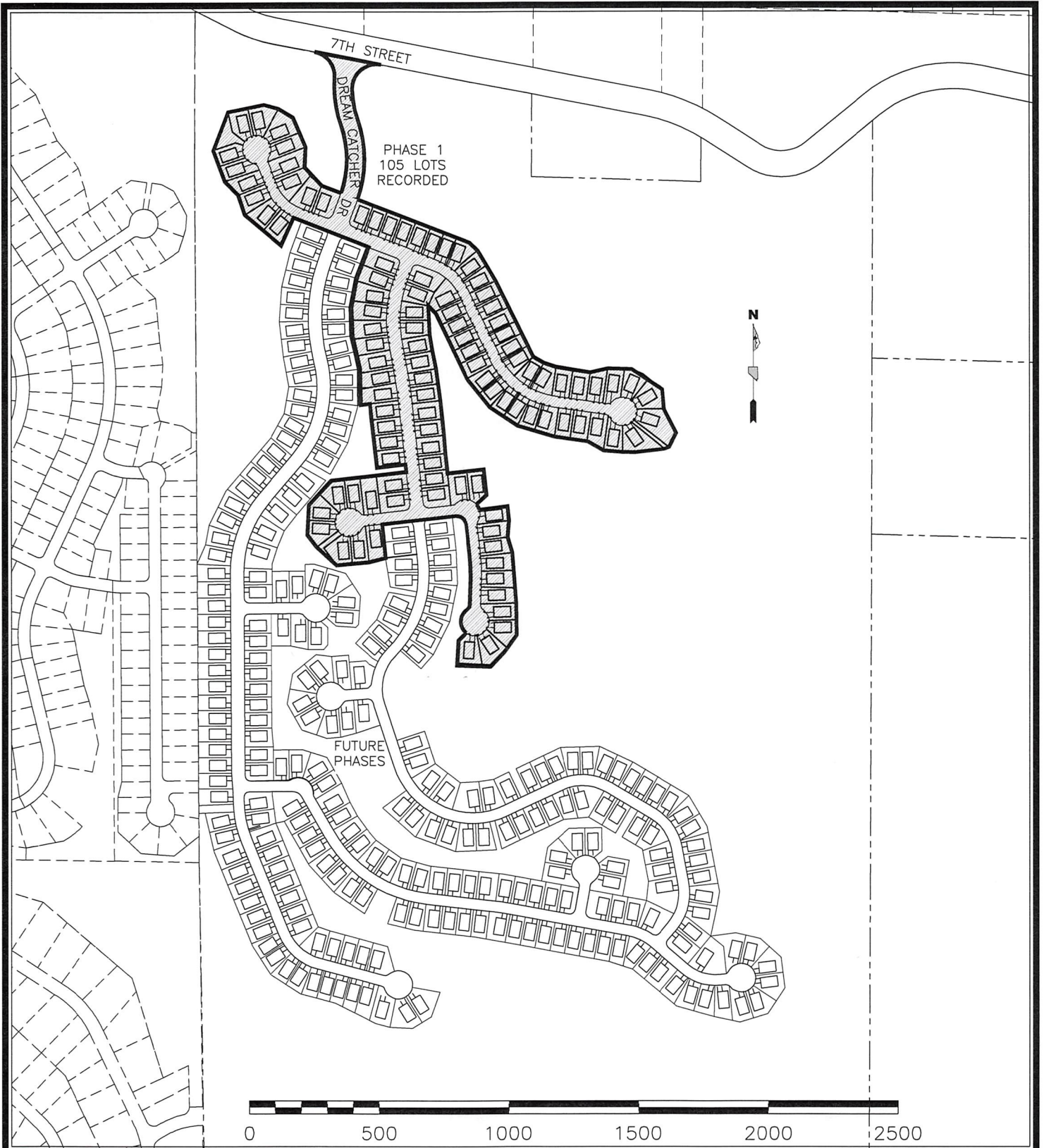


Figure 4 – Proposed Floor Plan with proposed Setbacks



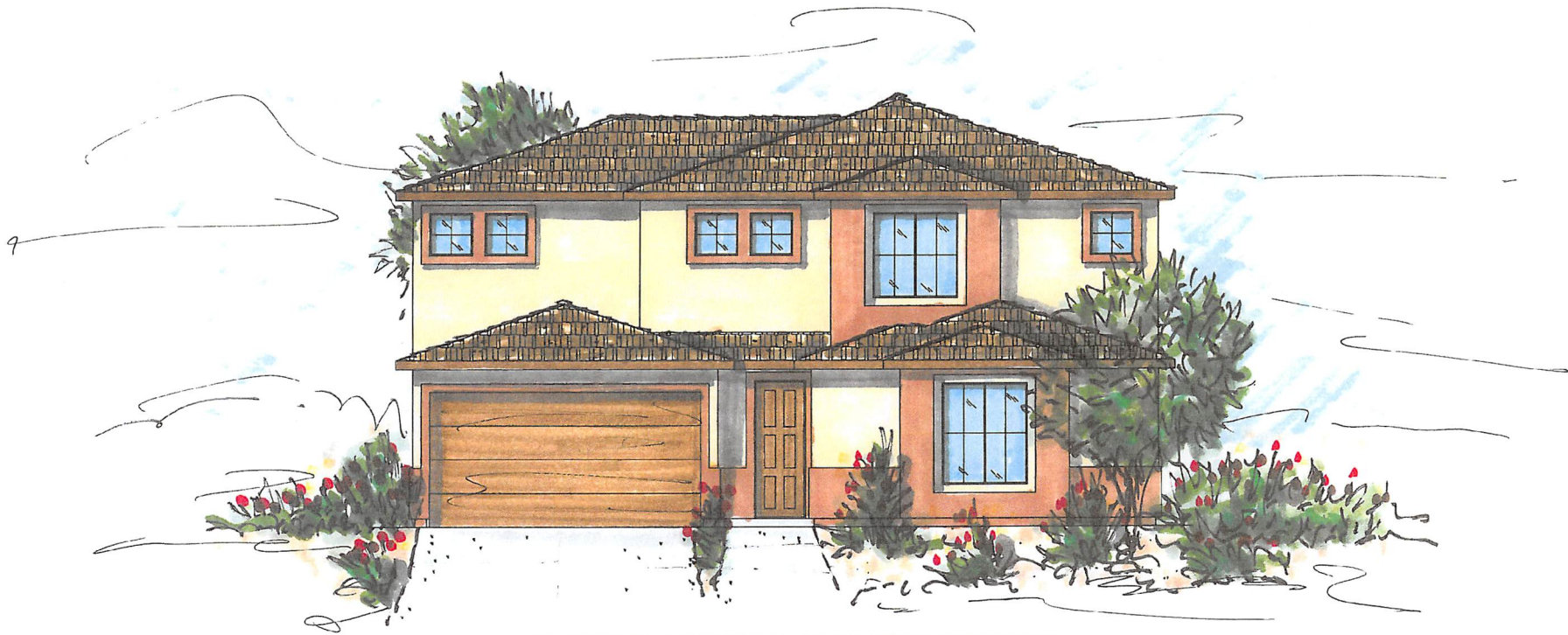
**SITE PLAN
LADERA RANCH
356 LOTS**

SCALE: 1"=500'

Copyright SUMMIT ENG 2016

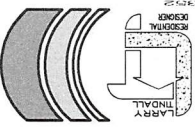


SHEET
1
OF
1



2600 PLAN TYPICAL ELEVATION CONCEPT

SCALE: NTS

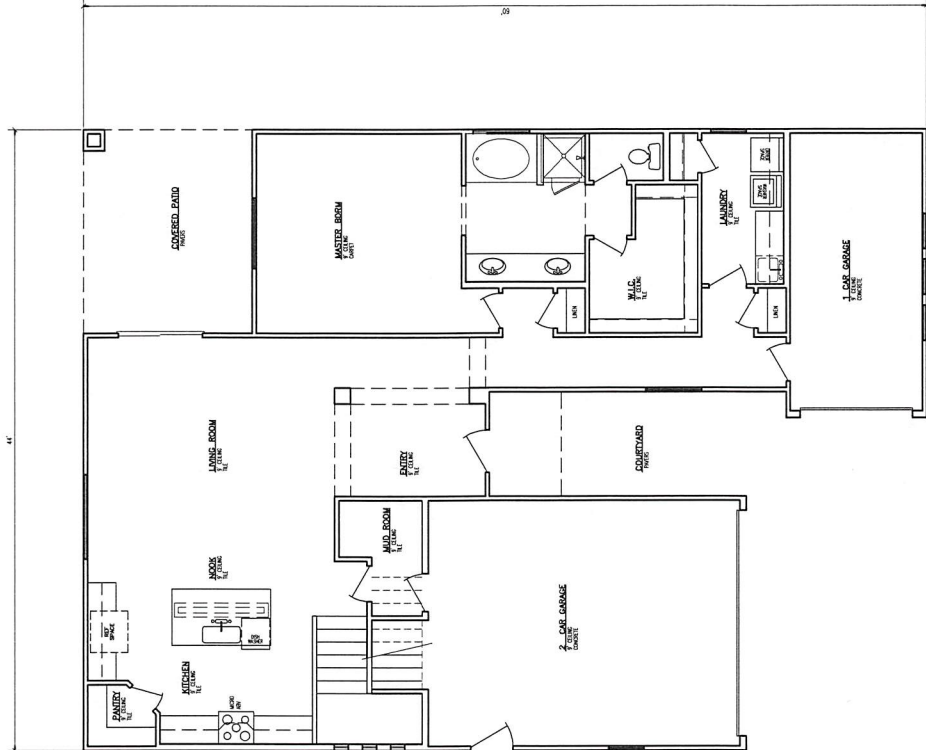


LARRY TINDALL ARCHITECTURAL
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 FAX (702) 890-8252

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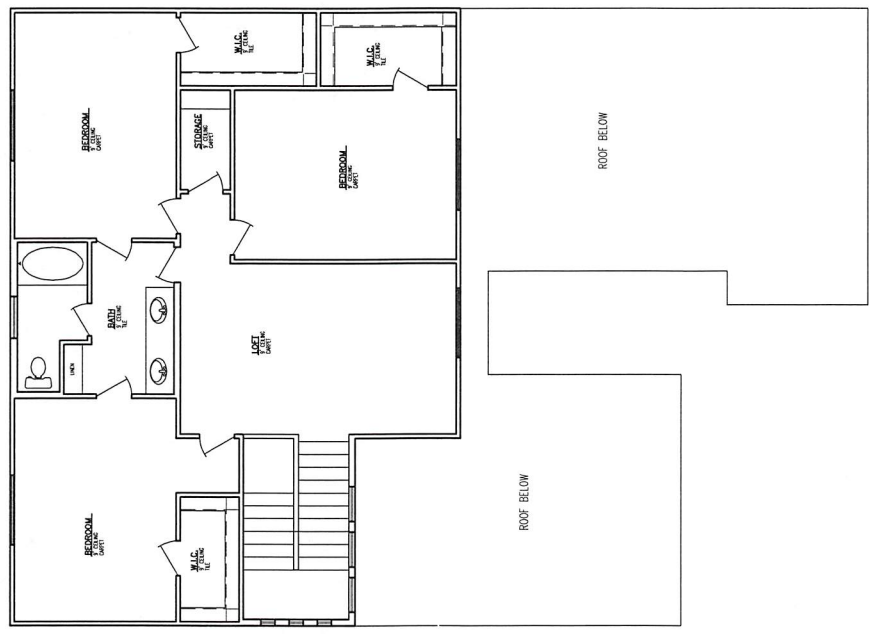
REVISION	DATE	NOTES

FLOORPLANS
 JOB NO.: A010
 FILE NAME: 11-23-18
 UPDATE:
A010

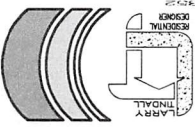


SQUARE FOOTAGE
 LIVING: FIRST FLOOR — 1,399 S.F.
 SECOND FLOOR — 1,201 S.F.
 TOTAL — 2,600 S.F.

FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

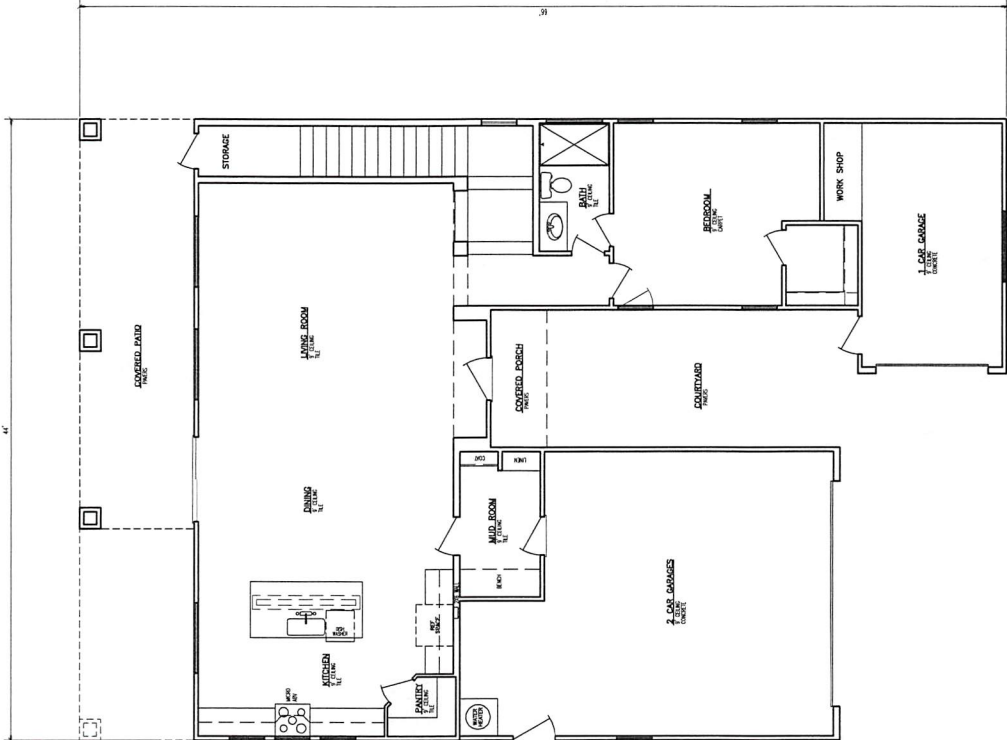


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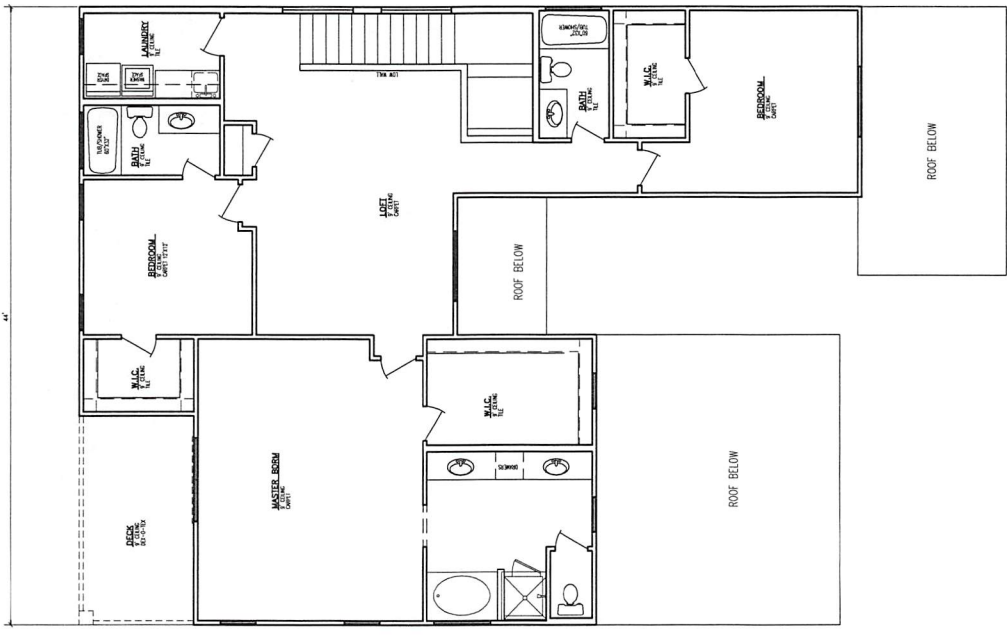
REVISION	DATE	NOTES

FLOOR PLANS
 JOB NO.: A012
 FILE NAME: 11-21-18
 UPDATE: 11-21-18



SQUARE FOOTAGE
 LIVING: FIRST FLOOR — 1285 S.F.
 SECOND FLOOR — 1565 S.F.
 TOTAL — 2850 S.F.

FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

Tentative Map Findings - Section 110.608.25 Findings

Note: The following 11 findings for a Tentative Map shall apply to this request and do not change with granting the request which is a requirement of the condition amendment. All of the following 11 findings can be and should be met with this request.

1. Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
11. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Appendix

Application Materials

WC Development Application

Amendment of Conditions Application

Property Owner Affidavit w/ Parcel Summary

Ladera Ranch LLC (Secretary of State Records)

WC Fee Sheet

WC Treasurer (Payment Records – 6 sheets)

Conditions of Approval for TM05-011(dated 7/6/05)

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Ladera Ranch			
Project Description: A request to amend conditions of approval #1 and #2 for a previously approved Tentative Map that was approved on 7/6/05.			
Project Address: no address given yet			
Project Area (acres or square feet): 291.92 acres			
Project Location (with point of reference to major cross streets AND area locator): E. Golden Valley Road at Dream Catcher Drive (proposed)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
see attached list of 113 APN's	291.92		
Section(s)/Township/Range: S13 T20 R19			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). The main approval was TM05-011 in July of 2005			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Ladera Ranch, LLC - Kelly Burt		Name: KLS Planning & Design	
Address: 2641 Talon Way, Park City UT		Address: 9480 Double Diamond Parkway, Suite 299	
Zip: 84060		Zip: 89521	
Phone: 858-483-5900	Fax: N/A	Phone: 775 852 7606	Fax: 852 7609
Email: Not Available		Email: johnk@klsdesigngroup.com	
Cell: 858-483-5900	Other: N/A	Cell: 775 857 7710	Other: n/a
Contact Person: Kelly Burt		Contact Person: John F. Krmptic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: D.R. Horton, Inc		Name: Summit Engineering Corporation	
Address: 1081 Whitney Ranch Drive, Henderson NV		Address: 5405 Mae Anne Avenue, Reno, NV	
Zip: 89014		Zip: 89523	
Phone: 702 672 1939	Fax: N/A	Phone: 747 8550	Fax: 747 8559
Email: MEJones3@drhorton.com		Email: chayes@summitnv.com	
Cell: 702 672 1939	Other: N/A	Cell: 745-3854	Other: N/A
Contact Person: Mark Jones, P.E.		Contact Person: Colin Hayes, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

a) The amendment is to reduce the side yards from 6' to 5' and the front yard from 20' to 10' for the living portion of the house and the side turned garage, but, the 2-car garage setback will remain at 20'. The reason for the reduced setbacks is to provide more flexibility of house floor plans on a larger building envelope. Also, home buyers find more value is having the extra floor area in the house versus the lot. The side yard, whether 5' or 6' is not usable for a homeowners, however, the extra 1' on each side of the house is of interest and value to homeowners

b) We are requesting an amendment to condition #1 and #2.

c) The existing and proposed conditions read as follows:

Condition #1:

Minimum Front Yard = 20' (existing), Minimum front yard = 10' to the house and/or side turned garage and 20' to the garage facing the street (proposed)

Minimum Side Yard = 6' (existing), Minimum side yard = 5' (proposed)

Condition #2: (Existing)

The minimum side yard setback for all dwellings within this subdivision shall be six feet. The minimum front and rear yard setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

Condition #2: (Proposed)

The minimum side yard setback for all dwellings within this subdivision shall be five feet. The minimum front yard setbacks shall be 10' to the house and/or side turned garage and the garage facing the street/rear yard setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

There are essentially no potential public health, safety, or welfare impacts associated with granting the amendment. The setbacks are requested to deliver a product that the builder believes is desired on these lot sizes at this location. The request is supported by market analysis for single family housing product that is preferred in the region. The side yard setback gives the builder more flexibility with product footprints on a given lot and the ability to meet the customer demand in offering such options. The front yard setback will positively add community character as a basic design feature that is necessary to enhance the street scene by varying building planes and hiding garages that face the street.

The amendment will have no impacts on the required findings as the project was approved. Those findings are as follows and exactly as they were in the original approval. A copy of the Tentative Map Findings is included in the application however, the applicant.

Property Owner Affidavit

Applicant Name: D.R. Horton

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, Kelly Burt
(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): See attached Exhibit "A"

Printed Name Kelly Burt

Signed [Signature]

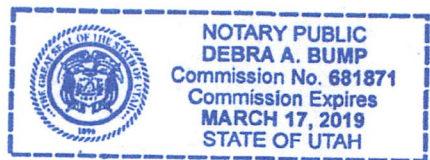
Address 2041 Talon Way
Park City UT 84060

Subscribed and sworn to before me this
12 day of December, 2016

[Signature]
Notary Public in and for said county and state

My commission expires: 3/17/2019

(Notary Stamp)



*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

EXHIBIT "A"

All that certain real property situated in the City of **Reno**, County of **Washoe**, State of **NEVADA**, described as follows:

105 lots ("Final Map Lots") on a final map recorded as Document No. 3542043 in the office of the Washoe County Recorder ("Final Map"), and approximately 267.6 acres of raw land with an approved tentative map ("Tentative Map") of 251 additional lots ("Tentative Map Lots") (APN's: 502-250-05, 502-700-01 thru -03, 502-700-06, 502-711-01 thru -14, 502-712-01 thru -09, 502-721-01 thru -13, 502-722-01 thru -46, 502-731-01 thru -10 and 502-732-01 thru -16)

Ladera Ranch Parcels

APN	Area (in acres)
<u>Raw Land</u>	
502-700-01	5.047
502-700-02	64.92
502-700-03	7.286
502-700-06	32.55
502-250-05	157.79
Subtotal	267.593
<u>Recorded lots</u>	
1st Final Map with R-O-W ¹	24.33
Total	291.92

Total project area of 291.92 acres includes 105 lots on a final map plus 3 right-of-way parcels (24.33 acres) recorded as Document No. 3542043 in the office of the Washoe County Recorder and approximately 267.59 acres of raw land with an approved tentative map of 251 additional lots

Recorded Lots¹

APN's:

502-711-01 thru 14;
502-712-01 thru 09,
502-721-01 thru 13,
502-722-01 thru 46,
502-731-01 thru 10, and
502-732-01 thru 16
3 Right of way APN's

Total = 108 lots

LADERA RANCH, LLC

Business Entity Information			
Status:	Active	File Date:	8/12/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0416972014-7
Qualifying State:	NV	List of Officers Due:	8/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20141517727	Business License Exp:	8/31/2017

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	PARACORP INCORPORATED	Address 1:	318 N CARSON ST #208
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - 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 - KELLY BURT			
Address 1:	2641 TALON WAY	Address 2:	
City:	PARK CITY	State:	UT
Zip Code:	84060	Country:	USA
Status:	Active	Email:	

[-] Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20140580584-47	# of Pages:	1
File Date:	8/12/2014	Effective Date:	
(No notes for this action)			

Action Type:	Initial List		
Document Number:	20140689987-14	# of Pages:	1
File Date:	9/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150384918-41	# of Pages:	1
File Date:	8/28/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160381994-23	# of Pages:	1
File Date:	8/29/2016	Effective Date:	
(No notes for this action)			

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039 Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

Back to Account Detail Change of Address

Washoe County Parcel Information		
Parcel ID 50225005	Status Active	Last Update 12/15/2016 2:09:44 AM
Current Owner: LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District 4020	Geo CD:	
Legal Description Section 24 Township 20 SubdivisionName _UNSPECIFIED Range 19		

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$474.07	\$0.00	\$0.00	\$474.07
INST 4	3/6/2017	2016	\$474.07	\$0.00	\$0.00	\$474.07
Total Due:			\$948.14	\$0.00	\$0.00	\$948.14

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$477.00	(\$382.86)	\$94.14
Sun Valley GID	\$515.16	(\$413.49)	\$101.67
Truckee Meadows Fire Dist	\$1,515.16	(\$1,216.15)	\$299.01
Washoe County	\$3,904.90	(\$3,134.30)	\$770.60
Washoe County Sc	\$3,194.48	(\$2,564.05)	\$630.43
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$9,607.14	(\$7,710.85)	\$1,896.29

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016085817	B16.114872	\$474.07	9/30/2016
2016	2016085817	B16.70799	\$474.08	8/24/2016

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Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
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Email: tax@washoecounty.us

Bill Detail

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[Change of Address](#)

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Washoe County Parcel Information		
Parcel ID 50271114	Status Active	Last Update 12/15/2016 2:09:44 AM
Current Owner: LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130	SITUS: 1840 DREAM CATCHER CT WASHOE COUNTY NV	
Taxing District 4020	Geo CD:	
Legal Description		
Township 20 Section Lot 1 Block Range 19 SubdivisionName LADERA RANCH PHASE 1		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$2.95	(\$1.41)	\$1.54
Sun Valley GID	\$3.18	(\$1.52)	\$1.66
Truckee Meadows Fire Dist	\$9.36	(\$4.46)	\$4.90
Washoe County	\$24.11	(\$11.51)	\$12.60
Washoe County Sc	\$19.73	(\$9.41)	\$10.32
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$59.77	(\$28.31)	\$31.46

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016167615	B16.71027	\$31.46	8/24/2016

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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Reno, NV 89520-3039

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Tammi Davis

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Parcel ID	Status	Last Update
50273110	Active	12/15/2016 2:09:44 AM
Current Owner: LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		SITUS: 1870 FLINT SPRINGS CT WASHOE COUNTY NV
Taxing District 4020	Geo CD:	
Legal Description		
Township 20 Section Lot 105 Block Range 19 SubdivisionName LADERA RANCH PHASE 1		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$2.95	(\$1.41)	\$1.54
Sun Valley GID	\$3.18	(\$1.52)	\$1.66
Truckee Meadows Fire Dist	\$9.36	(\$4.46)	\$4.90
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Washoe County Sc	\$19.73	(\$9.41)	\$10.32
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$59.77	(\$28.31)	\$31.46

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016167656	B16.71881	\$31.46	8/24/2016

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Reno, NV 89520-3039

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This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

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Washoe County Parcel Information		
Parcel ID 50270002	Status Active	Last Update 12/15/2016 2:09:44 AM
Current Owner: LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		SITUS: 0 QUAIL RIDGE CT WCTY NV
Taxing District 4020	Geo CD:	
Legal Description Lot E Township 20 SubdivisionName LADERA RANCH PHASE 1 Range 19		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$257.30	\$0.00	\$0.00	\$257.30
INST 4	3/6/2017	2016	\$257.30	\$0.00	\$0.00	\$257.30
Total Due:			\$514.60	\$0.00	\$0.00	\$514.60

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$51.08	\$0.00	\$51.08
Sun Valley GID	\$55.17	\$0.00	\$55.17
Truckee Meadows Fire Dist	\$162.26	\$0.00	\$162.26
Washoe County	\$418.17	\$0.00	\$418.17
Washoe County Sc	\$342.10	\$0.00	\$342.10
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$1,029.22	\$0.00	\$1,029.22

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016167600	B16.114871	\$257.31	9/30/2016
2016	2016167600	B16.70800	\$257.31	8/24/2016

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

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To submit your address change online [click here](#)

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Address change requests may also mailed to:
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Washoe County Parcel Information		
Parcel ID 50270005	Status Active	Last Update 12/15/2016 2:09:44 AM
Current Owner: SUN VALLEY GENERAL IMPR DIST 5000 SUN VALLEY BLVD SUN VALLEY, NV 89433		SITUS: 0 WAINSCOTT DR WCTY NV
Taxing District 4020	Geo CD:	
Legal Description		
Lot A Township 20 SubdivisionName LADERA RANCH PHASE 1 Range 19		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$160.28	(\$160.28)	\$0.00
Sun Valley GID	\$173.10	(\$173.10)	\$0.00
Truckee Meadows Fire Dist	\$509.12	(\$509.12)	\$0.00
Washoe County	\$1,312.09	(\$1,312.09)	\$0.00
Washoe County Sc	\$1,073.39	(\$1,073.39)	\$0.00
Total Tax	\$3,227.98	(\$3,227.98)	\$0.00

Payment History
No Payment Records Found

Pay By Check

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WASHOE COUNTY TREASURER

Mailing Address:
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Reno, NV 89520-3039

Overnight Address:
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Washoe County Parcel Information		
Parcel ID	Status	Last Update
50270006	Active	12/15/2016 2:09:44 AM
Current Owner: LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		SITUS: 0 DREAM CATCHER DR WCTY NV
Taxing District 4020	Geo CD:	
Legal Description Lot B Range 19 Township 20 SubdivisionName LADERA RANCH PHASE 1		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$0.00	\$0.00	\$0.00
Sun Valley GID	\$0.00	\$0.00	\$0.00
Truckee Meadows Fire Dist	\$0.00	\$0.00	\$0.00
Washoe County	\$0.00	\$0.00	\$0.00
Washoe County Sc	\$0.00	\$0.00	\$0.00
Total Tax	\$0.00	\$0.00	\$0.00

Payment History
No Payment Records Found

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Letter to: LaDera Ranch 390, LLC
 Subject: Tentative Subdivision Map No. TM05-011
 Date: July 8, 2005
 Page: 5

GENERAL CONDITIONS

1. The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	MDS, LDS, HDR
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet / 2 story maximum, daylight basements are allowed

Notes: Variances to these standards may be processed per Washoe County Code. The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
 Where/How Condition is Satisfied: _____

2. The minimum side yard setback for all dwellings within this subdivision shall be six feet. The minimum front and rear setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
 Where/How Condition is Satisfied: _____

3. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
 Where/How Condition is Satisfied: _____