



Division of Land into Large Parcels Administrative Review Staff Report

Staff Report Date: June 13, 2016

Subject: Division of Land into Large Parcels Case Number DL16-0002
Applicant: Scannell Properties #249, LLC
Summary: Divide a ±117.65-acre parcel into two separate parcels of ±71.9-acres and ±45.75-acres

Recommendation: Approval with Conditions

Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3608
kmullin@washoecounty.us

Approved by: Bill Whitney, Planning and Development Division Director
Washoe County Community Services Department
775.328.3617
bwhitney@washoecounty.us

Description

Division of Land into Large Parcels Case Number DL16-0002 (Mustang Business Park) –
To divide one existing ±117.65-acre parcel into two separate parcels of ±71.9-acres and ±45.75-acres.

- Applicant/Property Owner: Scannell Properties #249, LLC
- Consultant: US Geomatics
- Location: 12501 Mustang Road, approximately ½ mile southeast of its intersection with Interstate 80
- Assessor's Parcel Number: 084-370-02
- Parcel Size: ±117.65
- Master Plan Category: Industrial
- Regulatory Zone: Industrial
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Article 612, *Division of Land into Large Parcels*
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 15 and 16, T19N, R21E, MDM, Washoe County, NV

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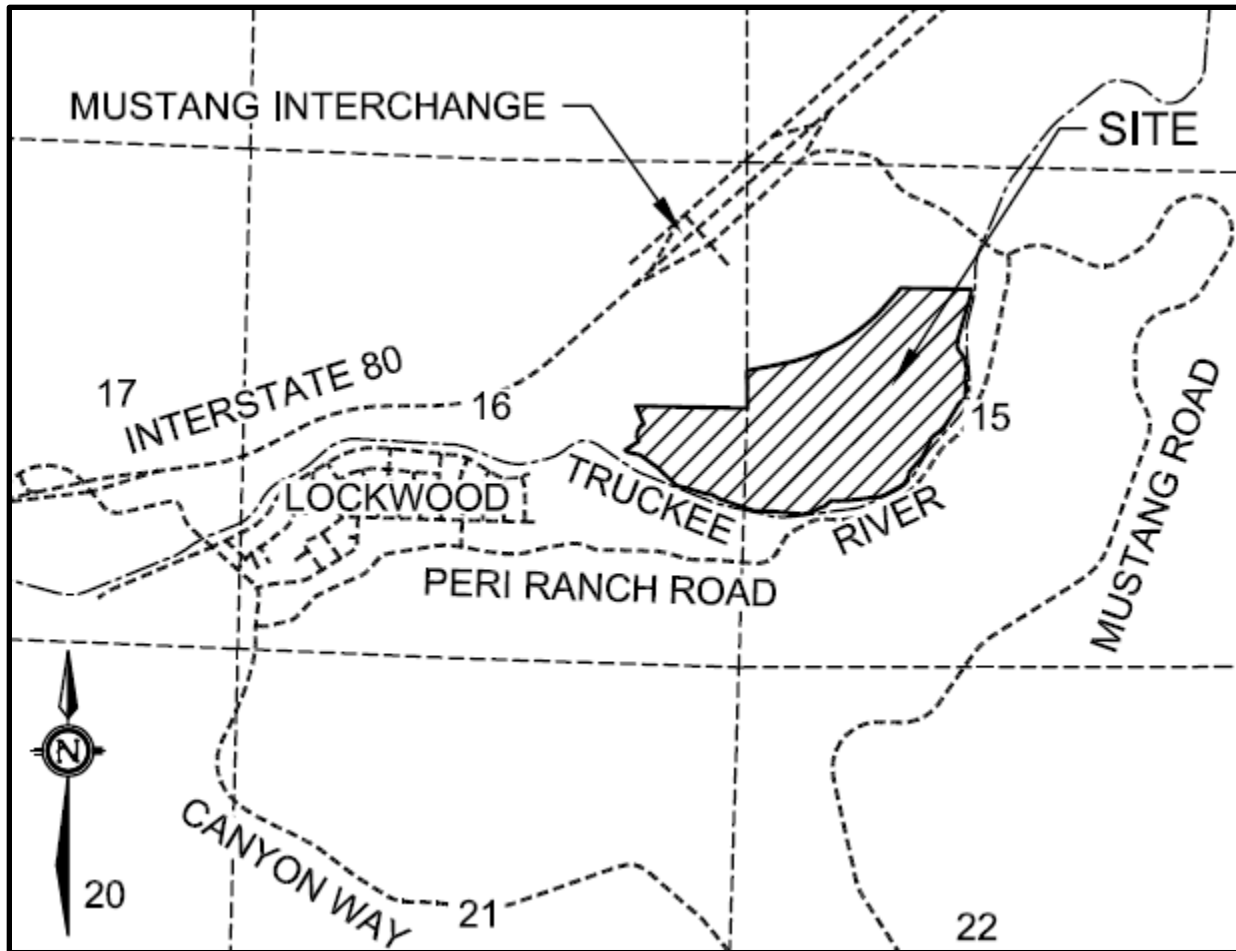
Conditions of Approval Exhibit A
Agency Comments..... Exhibit B
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Administrative Review of Division of Land into Large Parcels

The purpose of an administrative review of a division of land into large parcels is to provide for the evaluation of an application request to divide or merge and re-subdivide existing parcels into 40 acres or larger, including any roads or easements.

The Director of Planning and Development may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects. Prior to approving an application for a division of land into large parcels, the Director of Planning and Development must find that the proposal meets all of the required findings as listed under Section 110.612.20 of the Washoe County Development Code.

If the Director of Planning and Development approves the division of land into large parcels, the applicant, upon fulfillment of any conditions of approval, may file a final map with the Planning and Development Division. The final map must be filed with Planning and Development no later than one year after the application was first filed with Planning and Development for the division of land into large parcels.



Vicinity Map

The subject parcel is located in the East Truckee Canyon at 12501 Mustang Road, approximately ½ mile southeast of its intersection with Interstate 80.



Land Use Requirements

Division of Land into Large Parcels Case Number DL16-0002 proposes to divide one 117.65-acre parcel into two smaller parcels of ± 45.75 acres and ± 71.9 acres. The proposed division meets the requirements for divisions of land into large parcels, as well as for the Industrial (I) regulatory zone.

- **Minimum Lot Size**
Required: 40 acres (for Division of Land into Large Parcels)
Proposed: 45.75-acres
- **Minimum Average Lot Width**
Required: 100 feet (I)
Proposed: Meets minimum lot width requirements
- **Number of Parcels**
Maximum allowed: 2 (for Division of Land into Large Parcels)
Proposed: 2

Grading and building permits to develop the subject parcel have already been submitted to Washoe County's Building and Safety Division. The minimum required front and rear setbacks for the Industrial regulatory zone are 15-feet, while the minimum required side yard setback is 10-feet. As reflected in Exhibit D, the closest proposed structure is 49-feet from the new property line. Therefore, the proposed new property lines will not cause existing or proposed structures to violate setback requirements.

Water and Sewer

The subject site is located outside the boundaries of the Truckee Meadows Service Area. However, the applicant has indicated that water will be provided by the Truckee Meadows Water Authority (TMWA), and as of April 22, 2016, the parcel became the subject of an annexation agreement into TMWA's water service area. The Washoe County Health District has also included conditions of approval requiring submittal of a complete water system plan and Water Project that conforms to state regulations.

The Health District has also conditioned that existing septic systems be abandoned and that a commercial facility sewage disposal system be submitted for review and approval by the State of Nevada's Division of Environmental Protection.

Development Suitability Constraints

According to the Truckee Canyon Area Plan Development Suitability Map, this parcel does not contain any inventoried development constraints. However, it is directly adjacent to the Truckee River and portions of the parcel are located within a floodway (FEMA Zone AE). Article 222, *Truckee Canyon Area*, also includes Truckee River Corridor Standards that affect the subject property. These include, but are not limited to, the prohibition of structures within the 100-year floodplain and within 300-feet of the centerline of the Truckee River, and the requirement to submit a water quality report ensuring that proposed uses will not negatively impact the quality of the river.

A grading special use permit to develop the property was authorized in 2015 (Case No. SB15-001). However, should access to the parcels require additional grading that exceeds the limits laid out in Washoe County Development Code Article 438, *Grading Standards*, a new special use permit for grading will be required, as indicated in the conditions of approval.

East Truckee Canyon Citizen Advisory Board (CAB)

Article 612 of the Washoe County Development Code does not require a Division of Land into Large Parcels Application to be reviewed by a Citizen Advisory Board. Therefore, this proposal was not presented to the East Truckee Canyon Citizen Advisory Board.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capital Projects
 - Utilities
- Washoe County Health District
 - Air Quality
 - Environmental Health Services
 - Vector Borne Diseases
 - Emergency Medical Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority

Several of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the division of land into large parcels application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided below. The conditions of approval are attached to this staff report as Exhibit A.

- Washoe County Planning and Development requires that the final map comply with applicable statutes, ordinances, rules, regulations and policies. If any related grading exceeds thresholds as outlined in Article 438, *Grading Standards*, an approved special use permit shall be required. Any future development will also be subject to the Truckee River Corridor Standards found within Washoe County Code Section 110.222.10.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us
- Washoe County Engineering and Capital Projects included conditions related to easements, access and FEMA flood plain designations on the map.
Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us or Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us
- Washoe County Health District – Environmental Health Services Division provided conditions related to on-site water systems, septic, existing wells, grading, and road-side ditch and detention basin design.
Contact: James English, 775.328.2610, jenglish@washoecounty.us or Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us
- Truckee Meadows Fire Protection District included a condition related to future development on the property and adherence to Washoe County Code Chapter 60.
Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- The Regional Transportation Commission responded that they had reviewed the application and had no comments at this time. They indicated that for future development, they will request sidewalks for pedestrian circulation and to accommodate future transit service.
- Washoe County Water Rights indicated they had no conditions of approval at this time, but that a water will-serve letter from Truckee Meadows Water Authority will be imposed as part of the issuance of building permits.
- The Washoe County Health District – Emergency Medical Services indicated they anticipated minimal impacts related to EMS responses to the parcel, but they recommended that all buildings have addresses marked clearly on both the curb and the structures.
- The Washoe County Health District – Air Quality Management Division responded that they had reviewed the application and had no comments or conditions.
- The Washoe-Storey Conservation District provided comments that were previously addressed through conditions of approval applicable to grading Special Use Permit Case Number SB15-001.

Staff Comment on Required Findings

Washoe County Development Code Section 110.612.20, *Review Procedures for Tentative Map*, requires that all of the following findings be made to the satisfaction of the Director of the Planning and Development Division 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. Existing easements have been retained or, if relocated, are to the satisfaction of the person to whom the easement benefits; new easements have been provided that accommodate needed public utilities; or the requirement for certain easements have been waived because there is not an essential nexus to the public purpose for the proposed dedication and the dedication would not be roughly proportional in nature and extent to the impact of the proposed development.

Staff Comment: As part of the required technical map check, a notarized utility certificate will need to be added to the final map in order to relinquish the power line, communication and overhead electric easements shown on the tentative map. The Washoe County Engineering and Capital Projects Division has also included conditions related to the railroad and access easements depicted on the map.

2. Access to the property has been identified and is suitable to the passage of an emergency vehicle.

Staff Comment: Access from Mustang Road to Parcel 2 is proposed through a 100-foot-wide right-of-way granted through a federally-owned parcel north of the subject property. The Washoe County Engineering and Capital Projects Division has also included a condition requiring an additional easement providing access through Parcel 2 to Parcel 1. As a result, the Planning and Development Division has included a condition requiring that placement of any new easements must not result in setback violations for structures that are existing, proposed or under construction.

3. Water resources sufficient to support the additional development have been identified.

Staff Comment: An agreement was recently reached to annex the subject property into the Truckee Meadows Water Authority's (TMWA) water service area. During the development review process, the applicant will be required to dedicate appropriate water rights and provide a water will-serve letter from TMWA. In addition, the Washoe County Health District requires that the applicant submit to the District a Water Project that complies with state regulations.

Recommendation and Findings

Those agencies which reviewed the application recommended conditions in support of approval of the division of land into large parcels. Therefore, after a thorough analysis and review, Division of Land into Large Parcels Case Number DL16-0002 is being recommended for approval with conditions, having made all three findings in accordance with Washoe County Development Code Section 110.612.20:

1. Existing easements have been retained or, if relocated, are to the satisfaction of the person to whom the easement benefits; new easements have been provided that accommodate needed public utilities; or the requirement for certain easements have been waived because there is not an essential nexus to the public purpose for the proposed dedication and the dedication would not be roughly proportional in nature and extent to the impact of the proposed development.
2. Access to the property has been identified and is suitable to the passage of an emergency vehicle.
3. Water resources sufficient to support the additional development have been identified.

Appeal Process

The decision of the Director of Planning and Development will be effective 10 calendar days after the written decision is filed with the Director and mailed to the original applicant, 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 Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Director of Planning and Development Division within 10 calendar days after the written decision is filed with the Director and mailed to the original applicant.

xc: Applicant:	Scannell Properties #249, LLC, Attn: Mike Simmons, 800 East 96th Street, Suite 175, Indianapolis, IN 46240
Property Owner:	Scannell Properties #249, LLC, C/O Scannell Development Co., 800 East 96 th Street, Suite 175, Indianapolis, IN 46240
Consultant:	US Geomatics, Attn: Ryan Toole, PO Box 3299, Reno, NV 89505



Conditions of Approval

Division of Land into Large Parcels Case Number DL16-0002

The project approved under Division of Land into Large Parcels Case Number DL16-0002 shall be carried out in accordance with the conditions of approval granted by the Director of Planning and Development. Conditions of approval are requirements placed on a permit, parcel map 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 Division of Land into Large Parcels shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. 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 Development Division.

Compliance with the conditions of approval related to this Division of Land into Large Parcels 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 Division of Land into Large Parcels may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Division of Land into Large Parcels 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 permit issuance (i.e., grading permits, building permits, etc.).
- 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 or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

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

Washoe County Planning and Development

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

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The final map shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of approval of the final map.
- b. Final maps shall be in substantial compliance with all plans and documents submitted with and made a part of the tentative map request. Substantial compliance shall be determined by the applicable agency and the Planning and Development Division.
- c. A final map shall be filed with the Planning and Development Division within one (1) year of the date of submitting the application for a tentative map.
- d. The applicant shall provide calculation plans for grading to construct the required access to each parcel prior to recordation of the map. If the final construction drawings for the map include grading that involves:
 1. Disturbed area exceeding 25,000 square feet not covered by paved streets, buildings and landscaping;
 2. More than 1,000 cubic yards of earth to be imported and placed as fill in a special flood hazard area;
 3. More than 5,000 cubic yards of earth to be imported and placed as fill;
 4. More than 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 4½ feet high,

the applicant shall be required to apply for a special use permit for grading prior to the recordation of the map and, if approved, may be delayed up to four months processing time. If the applicant chooses to bond for roadway improvements to occur after recordation of the final map, a special use permit for grading will only be required if the above thresholds are met per parcel, in accordance with the Development Code. In addition, all related standards within the Development Code shall be met on the construction drawings.

- e. The approval of this Division of Land into Large Parcels does not include improvements for road access or 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.
- f. Future development shall be subject to the standards and guidelines within Washoe County Development Code Section 110.222.10, *Truckee River Corridor Standards*, including those that require a water quality report and development agreement to preserve, protect and improve inherent water quality of the river.
- g. Prior to approval of the final map, the applicant shall provide evidence that the location of any new easements on the property shall not cause setback requirements to be violated for any structures that are existing, proposed or under construction.
- h. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL MAP FOR DIVISION OF LAND INTO LARGE PARCELS CASE NO. DL16-0002 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 DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY, PLANNING AND DEVELOPMENT DIRECTOR

- i. The following note shall be placed on the final map, and it shall function as an **Operational Condition** in effect until or unless it is revoked through future discretionary review:

AT NO TIME SHALL THE APPLICANT, OWNER OR OPERATOR OF THE SITE CAUSE PUBLIC ACCESS TO BE IMPEDED ALONG THE 50-FOOT-WIDE ACCESS EASEMENT ADJACENT TO THE TRUCKEE RIVER; NOR SHALL PUBLIC ACCESS BE IMPEDED BETWEEN THAT EASEMENT AND THE RIVER.

Washoe County Engineering and Capital Projects

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

**Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us or
Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us**

- a. Provide an access easement through Parcel 2 to Parcel 1.
- b. The UPRR easement must be amended to include access to the properties on the Washoe County side of the Truckee River.
- c. Identify the FEMA FIRM map and date for flood plains noted on the map.
- d. Provide a maintenance agreement for Mustang Road, Bureau of Land Management (BLM) access easements and access across Parcel 2 from Nevada Department of Transportation (NDOT) right-of-way to the east boundary of Parcel 1.
- e. Comply with conditions of the Washoe County technical check for this map.

Washoe County Health District – Environmental Health Services Division

3. The following conditions are requirements of the Health District, Environmental Health Services Division, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact: James English, 775.328.2610, jenglish@washoecounty.us

The following corrections are required prior to approval of any building permit by this Division:

- a. A Water Project per NAC 445A.66695 is required to be submitted and approved by this Division. Prior to any water system construction, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter NAC 445A.65505 to 445A.6731, inclusive.
 - The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- b. Mass grading may proceed after approval of a favorable review by this Division of a separate mass grading permit application.
 - The application shall include a Truckee Meadows Water Authority annexation and onsite water discovery if applicable.

- c. Prior to approval of any building or site permit for this project, any septic systems on the subject properties shall be abandoned in compliance with the Washoe County Health District Regulations Governing Sewage, Wastewater and Sanitation.
- d. Prior to approval of any building or site permit for this project, any existing wells must be abandoned and a Well Abandonment Permit must be applied for concurrently with the building permit.
- e. Any sewage disposal system proposed for a commercial facility requires submittal for review and approval to the State of Nevada, Department of Environmental Protection, Bureau of Water Pollution Control.

Washoe County Health District – Vector Borne Diseases Program

4. The following conditions are requirements of the Health District, Vector Borne Diseases Program, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. Any proposed road side ditches will require the flow lined with 4-6-inch rock to reduce the downstream transport of sediment and improve water quality downstream (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.062).
- b. Any proposed detention basin will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).
- c. Prior to the approval of the building plans the above detail designs are required on the plans and a scheduled compliance.

Truckee Meadows Fire Protection District

5. The following condition is a requirement of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with this condition.

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

- a. Plans and/or permits for development on these parcels shall be obtained and approved prior to construction in accordance with Washoe County Code 60.

*** End of Conditions ***



EXHIBIT B

Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

Map of Division into Large Parcels Review

DATE: June 7, 2016

TO: Department of Community Services, Kelly Mullin

FROM: Mike Gump, PLS, Engineering Division

SUBJECT ***Map of Division into Large Parcels for: Mustang Business Park***
DL Map Case No.: 16-002
APN: 084-370-02
Review Date: 6/07/2016
Existing Zoning/Land Use Designation:

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

1. Provide access to Parcel 1.
2. The UPRR easement must be amended to include access to the properties on the Washoe County side of the Truckee River.
3. Identify the FEMA FIRM Map and date for flood plains noted on the map.
4. Provide a maintenance agreement for Mustang Rd., BLM access easements and access across Parcel 2 from NDOT ROW to the east boundary of Parcel 1.
5. Comply with conditions of the Washoe County technical check for this map.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

May 27, 2016

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

RE: Mustang Business Park; APN: 084-370-02
Division of Land; DL16-0002

Dear Mrs. Mullin:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. This division of land will be to split the existing 117.65 acres into two parcels of 71.9 and 45.75 acres on APN 084-370-02. Approval by this Division is subject to the following conditions:

The Washoe County Health District, Environmental Health Services Division (Division) has reviewed the above referenced project. The following corrections are required prior to approval of any building permit by this Division:

1. A Water Project per NAC 445A.66695 is required to be submitted and approved by this Division. Prior to any water system construction, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter NAC 445A.65505 to 445A.6731, inclusive.
 - a. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - b. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
2. Mass grading may proceed after approval of a favorable review by this Division of a separate mass grading permit application.
 - a. The application shall include a Truckee Meadows Water Authority annexation and onsite water discovery if applicable.
3. Prior to approval of any building or site permit for this project, any septic systems on the subject properties shall be abandoned in compliance with the Washoe County Health District Regulations Governing Sewage, Wastewater and Sanitation.
4. Prior to approval of any building or site permit for this project, any existing wells must be abandoned and a Well Abandonment Permit must be applied for concurrently with the building permit.
5. Any sewage disposal system proposed for a commercial facility requires submittal for review and approval to the State of Nevada, Department of Environmental Protection, Bureau of Water Pollution Control.

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520

775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health

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Public Health
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June 3, 2016
Mustang Business Park; APN: 084-370-02
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If you have any questions regarding the foregoing, please call James English at 328-2635 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialist Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:wr

Cc: File - Washoe County Health District
Gary Guzelis – gary@axionengineering.net

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

June 3, 2016

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

RE: Mustang Business Park; APN: 084-370-02
Division of land into large Parcels; DL16-0002

Dear Ms. Mullin:

The Vector Borne Diseases Program of the Washoe County Health District, Environmental Health Services Division has reviewed the above referenced project. Approval is subject to the following conditions:

1. Any proposed road side ditches will require the flow lined with 4-6inch rock to reduce the downstream transport of sediment and improve water quality downstream (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.062).
2. Any proposed detention basin will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).
3. Prior to the approval of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

If you have any questions regarding the aforementioned, please call me at 785-4599.

Sincerely,

J. L. Shaffer

Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

CA/JS/ca

Cc: File - Washoe County Health District
<CC NAME-COMPANY>



Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

May 26, 2016

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

Re: Division of Land into Large Parcels DL16-0002 (Mustang Business Park)

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

- Plans and/or permits for development on these parcels shall be obtained and approved prior to construction in accordance with Washoe County Code 60.

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

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

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



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 24, 2016

FR: Chrono/PL 183-16

Ms. Kelly Mullin, Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: DL16-0002 (Mustang Business Park)

Dear Ms. Mullin,

We have reviewed the above application and have no comments at this time. However, when future development has been identified, we request that sidewalks are provided for internal pedestrian circulation as well as to accommodate future transit service. Also, we will likely have comments regarding access to the interchange once development has been identified.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 335-1901 if you have any questions or comments.

Sincerely,

A handwritten signature in dark ink that reads "Daniel Doenges". The signature is fluid and cursive, with the first name "Daniel" being larger and more prominent than the last name "Doenges".

Daniel Doenges, PTP
Senior Technical Planner

DD/jm

Copies: Bill Whitney, Washoe County Community Services
Amy Cummings, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

Washoe County no comment 052316



Washoe County COMMUNITY SERVICES DEPARTMENT

May 23, 2016

TO: Kelly Mullen, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Division of Land into Large Parcels Case Number DL16-0002 (Mustang Business Park)

Project description:

This application is proposing to divide Washoe County APN 084-370-02, being a 117.65 acre parcel of land, into 2 parcels of 71.9 and 45.75 acres. APN 084-370-02 is the subject of an annexation agreement into Truckee Meadows Water Authority (TMWA) water service area, effective April 22, 2016. Therefore, it is highly likely that all future water service to these lands will be provided through TMWA.

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

- 1) TMWA regulations require the dedication of water rights and issuance of a water will serve letter prior to issuance of a Building Permit. Furthermore, unlike residential development water demands, water demand for Commercial/Industrial land development is unknown at the time of creation of parcels designated as Commercial/Industrial. Therefore, CSD has no conditions of approval in regards to water service or water rights dedication as it relates to approval of DL 16-0002. Requirements to present a water will serve letter form TMWA, the water purveyor, will be imposed as part of the issuance of Building Permits.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

May 23, 2016

Kelly Mullin
Washoe County Community Services Department
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

Dear Ms. Mullin:

I received an email dated May 19, 2016, requesting a review of the May Agency Review Memo regarding the division of land into large parcels case number DL16-0002 (Item 1).

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to the parcel. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the proposed location of the two parcels, REMSA's Franchise response requirement for life-threatening calls is 15 minutes and 59 seconds for 90 percent of calls.

There is also a hospital within proximity to the Mustang Road site, should residents require such services. The Northern Nevada Medical Center is approximately 6.5 miles away from the residence. There are also several other acute care hospitals and healthcare resources available in Washoe County.

Should structures be built on the parcels, I recommend that all buildings have the address numbers clearly marked on the curb and the dwellings so the individuals can be quickly located by public safety agencies.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS Program Manager
cconti@washoecounty.us
(775) 326-6042



Washoe-Storey
Conservation
District

Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502

Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525

Board of Supervisors:

Bret Tyler
Chairman

James Shaffer
Secretary
County Appointee

Kevin Roukey
Director

Tory Friedmen
Supervisor

Spencer Scott
Supervisor

John Muntin
Supervisor

OPEN
City Appointee

Kelly, Mullen Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512

May 26, 2016

Subject: May Agency Review II – Case No. – DL16-0002 (Mustang Business Park)

Kelly,

Thank you for providing us the May Agency Reviews II and the opportunity to review and provide comments. We have reviewed the subject proposed projects as requested and we have the following comments:

Division of Land into Large Parcels Case Number DL16-0002 (Mustang Business Park)

The proposed project is to approve the division of one existing +/- 227.65-acre parcel into two separate parcels of +/- 71.9-acres and +/- 45.75-acres respectively. The project is located in Section 15 and 16, T19N, R21E, MDBM, APN 055-169-01, in Washoe County. The property is further located at 12501 Mustang Road, approximately ½ mile southeast of its intersection with Interstate 80. We have the following comments on this proposed project:

1. General Comments - The application does not provide enough detailed information on proposed landscaping or proposed conservation efforts with regards to installation of Best Management Practices (BMPs) during construction and after construction is complete.
2. The proposed project is located adjacent to the Truckee River and there is significant riparian zone within the project property limits. We recommend that the County require the applicant coordinate with the U.S Army Corps of Engineers to prepare a jurisdictional determination to determine if a Section 404 permit would be necessary for the project.
3. Also the FEMA FIRM indicates that portions of the property are in Flood Zone X and portions in Flood Zone AE (Floodway). We recommend the County condition the approval requiring the applicant to comply with appropriate County ordinances regarding Floodplain Management.
4. Although this approval is only for the land division we would request the County condition approval so that the applicant be required to coordinate with the Washoe-Storey Conservation District (WSCD) to develop an appropriate landscaping and revegetation plan. Also to review any bank stabilization plans that may be part of the up and coming development of the resulting parcels

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email kevinjr_51@att.net.

Sincerely,

Kevin J. Roukey, District Director
Washoe/Storey Conservation District

Community Services Department
Planning and Development
DIVISION INTO LARGE PARCELS
APPLICATION



Community Services Department
Planning and Development
1001 E Ninth St., Bldg A.
Reno, NV 89520

Telephone: 775.328.3600

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: Mustang Business Park			
Project Description: Tentative map of division into large parcels to split the existing 117.65-acre parcel into two new parcels to aid in development of the property.			
Project Address: 12501 Mustang Road, Washoe County, NV			
Project Area (acres or square feet): 117.65 acres +/-			
Project Location (with point of reference to major cross streets AND area locator): 0.5 miles east along Mustang Road from the intersection of Mustang Road and Truckee Canyon Court.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-370-02	117.65 acres +/-		
Section(s)/Township/Range: Sections 15 and 16, T.19N., R.21E., M.D.M.			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). DPC16-2004 Dust Control Permit and Building Permit Application			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Hiatt Land & Development Company, Ltd.		Name: US Geomatics	
Address: P.O. Box 1059 Fallon, NV		Address: P.O. Box 3299 Reno, NV	
Zip: 89406		Zip: 89505	
Phone:		Phone: 775-786-5111	
Fax:		Fax: 775-786-5114	
Email: bhiatt@akearthmovers.com		Email: rtoole@usgeomatics.com	
Cell:		Cell:	
Other:		Other:	
Contact Person: Bart Hiatt		Contact Person: Ryan Toole	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Scannell Properties #249, LLC		Name:	
Address: 800 East 96th Street, Suite 175 Indianapolis, IN		Address:	
Zip: 46240		Zip:	
Phone: 317-843-5951		Phone:	
Fax: 317-843-5957		Fax:	
Email: mikes@scannellproperties.com		Email:	
Cell: 317-716-2095		Cell:	
Other:		Other:	
Contact Person: Mike Simmons		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: Scannell Properties #249, 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, K. Bart Hiatt, Managing Partner of Hiatt Land and Development Company, Ltd.,
(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): 084-370-02

NOTE:

A signed & notarized copy will be provided. The property is being sold to Scannell Properties #249, LLC, in May 2016. Please see the attached cover letter

Printed Name _____

Signed _____

Address P.O. Box 1059

Fallon, NV 89406

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Tentative Map of Division into Large Parcels 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 maps of division into large parcels may be found in Article 612, Division of Land into Large Parcels.

1. What are the number and sizes of each lot?

Parcel 1 - 71.90 acres +/-
Parcel 2 - 45.75 acres +/-

2. What is the average lot size?

58.8 acres +/-

3. What is the proposed use of each parcel?

Both parcels will be developed with distribution centers and associated parking areas.

4. Utilities:

a. Sewer Service	septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Truckee Meadows Water Authority

5. 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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

6. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption:

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

7. Surveyor:

Name	Glen C. Armstrong
Address	P.O. Box 3299, Reno, NV 89505
Phone	775-786-5111
Fax	775-786-5114
Nevada PLS #	16451

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Scannell Properties #249, LLC
Address: 800 East 96th Street, Suite 175
Indianapolis, IN 46240
Phone : 317-849-5959 Fax: 317-843-5957
 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.)

Truckee River Court (proposed)	
Truckee River Road (proposed)	
West River Road (proposed)	

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: Mustang Business Park
 Reno Sparks Washoe County
Parcel Numbers: 084-370-02
 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



Offices
Indianapolis
Washington DC
San Francisco
Denver
Minneapolis

800 E. 96th Street
Suite 175
Indianapolis, IN 46240
tel: 317.843.5959
fax: 317.843.5957

May 2, 2016

Washoe County
Community Services Department
Planning and Development
1001 E. Ninth Street, Build A
Reno, NV 89520

Re: Application for Tentative Parcel Map by Scannell Properties #249, LLC
Mustang Industrial Park – APN 084-370-02

Dear Sir or Madam:

US Geomatics is submitting to you today, on behalf Scannell Properties #249, LLC (“SP249”), a Tentative Parcel Map Application regarding a project consisting of approximately 117 acres located off Mustang Road in Washoe County, Sparks, Nevada. SP249 is under contract to acquire the 117 acres from Hiatt Land and Development Company, Ltd. (“Hiatt”). As part of the submittal package, SP249 has not provided US Geomatics with a signed Property Owner Affidavit because it is scheduled to close on the acquisition of the 117 from Hiatt by the middle of May. At the time the Parcel Map Review Committee meets on June 9th, SP249 will own the property. Therefore, we purposefully omitted this part of the application so as to not be misleading. As soon as we close on the acquisition of the land, SP249 will forward to your office the signed Property Owner Affidavit.

If you have any questions in the meantime, please feel free to contact me at (317) 218-1651.

Very truly yours,

David Duncan, Counsel
Scannell Properties #249, LLC

cc: Dan Salzer
Ryan Toole

Property Tax Reminder Notice

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

PIN: 08437002
 AIN:

Balance Good Through:	04/20/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO

:894072:

HIATT LAND & DEVEL CO LTD
 PO BOX 764
 FALLON NV 89407

Description:

Situs: 12501 MUSTANG RD
 WASHOE COUNTY

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

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08437002	2015	261640	1	08/17/2015	5,573.07	0.00	0.00	5,573.07	0.00
08437002	2015		2	10/05/2015	5,351.07	0.00	0.00	5,351.07	0.00
08437002	2015		3	01/04/2016	5,351.07	0.00	0.00	5,351.07	0.00
08437002	2015		4	03/07/2016	5,351.07	0.00	0.00	5,351.07	0.00
Current Year Totals					21,626.28	0.00	0.00	21,626.28	0.00

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

Survey Computations
Tentative Map of Division into Large Parcels for Scannell Properties #249, LLC
Mustang Business Park

CLOSURE REPORT FOR PARCEL 1:

Deed Report

5/2/2016 11:56

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 01°06'23" W	698.71	LINE					
S 61°05'59" E	640.20	LINE					
S 88°53'37" E	168.70	LINE					
S 52°01'19" E	329.77	LINE					
S 41°02'39" W	192.44	LINE					
S 12°56'15" W	63.55	LINE					
S 34°01'26" W	78.48	LINE					
S 47°59'30" W	21.33	LINE					
S 60°32'18" W	233.14	LINE					
S 76°06'30" W	82.34	LINE					
S 87°51'27" W	63.67	LINE					
S 82°27'32" W	242.67	LINE					
N 89°47'14" W	49.53	LINE					
S 85°03'37" W	67.34	LINE					
N 85°12'57" W	74.17	LINE					
S 50°53'07" W	78.68	LINE					
S 07°57'01" E	9.96	LINE					
S 69°46'49" W	54.35	LINE					
S 65°19'10" W	132.88	LINE					
S 78°37'48" W	84.36	LINE					
N 85°00'04" W	367.51	LINE					
S 85°50'09" W	40.28	LINE					
N 84°27'52" W	127.56	LINE					
N 71°17'36" W	386.97	LINE					
N 61°22'33" W	107.06	LINE					
N 85°24'43" W	48.76	LINE					
N 74°25'32" W	345.81	LINE					
N 46°50'26" W	275.99	LINE					
N 52°59'37" W	205.90	LINE					
N 60°43'42" W	45.99	LINE					
N 77°27'39" W	121.40	LINE					
N 55°27'16" W	34.22	LINE					
N 70°21'07" W	8.83	LINE					
N 57°34'28" E	176.73	LINE					
N 17°09'27" E	197.95	CURVE R	130.00	225.00	99°09'57"	152.66	
		PC-R:	N 57°34'28" E	PT-R:	S 23°15'35" E		
N 23°35'36" W	213.10	LINE					
S 88°53'37" E	1211.54	LINE					

N 00°03'21" W 409.87 LINE
N 78°56'28" E 207.92 LINE
N 76°35'05" E 465.76 LINE
N 67°38'59" E 283.89 CURVE L 1919.19 284.15 08°28'59" 142.34
PC-R: N 18°06'32" W PT-R: N 26°35'31" W

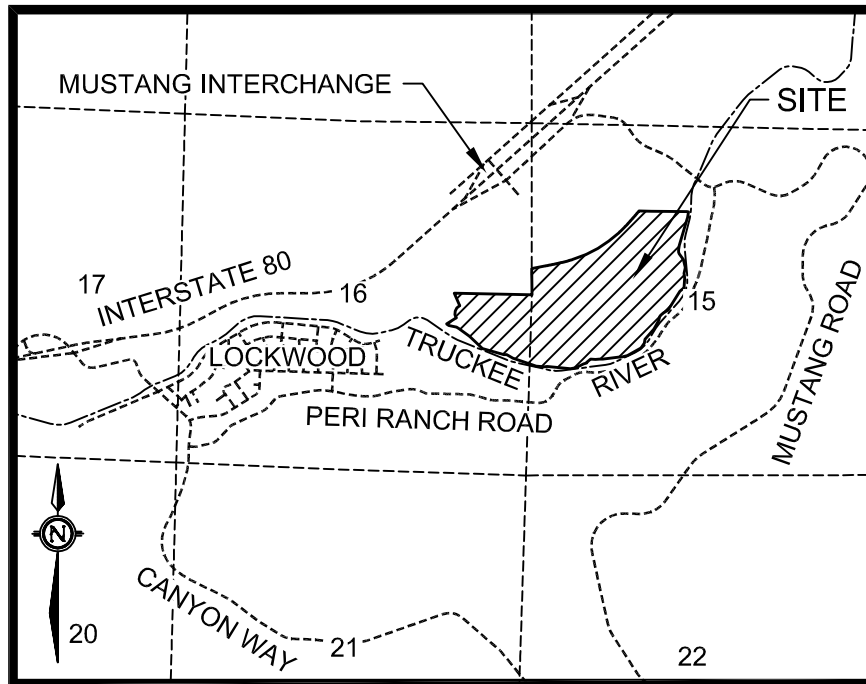
Area: 3133998.10 S.F, 71.9467 Acres
Total Perimeter Distance> 8676.62
Closure Error Distance> 0.0084 Error Bearing> N 44°28'53" E
Closure Precision> 1 in 1035347.6

CLOSURE REPORT FOR PARCEL 2:

Deed Report 5/2/2016 11:57

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 01°06'23" W	698.71	LINE					
S 61°05'59" E	640.20	LINE					
S 88°53'37" E	168.70	LINE					
S 52°01'19" E	329.77	LINE					
N 41°02'39" E	19.68	LINE					
N 28°21'18" E	152.26	LINE					
N 16°46'05" E	61.68	LINE					
N 35°14'28" E	27.80	LINE					
N 47°36'35" E	50.78	LINE					
N 59°46'13" E	86.37	LINE					
N 31°51'34" E	346.76	LINE					
N 50°43'18" E	85.99	LINE					
N 03°48'16" E	151.39	LINE					
N 06°44'28" W	73.50	LINE					
N 10°48'49" E	93.89	LINE					
N 12°51'04" W	130.19	LINE					
N 35°20'52" W	109.46	LINE					
N 21°57'33" W	26.44	LINE					
N 02°41'10" W	40.69	LINE					
N 09°04'00" E	65.74	LINE					
N 16°26'55" E	421.44	LINE					
N 23°10'59" E	30.40	LINE					
N 08°21'29" E	94.76	LINE					
N 89°00'46" W	578.10	LINE					
N 89°00'46" W	194.29	LINE					
S 42°36'41" W	460.09	LINE					
S 55°20'32" W	538.58	CURVE R	1919.19	540.36	16°07'55"	271.98	
PC-R: N 42°43'26" W PT-R: N 26°35'31" W							

Area: 1995454.95 S.F, 45.8093 Acres
Total Perimeter Distance> 5679.44
Closure Error Distance> 0.0080 Error Bearing> N 28°24'11" E
Closure Precision> 1 in 709992.7



VICINITY MAP
(1" = 3000')

- LEGEND:**
- SUBJECT TRACT PROPERTY LINES
 - - - ADJACENT PROPERTY LINES
 - - - RIGHT-OF-WAY CENTERLINES
 - - - EASEMENT LINES
 - - - 5-FOOT CONTOURS
 - FOUND MONUMENT AS NOTED
 - DIMENSION POINT, NOTHING FOUND OR SET

BASIS OF BEARING:
IDENTICAL TO THAT OF RECORD OF SURVEY NO. 5012 (SEE REFERENCE NO. 4). NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83).
ALL COORDINATES AND DISTANCES SHOWN HEREON HAVE GROUND VALUES. THE WASHOE COUNTY COMBINED FACTOR OF 0.999802100 WAS USED TO SCALE GRID COORDINATES TO GROUND COORDINATES.
GRID-TO-GROUND SCALE FACTOR = 1.000197939
GROUND-TO-GROUND SCALE FACTOR = 0.999802100

- REFERENCES:**
- 1) RECORD OF SURVEY NO. 1154, "RECORD OF SURVEY FOR ROBERT J. MASON, JAMES & JOE PERI", FILED ON FEBRUARY 28, 1978, AS DOCUMENT NO. 516741
 - 2) TRACT MAP NO. 1878, "LIBERTY VILLAGE SUBDIVISION", FILED ON AUGUST 29, 1979, AS DOCUMENT NO. 626165
 - 3) TRACT MAP NO. 2561, "REVERSION TO ACREAGE, A PORTION OF LIBERTY VILLAGE SUB", FILED ON JANUARY 25, 1989, AS DOCUMENT NO. 1301102
 - 4) RECORD OF SURVEY NO. 5012, "RECORD OF SURVEY FOR SCANNELL DEVELOPMENT COMPANY", FILED ON FEBRUARY 13, 2008, AS DOCUMENT NO. 3620495
 - 5) RECORD OF SURVEY NO. 5043, "RECORD OF SURVEY FOR PEAVINE LEASING, LLC", FILED ON APRIL 4, 2008, AS DOCUMENT NO. 3636924
- ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL AREAS:

PARCEL 1	= 71.90 ACRES ±
PARCEL 2	= 45.75 ACRES ±
TOTAL AREA	= 117.65 ACRES ±

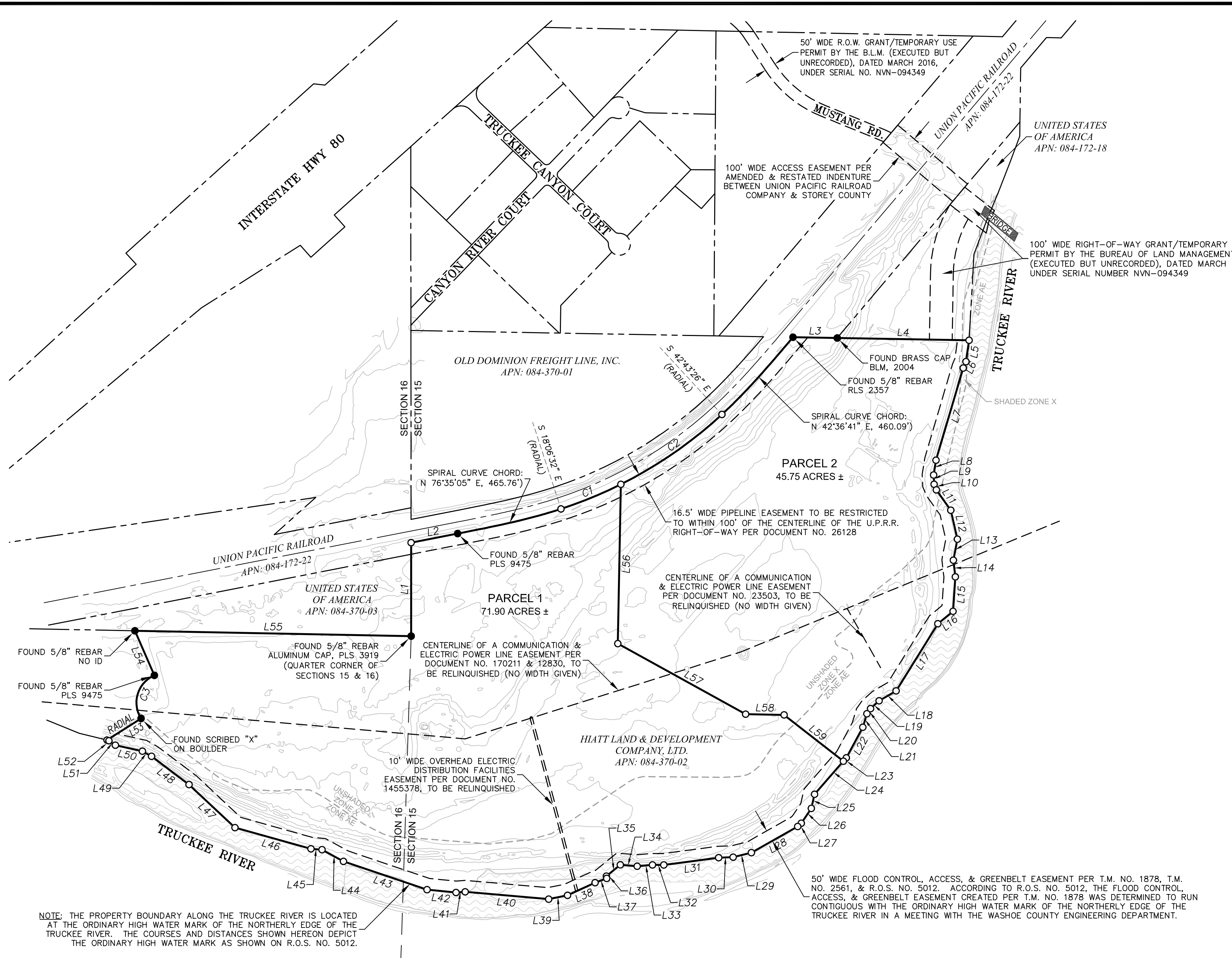
SURVEYOR'S CERTIFICATE

I GLEN C. ARMSTRONG, 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 SCANNELL PROPERTIES.
2. THE LANDS SURVEYED LIE WITHIN THE WEST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, T.19N., R.21E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 28, 2016.
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.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

FOR REVIEW

GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 16451



NOTE: THE PROPERTY BOUNDARY ALONG THE TRUCKEE RIVER IS LOCATED AT THE ORDINARY HIGH WATER MARK OF THE NORTHERLY EDGE OF THE TRUCKEE RIVER. THE COURSES AND DISTANCES SHOWN HEREON DEPICT THE ORDINARY HIGH WATER MARK AS SHOWN ON R.O.S. NO. 5012.

Line Table

Line #	Direction	Length
L1	N0°03'21"W	409.87'
L2	N78°56'28"E	207.92'
L3	S89°00'46"E	194.29'
L4	S89°00'46"E	578.10'
L5	S8°21'29"W	94.76'
L6	S23°10'59"W	30.40'
L7	S16°26'55"W	421.44'
L8	S9°04'00"W	65.74'
L9	S2°41'10"E	40.69'
L10	S21°57'33"E	26.44'
L11	S35°20'52"E	109.46'
L12	S12°51'04"E	130.19'
L13	S10°48'49"W	93.89'
L14	S6°44'28"E	73.50'
L15	S3°48'16"W	151.39'
L16	S50°43'18"W	85.99'
L17	S31°51'34"W	346.76'
L18	S59°46'13"W	86.37'
L19	S47°36'35"W	50.78'
L20	S35°14'28"W	27.80'

Line Table

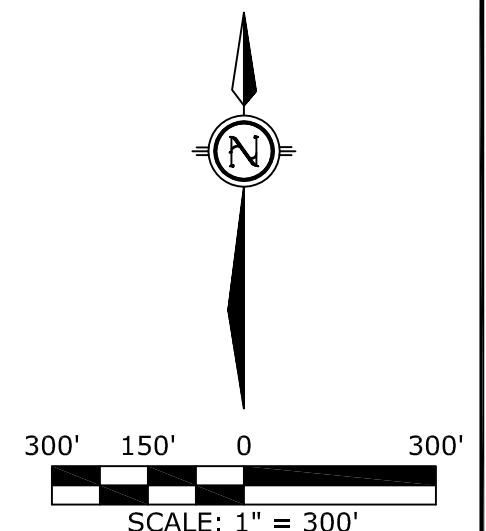
Line #	Direction	Length
L21	S16°46'05"W	61.68'
L22	S28°21'18"W	152.26'
L23	S41°02'39"W	19.68'
L24	S41°02'39"W	192.44'
L25	S12°56'15"W	63.55'
L26	S34°01'26"W	78.48'
L27	S47°59'30"W	21.33'
L28	S60°32'18"W	233.14'
L29	S76°06'30"W	82.34'
L30	S87°51'27"W	63.67'
L31	S82°27'32"W	242.67'
L32	N89°47'14"W	49.53'
L33	S85°03'37"W	67.34'
L34	N85°12'57"W	74.17'
L35	S50°53'07"W	78.68'
L36	S7°57'01"E	9.96'
L37	S69°46'49"W	54.35'
L38	S65°19'10"W	132.88'
L39	S78°37'48"W	84.36'
L40	N85°00'04"W	367.51'

Line Table

Line #	Direction	Length
L41	S85°50'09"W	40.28'
L42	N84°27'52"W	127.56'
L43	N71°17'36"W	386.97'
L44	N61°22'33"W	107.06'
L45	N85°24'43"W	48.76'
L46	N74°25'32"W	345.81'
L47	N46°50'26"W	275.99'
L48	N52°59'37"W	205.90'
L49	N60°43'42"W	45.99'
L50	N77°27'39"W	121.40'
L51	N55°27'16"W	34.22'
L52	N70°21'07"W	8.83'
L53	N57°34'28"E	176.73'
L54	N23°35'36"W	213.10'
L55	S88°53'37"E	1211.54'
L56	S1°06'23"W	698.71'
L57	S61°05'59"E	640.20'
L58	S88°53'37"E	168.70'
L59	S52°01'19"E	329.77'

Curve Table

Curve #	Radius	Delta	Length	Tangent
C1	1919.19'	8°28'59"	284.15'	142.34'
C2	1919.19'	16°07'55"	540.36'	271.98'
C3	130.00'	99°09'57"	225.00'	152.66'



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCANNELL PROPERTIES #249, LLC, 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.

SCANNELL PROPERTIES #249, LLC

DATE _____

(PRINT NAME AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, 2016, OF SCANNELL PROPERTIES #249, LLC, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SCANNELL PROPERTIES #249, LLC, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON; THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; AND THAT THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES.

FIRST AMERICAN TITLE INSURANCE COMPANY

DATE _____

(PRINT NAME AND TITLE)

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 084-370-02

WASHOE COUNTY TREASURER _____ DATE _____

WASHOE COUNTY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP ON THE _____ DAY OF _____, 2016.

WASHOE COUNTY SURVEYOR _____ DATE _____

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____

FEE: _____

FILED FOR RECORD AT THE REQUEST OF _____

ON THIS _____ DAY OF _____, 2016,
AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER _____

BY: _____ DEPUTY

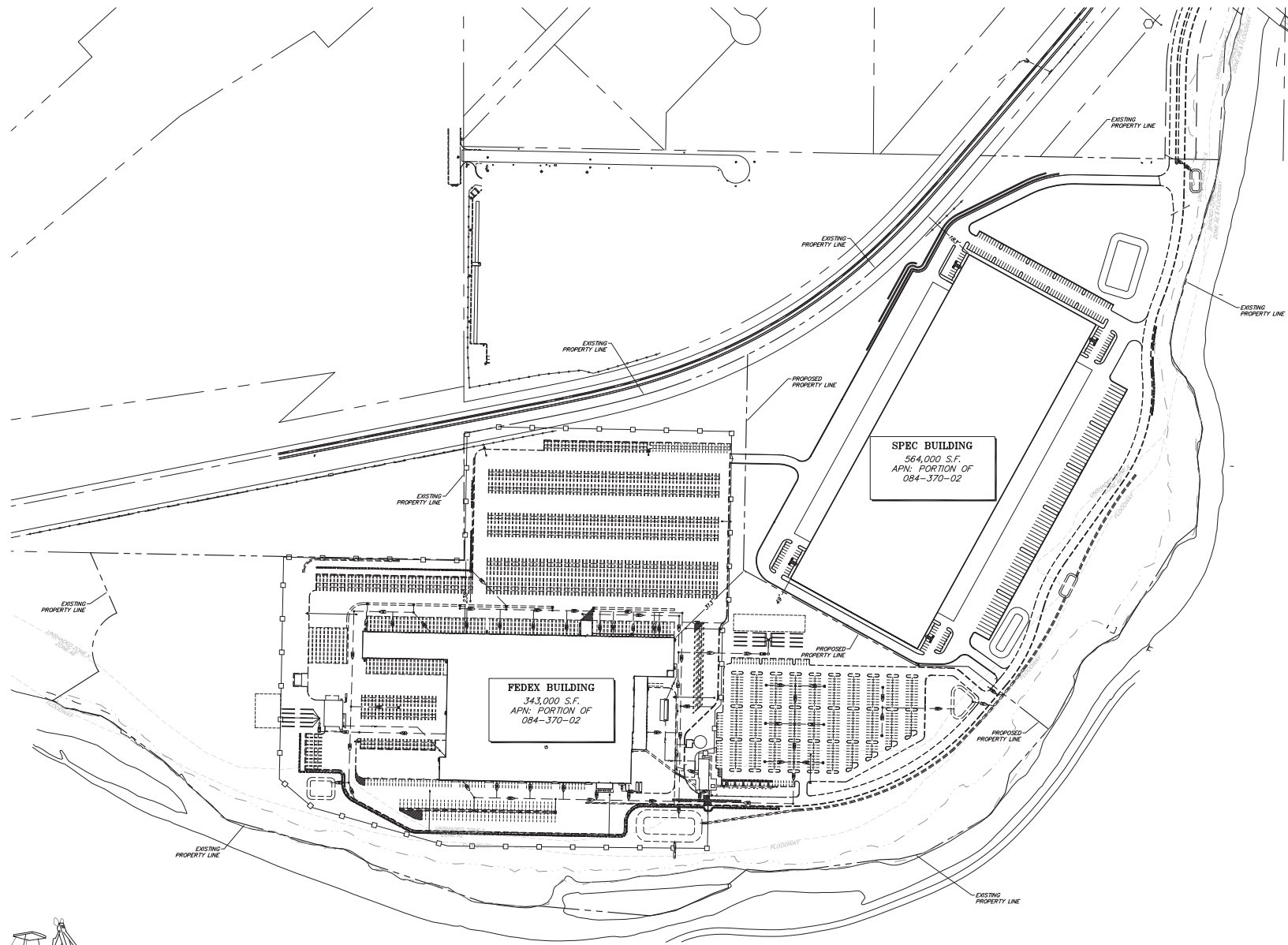
TENTATIVE MAP OF DIVISION INTO LARGE PARCELS FOR SCANNELL PROPERTIES #249, LLC

MUSTANG BUSINESS PARK

SITUATED IN THE WEST HALF OF SECTION 15 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 21 EAST, M.D.M.

WASHOE COUNTY NEVADA

US GEOMATICS
P.O. BOX 3299
RENO, NV 89505
227 VINE STREET
RENO, NV 89503
PHONE (775) 786-5111
FAX (775) 786-5114
WWW.USGEOMATICS.COM



1"=40'-0" - MUSTANG SPEC. LOGSD. C21



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OVERALL DISPLAY
SCALE: 1" = 40'-0"



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	DRAWN:	J.P.B.
STAMP:	DESIGNED:	J.P.B.
	CHECKED/STAMPED:	
PRELIMINARY DESIGN		
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	18455 South 8th Street Reno, NV 89521 www.tdg-nv.com 417.735.2444 800.735.2444	
PROJECT/CLIENT:	Mustang Industrial Development	
	SPEC Building Tucuman, NV	
DATE:	Scannell Properties	
	821 Meander Court, Suite 200, Medina, Minnesota 55340	
SUBMITTAL RECORD:	DATE:	
	SUBMITTAL:	
SHEET TITLE:	OVERALL DISPLAY	
	C2.2	