

Serendipity Ranch

SPECIAL USE PERMIT AND ABANDONMENT



Prepared by:



JUNE 15, 2015

SERENDIPITY RANCH

SPECIAL USE PERMIT AND ABANDONMENT

Prepared for:

Amour Property Management, LLC

59 Damonte Ranch Parkway

Reno, Nevada 89521

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Reno, Nevada 89509

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June 15, 2015

Serendipity Ranch

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Abandonment Legal Descriptions

Serendipity Ranch

Introduction

This application includes the following requests:

- A **Special Use Permit** to allow for grading within the critical and sensitive stream zone buffer areas of Whites Creek.
- An **Abandonment** of existing access easements associated with the included parcels that no longer serve any purpose.

Project Location

Serendipity Ranch is located on the north side of Mt. Rose Highway, between Quail Rock Lane and Curtis Lane. The site (AP #'s 150-021-08, 10, 11, 12, and 14) consists of 12.88± acres and currently includes four residential units and associated improvements. Whites Creek runs through the north-central portion of the property. Figure 1 (below) depicts the project location.

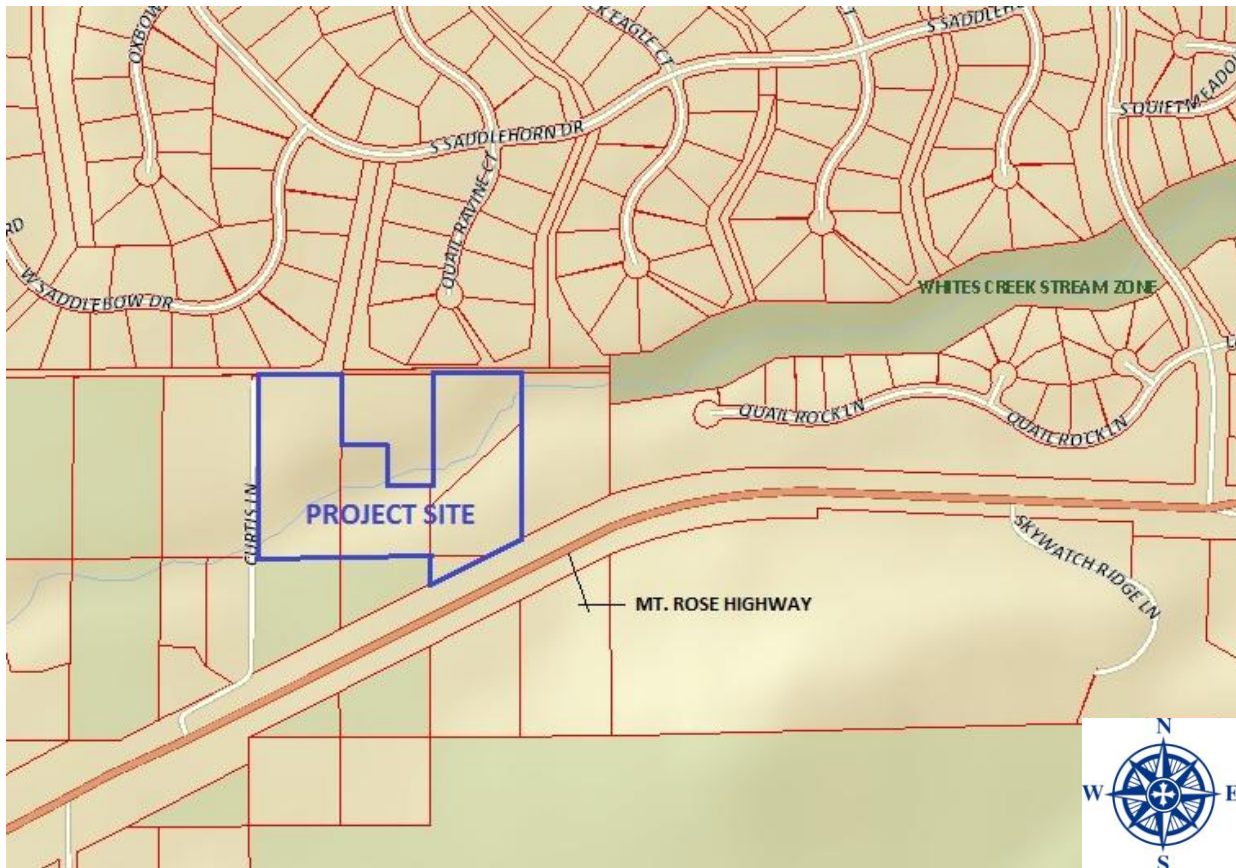


Figure 1 – Vicinity Map

Serendipity Ranch

Figure 2 (below) depicts the parcels included within this Special Use Permit application, as currently identified by the Washoe County Assessor's Office.

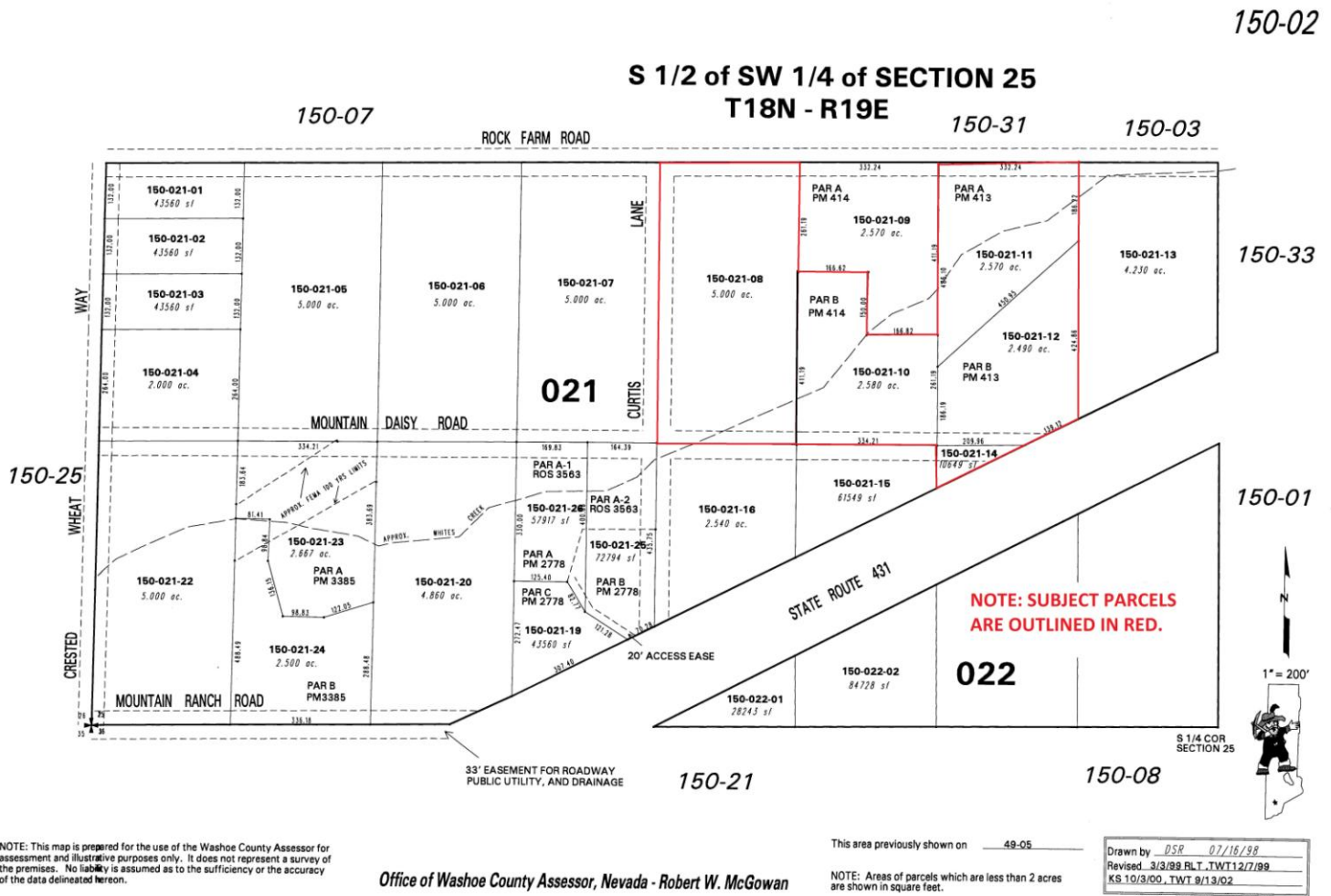


Figure 2 – Assessor's Parcel Map

Serendipity Ranch

Existing Conditions

Currently, the project site includes a mix of Low Density Suburban (LDS) and General Rural (GR) zoning. Generally, the GR zoning is clustered along the Whites Creek corridor with LDS to the north and south of the creek. Based on Washoe County Assessor data, there are approximately 7.41± acres of LDS with 5.47± acres of GR zoning for the Serendipity Ranch site. Figure 3 (below) depicts the existing site zoning.

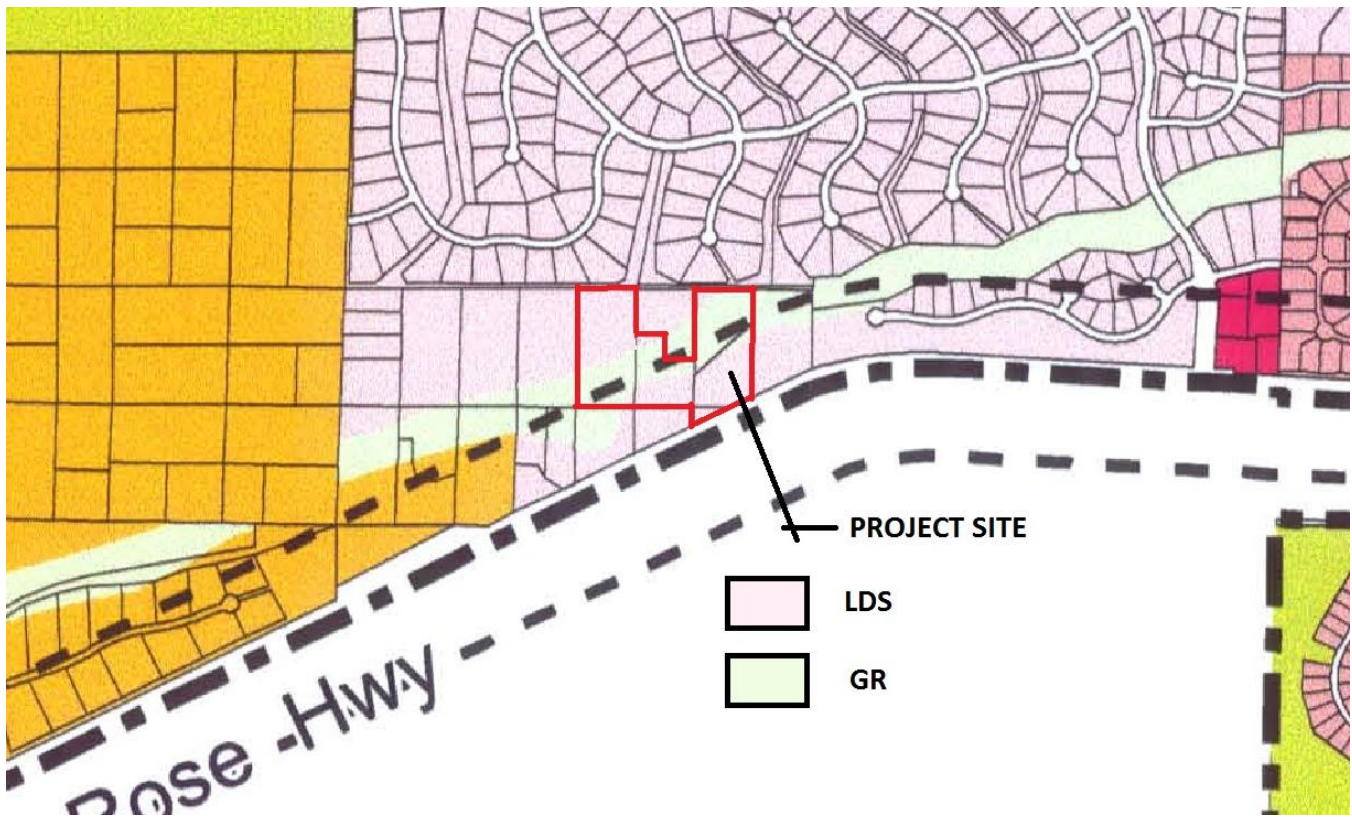


Figure 3 – Existing Zoning

Serendipity Ranch

As mentioned previously, there are various developed improvements at the project site including four single family homes and associated outbuildings. Additionally, there are several trails leading to lower portions of the property adjacent to Whites Creek. This includes an all-weather surface driveway from the main driveway to the lower creek area along with various trails, bridges, and graded areas near the creek itself. With the exception of the road (permitted under a separate valid Washoe County grading permit), these improvements were in place prior to acquisition of the property by the applicant. Figure 4 (below) provides an aerial view of the existing improvements while Figures 5 and 6 (following pages) provide photos of the existing onsite conditions.

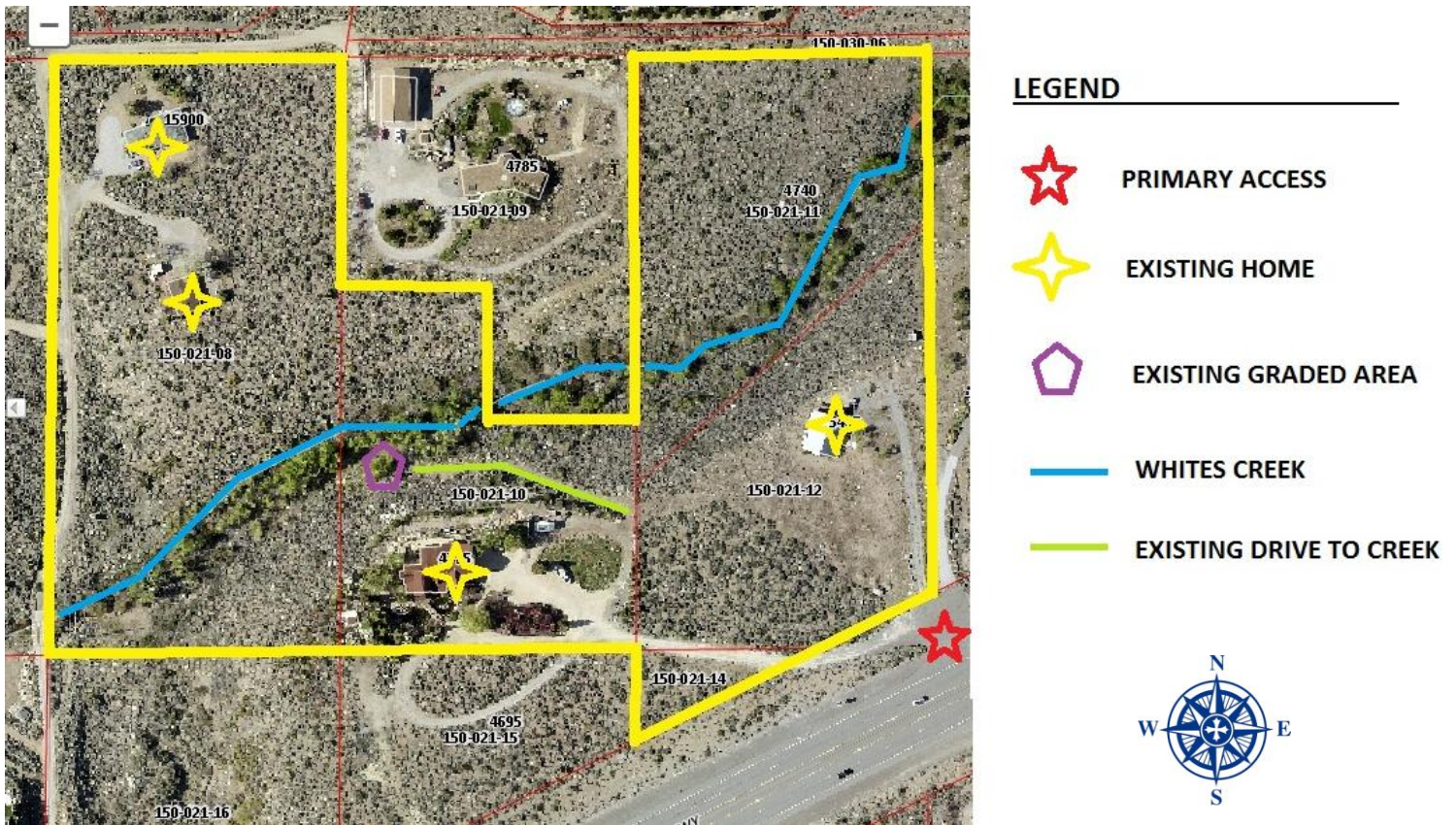


Figure 4 – Existing Aerial View

Serendipity Ranch



Figure 5 – Existing Conditions

Serendipity Ranch



Figure 6 – Existing Conditions

Serendipity Ranch

Project Concept

The project applicant is proposing a comprehensive master plan for the Serendipity Ranch property. Although, the proposed improvements are for the private enjoyment of the applicant and her family/friends, a Special Use Permit (SUP) is necessitated based on the proposed grading that will occur within the sensitive and critical stream buffer zones associated with Whites Creek.

As noted previously, there are several existing trails traversing the property and providing access to Whites Creek. The lower portions of the property along the creek are lined with foliage and trees and provide a truly beautiful setting. Also, as the property climbs to the northeast, views to Mt. Rose and Slide Mountain are stunning. This area provides a great place to sit, relax, enjoy the view, and reflect.

It is the intent of the project applicant to develop improvements at Serendipity Ranch that will allow for better use of the property and enjoyment of the natural features and beauty of the site, while respecting the natural environment and constraints. This is achieved through the implementation of a comprehensive master plan.

The master plan developed for Serendipity Ranch provides an overview of the ultimate build-out envisioned for the five parcels included within the property boundary. The 12.88± acres included within Serendipity Ranch provide for a diverse landscape and include opportunities for both passive and active recreation, enjoyment of prominent views, areas for agricultural use, and opportunity for new dwellings and structures.

Since acquiring the properties in 2014, the owners of Serendipity Ranch have been working to transform the property into well-planned sanctuary that offers them the ability to enjoy the natural features of the site. This includes development of a new driveway from the main entry driveway to Whites Creek, numerous landscape improvements including koi ponds, and the installation of decorative pavers for the main driveway and adjacent to the primary residence.

With this SUP, it is envisioned that the same high-end design criteria implemented with the recent improvements will be carried forward. Planned improvements are extensive and include a new addition to the existing primary residence. This will include the construction of a new garage with rooftop deck along the north side of the existing structure. Also, the existing onsite A-frame home will be remodeled and a new garage structure will be constructed for that residence as well. Other new development envisioned within the master plan includes construction of a new A-frame home with garage, a barn/RV garage, and an additional dwelling on the north side of Whites Creek.

It is worth noting that the proposed barn structure depicted on the plans will require the approval of a subsequent Administrative Permit. The applicant is currently working with an architect to finalize the exterior elevations. As such, the barn structure will be subject to a separate review process at a future date but is included on the plan in order to allow the public to see what is planned for the ultimate build-out of the property.

Serendipity Ranch

In addition to the new structures envisioned in the master plan, various site improvements will also occur. This includes development of a pathway network that connects the various developed areas of the site and allows access to Whites Creek. These pathways will be 100% private and are not intended for motor vehicles. Two new pedestrian bridges across Whites Creek are proposed to provide access to the northern portion of the property, complementing the existing bridge (as shown previously in Figure 6). Figures 7 and 8 (following pages) depict the elevation of the new bridges proposed at Serendipity Ranch along with the bridge schematics. The bridges will be placed so that they are a minimum of 8 feet above the flow line of Whites Creek, consistent with the other bridges both up and downstream from Serendipity Ranch.

At the west end of the site, it is proposed to enhance the existing graded area adjacent to the creek with landscaping and installation of new deck areas in order to provide a place to sit, relax, and enjoy the natural beauty and serenity of the site. As required per the Washoe County Development Code, all new decks will not impede the flows of Whites Creek or create any hydrologic impacts to adjoining properties. At the northeast portion of the site, it is planned to incorporate a vineyard area along with numerous landscape improvements that will aesthetically enhance the site.

A gazebo structure is planned for the northeast corner of the property that will offer sweeping views of both the mountains and Truckee Meadows. This gazebo will be a place for Serendipity Ranch owners and friends to relax, rejuvenate, and enjoy the serenity of the ranch's setting. In fact, the gazebo is planned in remembrance of applicant's son and is envisioned as a place of solitude and reflection. The gazebo and other shade structures planned for the property (as depicted on the plans) will be subject to individual building permits. Additionally, all structures shall be presented to the Washoe County Design Review Committee for review, comment, and approval.

A preliminary landscape plan that includes details related to irrigation and revegetation is also included in the attached map pocket. The overall landscape theme is to retain a natural appearance while developing pockets of formal landscaping that will frame site features and enhance developed portions of the property. Revegetation of cut slopes will occur to enhance slope stabilization and ensure the return of a natural appearance. A final landscape and revegetation plan will be presented to the Washoe County Design Review Committee for final review and approval prior to the commencement of construction.

Figure 9 (page 11) depicts the overall site plan developed for Serendipity Ranch.

Serendipity Ranch

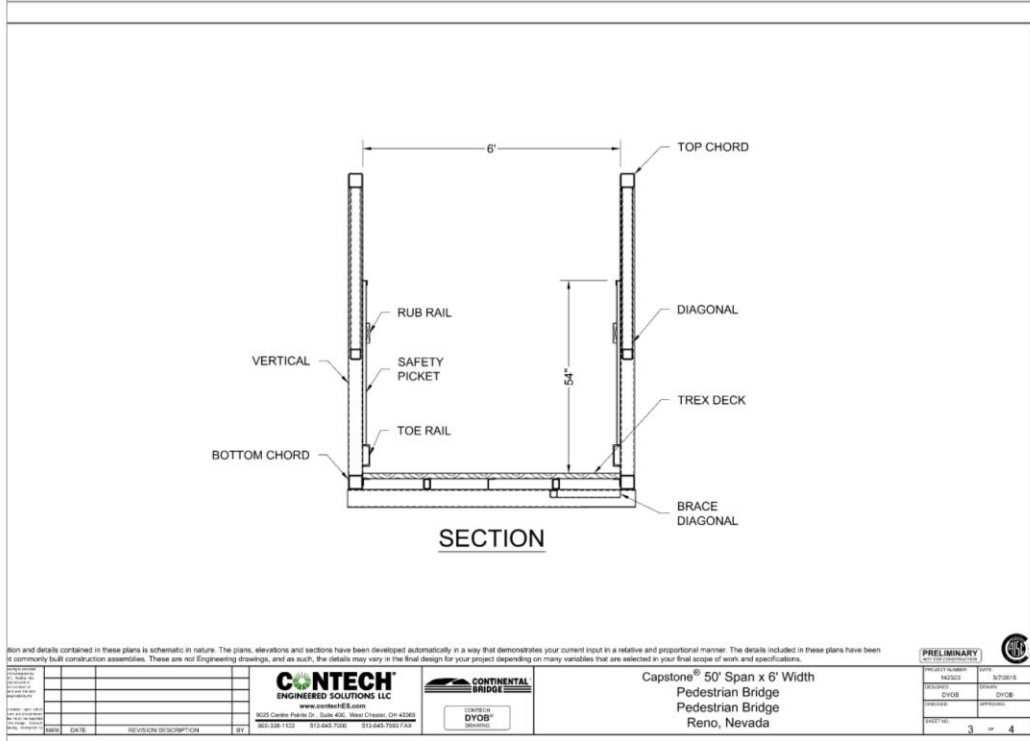
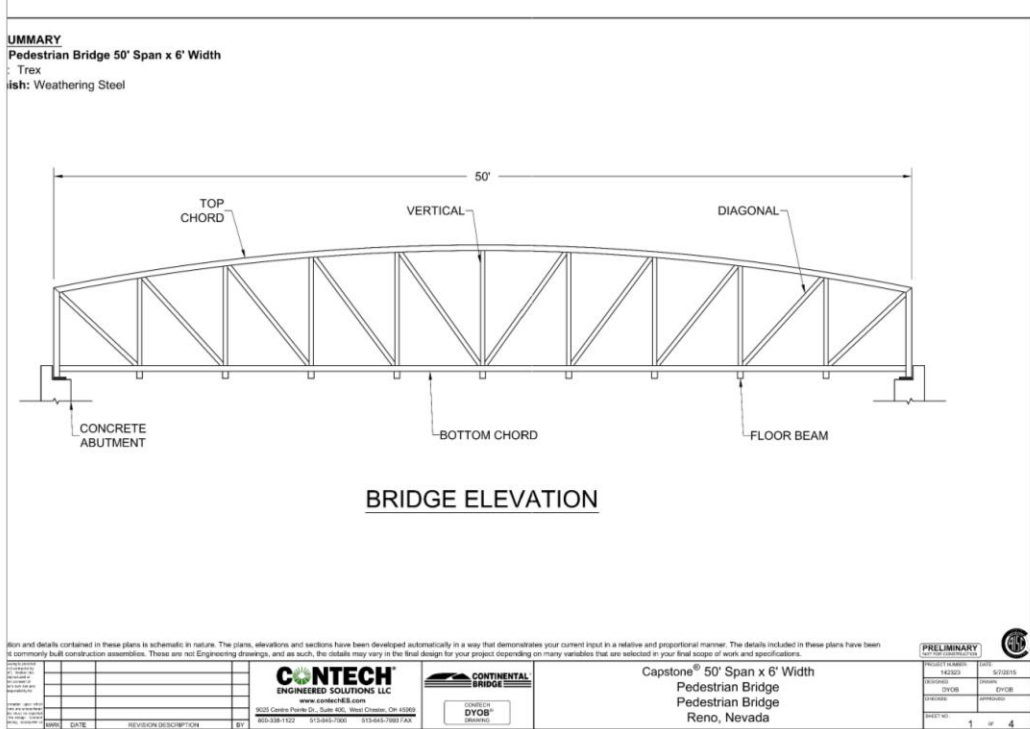


Figure 7 – Preliminary Bridge Details

Serendipity Ranch

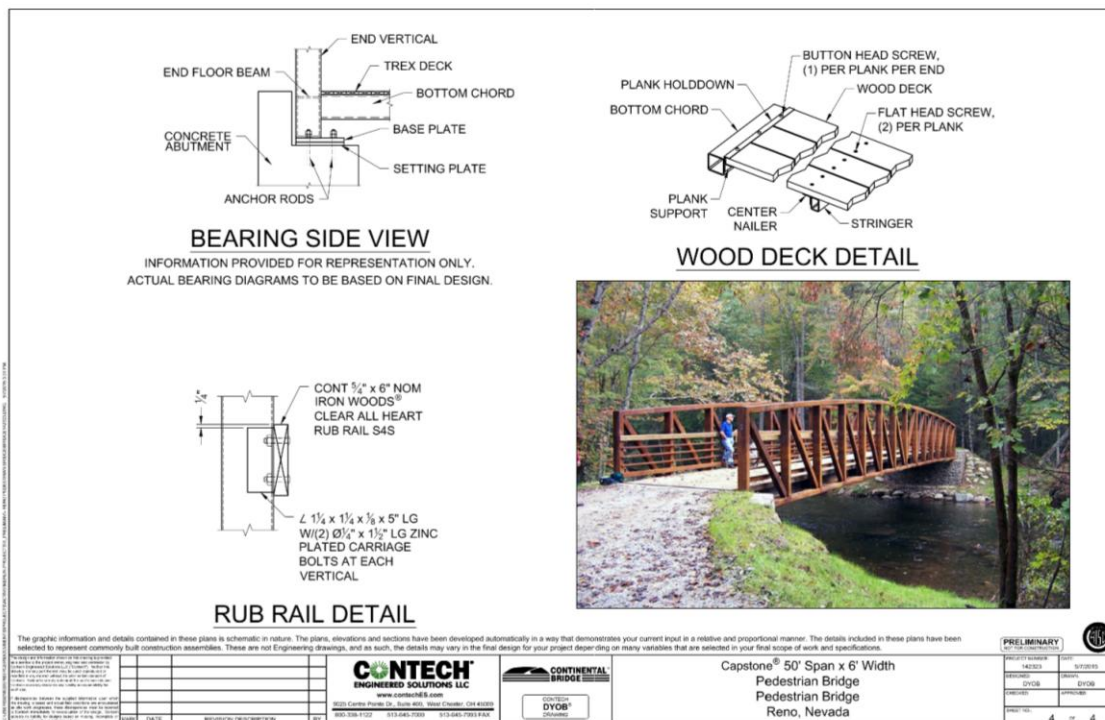
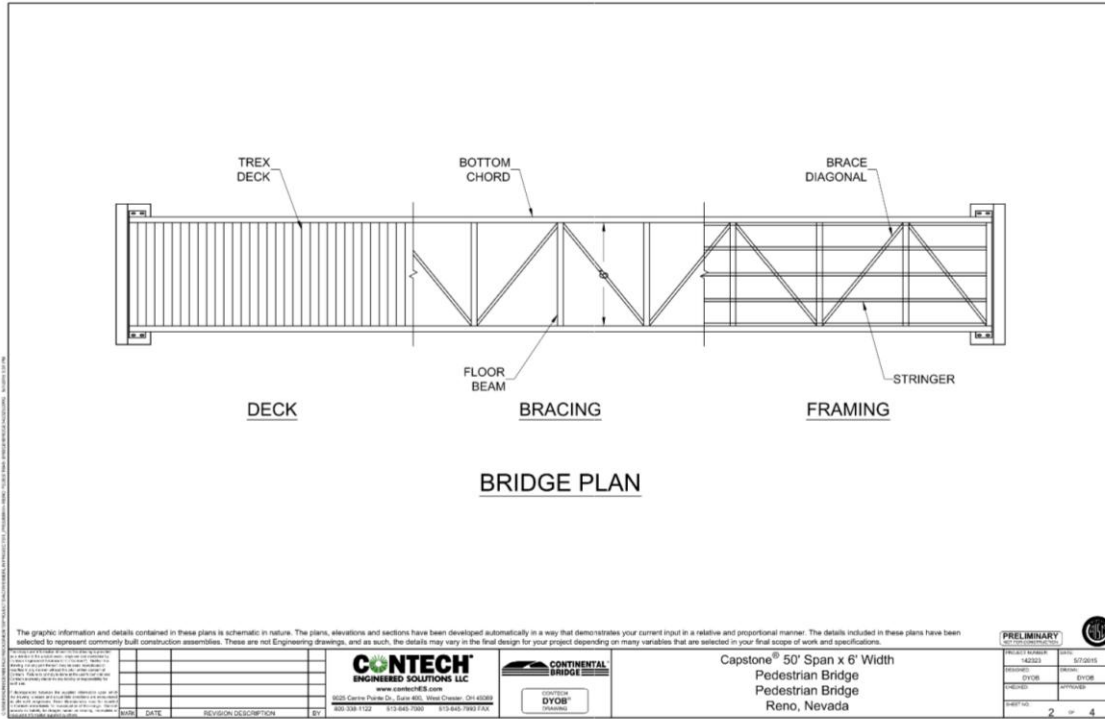
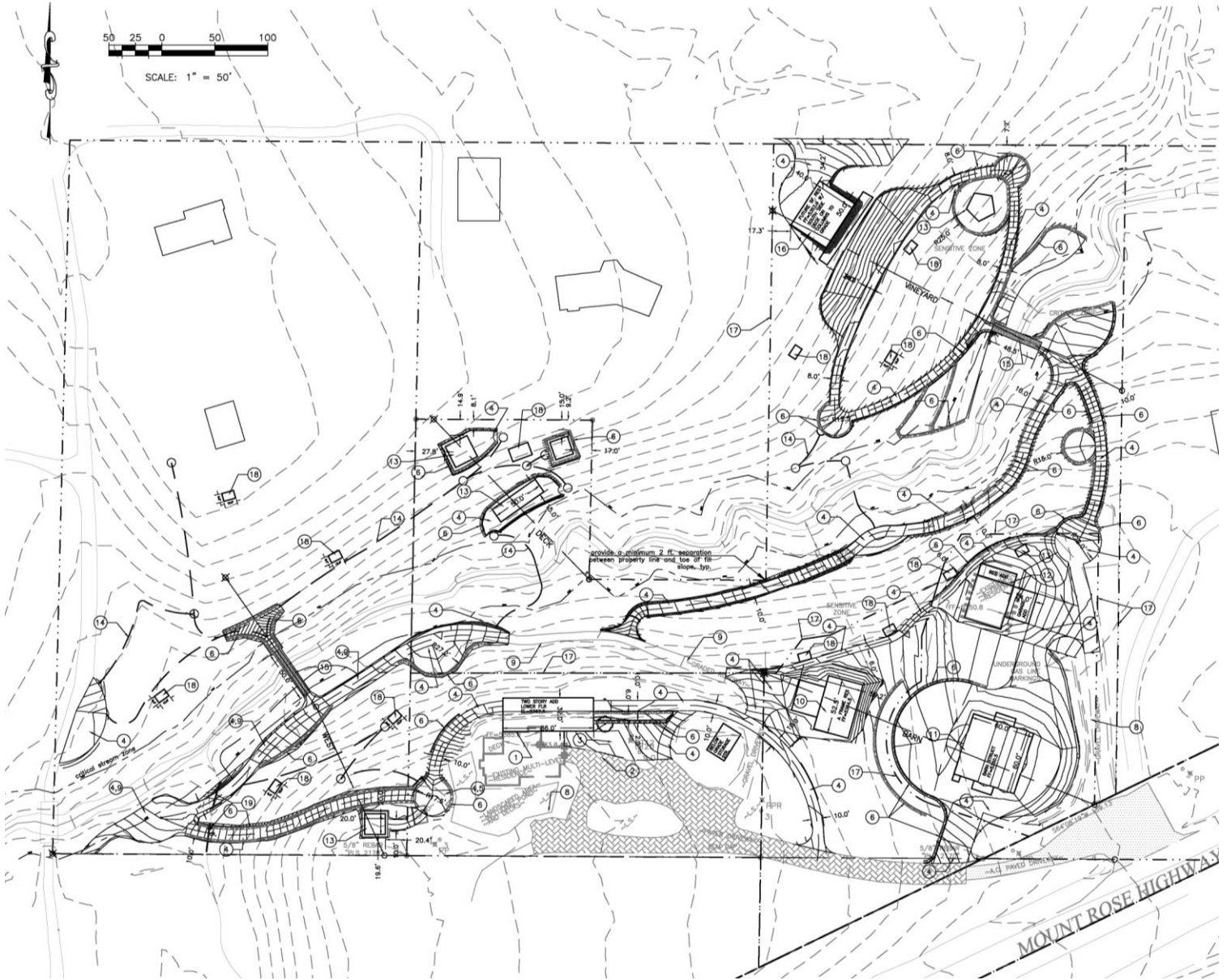


Figure 8 – Preliminary Bridge Details

Serendipity Ranch



Note: A full-size site plan is provided in the attached map pocket which provides for enhanced legibility.

Figure 9 – Preliminary Site Plan

Serendipity Ranch

Request Summary

There are two requests included with this application including a Special Use Permit and Abandonment. Each of these requests is described below:

- **Special Use Permit**

As noted previously, the Special Use Permit (SUP) included with this application will allow for grading within the sensitive and critical zones of Whites Creek (per Article 418 of the Development Code). Although grading has already occurred within these areas, the applicant intends to make additional improvements that will not only enhance the use of the property but serve to bring much of the previous disturbance into conformance with current Washoe County Development Code requirements.

As part of the SUP request, a comprehensive master-plan for the property is being submitted. This provides a key benefit in terms of reviewing the project as it depicts the ultimate development plans for the parcels and allows the opportunity for the County and reviewing agencies to place applicable conditions on the project as a whole. This master-plan approach avoids the potential for future piece-mealing of site improvements under various individual grading permits which are not as closely scrutinized.

The key consideration for the SUP is grading and potential impacts on Whites Creek. Included in the attached map pocket is a comprehensive grading plan that depicts how the proposed improvements will be implemented along with the applicable mitigation measures. As the plan demonstrates, rockery walls are used in various locations in order to ensure that proper transitions are created between natural and disturbed areas. Additionally, revegetation will occur to ensure that proper erosion control is implemented and that Whites Creek will not be impacted.

Specific requirements outlined in Article 418 (which triggers the need for the SUP) are addressed later within this report.

- **Abandonment**

Also included with this application is an Abandonment request to allow for the disposal of 33-foot wide access easements that surround the perimeter of the parcels. Based on the fact that the parcels are under common ownership and access is granted internally, the existing easements no longer serve any purpose.

The easements proposed for abandonment are old “patent” easements. Patent easements were the method of transferring the parcels from public to private ownership. The 33-foot easements were then reserved to provide for roadways, access, utilities, etc. It is not uncommon, especially in this area, for abandonment of these easements as properties are developed.

The proposed abandonment(s) will not impact adjoining properties as only the portions located within the Serendipity Ranch properties are affected. Therefore, there is essentially a zero impact associated with this request.

Serendipity Ranch

Figures 10 (below) and 11 (following page) depict the easements proposed for abandonment. A scaled version of these exhibits is included within the attached appendices.

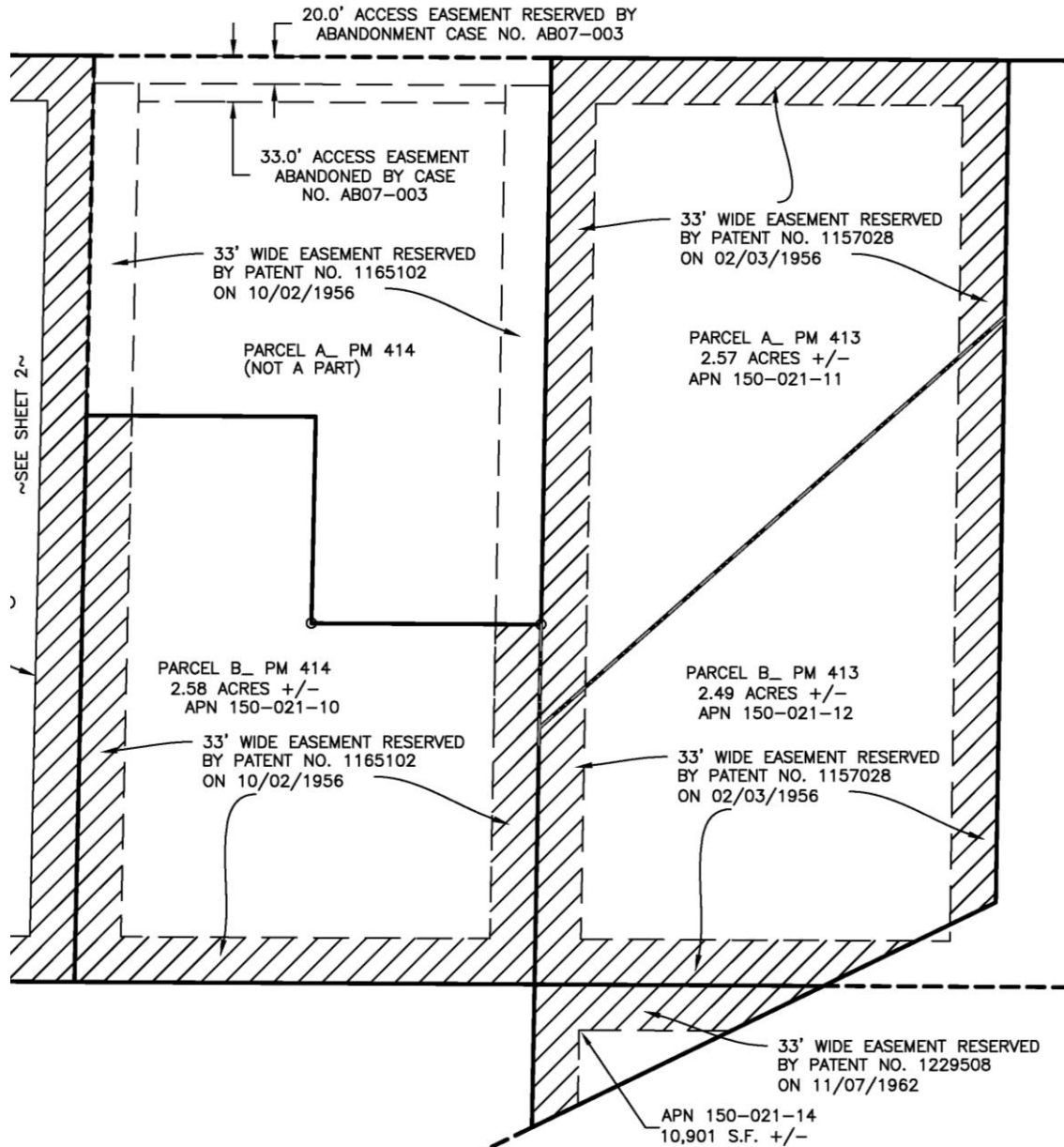


Figure 10 – Abandonment Exhibits

Serendipity Ranch

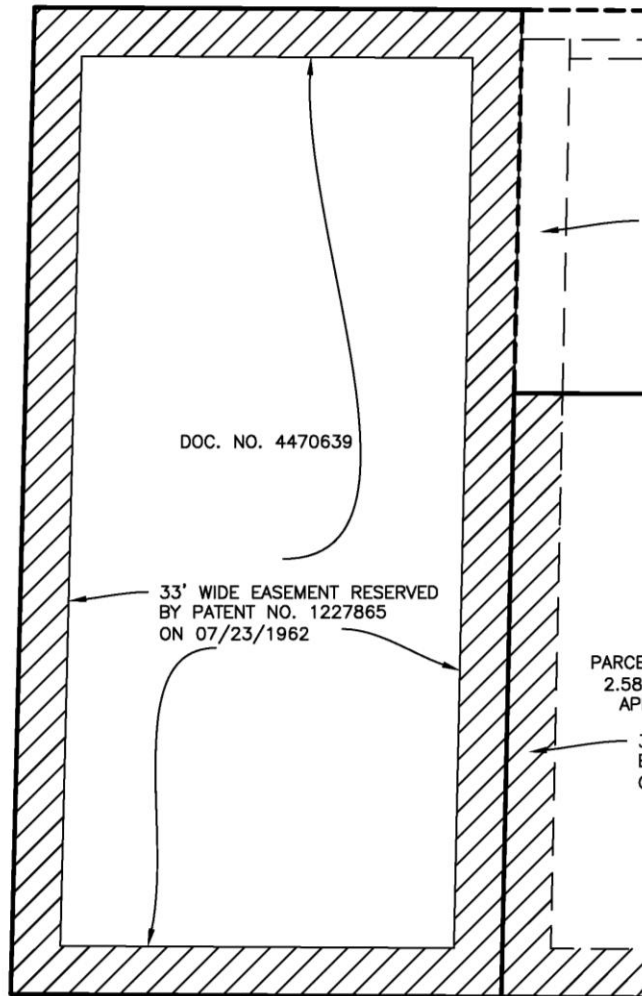


Figure 11 – Abandonment Exhibit

Serendipity Ranch

Boundary Line Adjustment

It should be noted that the parcel lines depicted on the Serendipity Ranch plans (attached) do not directly match the existing parcels lines on the Assessor's Parcel Maps. Upon approval of the SUP, it is planned to file a Boundary Line Adjustment (BLA) with Washoe County to adjust the existing parcel lines. This will ensure that proposed structures comply with all applicable zoning requirements such as allowable density, setbacks, etc. The BLA process is administrative and can be a condition placed on this request should the County decide. Figure 12 (below) depicts the future BLA parcel lines. Additionally, a copy of this plan is included in the attached map pocket.

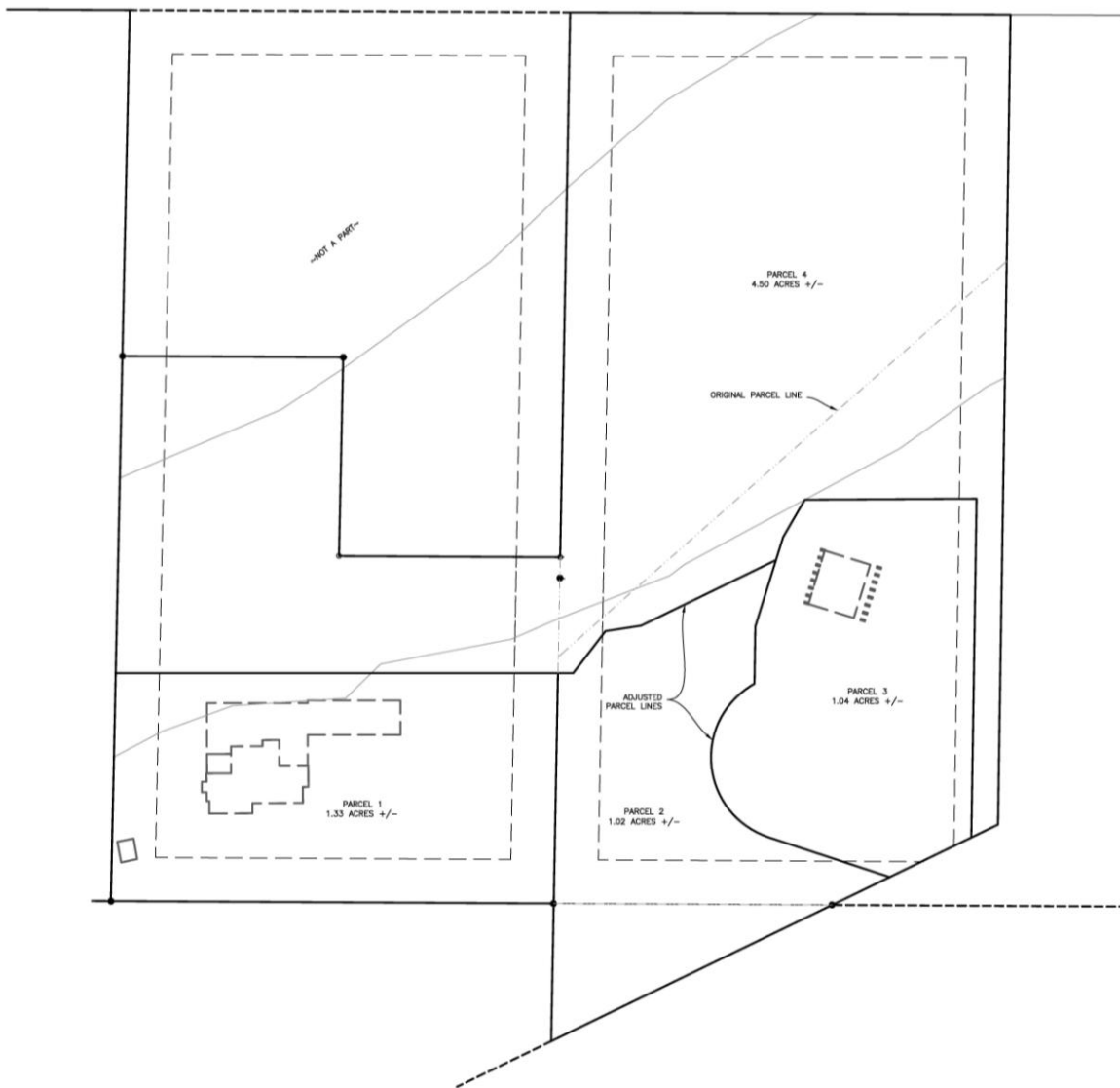


Figure 12 – Future Boundary Line Adjustment

Serendipity Ranch

Sensitive and Critical Stream Zone Buffer Areas

Whites Creeks traverses the central portion of Serendipity Ranch from west to east. In order to accommodate the proposed improvements within the Serendipity master plan, grading will occur within the critical and sensitive zone buffer areas, as defined by Washoe County (Section 110.418.25 of the Development Code).

Specifically, Section 110.438.35 of the Development Code creates grading thresholds that trigger the need for a SUP. In the case of Serendipity Ranch, a SUP is needed to allow for the following:

- Grading of an areas one acre or more on parcels less than six acres in size.
- Grading of slopes in excess of 15% on one-half acre or more on parcels less than 6 acres in size.
- Grading of ten percent or more of the area on parcels six acres in size and containing slopes in excess of 15%.
- Grading of more than two acres on any size parcel containing slopes in excess of 15%.
- Development of a driveway that traverses a slope of 30% or greater.
- Grading within the Critical Stream Zone Buffer Area of a Significant Hydrologic Resource, as defined by Article 418.

The purpose of this SUP is to ensure that appropriate grading occurs and that the overall environmental quality of the creek is protected. As such, Section 110.418.30 establishes special review considerations for SUP's within the buffer zone. These considerations are listed below and are addressed in **bold face** type.

In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for development in the critical stream buffer area or the sensitive stream buffer area, the record at the Board of Adjustment (or in this case, the Planning Commission) shall demonstrate that the following special review considerations are addressed:

- (a) Conservation of topsoil;

Where disturbance occurs, native topsoil will be stockpiled and revegetation of disturbed slopes will occur. A landscape plan depicting areas of revegetation is included in the attached map pocket.

- (b) Protection of surface water quality;

During construction, proper measures will be taken to ensure that Whites Creek is protected. Additionally, the project is subject to applicable NDEP permits. Final measures will be determined through this SUP review process and will become conditions of approval.

Serendipity Ranch

- (c) Conservation of natural vegetation, wildlife habitats and fisheries;

As noted above, all disturbed areas will be revegetated with native plant material (enhanced with decorative plantings) for erosion control purposes and to ensure compliance with Section 110.418.25 of the Development Code. Specific requirements can be conditioned and will be included with final design.

- (d) Control of erosion;

The use of rockery walls, 3:1 slopes, and revegetation will be utilized to ensure that any potential for erosion is properly mitigated. These mitigation measures are clearly depicted on the included grading and landscaping plans.

- (e) Control of drainage and sedimentation;

As depicted on the attached plans, the project has been designed such to ensure proper drainage and control of sedimentation. No impacts to the creek or its hydrology will occur as a result of this request. Please refer to the attached detailed grading plans.

- (f) Provision of restoration of the project site to predevelopment conditions;

At the time of final design/permit, a revegetation plan and, if applicable, bond will be submitted to Washoe County.

- (g) Provision of a bonding program to secure performance of requirements imposed; and

See previous item (f).

- (h) Preservation of the hydrologic resources, character of the area and other conditions necessary.

The plan includes provisions such as the use of retaining walls to ensure that disturbance is kept to a minimum. It is also important to note that the proposed improvements are not visible from Mt. Rose Highway and the scenic corridor identified by Washoe County. Additionally, the trails and planned improvements are consistent with those constructed by other property owners in the area.

Serendipity Ranch

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

This SUP is consistent with applicable codes and policies in that uses are allowed and this application is following the procedure outlined in Code section 110.418.25 to manage development in the subject area.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

Neighboring properties are developed with single family homes. The area is therefore suitable for development and utilities are either in place or can be provided. The site is accessed via paved roads built to residential standards. A future BLA (which can be conditioned with this SUP) ensures that all required density and setback standards are fulfilled.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The area is intended as low density residential and is already developed as such. Existing development of the site, as well as the likely future development of single family residences, is allowed per the zoning code. Road access is in place. The use is compatible both with the zoning code and with surrounding development and the site is physically suitable for the improvements proposed. The improvements planned with the Serendipity Ranch master plan are private and will not result in degradation to the Whites Creek watershed. All proposed improvements are consistent with Article 418 and simply allow for the property owner to better utilize their property and access all portions of the ranch.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

Granting this permit will not affect the character of the area as all new structures are residential in character and will complement adjoining single family uses. Careful thought has been given to the design of the proposed pathways and building areas to ensure that negative visual impacts do not occur and that graded areas retain a natural appearance. Additionally, proper measures are implemented with the grading plan to ensure proper slope transitions, stabilization, etc.

APPENDICES

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: Serendipity Ranch			
Project Description: A SUP to allow for grading within the sensitive and critical zones of Whites Creek, per section 110.418.30 of the Development Code and Abandonment of access easements granted by patent.			
Project Address: 4775 Mt. Rose Highway			
Project Area (acres or square feet): 12.88 acres			
Project Location (with point of reference to major cross streets AND area locator): North side of Mt. Rose Highway, east of Curtis Lane, west of Quail Rock Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
150-021-08/150-021-10	5.0 & 2.58	150-021-12	2.49
150-021-11	2.57	150-021-14	0.24
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: See Attached List (following page)		Name: Rubicon Design Group, LLC	
Address:		Address: 100 California Ave., Suite 202	
Zip:		Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-425-4800	Fax:
Email:		Email: mrailey@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-250-3455	Other:
Contact Person:		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Amour Property Management, LLC		Name:	
Address: 59 Damonte Ranch Pkwy.		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-842-1222	Fax:	Phone:	Fax:
Email: lisajwill@yahoo.com		Email:	
Cell: 775-842-1222	Other:	Cell:	Other:
Contact Person: Lisa Williams		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

PROPERTY OWNERS:

APN 150-021-10, 150-021-11, and 150-021-12

Amour Property Management, LLC

59 Damonte Ranch Pkwy.

Reno, NV 89509

Note: Owner is the same entity as applicant

APN 150-021-14

Bruce & Eileen McNeill

PO Box 18505

Reno, NV 89511

Note: This parcel is in escrow with Amour Property Management, LLC and is anticipated to close in Summer 2015.

OWNER DOCUMENTATION FROM NV SECRETARY OF STATE
AMOUR PROPERTY MANAGEMENT LLC

Business Entity Information			
Status:	Active	File Date:	8/9/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0411722014-3
Qualifying State:	NV	List of Officers Due:	8/31/2015
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20141511524	Business License Exp:	8/31/2015

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	LISA WILLIAMS	Address 1:	14215 POWDER RIVER CT
Address 2:		City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Mailing Address 1:	59 DAMONTE RANCH PARKWAY B535	Mailing Address 2:	
Mailing City:	RENO	Mailing State:	NV
Mailing Zip Code:	89521		
Agent Type:	Noncommercial Registered Agent		

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 - LISA J WILLIAMS			
Address 1:	59 DAMONTE RANCH PARKWAY B535	Address 2:	
City:	RENO	State:	NM
Zip Code:	89521	Country:	USA
Status:	Active	Email:	

- Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20140575739-03	# of Pages:	1

Community Services Department
Planning and Development
SPECIAL USE PERMIT FOR GRADING
APPLICATION



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

Telephone: 775.328.3600

Special Use Permit Application for Grading 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 special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The proposed grading will allow the applicant to access the lower portions of the property for maintenance and enjoyment of the creek. It will also improve grading previously completed by the previous property owners. Refer to attached report for a detailed project description.

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

Please refer to the attached grading plan.

3. How many square feet of surface of the property are you disturbing?

Please refer to the attached grading plan.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

The grading will be balanced onsite as depicted on the attached grading plan.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

Based on the location of Whites Creek, all grading triggers a SUP per section Article 418 of the Development Code.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances and the year the work was done.)

Yes, the previous owner graded flat areas adjacent to the creek as well as various pedestrian paths. This SUP will serve to bring the existing disturbed areas into conformance with current code. Refer to attached report for further details.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

Yes. Refer to attached engineering plans.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

The improvements will be visible from adjoining properties to the north.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

Not applicable.

10. 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?

Slopes will be 3:1 per Washoe County Development Code requirements. Slopes will be stabilized through the use of rockery walls and revegetation as described in the attached report and detailed on the engineering plans.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Rockery walls will be utilized. Maximum wall height is 8 feet.

13. What are you proposing for visual mitigation of the work?

The grading is designed to visually blend disturbed areas with existing topography. Additionally, landscaping and native revegetation will be used to further mitigate any visual impacts that may occur.

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

Not applicable.

15. 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?

As a condition of this SUP, it is anticipated that a comprehensive revegetation plan will be required to be approved by Planning and Development staff prior to the issuance of a final grading permit. At that time, a highly specific plant mix and irrigation details will be provided.

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

Temporary irrigation can be tied into the existing onsite irrigation system in order to ensure that revegetated areas take hold.

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

Not applicable at this time.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	--	-------------------------------

Community Services Department
Planning and Development
ABANDONMENT APPLICATION



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

Telephone: 775.328.3600

Abandonment 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 vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

It is requested to abandon portions of 33-foot wide access easements granted by patents. Refer to attached report, exhibits, and abandonment description for additional details.

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Parcel Map 414, Document # 462866
Parcel Map 413, Document # 462865

3. What is the proposed use for the vacated area?

The vacated area will be used as yard area and will allow for proper setbacks to proposed structures. Refer to attached report for additional details.

4. What replacement easements are proposed for any to be abandoned?

Public utility easements will be granted as necessary. Refer to attached report for additional details.

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

The proposed abandonments have no impact on adjoining properties. Refer to attached report for additional details.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

Yes

No

Washoe County Treasurer
 Tammi Davis

Account Detail

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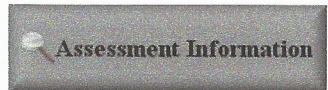
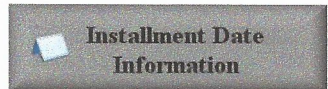
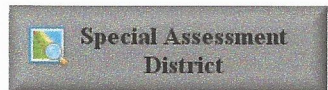
\$0.00

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 Reno, NV 89520-3039

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



Washoe County Parcel Information

Parcel ID	Status	Last Update
15002108	Active	6/12/2015 2:11:44 AM
Current Owner: AMOUR PROPERTY MANAGEMENT LLC		SITUS: 15900 CURTIS LN
59 DAMONTE RANCH PKWY STE B505 RENO, NV 89521		
Taxing District 6005	Geo CD:	
Legal Description		
Township 18 Section 25 Lot Block Range 19 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2014	\$1,599.37	\$1,599.38	\$0.00	\$0.00	\$0.00
2013	\$1,552.76	\$1,552.76	\$0.00	\$0.00	\$0.00
2012	\$1,812.68	\$1,812.68	\$0.00	\$0.00	\$0.00
2011	\$1,876.70	\$1,876.70	\$0.00	\$0.00	\$0.00
2010	\$2,475.12	\$2,475.12	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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 Tammi Davis

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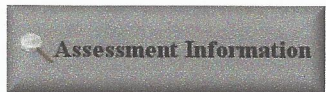
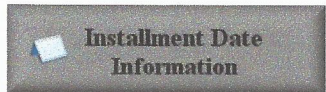
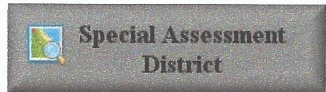
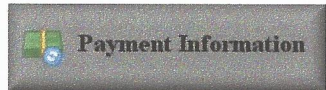
\$0.00

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 Reno, NV 89520-3039

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



Washoe County Parcel Information

Parcel ID	Status	Last Update
15002110	Active	6/12/2015 2:11:44 AM
Current Owner: AMOUR PROPERTY MANAGEMENT LLC 59 DAMONTE RANCH PKWY STE B505 RENO, NV 89521		SITUS: 4775 MOUNT ROSE HWY WCTY NV
Taxing District 6005	Geo CD:	
Legal Description		
Lot B SubdivisionName _UNSPECIFIED Township 18 Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2014	\$3,360.18	\$3,360.18	\$0.00	\$0.00	\$0.00
2013	\$3,262.20	\$3,262.20	\$0.00	\$0.00	\$0.00
2012	\$3,553.76	\$3,553.76	\$0.00	\$0.00	\$0.00
2011	\$3,543.60	\$3,543.60	\$0.00	\$0.00	\$0.00
2010	\$3,790.04	\$3,790.04	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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Washoe County Treasurer
 Tammi Davis

Account Detail

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Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$209.22
- Oldest Due \$105.49
- Partial

[ADD TO CART](#)

\$0.00


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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Parcel Information

Parcel ID	Status	Last Update
15002111	Active	6/12/2015 2:11:44 AM
Current Owner: AMOUR PROPERTY MANAGEMENT LLC 59 DAMONTE RANCH PKWY STE B505 RENO, NV 89521		SITUS: 4740 ROCK FARM RD WCTY NV
Taxing District 6005	Geo CD:	
Legal Description		
Lot A Township 18 SubdivisionName _UNSPECIFIED Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2014	\$370.20	\$185.06	\$16.46	\$7.71	\$209.22
2013	\$311.94	\$311.94	\$0.00	\$0.00	\$0.00
2012	\$499.06	\$499.05	\$0.00	\$0.00	\$0.00
2011	\$527.00	\$527.00	\$0.00	\$0.00	\$0.00
2010	\$836.44	\$836.44	\$0.00	\$0.00	\$0.00
Total					\$209.22

Important Payment Information

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Washoe County Treasurer
 Tammi Davis

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Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$790.39
- Oldest Due \$403.47
- Partial

[ADD TO CART](#)

\$0.00


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Mailing Address:
 P.O. Box 30039
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 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Parcel Information

Parcel ID	Status	Last Update
15002112	Active	6/12/2015 2:11:44 AM

Current Owner:
 AMOUR PROPERTY MANAGEMENT LLC
 59 DAMONTE RANCH PKWY STE B505
 RENO, NV 89521

SITUS:
 5435 MOUNT ROSE HWY
 WCTY NV

Taxing District: 6005 **Geo CD:**

Legal Description
 Lot B Township 18 SubdivisionName _UNSPECIFIED Range 19

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2014	\$1,415.98	\$708.84	\$53.05	\$29.50	\$790.39
2013	\$1,333.02	\$1,333.02	\$0.00	\$0.00	\$0.00
2012	\$1,631.48	\$1,631.48	\$0.00	\$0.00	\$0.00
2011	\$1,625.18	\$1,625.17	\$0.00	\$0.00	\$0.00
2010	\$1,993.36	\$1,993.36	\$0.00	\$0.00	\$0.00
Total					\$790.39

Important Payment Information

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Washoe County Treasurer
 Tammi Davis

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No payment due for this account.

\$0.00

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Overnight Address:
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 Reno, NV 89512-2845

-  **Payment Information**
-  **Special Assessment District**
-  **Installment Date Information**
-  **Assessment Information**

Washoe County Parcel Information

Parcel ID	Status	Last Update
15002114	Active	6/12/2015 2:11:44 AM
Current Owner: MCNEALL, BRUCE N & M EILEEN PO BOX 18505 RENO, NV 89511		SITUS: 0 MOUNT ROSE HWY WCTY NV
Taxing District 6005	Geo CD:	
Legal Description		
Section 25 Township 18 SubdivisionName _UNSPECIFIED Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

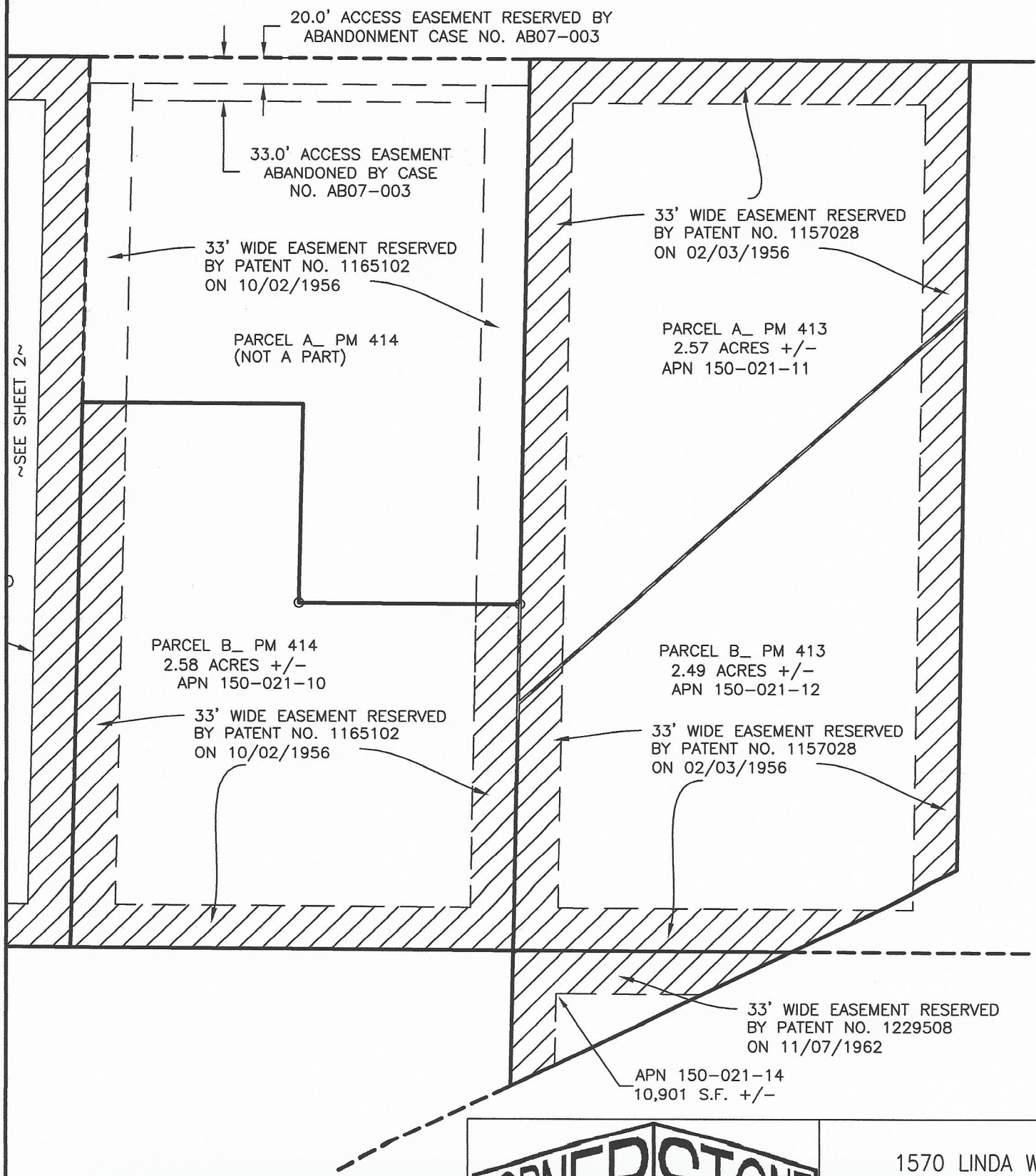
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2014	\$5.70	\$5.70	\$0.00	\$0.00	\$0.00
2013	\$5.70	\$5.70	\$0.00	\$0.00	\$0.00
2012	\$5.56	\$5.56	\$0.00	\$0.00	\$0.00
2011	\$5.22	\$5.22	\$0.00	\$0.00	\$0.00
2010	\$5.02	\$5.02	\$0.00	\$0.00	\$0.00
Total					\$0.00

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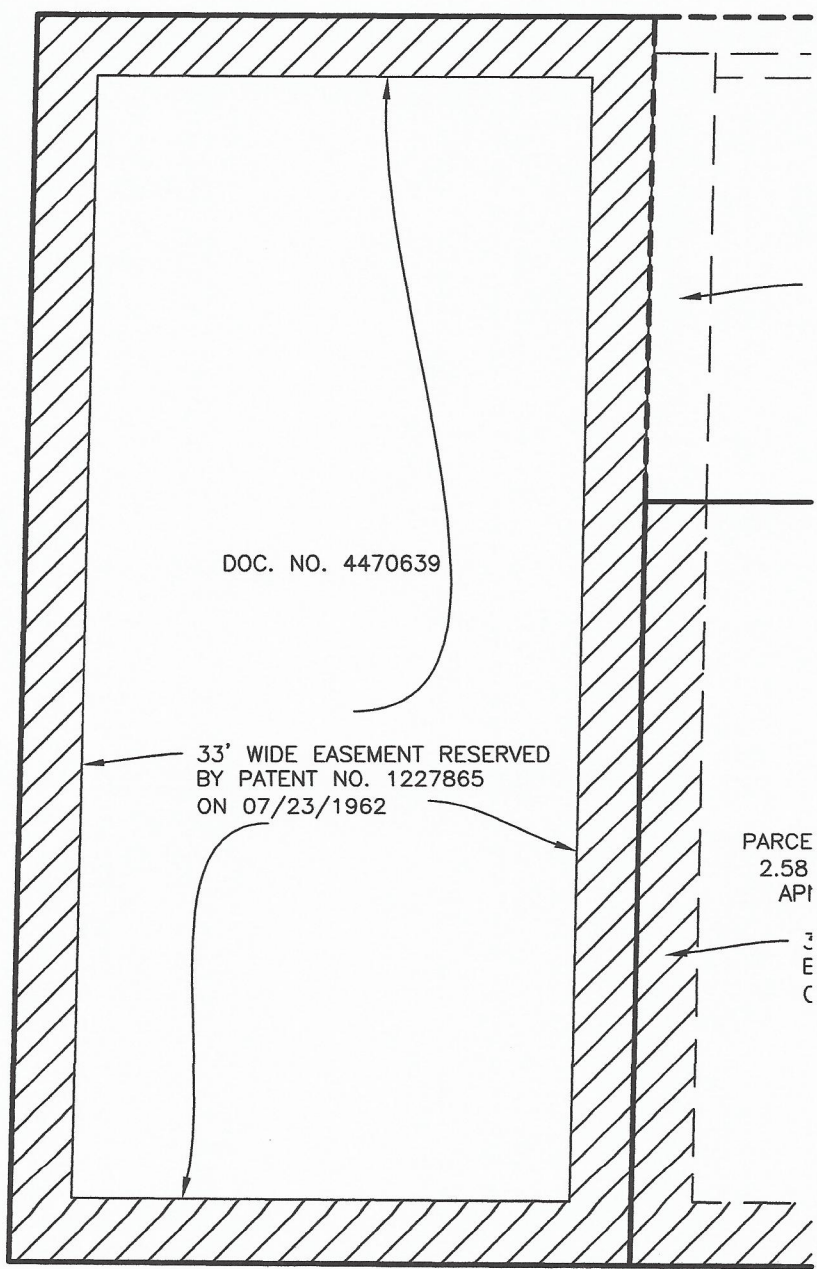
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SERENDIPITY ACRES LISA WILLIAMS	DATE 06/12/2015	SHEET 1
1942_001 EASEMENTS TO BE ABANDONED		OF 2



1570 LINDA WAY
SPARKS, NV 89431
(775)786-1441
www.cornersurvey.com

SERENDIPITY ACRES LISA WILLIAMS	DATE 06/12/2015	SHEET 2
1942_001 EASEMENTS TO BE ABANDONED		OF 2



1570 LINDA WAY
SPARKS, NV 89431
(775)786-1441
www.cornersurvey.com

EASEMENTS SUBJECT TO PROPOSED ABANDONMENT:

APN 150-021-10

THAT PORTION OF THE 33' WIDE ACCESS EASEMENTS GRANTED BY PATENT NO. 1165102, DATED 10/02/1956 LYING WITHIN PARCEL B, PARCEL MAP 414 RECORDED AS DOC. NO. 462866 ON MAY 4, 1977

APN 150-021-11

THAT PORTION OF THE 33' WIDE ACCESS EASEMENTS GRANTED BY PATENT NO. 1157028, DATED 02/03/1956 LYING WITHIN PARCEL A, PARCEL MAP 413 RECORDED AS DOC. NO. 462865 ON MAY 4, 1977

APN 150-021-12

THAT PORTION OF THE 33' WIDE ACCESS EASEMENTS GRANTED BY PATENT NO. 1157028, DATED 02/03/1956 LYING WITHIN PARCEL B, PARCEL MAP 413 RECORDED AS DOC. NO. 462865 ON MAY 4, 1977

APN 150-021-14

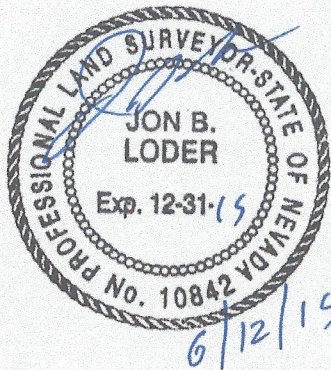
THAT PORTION OF THE 33' WIDE ACCESS EASEMENTS GRANTED BY PATENT NO. 1229508, DATED 11/07/1962 LYING NORTH OF STATE ROUTE 431 (MOUNT ROSE HIGHWAY)

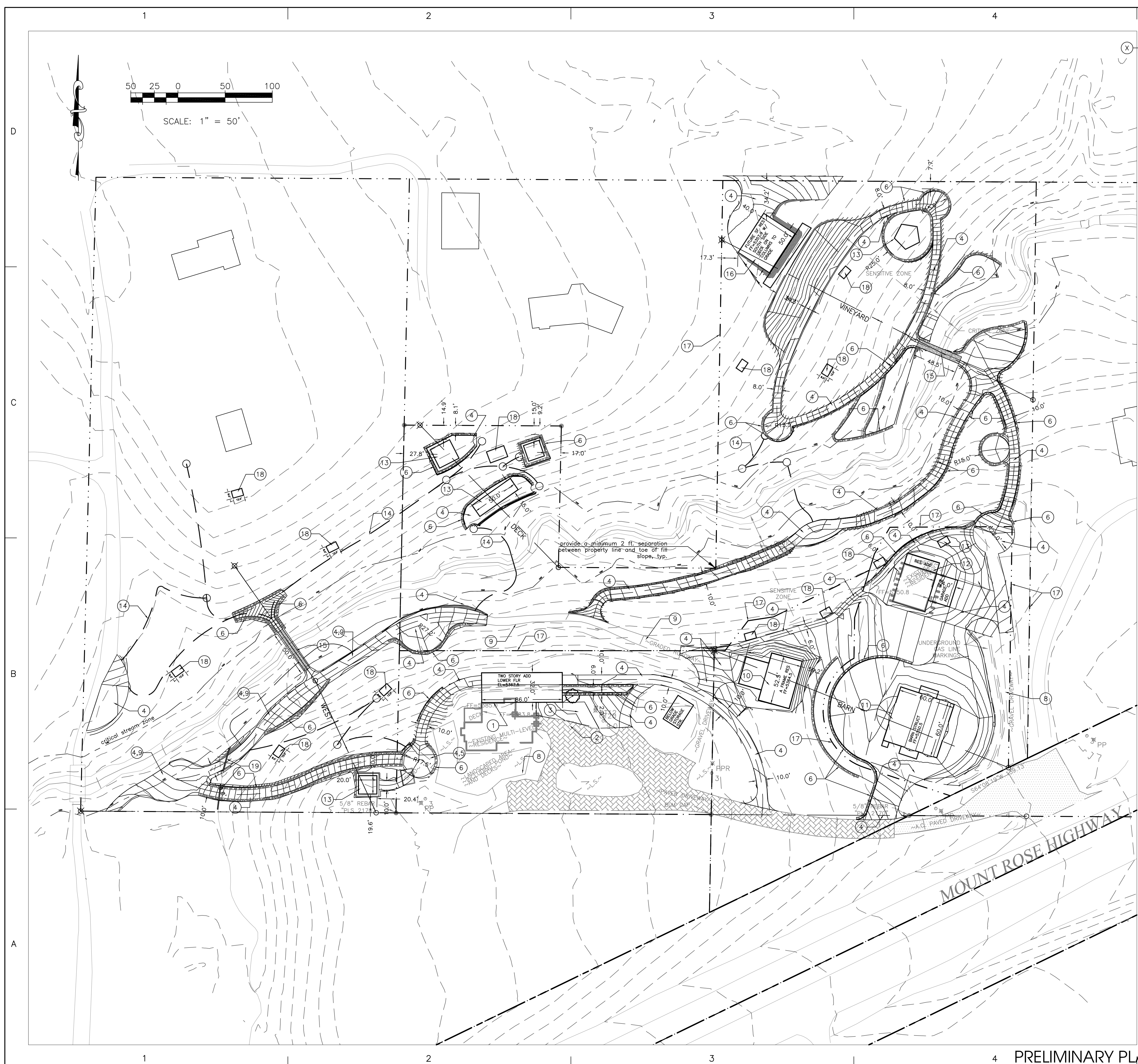
APN 150-021-08

THAT PORTION OF THE 33' WIDE ACCESS EASEMENTS GRANTED BY PATENT NO. 1227862, DATED 07/23/1962 LYING NORTH OF STATE ROUTE 431 (MOUNT ROSE HIGHWAY)

PREPARED BY:

JON B. LODER, PLS 10842
CORNERSTONE LAND SURVEYING
1570 LINDA WAY
SPARKS, NV
775-786-1441





SITE PLAN KEYNOTES

1. Two storey single family residential addition. Refer to Architectural plans.
2. Existing brick pavers to remain. Protect throughout construction.
3. Provide brick pavers to match existing.
4. Gravel, (4" ABC) surfaced landscape maintenance road, residential driveway access per detail. Width per plan. Typical each location.
5. Landscape maintenance road turn around. All maintenance turnarounds designed to accommodate golf course style/ ATV maintenance vehicles. Not designed for full size, P style vehicles.
6. Rockery retaining walls per detail. Walls shall be provided where required by slope grading requirements/ restrictions. Refer to Grading Notes.
7. Provide shallow/ depressed storm water detention in landscape areas as required to minimize downstream impacts.
8. Existing water well to remain.
9. Existing roadway to remain. Road to be fine graded and gravel surfaced per detail.
10. New Single family residential structure. Refer to Architectural plans.
11. New Barn structure. Refer to Architectural plans.
12. New single family residential addition. Refer to Architectural plans.
13. New open air, shade and seating structures on graded pad. Refer to Architectural and Landscape plans.
14. Foot path cut to existing grade. Maximum width of 3ft. Native soil surfaced. Rock steps placed in creek for path crossing. Actual locations as shown on Landscape plans.
15. Pedestrian bridge crossing.
 - a. Owner shall retain services of an Environmental Consultant to determine extents of ACE, perennial stream jurisdictional limits at proposed bridge crossing. Bridge shall be designed and constructed outside jurisdictional limits.
 - b. Bridge shall be 6 ft. wide, weathered steel with wood decking per details sheet 8. Length per plan.
 - c. Bridge abutments shall be cast in place concrete per manufacturers recommendations and as required to fit existing grade requirements.
16. New single family residential addition. Refer to Architectural plans.
17. Proposed Boundary Line Adjustment to existing property lines. Refer to boundary survey map.
18. New open air, shade and seating structures on column/ posts to existing grades. No grading required. Refer to Architectural and Landscape plans.
19. Provide drainage culverts per WC code requirements at existing channel crossing.
20. Temporary construction access shall be regraded to existing grades and re-seeded per landscape plans.

TOTAL PROJECT DISTURBANCE AREA=118808 SF= 2.7 ACRES.
 GROSS CUT= 2474 CY
 GROSS FILL=3990 CY

HUNTER CREEK ENGINEERING

2216 Dickerson Road
 Reno, Nevada 89503
 huntcreek@sbcglobal.net
 775.324.9925

PRINCIPAL DESIGN PROFESSIONAL



PROJECT

SERENDIPITY RANCH
 Williams Property
 4775 & 5435 Mount
 Rose Highway
 APN 150-021-10,11,12
 Washoe County,
 Nevada

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1503	
PHASE:	March 15, 2015	
DATE:		
ENGR:	burgoyne	
DRAWN BY:	burgoyne	

SHEET TITLE

OVERALL SITE
 PLAN

C-1 of 8



SITE PLAN KEYNOTES

- Two storey single family residential addition. Refer to Architectural plans.
- Existing brick pavers to remain. Protect throughout construction.
- Provide brick pavers to match existing.
- Gravel, (4" ABC) surfaced landscape maintenance road, residential driveway access per detail. Width per plan. Typical each location.
- Landscape maintenance road turn around. All maintenance turnarounds designed to accommodate golf course style/ ATV maintenance vehicles. Not designed for full size, P style vehicles.
- Rockery retaining walls per detail. Walls shall be provided where required by slope grading requirements/ restrictions. Refer to Grading Notes.
- Provide shallow/ depressed storm water detention in landscape areas as required to minimize downstream impacts.
- Existing water well to remain.
- Existing roadway to remain. Road to be fine graded and gravel surfaced per detail.
- New Single family residential structure. Refer to Architectural plans.
- New Barn structure. Refer to Architectural plans.
- New single family residential addition. Refer to Architectural plans.
- New open air, shade and seating structures on graded pad. Refer to Architectural and Landscape plans.
- Foot path cut to existing grade. Maximum width of 3ft. Native soil surfaced. Rock steps placed in creek for path crossing. Actual locations as shown on Landscape plans.
- Pedestrian bridge crossing.
 - Owner shall retain services of an Environmental Consultant to determine extents of ACE, perennial stream jurisdictional limits at proposed bridge crossing. Bridge shall be designed and constructed outside jurisdictional limits.
 - Bridge shall be 6 ft. wide, weathered steel with wood decking per details sheet 8. Length per plan.
 - Bridge abutments shall be cast in place concrete per manufacturers recommendations and as required to fit existing grade requirements.

- New single family residential addition. Refer to Architectural plans.
- Proposed Boundary Line Adjustment to existing property lines. Refer to boundary survey map.
- New open air, shade and seating structures on column/ posts to existing grades. No grading required. Refer to Architectural and Landscape plans.
- Provide drainage culverts per WC code requirements at existing channel crossing.
- Temporary construction access shall be graded to existing grades and re-seeded per landscape plans.

GRADING PLAN NOTES

- Improvement elevation labels and elevation contours reference finish surface elevations. Refer to abbreviations and symbol legends included herein.
- Maintain dust control with water and or dust palliative in accordance with WC Health Dust Control Permit at all times. Provide sufficient labor, equipment and materials onsite to maintain dust control when conditions require.
- All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for than 45 days shall be revegetated. Methods and seed mix shall be per the specifications herein.

SLOPE STABILIZATION

- Grading shall be performed in accordance with WC 118.438 Grading Standards.
 - Cut and fill slopes less than 30 inches shall be 1H:1V or flatter and surfaced with rock rip rap per detail.
 - All other cut and fill slopes shall be 3H:1V or flatter.
 - Rockery Retaining walls shall be incorporated in the work when cut and fill slopes requirements cannot be met.
- Cut and Fill slopes 3H:1V or flatter shall be temporarily stabilized by moisture conditioning and or soil binders; compaction and tracking; and the use of fiber rolls and silt fencing per the Erosion Control plan. Final stabilization shall be achieved per the attached Revegetation plans.
- Slopes from 1H:1V to 2H:1V, in competent rock shall be as approved by the Geotechnical engineer.
- Slopes steeper than 3H:1V shall be stabilized with rip rap. The use of rip rap for slope stabilization shall fill all voids with mixed aggregate 3/4 inch D size to 1-1/2 inch to a depth of 3-4 inches.
- Finish grades shall not vary from existing grade elevations by more than 10 ft.
- Rockery retaining walls shall be constructed per the attached detail,
 - General. Maximum retaining wall height =10ft.
 - Front yard setback. Maximum retaining wall height =4.5ft.
 - Side and rear yard setback. Maximum retaining wall height =6ft.

GRADING ABBREVIATIONS

- FG FINISH GRADE ELEVATION
- FL FINISH FLOW LINE ELEVATION
- MEG MATCH EXISTING SURFACE ELEVATION
- TW TOP OF RETAINING WALL
- P FINISH PAVEMENT

HUNTER CREEK ENGINEERING

2216 Dickerson Road
Reno, Nevada 89503
huntcreek@sbcglobal.net
775.324.9925

PRINCIPAL DESIGN PROFESSIONAL



PROJECT

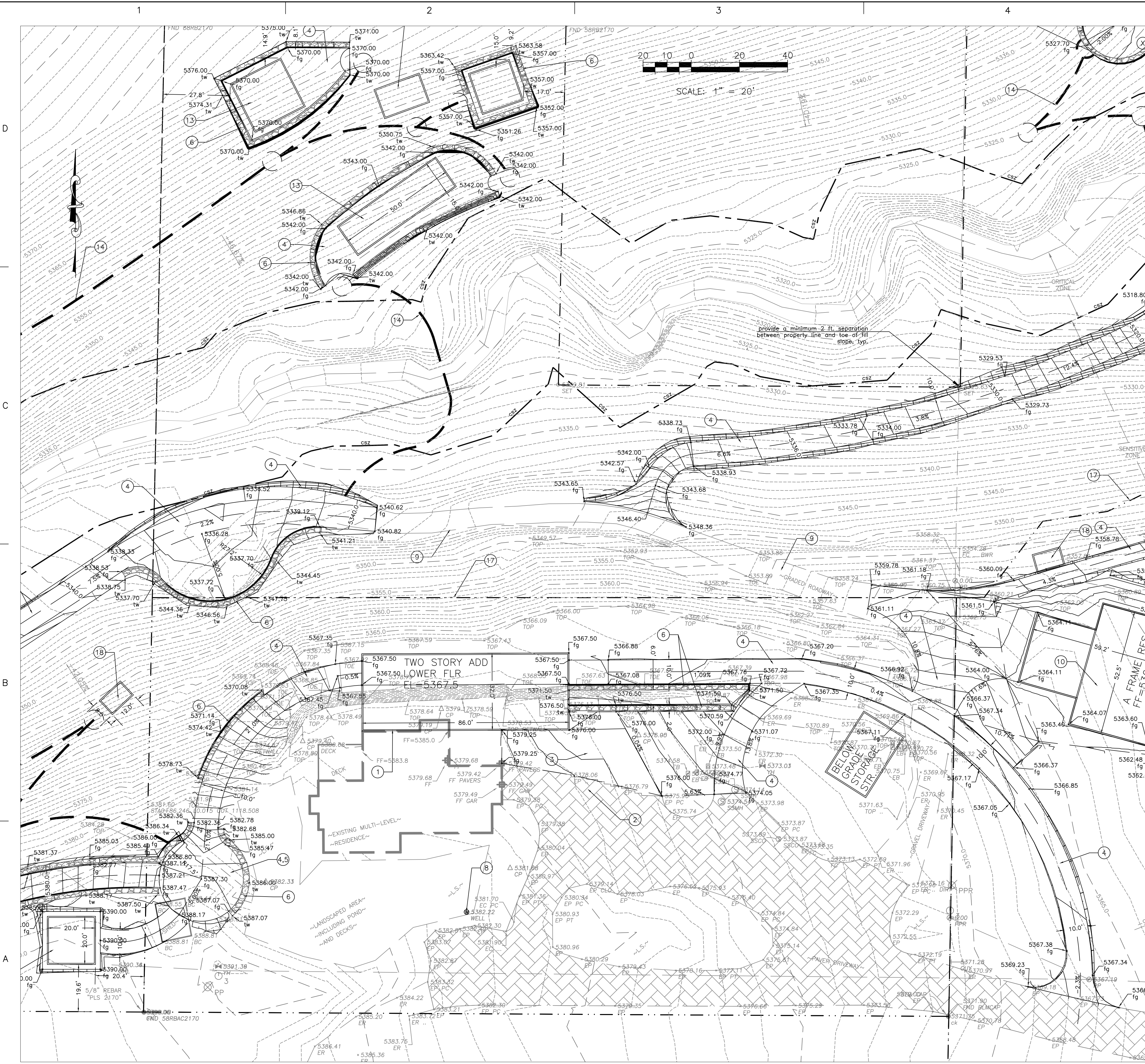
SERENDIPITY RANCH
Williams Property
4775 & 5435 Mount
Rose Highway
APN 150-021-10,11,12
Washoe County,
Nevada

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1503	
PHASE:	March 15, 2015	
DATE:		
ENGR:	burgoyne	
DRAWN BY:	burgoyne	

SHEET TITLE

GRADING
PLAN

C-2 of 8



SITE PLAN KEYNOTES

1. Two storey single family residential addition. Refer to Architectural plans.
2. Existing brick pavers to remain. Protect throughout construction.
3. Provide brick pavers to match existing.
4. Gravel, (4" ABC) surfaced landscape maintenance road, residential driveway access per detail. Width per plan. Typical each location.
5. Landscape maintenance road turn around. All maintenance turnarounds designed to accommodate golf course style/ ATV maintenance vehicles. Not designed for full size, P style vehicles.
6. Rockery retaining walls per detail. Walls shall be provided where required by slope grading requirements/ restrictions. Refer to Grading Notes.
7. Provide shallow/ depressed storm water detention in landscape areas as required to minimize downstream impacts.
8. Existing water well to remain.
9. Existing roadway to remain. Road to be fine graded and gravel surfaced per detail.
10. New Single family residential structure. Refer to Architectural plans.
11. New Barn structure. Refer to Architectural plans.
12. New single family residential addition. Refer to Architectural plans.
13. New open air, shade and seating structures on graded pad. Refer to Architectural and Landscape plans.
14. Foot path cut to existing grade. Maximum width of 3ft. Native soil surfaced. Rock steps placed in creek for path crossing. Actual locations as shown on Landscape plans.
15. Pedestrian bridge crossing.
 - a. Owner shall retain services of an Environmental Consultant to determine extents of ACE, perennial stream jurisdictional limits at proposed bridge crossing. Bridge shall be designed and constructed outside jurisdictional limits.
 - b. Bridge shall be 6 ft. wide, weathered steel with wood decking per details sheet 8. Length per plan.
 - c. Bridge abutments shall be cast in place concrete per manufacturers recommendations and as required to fit existing grade requirements.

16. New single family residential addition. Refer to Architectural plans.
17. Proposed Boundary Line Adjustment to existing property lines. Refer to boundary survey map.
18. New open air, shade and seating structures on column/ posts to existing grades. No grading required. Refer to Architectural and Landscape plans.
19. Provide drainage culverts per WC code requirements at existing channel crossing.
20. Temporary construction access shall be graded to existing grades and re-seeded per landscape plans.

GRADING PLAN NOTES

1. Improvement elevation labels and elevation contours reference finish surface elevations. Refer to abbreviations and symbol legends included herein.
2. Maintain dust control with water and or dust palliative in accordance with WC Health Dust Control Permit at all times. Provide sufficient labor, equipment and materials onsite to maintain dust control when conditions require.
3. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for than 45 days shall be revegetated. Methods and seed mix shall be per the specifications herein.

SLOPE STABILIZATION

1. Grading shall be performed in accordance with WC 118.438 Grading Standards.
 - a. Cut and fill slopes less than 30 inches shall be 1H:1V or flatter and surfaced with rock rip rap per detail.
 - b. All other cut and fill slopes shall be 3H:1V or flatter.
 - c. Rockery Retaining walls shall be incorporated in the work when cut and fill slopes requirements cannot be met.
2. Cut and Fill slopes 3H:1V or flatter shall be temporarily stabilized by moisture conditioning and or soil binders; compaction and tracking; and the use of fiber rolls and silt fencing per the attached Revegetation plans. Final stabilization shall be achieved per the attached Revegetation plans.
3. Slopes from 1H:1V to 2H:1V, in competent rock shall be as approved by the Geotechnical engineer.
4. Slopes steeper than 3H:1V shall be stabilized with rip rap. The use of rip rap for slope stabilization shall fill all voids with mixed aggregate 3/4 inch D size to 1-1/2 inch to a depth of 3-4 inches.
5. Finish grades shall not vary from existing grade elevations by more than 10 ft.
6. Rockery retaining walls shall be constructed per the attached detail,
 - a. General. Maximum retaining wall height =10ft.
 - b. Front yard setback. Maximum retaining wall height =4.5ft.
 - c. Side and rear yard setback. Maximum retaining wall height =6ft.

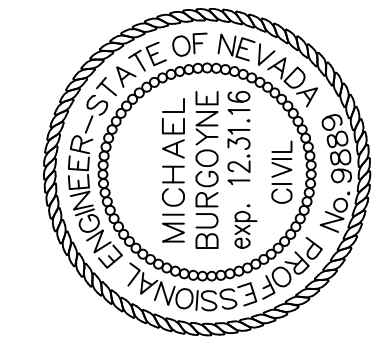
GRADING ABBREVIATIONS

- FG FINISH GRADE ELEVATION
- FL FINISH FLOW LINE ELEVATION
- MEG MATCH EXISTING SURFACE ELEVATION
- TW TOP OF RETAINING WALL
- P FINISH PAVEMENT

HUNTER CREEK ENGINEERING

2216 Dickerson Road
 Reno, Nevada 89503
 huntcreek@sbcglobal.net
 775.324.9925

PRINCIPAL DESIGN PROFESSIONAL



PROJECT

SERENDIPITY RANCH
 Williams Property
 4775 & 5435 Mount
 Rose Highway
 APN 150-021-10,11,12
 Washoe County,
 Nevada

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1503	
PHASE:	March 15, 2015	
DATE:		
ENGR:	burgoyne	
DRAWN BY:	burgoyne	

SHEET TITLE

GRADING PLAN



SITE PLAN KEYNOTES

- Two storey single family residential addition. Refer to Architectural plans.
- Existing brick pavers to remain. Protect throughout construction.
- Provide brick pavers to match existing.
- Gravel, (4" ABC) surfaced landscape maintenance road, residential driveway access per detail. Width per plan. Typical each location.
- Landscape maintenance road turn around. All maintenance turnarounds designed to accommodate golf course style/ ATV maintenance vehicles. Not designed for full size, P style vehicles.
- Rockery retaining walls per detail. Walls shall be provided where required by slope grading requirements/ restrictions. Refer to Grading Notes.
- Provide shallow/ depressed storm water detention in landscape areas as required to minimize downstream impacts.
- Existing water well to remain.
- Existing roadway to remain. Road to be fine graded and gravel surfaced per detail.
- New Single family residential structure. Refer to Architectural plans.
- New Barn structure. Refer to Architectural plans.
- New single family residential addition. Refer to Architectural plans.
- New open air, shade and seating structures on graded pad. Refer to Architectural and Landscape plans.
- Foot path cut to existing grade. Maximum width of 3ft. Native soil surfaced. Rock steps placed in creek for path crossing. Actual locations as shown on Landscape plans.
- Pedestrian bridge crossing.
 - Owner shall retain services of an Environmental Consultant to determine extents of ACE, perennial stream jurisdictional limits at proposed bridge crossing. Bridge shall be designed and constructed outside jurisdictional limits.
 - Bridge shall be 6 ft. wide, weathered steel with wood decking per details sheet 8. Length per plan.
 - Bridge abutments shall be cast in place concrete per manufacturers recommendations and as required to fit existing grade requirements.

GRADING PLAN NOTES

- Improvement elevation labels and elevation contours reference finish surface elevations. Refer to abbreviations and symbol legends included herein.
- Maintain dust control with water and or dust palliative in accordance with WC Health Dust Control Permit at all times. Provide sufficient labor, equipment and materials onsite to maintain dust control when conditions require.
- All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for than 45 days shall be revegetated. Methods and seed mix shall be per the specifications herein.

SLOPE STABILIZATION

- Grading shall be performed in accordance with WC 118.438 Grading Standards.
 - Cut and fill slopes less than 30 inches shall be 1H:1V or flatter and surfaced with rock rip rap per detail.
 - All other cut and fill slopes shall be 3H:1V or flatter.
 - Rockery Retaining walls shall be incorporated in the work when cut and fill slopes requirements cannot be met.
- Cut and Fill slopes 3H:1V or flatter shall be temporarily stabilized by moisture conditioning and or soil binders; compaction and tracking; and the use of fiber rolls and silt fencing per the attached Revegetation plans. Final stabilization shall be achieved per the approved by the Geotechnical engineer.
- Slopes from 1H:1V to 2H:1V, in competent rock shall be as approved by the Geotechnical engineer.
- Slopes steeper than 3H:1V shall be stabilized with rip rap. The use of rip rap for slope stabilization shall fill all voids with mixed aggregate 3/4 inch D size to 1-1/2 inch to a depth of 3-4 inches.
- Finish grades shall not vary from existing grade elevations by more than 10 ft.
- Rockery retaining walls shall be constructed per the attached detail,
 - General. Maximum retaining wall height =10ft.
 - Front yard setback. Maximum retaining wall height =4.5ft.
 - Side and rear yard setback. Maximum retaining wall height =6ft.

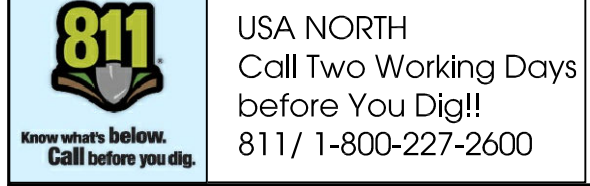
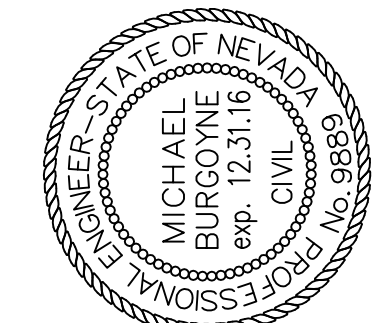
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PROJECT

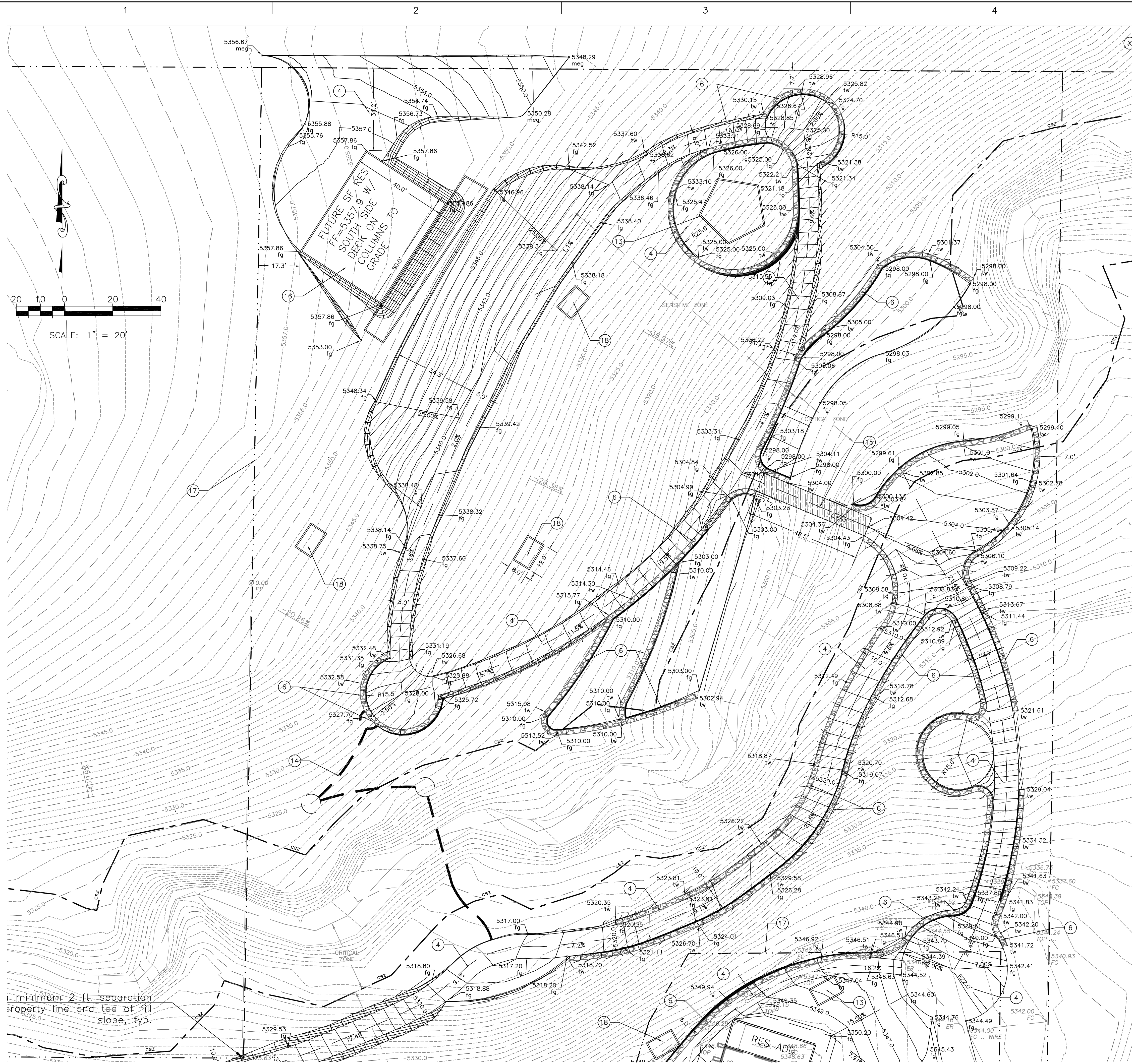
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 APN 150-021-10,11,12
 Washoe County,
 Nevada

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1503	
PHASE:	March 15, 2015	
DATE:		
ENGR:	burgoyne	
DRAWN BY:	burgoyne	

SHEET TITLE

GRADING PLAN

C-4 of 8



SITE PLAN KEYNOTES

1. Two storey single family residential addition. Refer to Architectural plans.
2. Existing brick pavers to remain. Protect throughout construction.
3. Provide brick pavers to match existing.
4. Gravel, (4" ABC) surfaced landscape maintenance road, residential driveway access per detail. Width per plan. Typical each location.
5. Landscape maintenance road turn around. All maintenance turnarounds designed to accommodate golf course style/ ATV maintenance vehicles. Not designed for full size, P style vehicles.
6. Rockery retaining walls per detail. Walls shall be provided where required by slope grading requirements/ restrictions. Refer to Grading Notes.
7. Provide shallow/ depressed storm water detention in landscape areas as required to minimize downstream impacts.
8. Existing water well to remain.
9. Existing roadway to remain. Road to be fine graded and gravel surfaced per detail.
10. New Single family residential structure. Refer to Architectural plans.
11. New Barn structure. Refer to Architectural plans.
12. New single family residential addition. Refer to Architectural plans.
13. New open air, shade and seating structures on graded pad. Refer to Architectural and Landscape plans.
14. Foot path cut to existing grade. Maximum width of 3ft. Native soil surfaced. Rock steps placed in creek for path crossing. Actual locations as shown on Landscape plans.
15. Pedestrian bridge crossing.
 - a. Owner shall retain services of an Environmental Consultant to determine extents of ACE, perennial stream jurisdictional limits at proposed bridge crossing. Bridge shall be designed and constructed outside jurisdictional limits.
 - b. Bridge shall be 6 ft. wide, weathered steel with wood decking per details sheet 8. Length per plan.
 - c. Bridge abutments shall be cast in place concrete per manufacturers recommendations and as required to fit existing grade requirements.

16. New single family residential addition. Refer to Architectural plans.
17. Proposed Boundary Line Adjustment to existing property lines. Refer to boundary survey map.
18. New open air, shade and seating structures on column/ posts to existing grades. No grading required. Refer to Architectural and Landscape plans.
19. Provide drainage culverts per WC code requirements at existing channel crossing.
20. Temporary construction access shall be graded to existing grades and re-seeded per landscape plans.

GRADING PLAN NOTES

1. Improvement elevation labels and elevation contours reference finish surface elevations. Refer to abbreviations and symbol legends included herein.
2. Maintain dust control with water and or dust palliative in accordance with WC Health Dust Control Permit at all times. Provide sufficient labor, equipment and materials onsite to maintain dust control when conditions require.
3. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for than 45 days shall be revegetated. Methods and seed mix shall be per the specifications herein.

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 - a. Cut and fill slopes less than 30 inches shall be 1H:1V or flatter and surfaced with rock rip rap per detail.
 - b. All other cut and fill slopes shall be 3H:1V or flatter.
 - c. Rockery Retaining walls shall be incorporated in the work when cut and fill slopes requirements cannot be met.
2. Cut and Fill slopes 3H:1V or flatter shall be temporarily stabilized by moisture conditioning and or soil binders; compaction and tracking; and the use of fiber rolls and silt fencing per the Erosion Control plan. Final stabilization shall be achieved per the attached Revegetation plans.
3. Slopes from 1H:1V to 2H:1V, in competent rock shall be as approved by the Geotechnical engineer.
4. Slopes steeper than 3H:1V shall be stabilized with rip rap. The use of rip rap for slope stabilization shall fill all voids with mixed aggregate 3/4 inch D size to 1-1/2 inch to a depth of 3-4 inches.
5. Finish grades shall not vary from existing grade elevations by more than 10 ft.
6. Rockery retaining walls shall be constructed per the attached detail,
 - a. General. Maximum retaining wall height =10ft.
 - b. Front yard setback. Maximum retaining wall height =4.5ft.
 - c. Side and rear yard setback. Maximum retaining wall height =6ft.

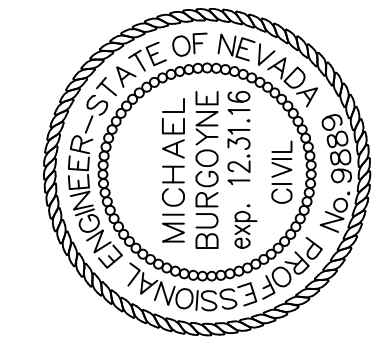
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PROJECT

SERENDIPITY RANCH
Williams Property
4775 & 5435 Mount
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APN 150-021-10,11,12
Washoe County,
Nevada

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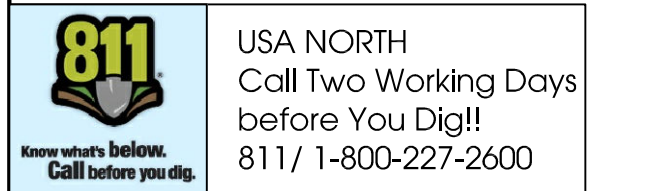
GRADING
PLAN

C-5 of 8

HUNTER CREEK ENGINEERING

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PROJECT

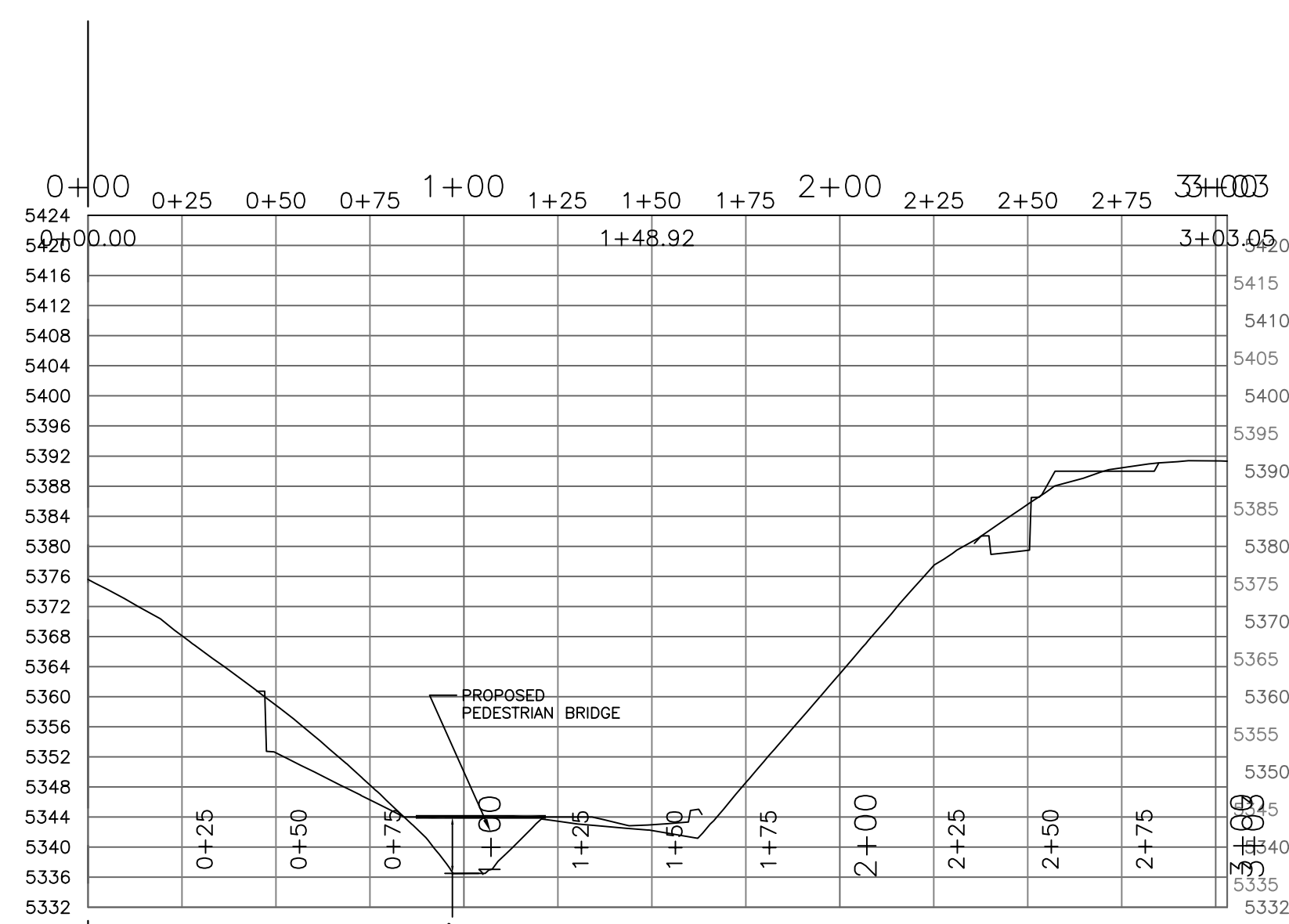
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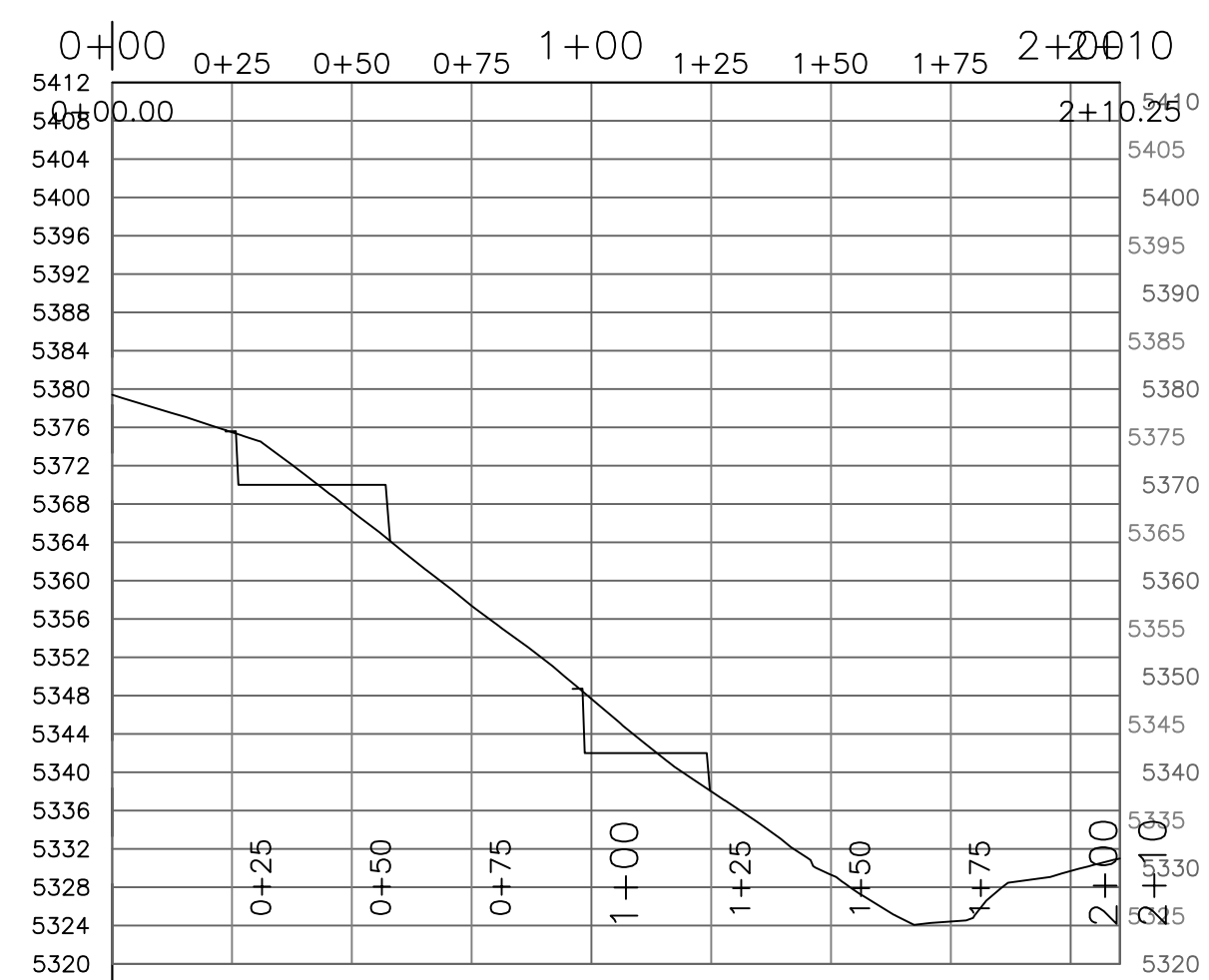
SHEET TITLE

SITE CROSS SECTIONS

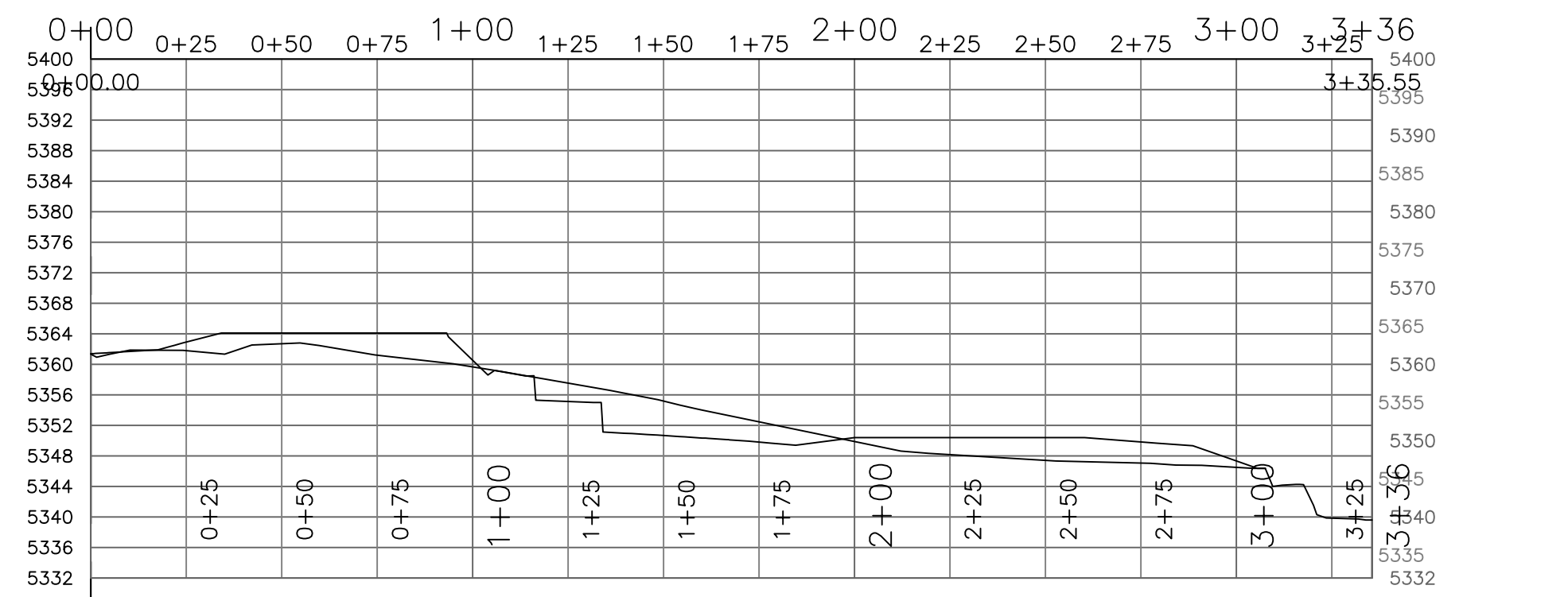
C- 6 of 8



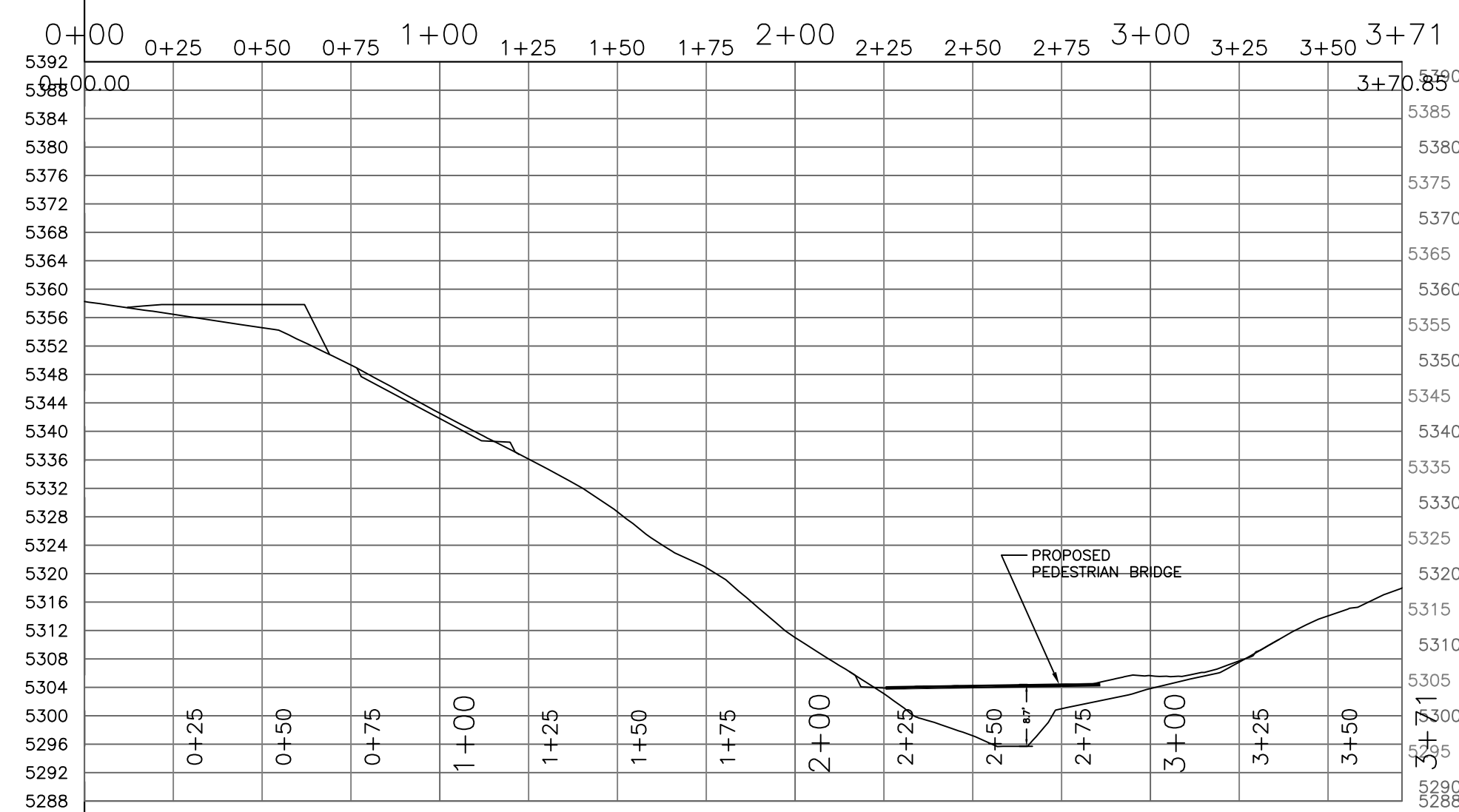
PV - WEST



PV - DECK



PV - BARN



PV - VNRD



SCALE: 1" = 40'
VERT SCALE 1"=10'

1
TYPICAL GENERAL CONSTRUCTION NOTES
SERENDIPITY RANCH

- All construction and materials shall conform to the Standard Specifications for Public Works Construction (SSPWC) and the Standard Details for Public Works Construction (SDPWC), as adopted by Washoe County, and shall be subject to the approval of the Engineer. All specifications referenced herein refer to the SSPWC unless indicated otherwise.
- Provide and maintain all necessary traffic control, throughout construction, in accordance with applicable parts of specification section 332, the Manual on Uniform Traffic Control Devices, (MUTCD, latest edition) and the State of Nevada, Department of Transportation, traffic control standards.
- The contractor shall be responsible for the general safety during construction, and all work shall conform to applicable safety regulations and codes. The Contractor shall fence and or barricade the construction area as required to protect adjacent sites, vehicular traffic and pedestrian traffic. The contractor shall be solely and completely responsible for compliance with all applicable provisions of OSHA and NRS chapter 618, in the construction practices for all employees directly engaged in the construction of this project.
- The contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, traffic signal equipment (both above ground and below ground), structures adjacent to streets, and all other existing improvements throughout construction.
- Pursue work in a continuous and diligent manner to ensure a timely completion of the project.
- All construction shall be closely coordinated with the Engineer so that the quality of work can be checked for approval.
- Incorporate adequate drainage procedures during the construction process to eliminate excessive ponding and/or erosion.
- Maintain the site in a neat and orderly manner throughout the construction process. All materials shall be stored within approved construction areas.
- The contractor shall be responsible for continuous dust control throughout the construction of all items shown on these drawings. The contractor shall be responsible for the regular cleaning of all mud, dirt, debris, etc, from any and all adjacent streets and sidewalks.
- Contractor shall be responsible for obtaining at his expense, all permits as required by Washoe County including, but not limited to, encroachment, excavation, and lane closure permits.
- Contractor shall maintain one set of record (as-built) drawings to show the actual installation where the installation varies from the contract documents. The record drawings shall include changes in slope or alignment, size or type of pipe, changes in types of fittings and valves, actual dimensions between fittings and valves. Upon completion, provide the County with one complete set of record drawings, copied to reproducible Mylar sheets, that include all mark ups and revisions.
- The Engineer shall provide the Contractor with electronic CAD files of the existing site topography and proposed finish geometry for use during construction. CAD files shall be in ACAD2013 format.
- All vegetation, debris and blockages shall require removal in the bottom of the ditches at a minimum of every two years. The maintenance language will mitigate insect development by preventing standing water from ponding longer than seven (7) days.

DEMOLITION NOTES

- The removal of existing improvements shall be performed in accordance with specification section 301.00
- Existing improvements, adjacent property, utilities and other facilities, and trees and plants that are not to be removed shall be protected from injury or damage resulting from the contractors operations in accordance with specification section 301.04 and 300.04.
- The contractor shall adjust all existing utility boxes and frame and covers, both horizontally and vertically, as required to fit the new work. The contractor shall replace any appurtenance damaged during relocation.

EARTHWORK NOTES

- A geotechnical investigation including borings and testing has not been performed for this project. It shall be the responsibility of the Contractor to visit the site and make his own interpretations with regard to materials, methods and equipment necessary to perform the work required for this project. The Owner shall be provided access to the Owners property prior to bidding so that the Contractor may excavate test pits and obtain soil samples as the Contractor requires as agreed upon and approved by the Owner. All test pits and soil samples shall be obtained within the limits of cut and fill as shown on the plan. No additional payment shall be made for earthwork for this project. The Contractor shall familiarize himself with the USDA, Soil Conservation Service, Soil Survey of Washoe County.
- No estimate of Earthwork quantities have been estimated at this phase.
- Clearing and grubbing, sub grade preparation and earthwork shall be performed in accordance with specification sections 300.00, 302.00, 303.00 and 304.00.
- Unsuitable soil or materials, not to be included in the work include:
 - Organic materials such as peat, mulch, organic silt or sod,
 - Soils containing expansive clays,
 - Material containing excessive moisture,
 - Poorly graded coarse material, Particle size in excess of 6 inches,
 - Material which will not achieve density and/or bearing requirements.
- Fine grading elevations, slopes, and other elevations not shown shall be determined by the contractor in the field to obtain drainage in the direction and to the drainage ways indicated. All grading elevations shall be approved by the Engineer.
- All fill and backfill testing shall be per section 336.03. Density and percent compaction shall be relative to ASTM D1557.
- Any excess soil materials shall be excavated and removed from the site by the Contractor.
 - Prior to construction, the Contractor shall provide Washoe County Engineering Division proof that area proposed to receive excess material is permitted to receive such material.
 - Prior to ground disturbing activity, the Contractor shall provide a proposed Construction Traffic Haul Route Plan submitted to Washoe County Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not currently designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20 year design life in accordance with AASHTO Interim Guide for Flexible Pavement.
 - Contractor shall be responsible for obtaining at his expense, all permits as required by Washoe County to excavate and haul excess material from the site.
 - All light colored boulders in all disturbed areas greater than twenty five square feet and Rip-Rap areas shall be treated with "Permeon Simulated Desert Varnish" or equivalent product to darken the exposed boulders to match un disturbed, exposed rocks and boulders on adjacent, undisturbed slopes.
- Should any prehistoric or historic remains/ artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

UTILITY NOTES

- Utilities may exist that are not shown on the plans. Horizontal and vertical locations of existing utilities are approximate only. Contractor shall verify actual locations of existing utilities prior to construction. Contractor shall call Underground Services Alert, USA, at (1-800-227-2600) prior to any excavation.
- The contractor shall locate all existing utilities which may conflict with the new work prior to beginning construction.
- The contractor shall notify Washoe County Utilities at least 48 hours prior to the start of utility construction. All existing water valves shall be operated by Washoe County Utility personnel.
- The contractor shall make every attempt to avoid shut off or disconnection of active utilities. If shut offs are unavoidable, the contractor shall coordinate that shut off with the affected customers and utility purveyor at least 48 hours in advance of the disruption of the service.
- Contractor to provide all miscellaneous pipe, fittings and appurtenances as required to complete the utility work as shown.
- Trench excavation and backfill shall be performed in accordance with specification section 305.00. The contractor shall be responsible for all excavation and shoring procedures. Conduit placement shall be by open trench unless otherwise specified or shown on the plan. Shoring, bracing and sheeting shall be as set forth in the rules, orders, and regulations of the Occupational Health and Safety Administration, OSHA.
- Utility conduit, 8 inches and smaller, shall be bedded in class A pipe bedding as specified in section 200.03. Utility conduit, greater than 8 inches, shall be bedded in class A as specified in section 200.03. The maximum loose lift thickness shall be 6 inches.
- Trench backfill shall be native excavated granular material or approved import granular material free from unsuitable material defined herein.
- Aggregate base course, ABC, shall meet the requirements of specification section 200.00, Type 2, Class B. Aggregate base course shall be placed in accordance with specification section 308.00.

CONCRETE NOTES

- Portland Cement Concrete shall meet the requirements of specification section 202.00. PC Concrete exposed to freeze-thaw environments shall have a minimum 28 day compressive strength of 4,000 psi and meet the specific requirements of specification section 202.12. All other PC concrete shall have a minimum compressive strength of 3000 psi and an air content of 6±11/2%.

EROSION CONTROL PLAN PERMIT NOTES

- Per NDEP, Stormwater General Permit, NVR 100000, construction activity including clearing, grading, excavation, and demolition that disturb one or more acres of land shall request inclusion in the General Permit and comply with the requirements there in.
- A Notice of Intent shall be submitted to NDEP for this project. The Prime Contractor shall assume full responsibility for compliance with the General Permit.
- An Erosion Control Plan and Stormwater Pollution Prevention Plan shall be established by the Owner. The Contractor shall revise the erosion control plan to fit specific site conditions as required to meet the requirements and conditions of the permit.
- The Contractor shall be responsible for compliance with the permit throughout construction and until the NOTICE OF TERMINATION is issued by NDEP. The Contractor shall be familiar with all Permit requirements.

EROSION CONTROL STANDARD NOTES

- The Contractor and/ or his authorized agents shall each day remove all sediment, mud, construction debris, or other potential pollutants that may have been discharged to, or accumulate in, the public right of ways of Washoe County as a result of construction activities associated with this site development or construction project. Such materials shall be prevented from entering the storm drain system.
- Additional construction site discharge best management practices may be required of the Owner and his or her agents due to unforeseen erosion problems or if the submitted plan does not meet the performance standards specified in the Washoe County and the Truckee Meadows Construction Site Best Management Practices Handbook.
- Temporary or permanent stabilization practices will be installed on disturbed areas as soon as practicable, but no later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Some exceptions may apply, refer to Stormwater General Permit NVR100000, Section 1.B.1.b.2.
- At a minimum, the Contractor or his agent shall inspect all disturbed areas, areas used for storage of materials and equipment that are exposed to precipitation, vehicle entrance and exit locations and all BMP's weekly, prior to a forecasted rain event and within 24 hours after any actual rain event. The Contractor or his agent shall update or modify the Stormwater Pollution Prevention Plan, SWPPP, as necessary. Some exceptions to weekly inspections may apply, such as frozen ground conditions or suspension of land disturbance activities. Refer to Stormwater General Permit NVR 100000, Section 1.B.1.g.
- Accumulated sediment in BMP's shall be removed within seven days after a stormwater runoff event or prior to the next anticipated storm event whichever is earlier. Sediment must be removed when BMP design capacity has been reduced by 50 percent or more.

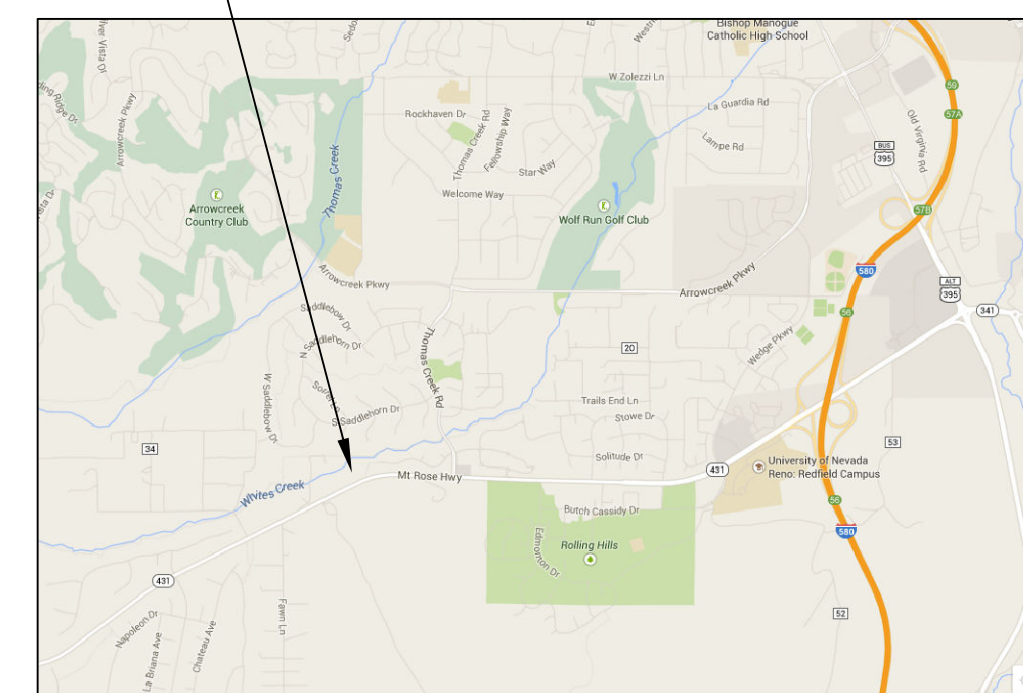
EROSION CONTROL PERFORMANCE REQUIREMENTS

- Phase and Schedule construction to minimize disturbed soil exposure.
- Establish temporary or permanent stabilization improvements on areas that have been disturbed as soon as practicable and no later than 14 days.
- Protect slopes susceptible to erosion.
- Provide temporary and permanent facilities that convey water around disturbed areas.
- Protect waterways form within and bordering the site, including storm drain inlets.
- Retain sediments on the site.
- Remove retained sediments.
- Control construction site access.
- Do not store materials on paved roadways.
- Store construction materials to prevent or minimize sediment transfer offsite.
- Manage fueling to prevent and control leaks and spills.
- Establish permanent stabilization on all bare soils upon completion of all site soil disturbing activities.

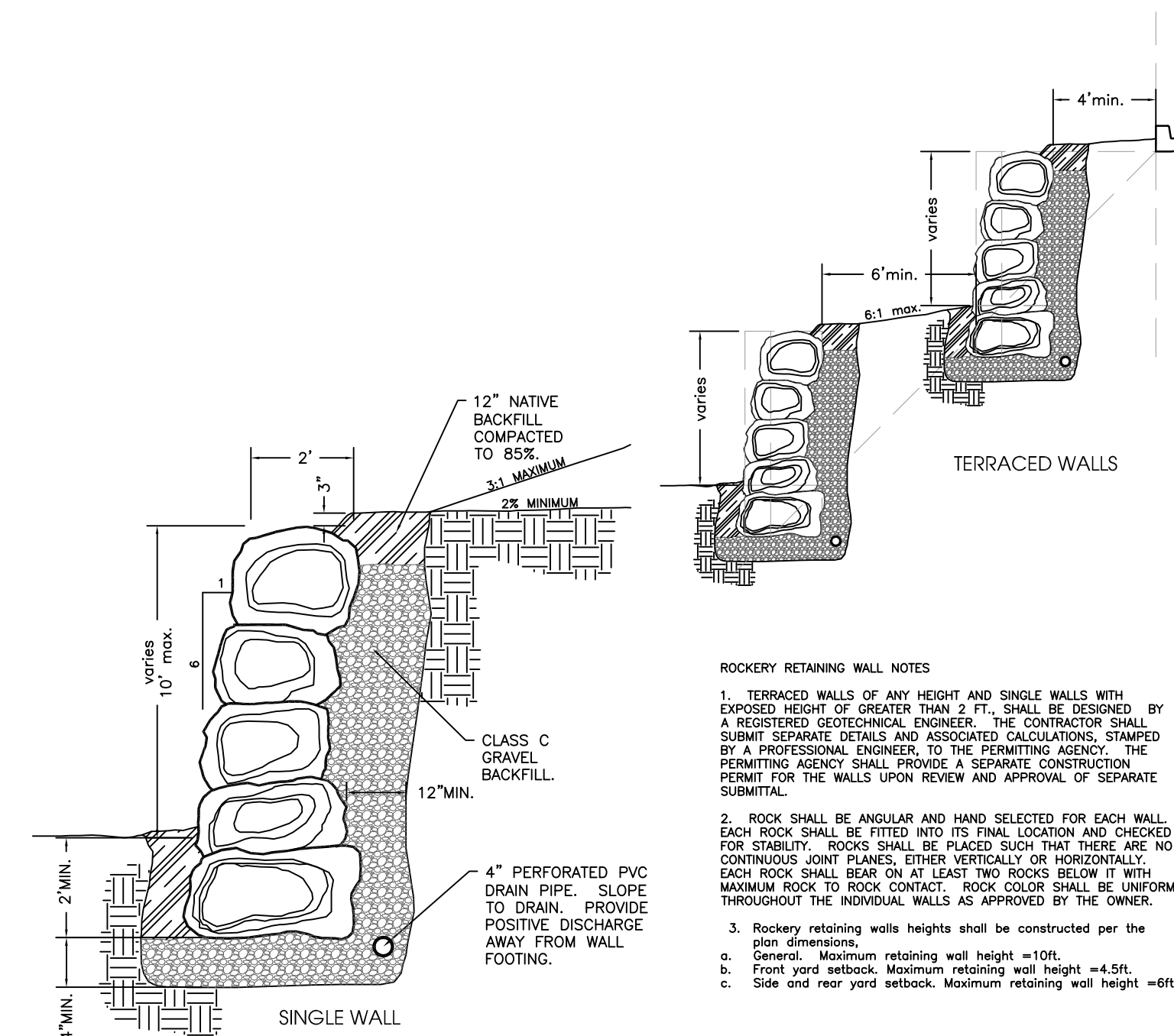
EROSION CONTROL CONSTRUCTION NOTES

- Provide all preconstruction erosion control BMP's prior to the start of construction operations per the Truckee Meadows Construction Site Best Management Practices (BMP) handbook.
- Provide silt fence as required where sheet flow from the site will discharge directly to adjacent street or sidewalk. Adjust fencing as construction progresses. BMP, SC-5.
- Provide construction site entrance, typical each location, BMP, SC-8.
- Provide Storm Drain rock rip rap outlet protection, BMP DP-2, L₀=10ft., D50=6".
- Track new cut and fill slopes per BMP EC-2. Typical all slopes.
- Provide vehicle fueling, concrete washout, and material storage areas as required, throughout construction, per applicable BMP's.
- Provide temporary or permanent surface stabilization as soon as practicable after construction activity ceases.
- Provide temporary soil binders, compatible with proposed landscaping, per BMP EC-4.
- Provide temporary irrigation and permanent stabilization per landscape plan.
- Schedule and Phase construction activities to minimize exposure of disturbed earth to wind, rain and runoff, BMP PL-2 and PL-3.
- Manage soil and material stockpiles to minimize exposure and to eliminate runoff per BMP GM-2.
- Sweep adjacent streets regularly as required to remove tracked sediments per BMP GM-5.

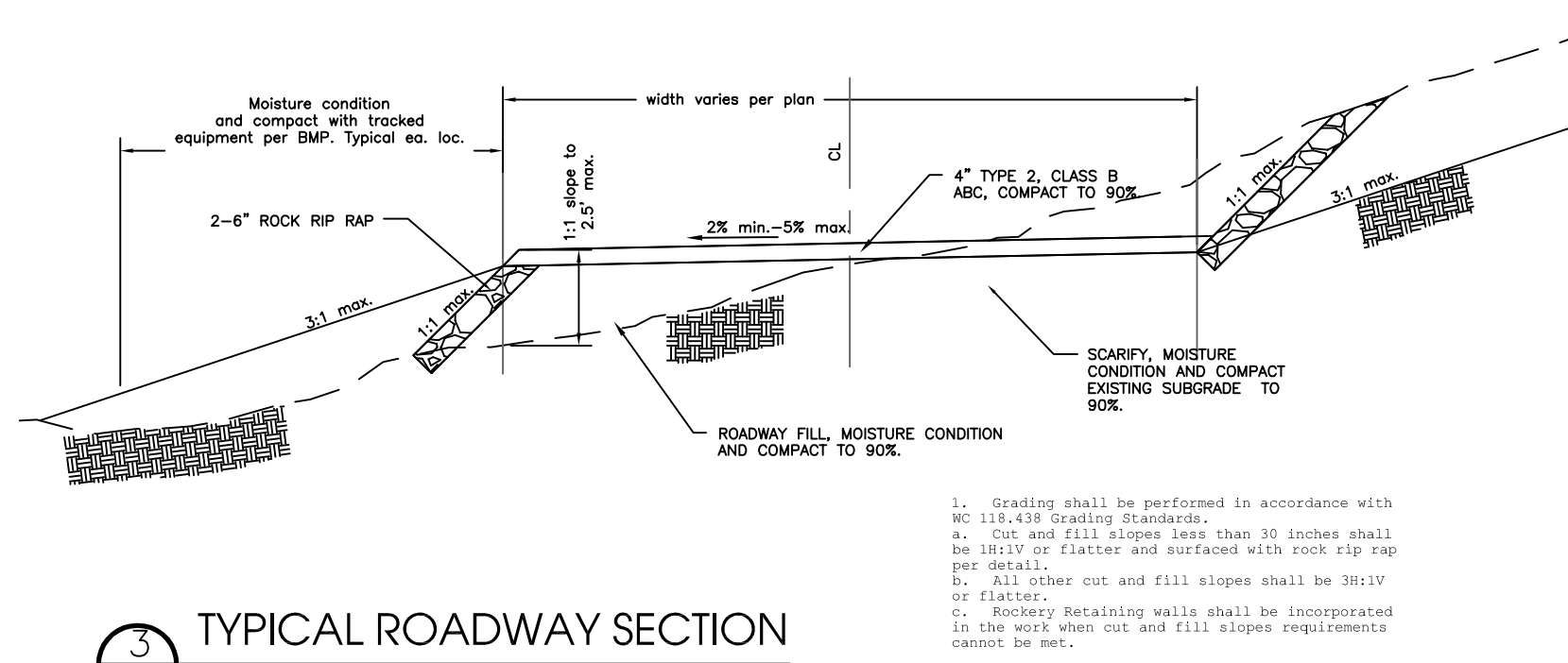
PROJECT SITE



1 VICINITY MAP
C7



2 ROCKERY RETAINING WALL
C7



3 TYPICAL ROADWAY SECTION
C7

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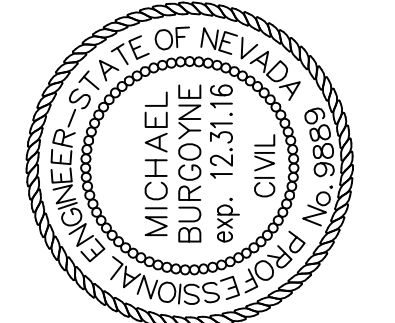
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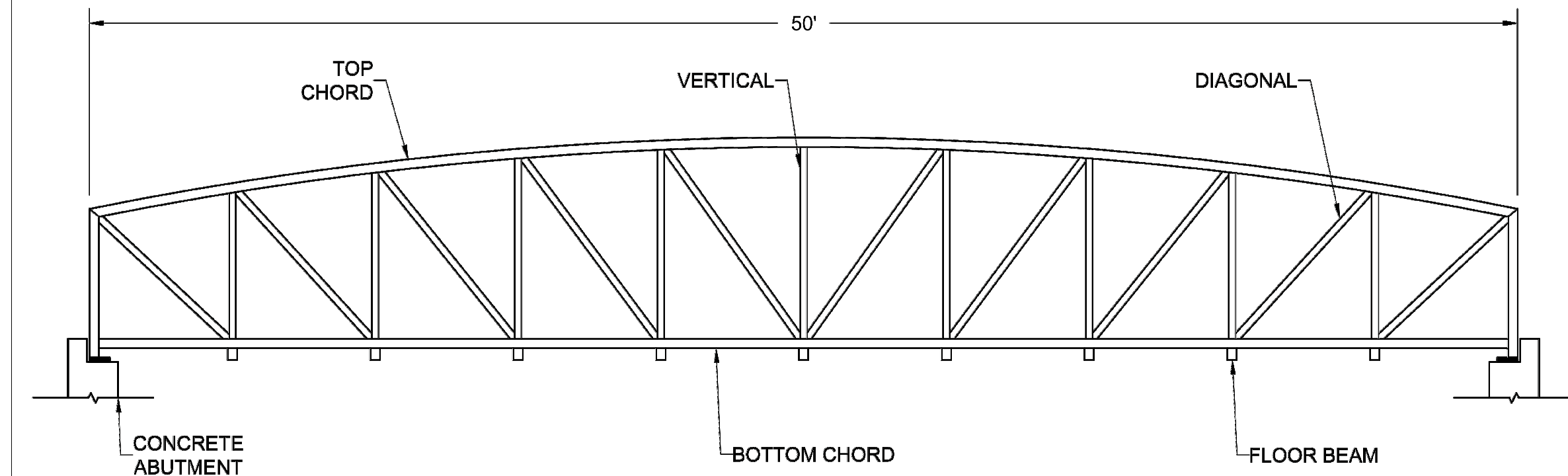
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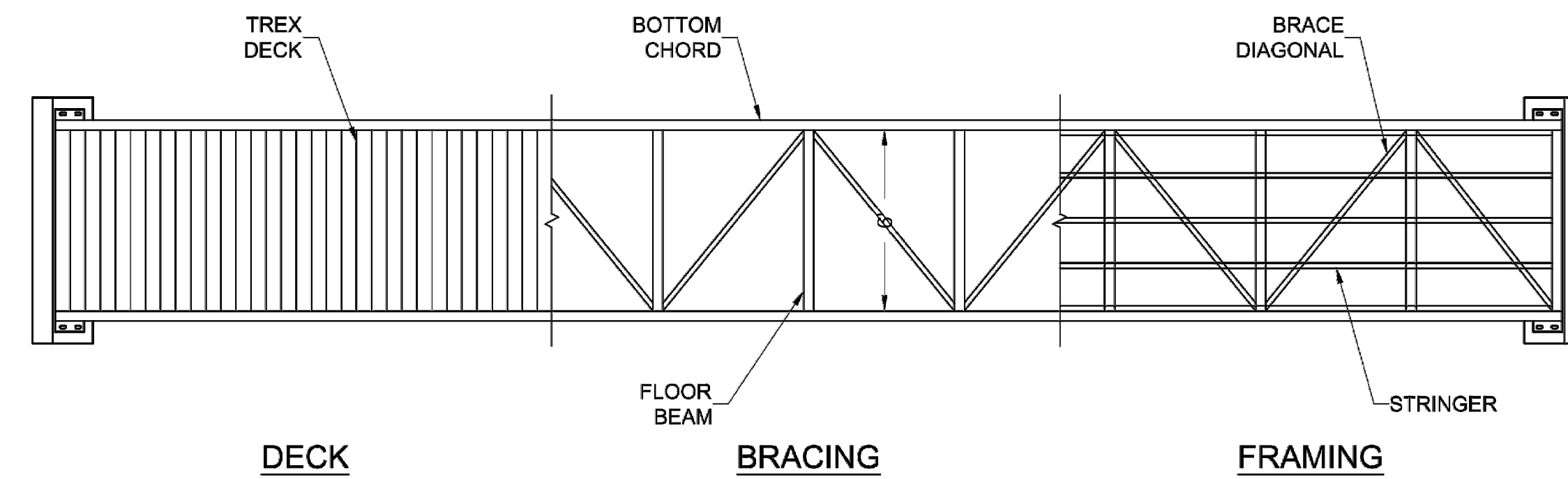
SPECIFICATIONS and
DETAILS



SUMMARY
Pedestrian Bridge 50' Span x 6' Width
Deck: Trex
Framing: Weathering Steel



BRIDGE ELEVATION



BRIDGE PLAN

The graphic information and details contained in these plans is schematic in nature. The plans, elevations and sections have been developed automatically in a way that demonstrates your current input in a relative and proportional manner. The details included in these plans have been selected to represent commonly built construction assemblies. These are not Engineering drawings, and as such, the details may vary in the final design for your project depending on many variables that are selected in your final scope of work and specifications.

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
3025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
900-338-1122 613-845-7000 613-845-7993 FAX

CONTINENTAL BRIDGES
CONTECH DYOB DRAWINGS

Capstone® 50' Span x 6' Width
Pedestrian Bridge
Reno, Nevada

PRELIMINARY DRAWING

PROJECT NUMBER:	14233	DATE:	8/7/2015
DRAWN BY:	DYOB	CHECKED BY:	DYOB
APPROVED BY:		DATE:	

SHEET NO: 1 of 4

The graphic information and details contained in these plans is schematic in nature. The plans, elevations and sections have been developed automatically in a way that demonstrates your current input in a relative and proportional manner. The details included in these plans have been selected to represent commonly built construction assemblies. These are not Engineering drawings, and as such, the details may vary in the final design for your project depending on many variables that are selected in your final scope of work and specifications.

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
3025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
900-338-1122 613-845-7000 613-845-7993 FAX

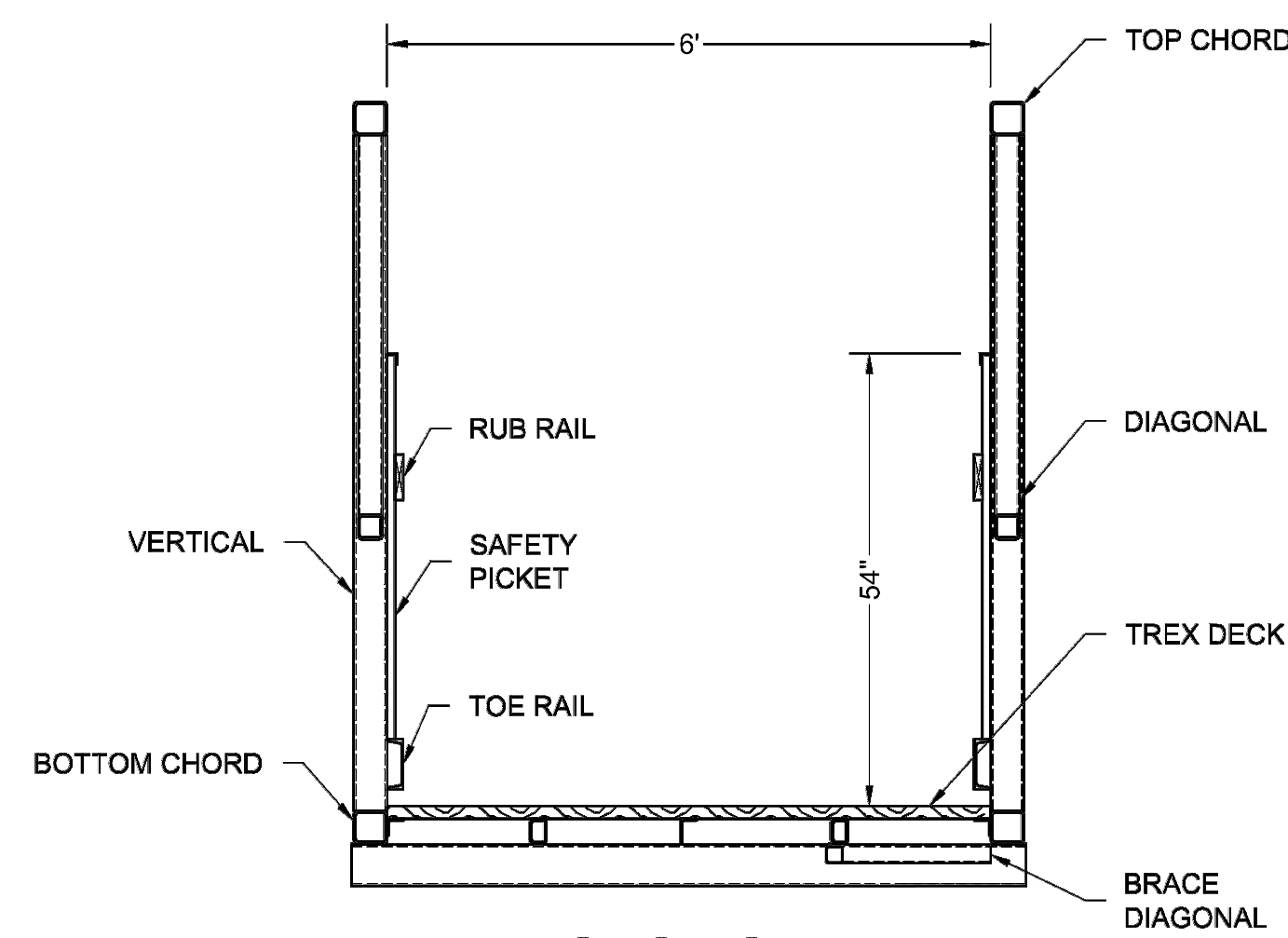
CONTINENTAL BRIDGES
CONTECH DYOB DRAWINGS

Capstone® 50' Span x 6' Width
Pedestrian Bridge
Reno, Nevada

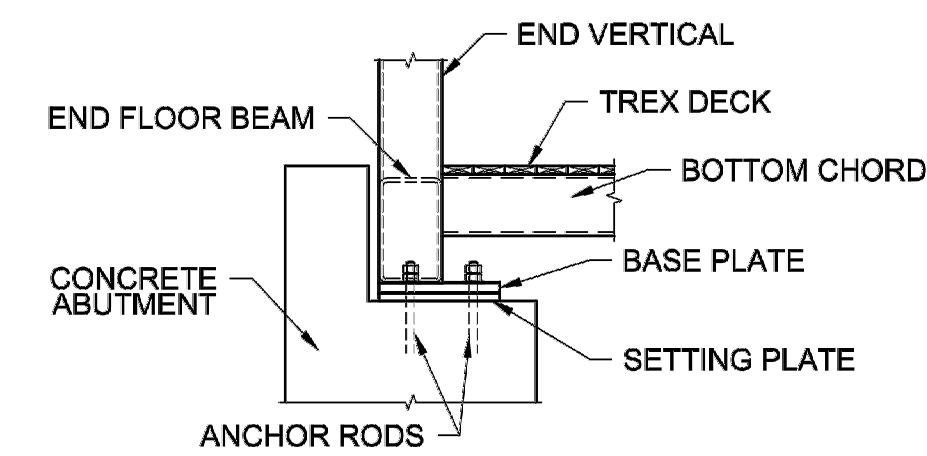
PRELIMINARY DRAWING

PROJECT NUMBER:	14233	DATE:	8/7/2015
DRAWN BY:	DYOB	CHECKED BY:	DYOB
APPROVED BY:		DATE:	

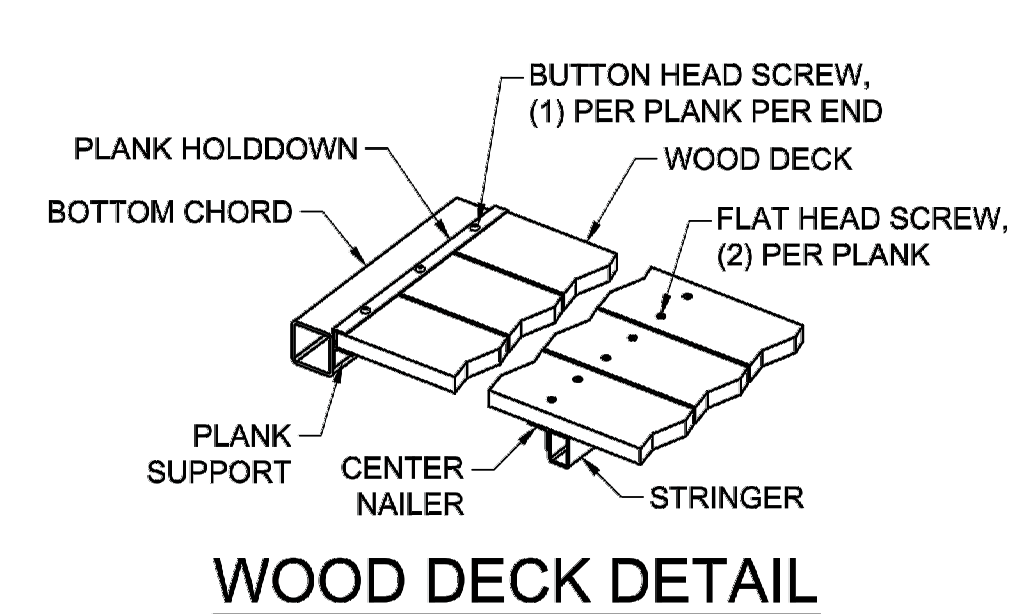
SHEET NO: 2 of 4



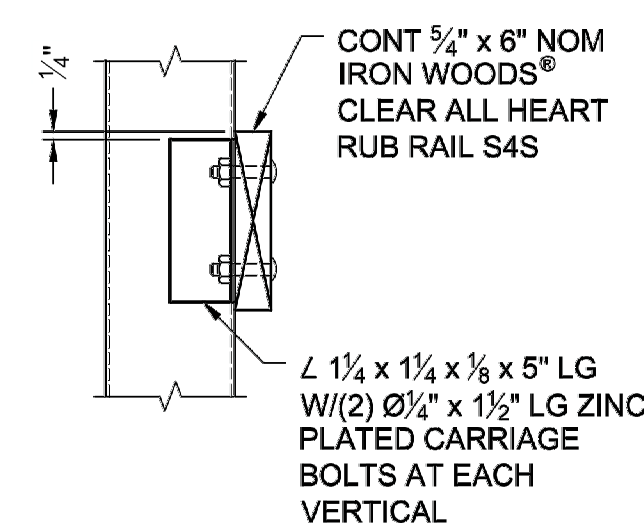
SECTION



BEARING SIDE VIEW
INFORMATION PROVIDED FOR REPRESENTATION ONLY.
ACTUAL BEARING DIAGRAMS TO BE BASED ON FINAL DESIGN.



WOOD DECK DETAIL



RUB RAIL DETAIL



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PRELIMINARY DRAWING

PROJECT NUMBER:	14233	DATE:	8/7/2015
DRAWN BY:	DYOB	CHECKED BY:	DYOB
APPROVED BY:		DATE:	

SHEET NO: 4 of 4

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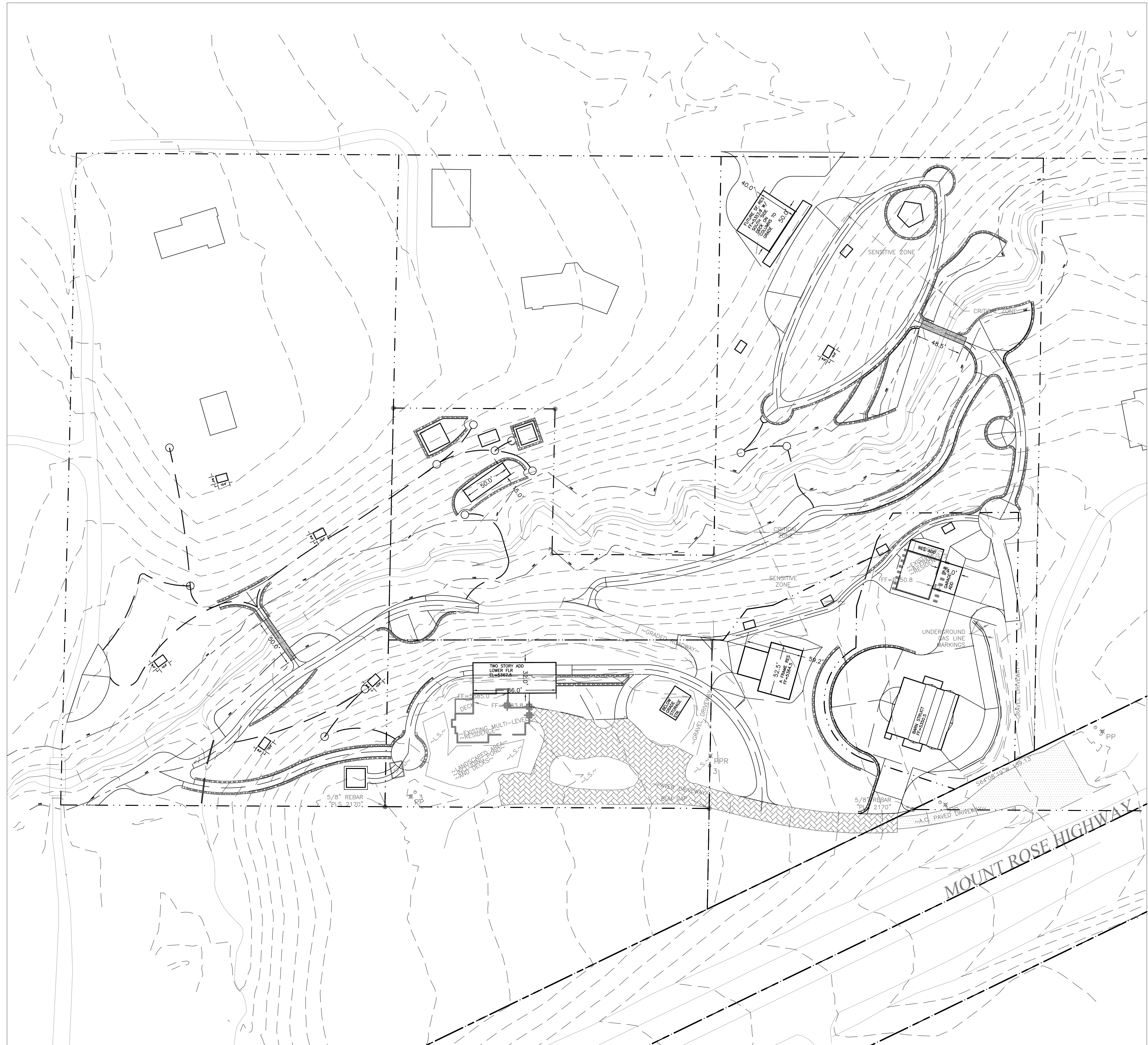
CONTINENTAL BRIDGES
CONTECH DYOB DRAWINGS

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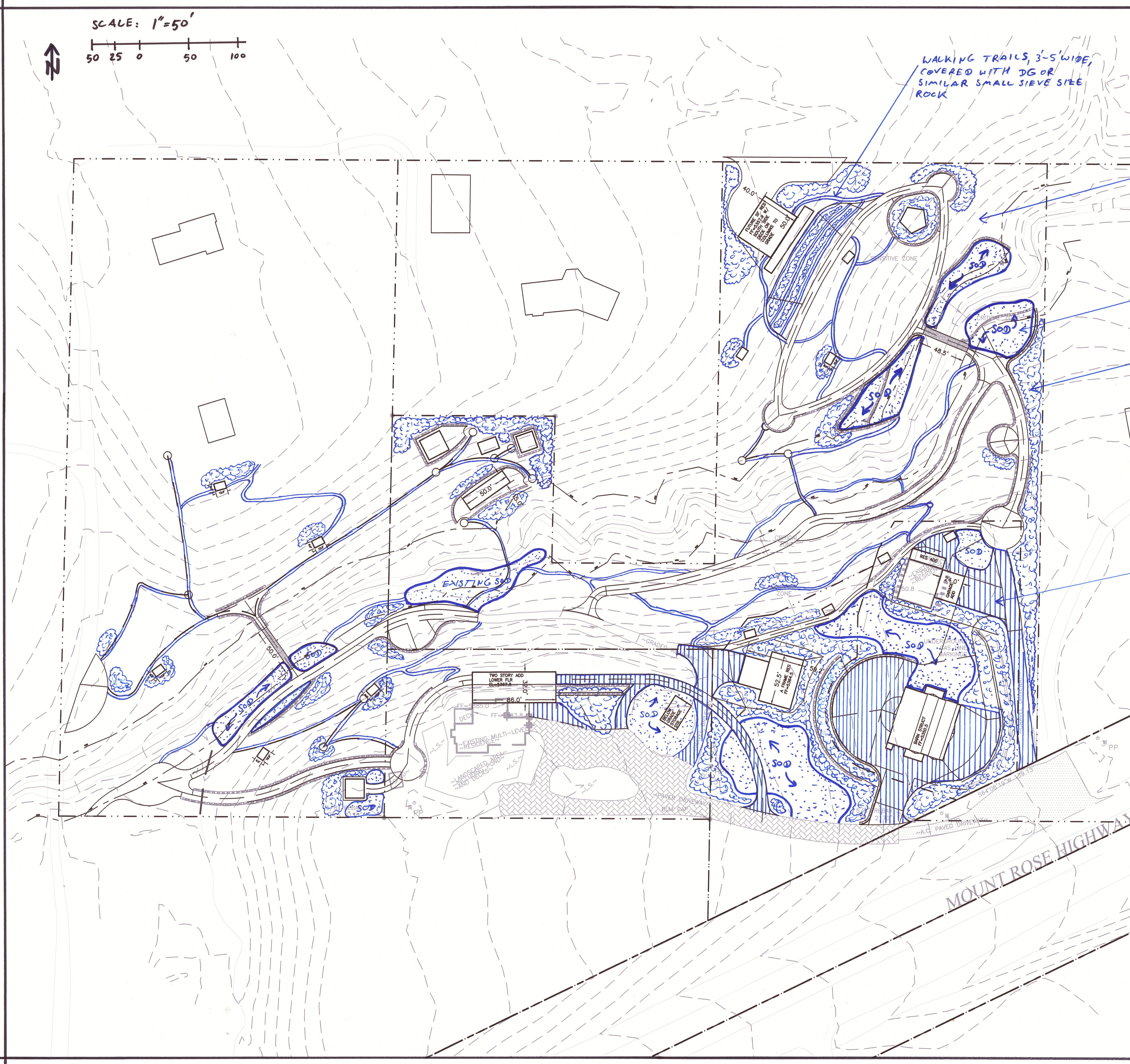
PRELIMINARY DRAWING

PROJECT NUMBER:	14233	DATE:	8/7/2015
DRAWN BY:	DYOB	CHECKED BY:	DYOB
APPROVED BY:		DATE:	

SHEET NO: 3 of 4



SCALE: 1"=50'



WALKING TRAILS, 3'-5' WIDE,
COVERED WITH DG OR
SIMILAR SMALL SIEVE SIZE
ROCK

AREAS WITHOUT ANY PROPOSED USAGE
IS NATIVE EXISTING VEGETATION
AND SHALL NOT BE DISTURBED.

SOD + SPRINKLERS
(AREAS WITHIN STREAM ZONE NOT TO
RECEIVE ANY FERTILIZER TREATMENT)

LANDSCAPING: SHALL
CONSIST OF A MIXTURE
OF TREES, SHRUBS AND
PERENNIALS.
AREAS CLOSE TO BUILDINGS
MIGHT RECEIVE ANORGAMIC
GROUND COVER LIKE DG OR
ROCK.

PAVER HARD SCAPE
(TYPICAL)

REVEGETATION NOTE:
ALL DISTURBED SOIL AREAS (AFTER ALL
LANDSCAPING IS COMPLETED), ESPECIALLY
CUT AND FILL SITUATIONS 3:1 OR FLATTER,
SHALL RECEIVE NATIVE SEED MIX.
BROADCAST AFTER FALL TEMPERATURES
ARE LOW ENOUGH TO PREVENT IMMEDIATE
GERMINATION.

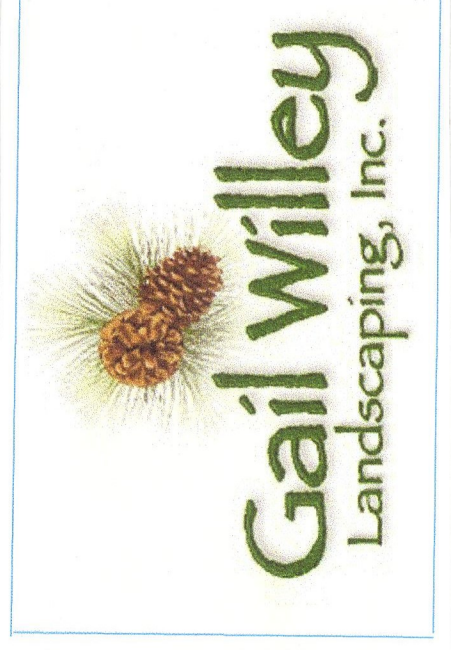
GENERAL NOTE:
THIS IS A SINGLE FAMILY RESIDENCE
PROPERTY AND NO LANDSCAPING
REQUIREMENTS ARE APPLICABLE.

IRRIGATION NOTE:
ALL IRRIGATION TO BE ON AUTOMATIC
TIMER AND RUNNING THROUGH BACKFLOW
PREVENTERS. DESIGN SOFT SCAPE IN
GROUPINGS WITH SIMILAR WATER NEEDS
AND SET TIMER ACCORDINGLY.

SERENDIPITY RANCH - LANDSCAPE PLAN
WILLIAMS PROPERTY
4775 & 5435 MOUNT ROSE HWY
APN 150-021-10,11,12
WASHOE COUNTY, NV

DATE:
DRAWN:

Gail Willey Landscaping, Inc.
9825 S. Virginia Street
Reno, NV 89511
775.853.8733 office
775.853.3652 fax
NV #618468, 68876, 61520, CA #897374



REFERENCES:
(1)

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR "PLS 10842"
- ∅ NOTHING FOUND OR SET
- 0000 COUNTY GPS REFERENCE STATION
- PU/E -PUBLIC UTILITY EASEMENT
- (R#) SEE REFERENCE NUMBER

- PARCEL LINE
- - - - OLD PARCEL LINE
- - - - ADJOINING PARCEL LINE
- - - - EASEMENT LINE
- - - - CALCULATED TIE

NOTES:

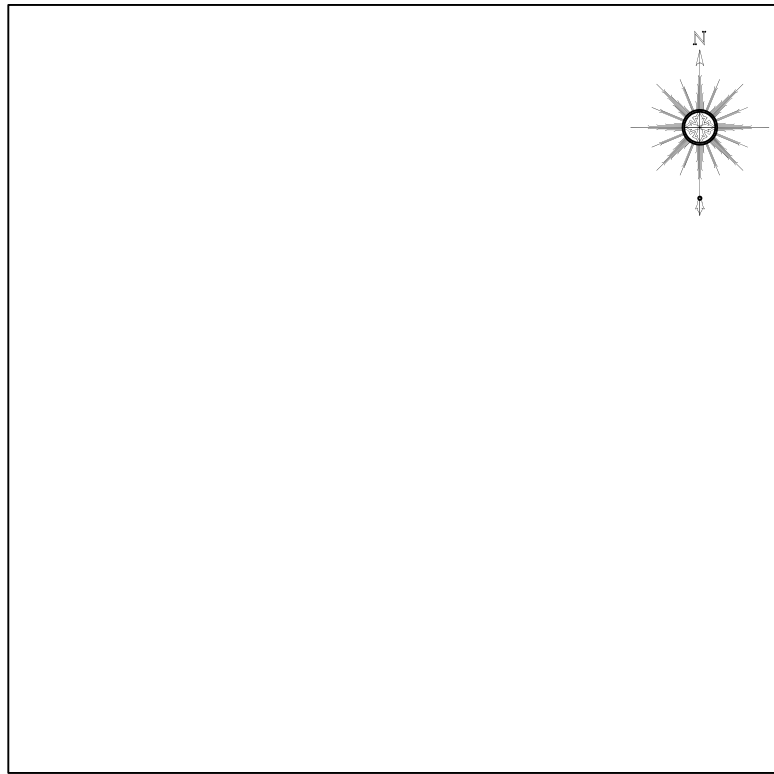
1)

GOVERNING AGENCY CERTIFICATE

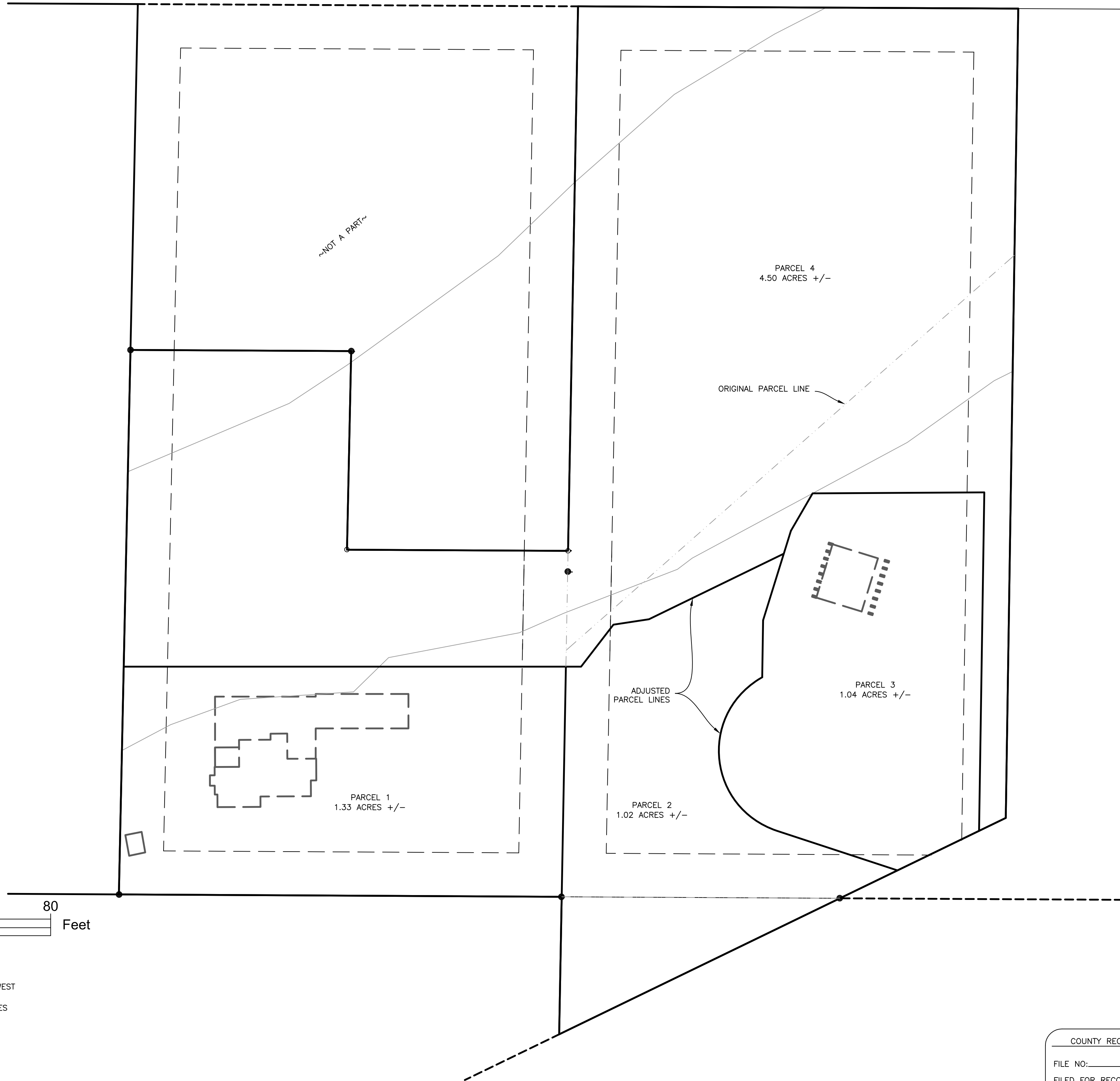
I HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE THE RECORDATION THEREOF.

MICHAEL GUMP
COUNTY SURVEYOR

DATE



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

- I, JON B. LODER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF _____.
 2. THE LAND SURVEYED LIES WITHIN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON _____.
 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S 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.
 5. THIS MAP IS NOT IN CONFLICT WITH THE REQUIREMENTS OF NRS 278.010 TO 278.630, INCLUSIVE, AND NO NEW LOTS ARE BEING CREATED.
 6. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
 7. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.

JON B. LODER
PLS 10842

*~PRELIMINARY~
FOR REVIEW~*

OWNER'S CERTIFICATE

- WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:
1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE THE RECORDATION THEREOF.
 2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN.
 3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.630, INCLUSIVE.
 4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
 5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF LAND.
 6. THE PROPERTY OWNERS HEREBY ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

OWNER:

NAME / TITLE

DATE

NOTARY CERTIFICATE

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, _____, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

BASIS OF BEARING:

THE NORTH AMERICAN DATUM OF 1983/94 (HARN), NEVADA WEST ZONE AS ESTABLISHED BY GPS OBSERVATIONS. THE GROUND COORDINATES ARE MODIFIED GRID. DIVIDE GROUND COORDINATES BY COMBINED FACTOR OF 1.000197939 TO DERIVE GRID COORDINATES.

ALL DISTANCES AND COORDINATES SHOWN ARE GROUND.

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND 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. 361A265.

TAXED PAID BY PARCEL ID NUMBERS:

WASHOE COUNTY TREASURER

TITLE

DATE

COUNTY RECORDER'S CERTIFICATE

FILE NO: _____ FEE: _____

FILED FOR RECORD AT THE REQUEST OF _____

ON THIS _____ DAY OF _____, _____

AT _____ MINUTES PAST _____ O'CLOCK,

_____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

BY: _____

DEPUTY

RECORD OF SURVEY
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR

AMOUR PROPERTY MANAGEMENT, LLC

BETWEEN PARCELS A & B, PM 413 & PARCEL B, PARCEL MAP 414

SITUATE WITHIN THE NORTHEAST 1/4 OF SECTION 10, T.17 N., R.19 E., M.D.M. WASHOE COUNTY NEVADA

1570 LINDA WAY
SPARKS, NEVADA 89431
(775)786-1441
FAX: (775)331-7776

SHEET 1 OF 1