



Board of Adjustment Staff Report

Meeting Date: October 5, 2017

Subject: Special Use Permit Case Number WSUP17-0019
Applicant: 2 Cent Cattle Company
Agenda Item Number: 9C
Project Summary: Special Use Permit to re-authorize an existing commercial stable operation, and to board up to 15 horses and host 15 special events/competitions per year
Recommendation: Approval with Conditions
Prepared by: Roger Pelham, Senior Planner and Julee Olander, Planner
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Description

Special Use Permit Case Number WSUP17-0019 (2 Cent Cattle Company) – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was originally approved by Administrative Permit AP6-4-97, Administrative Permit AP03-008 and Amendment of Conditions AC04-0001. The previously approved permits on five different numbered parcels allowed varying numbers of boarded horses, varying number and types of special events, and allowed for the construction of a semi enclosed arena. This special use permit requests authorization to board up to 15 horses and host 15 special events / competitions per year at 3275 Lakeshore Drive (APN 050-320-16). Each event/competition is proposed to be limited to a maximum of 50 people on the site at any time and will be held during daylight hours only. The applicant also, requests modifications of parking standards to allow non-paved surface and reduction of landscape standards. This special use permit application will supersede all previously approved discretionary permits/actions on the subject site and discretionary permits/actions approvals that included adjacent parcels of land.

- Applicant/Property Owner: 2 Cent Cattle Company, LLC
- Location: 3275 Lakeshore Drive
Washoe Valley, NV 89704
- Assessor's Parcel Number: 050-320-16
- Parcel Size: 8.87
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 6, T16N, R20E
Washoe County, NV

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Project Application Exhibit I

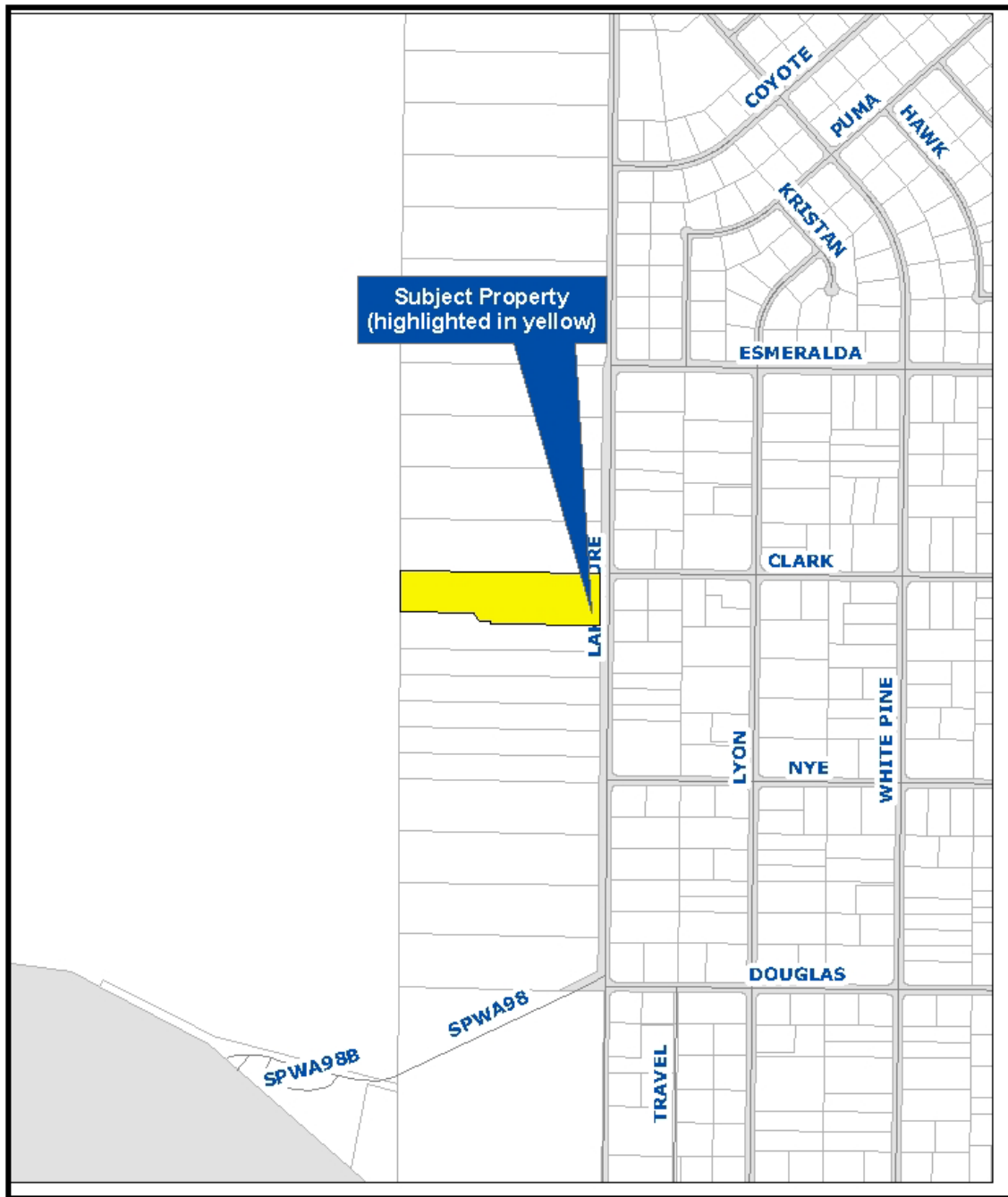
Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment (Board) grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

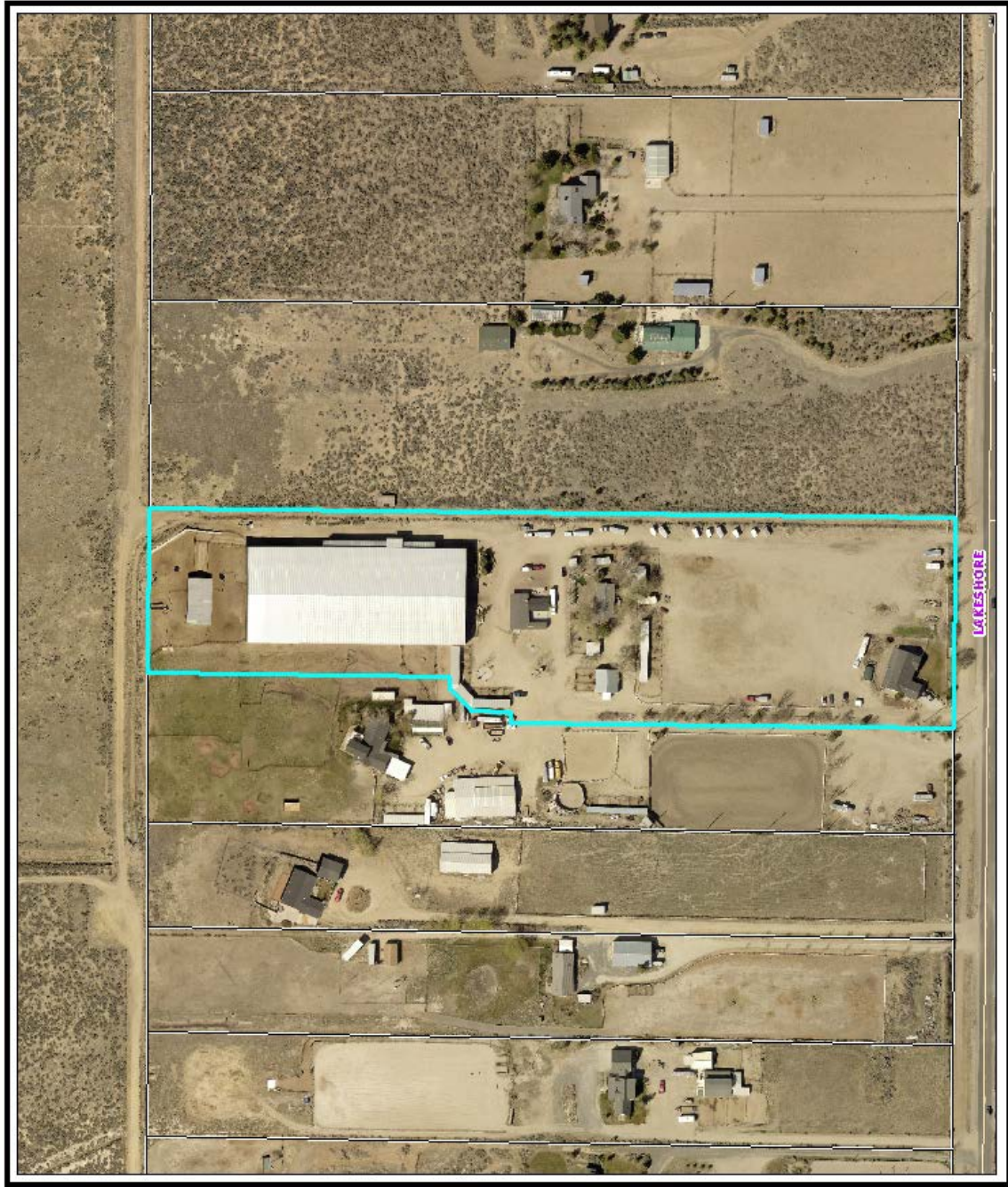
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number WSUP17-0019 are attached to this staff report, as Exhibit A, and will be included with the Action Order if the application is approved by the Board.

The subject property is designated as High Density Rural (HDR). Commercial Stables, a subset of the Animal Services and Sales use type, is a commercial use type defined in Washoe County Code (WCC) Section 110.304.25(c)(2), and the proposed use meets this definition. The Commercial Stables use is allowed in the HDR regulatory zone only with a Board approved special use permit per WCC Table 110.302.05.3. The applicant is therefore seeking approval from the Board of the proposed special use permit.



Vicinity Map



Site Plan

Project Evaluation

The applicant is requesting approval of a special use permit to allow for the operation of a commercial stable use type at 3275 Lakeshore Drive (APN 050-320-16). The intent of this special use permit is to supersede all previous discretionary permits/actions as described in this staff report on this parcel and neighboring parcels. There have been previous discretionary permit/action approvals for a commercial stable use type for this parcel and neighboring parcels. However, the original parcels as cited in those approvals have been split and combined over the years, making the determination of the commercial stables uses allowed on this property very difficult to determine (see Exhibit B). Many of the conditions associated with earlier approved permits were modified and dropped over the past ten years, further clouding the approved uses for this property. Therefore, Washoe County is initiating this special use permit for this parcel to clarify what will be permitted for commercial stables uses on 3275 Lakeshore Drive (APN 050-320-16).

Background

The previous discretionary approvals include different numbered parcels and varying numbers of horses to be boarded, number of structures, allowing or not allowing ancillary activities, the number of events, and for the construction of a semi-enclosed arena. The following is a short description of the previous discretionary approvals for the commercial stable use type with the associated parcel numbers (listed from the oldest permit onward):

1. Administrative Permit Case Number AP6-4-97 (see Exhibit C) was approved with conditions on March 8, 1999 for parcel numbers 050-320-07, 11, 12, 13, & 14. The following is the case description for AP6-4-97:

Administrative Permit Case No. AP6-4-97 for J/B Enterprises - To establish and operate a commercial horse stables [WCC 110.304.25(c)(1)] on portions of five contiguous, nearly 5-acre parcels. The initial phase would consist of 18 rental stalls within two existing structures; one an L-shaped covered pen area with 10 stalls and the other within a barn with 8 stalls. The owners have private horses that will be maintained within other facilities on the same site. Ancillary activities would include horse training, team roping, barrel racing, cattle penning, team penning and roping events. The site consists of five parcels totaling of ±24.23 acres on the west side of Lakeshore Drive in New Washoe City and are addressed as 3185, 3275, 3365, 3405, and 3435 Lakeshore Drive. The properties are zoned Low Density Rural (LDR) in the South Valleys Planning Area and are within Section 6, T16N, R20E, MDM, Washoe County, Nevada. (APN: 050-320-07, 11, 12, 13, & 14)

2. Administrative Permit Case Number AP3-008 (see Exhibit D) was approved with conditions on August 11, 2003 for parcel numbers 050-320-11, 12, & 13. The following is the case description for AP3-008:

ADMINISTRATIVE PERMIT CASE NO. AP03-008 (WASHOE VALLEY RANCH) -
To allow the operation of a commercial stables offering horse boarding for no more than 36 horses, including those of the property owner [Washoe County Code Section 110.304.25(c)(1)]. There will be no ancillary services and facilities for off-site customers. There will be no more than two horse related events, each with a limit of two days, per month. There will be no new construction associated with this request; only existing facilities will be used. The project is located on three parcels at 3185, 3275, and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated Low Density Rural (LDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 050-320-11, -12, -13)

3. Amendment of Conditions Case Number AC04-001 (Administrative Permit Case Number AP3-008) (see Exhibit E) was approved with conditions on April 6, 2004 for parcel numbers 050-320-11, 12, &13. The following is the case description for AC04-001:

AMENDMENT OF CONDITIONS CASE NO. AC04-001 (AMENDMENT OF ADMINISTRATIVE PERMIT CASE AP03-008 – WASHOE VALLEY RANCHES) -
To amend the Administrative Permit for Washoe Valley Ranches (Case No. AP03-008) to allow for the construction of a semi-enclosed arena. The project is located on three parcels at 3185, 3275, and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated High Density Rural (HDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 050-320-11, -12, -13)

The final action concerning these permits was an Action Order on August 7, 2006 by Washoe County Board of County Commission. The Action Order consolidated all of the permits under AP6-4-97, to allow for the continuation of the commercial horse stables (see Exhibit F).

The lack of clarity concerning the past discretionary approvals for the various parcels has led Washoe County to initiate this special use permit application to rectify the situation. It became evident to both legal and planning staff after extensive research on the previous permits that it was unclear what had been completed or not. There were numerous concerns expressed by neighbors during the approval process of the previous permits, including landscaping, noise and lighting. Also, the permits had been heard by the Board of Adjustment, the Design Review Committee and the Board of County Commission on appeal, and then referred back to another Board and heard again. Over the past ten years there have been numerous decisions about uses by different Boards, parcel numbers have changed, parcel lines have been altered, and ownership has changed. It is difficult to clearly establish what uses and conditions are allowed and satisfied on each of the parcels involved with the various permits. Additionally, the commercial stables use has been approved by previous permits to five different parcels while site inspections appear to validate that the use has mainly been established and operated only on the parcel where the arena is currently located. The proposed special use permit will allow the current property owner to start anew, while meeting all current code requirements for the

commercial stables use type. This new special use permit will address the current and proposed activities that are planned for the property and will void all previous discretionary approvals and conditions on all parcels associated with those previous permits.

The property owners of the neighboring parcels that were included in the previous discretionary permits were contacted through certified mail and regular mail. They were informed of the new special use permit and asked if they would like their property to be included with the new special use permit or if they had any questions about the process and the new permit. No responses were received.

Regulatory Zoning and Compatibility

The subject site has a regulatory zone of High Density Rural (HDR), which allows the proposed use type subject to approval of a Special Use Permit by the Board. To the north and south are 8 and 9 acre properties zoned HDR with similar agricultural characteristics. To the east are 1-acre properties zoned Low Density Suburban (LDS). To the west is Washoe Lake State Park zoned Parks and Recreation (PR) and owned by the State of Nevada.

The commercial stables use is a commercial use type that is allowed in certain residential regulatory zones. The commercial stable use type has the following classification and definition and is allowed in the HDR regulatory zoning with a Special Use permit as shown below:

Animal Sales and Services - Commercial Stables use type is defined at WCC Section 110.304.25(c)(2) as follows:

- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
 - (2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	S ₂	S ₂
Commercial Stables	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
																	*See Article 226 for Warm Springs parcels.	

The current owner is requesting to establish a Commercial Stables Use Type on the subject site and is subject to all current Development Code standards as would be applied to any other new commercial stables use request. The applicant is requesting to board up to 15 horses and allow up to an additional 6 horses that are owned by the property owner. Activities at the stables are

proposed to take place during daylight hours only and are limited to horse training and boarding. Equestrian events including spectators or competitors are proposed with a limit of 15 events per year with a maximum of 50 attendees for any one event. The facility will operate 7 days a week and the owners, who live on site, will monitor and operate the facility. At this time there are no proposed changes to any of the structures on the property.

The general area and the subject site have been used for commercial equestrian uses for many years. In general terms, the use type requested is compatible with the character of the surrounding area and with the intent of the Master Plan for this area which includes, as a part of the character statement, "The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character."

Parking

Parking and loading areas, as currently constructed, do not meet the design requirements of WCC Section 110.410.25, which requires parking and loading areas to be paved, striped and landscaped, as shown below:

Section 110.410.25 Design of Parking Areas. The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.

There is parking on the site in various locations including around the barns, office, arena and a 75,000 square foot area of compacted gravel that is also used to park horse trailers. Based on the number of horses to be boarded (15) and number of additional owner horses (6), the operation meets the parking requirement by having 6 parking spaces. There is adequate space available in the existing parking area and elsewhere on the property to accommodate the required amount of parking. Handicapped parking is required by WCC Section 110.410.15(c), one parking space must be marked and designed to meet handicapped requirements. There is currently one paved handicapped parking space on the site.



Parking area (75,000 square foot)

Landscaping

All applications for a Special Use Permit are required to submit a landscaping plan demonstrating compliance with WCC section 110.412, unless the requirements are either modified by approval of a Director's Modification or the Board varies the standards as part of the special use permit approval process per WCC section 110.810.20(e). Staff has advised the applicant that they need to meet landscaping requirements or, alternatively, formally request that the Board vary landscaping standards based on unique site conditions and the nature and location of the proposed use.

As previously discussed, the northern and southern borders of the project site are adjacent to a residential use. WCC Section 110.412.40(c) requires that a buffer be installed between a commercial use and adjacent residential uses, as shown below:

- (c) Landscaped Buffers Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:
- (1) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and
 - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.

In addition, WCC Section 110.412.40(d) requires screening with a solid wall or decorative fence between residential and commercial uses as shown below:

- (d) Screening Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

However, the proposed commercial stables use is not like most traditional commercial uses in terms of intensity and potential incompatibility with surrounding uses due to the large lot size

and agricultural character of the properties typically involved. In fact, meeting the required solid wall or fence would actually be detrimental to the character of the area, which is typified by 3 rail equestrian/open fencing. Therefore, staff believes that a Directors Modification is warranted in this case and landscape plans will be review by the Director during the modification process.

Signage

Existing signage at the subject site does not appear to meet the standards of WCC Chapter 110, Article 505 (Sign Regulations). A condition of approval has been recommended to require the applicant to apply for an appropriate building permit for any signage and to comply with the applicable sign standards of the Development Code.

Water Rights

During review of this proposal the Water Management Planner Coordinator for Washoe County determined that water rights for the commercial use which had been required with approval of the original permit had not been provided. Conditions of approval to require dedication of appropriate water rights to support the commercial use have been recommended with the proposed conditions of approval.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was agendized at the regularly scheduled STM/WV Citizen Advisory Board meeting on September 14, 2017. There was no presentation, staff was available for questions; however there were no questions and the CAB had no recommendation.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Five out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report as Exhibit A and will be included with the Action Order, if the application is approved by the Board.

- Washoe County Planning and Building Division addressed the hours of operation, set landscaping, parking and lighting standards, and imposed operational conditions that will be in effect for the life of the project.

Contact: Roger Pelham, 775.328-3622, rpelham@washoecounty.us
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- Washoe County Water Management Planner Coordinator requires stand-alone (non-supplemental) ground water rights to be dedicated in support of the commercial activities proposed; or, if the previous project owners conformed to the County Code requirements, proof of transfer of said water rights.

Contact: Vahid Behmaram, 775.328.3622 vbehmaram@washoecounty.us

- Washoe County Regional Animal Services addressed the requirement for a Commercial Animal Welfare Permit.

Contact: Shyanne Schull, 775.328.2142, sschull@washoecounty.us

- Washoe County Health District addressed the requirement for compliance with District Board of Health Regulations Governing Permitted Public Water System and Solid Waste Management.

Contact: Mike Wolf, 775.784.7206, mwolf@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan.

Staff Comment: There are no policies or action programs within the South Valleys Area Plan that prohibit the proposed use. The Area Plan states that, "the existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. The breeding, care, display, and use of horses for both commercial and personal benefit is a core component of the area's character." Therefore, the proposed Commercial Stables use type is consistent with the Area Plan's adopted character statement.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: Based on agency review comments received to date and proposed conditions of approval, it appears that adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are either available or have been provided. There has been a commercial stable operating at the site since 1997. This approval will require compliance with all applicable codes and requirements should any have not been previously met.

3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of such a development.

Staff Comment: The site is physically suitable for the type of development. There has been a commercial stable operating at the site since 1997 and there are other commercial stables operating in the vicinity.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The use is very similar to several other uses in the vicinity and will likely enhance the character of the area. The facility can operate without significant negative impact upon the surrounding area and will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. In addition, the facility will utilize a professionally managed manure waste disposal process.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation within the required noticing distance for this application. Therefore there is no effect on a military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project or provided no comments. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0019 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with the conditions included with Exhibit A to this matter and approving the modification to parking standards to allow a non-paved surface, Special Use Permit Case Number WSUP17-0019 for 2 Cent Cattle Company, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for commercial stables, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the 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 Planning and Building Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Property Owner: 2 Cent Cattle Company
3275 Lakeshore Drive
Reno, NV 89704



Conditions of Approval

Special Use Permit Case Number WSUP17-0019

The project approved under Special Use Permit Case Number WSUP17-0019 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 5, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit 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 Building Division.

Compliance with the conditions of approval related to this Special Use Permit 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 Special Use Permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit 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 Building Division

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

**Contact Name – Roger Pelham, 775.328-3622, rpelham@washoecounty.us
Julee Olander, 775.328-3627, jolander@washoecounty.us**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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.

- d. The following **Operational Conditions** shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
 - iii. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 - v. Business hours shall be limited to daylight hours only. No commercial activity shall take place during the night.

- e. The applicant shall obtain and maintain a valid Washoe County Business License.
- f. Prior to approval of a Washoe County Business License the applicant shall:
 - i. Provide documentation to the Planning and Building Division that all applicable standards required by the Truckee Meadows Fire Protection District have been satisfied.
 - ii. Provide handicapped parking on-site in accordance with all applicable provisions of WCC Chapter 110, Article 410 (*Parking and Loading*).
 - iii. Obtain valid building permit for on-site signage. Signage shall be in accordance with all applicable provisions of WCC Chapter 110, Article 505 (Sign Regulations).
 - iv. Provide documentation to the Planning and Building Division from Washoe County Animal Services that a Commercial Welfare Permit has been obtained.
 - v. Provide documentation to the Planning and Building Division from Washoe County Air Quality Management Division that all applicable regulations have been met.
 - vi. Provide documentation to the Planning and Building Division from Truckee Meadows Fire Protection District that all applicable regulations have been met.
 - vii. Provide documentation to the Planning and Building Division from Community Services Division, Water Management Planner Coordinator that all required conditions of approval concerning the dedication of water rights have been satisfied.
 - viii. Prior to approval of a business license the applicant shall provide a parking plan to the Planning and Building Division that demonstrates compliance with all applicable provisions of WCC 110.410, (*Parking and Loading*) with the exception of surfacing of the parking area. The surfacing of the parking area shall be gravel or Decomposed Granite and shall be installed in a manner acceptable to the County Engineer and the Truckee Meadows Fire Protection District.
 - ix. Prior to approval of a business license the applicant shall provide a landscape plan to the Planning and Building Division that demonstrates compliance with all applicable provisions of WCC 110.412, (*Landscaping*), unless modified by means of a Director Modification.
 - x. Landscaping shall be installed and approved prior to approval of a business license.
- g. The maximum number of horses boarded and trained on the property shall not exceed fifteen (15) at any time and horses owned by the owner shall not exceed six (6) at any time.
- h. The maximum number of fifteen (15) equestrian events with competitors are allowed with a maximum of fifty (50) spectators for any one individual event during daylight hours.
- i. The parking area shall be for the exclusive use of the commercial stables. Storage of equipment and vehicles not utilized by the commercial stables is not allowed.

- j. All landscaping shall be maintained in accordance with the provisions found in WCC Section 110.412.75, Maintenance.

Washoe County Planning and Building Division - Water Planning

2. The following conditions are requirements of the Community Services Department, Water Management Planning Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, 775.328.4647, vbehmaram@washoecounty.us

- a. This project will require stand-alone (non-supplemental) ground water rights in support of the commercial activities proposed. If the previous project owners conformed to the County code requirements, proof of transfer of said water rights will substitute for the conditions described below.
- b. The applicant and County personnel shall estimate the projected ground water demand for the commercial activities to the satisfaction of Washoe County.
- c. Adequate ground water rights per the estimate in item #2 shall be transferred to an appropriate ground water well or wells on the parcels associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.
- d. The water rights shall be in conformance with article 422 of the Washoe County development code and subject to dedication requirement as described under said code, and in conformance with the South Valleys Area Plan.

Washoe County Animal Services

3. The following conditions are requirements of Washoe County Animal Services, which shall be responsible for determining compliance with these conditions.

Contact Name – Shyanne Schull, 775.328.2142, sschull@washoecounty.us

- a. The applicant must contact Animal Services to obtain information on the Commercial Welfare Permit. The applicant shall obtain a Commercial Welfare Permit.

Washoe County Health District

4. The following conditions are requirements of the Washoe County Health District which shall be responsible for determining compliance with these conditions.

Contact Name: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. The 2 Cent Cattle Company is required to become a Permitted Public Water System based on the current usage and the additional proposed usage with the additional events throughout the year.
 - i. See the attached letter from NDEP (Exhibit G).
 - ii. The application to become a permitted public water system may be found here: <https://www.washoecounty.us/health/forms-applications.php>

- b. 2 Cent Cattle Company must provide a solid waste management plan identifying how all animal waste will be managed in accordance with the WCHD Regulations Governing Solid Waste Management.

*** End of Conditions ***

Parcel Number History



Parcels 050-320-07, 11, 12, 13, & 14



Parcels 050-320-11 & 12, combined and became 050-320-15 in 2004



Parcels 050-320 & 15 became 050-320-16 & 17

ACTION ORDER

**Washoe County
Department of
Community
Development**

1001 E. Ninth St, Bldg. A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 775-328-3600
Fax: 775-328-3648

March 8, 1999

**Washoe County
Board of
Adjustment**

Rex Williams, Chair
Bill Hilke, V. Chair
Ronald Cobb
Jane Maxfield
Frank Petersen

Lorne Johnson
PO Box 18307
Reno, NV 89511

Dear Mr. Johnson:

As filed with the Department of Community Development, the Washoe County Board of Adjustment, at its regular meeting of March 4, 1999, conditionally approved (12 conditions) the following:

Administrative Permit Case No. AP6-4-97 for J/B Enterprises - To establish and operate a commercial horse stables [WCC 110.304.25(c)(1)] on portions of five contiguous, nearly 5-acre parcels. The initial phase would consist of 18 rental stalls within two existing structures; one an L-shaped covered pen area with 10 stalls and the other within a barn with 8 stalls. The owners have private horses that will be maintained within other facilities on the same site. Ancillary activities would include horse training, team roping, barrel racing, cattle penning, team penning and roping events. The site consists of five parcels totaling of ± 24.23 acres on the west side of Lakeshore Drive in New Washoe City and are addressed as 3185, 3275, 3365, 3405, and 3435 Lakeshore Drive. The properties are zoned Low Density Rural (LDR) in the South Valleys Planning Area and are within Section 6, T16N, R20E, MDM, Washoe County, Nevada. (APN: 050-320-07, 11, 12, 13, & 14)

The conditional approval for the Administrative Permit was based on the following findings:

1. That, as conditioned, the commercial stables facility does not conflict with the policies of the Washoe County Comprehensive Plan or the South Valleys Area Plan;
2. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities are in place or will be provided;
3. That the site is physically suitable for the establishment of rural commercial stables;
4. That the improvements on the site will meet or exceed the requirements of the Washoe County Code;
5. That the issuance of the permit will not be significantly detrimental to the public health, safety or welfare or injurious to the property or improvements of adjacent properties; and

Robert W. Sellman,
Director

Lorne Johnson
Re: AP6-4-97
March 8, 1999
Page 2

6. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Robert W. Sellman
Director, Washoe County Community Development
Secretary to the Board of Adjustment

RWS/DSY/jep(AP497F1)

Attachments: Conditions

xc: Dana Howry, Chair, East Washoe Valley Citizens Advisory Board, 1670
Eastlake Blvd, Carson City, NV 89704
Judy Ramos, Assessor's Office
John Faulkner, Chief Appraiser, Assessor's Office

Lorne Johnson
Re: AP6-4-97
March 8, 1999
Page 3

CONDITIONS
ADMINISTRATIVE PERMIT CASE NO. AP6-4-97
for
J/P ENTERPRISES

(As approved by the Washoe County Board of Adjustment, March 4, 1999)

UNLESS OTHERWISE STATED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. 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 ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

GENERAL CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit.
2. The applicant shall demonstrate substantial conformance with the submitted plans approved as part of this Administrative Permit. Modification to the site plan may require amendment to and reprocessing of the Administrative Permit. The Department of Community Development shall be responsible for determining compliance with this condition.
3. A copy of the Final Order and approved site plan for the Administrative Permit shall be attached to all permit or license applications to be issued by Washoe County. The Department of Community Development shall be responsible for determining compliance with this condition.
4. The applicant shall obtain and maintain a Washoe County Business License. The Department of Community Development shall be responsible for determining compliance with this condition.
5. The applicant shall comply with the applicable solid waste regulations of the Washoe County District Health Department. Specifically, the applicant shall provide the District Health Department with information regarding the disposal of manure. The requirements of the District Health Department may stipulate that all manure must be removed on a weekly basis and taken to an approved disposal site. (The applicant should contact Peggy Schopper or Bob Sack at 328-2434 for further information.)
6. The driveway shall be widened to 36 feet at the property line. The County Engineer shall be responsible for determining compliance with this condition.

Lorne Johnson

Re: AP6-4-97

March 8, 1999

Page 4

7. A Regional Road Impact Fee shall be collected by the Department of Building and Safety at time of the issuance of the business license. At this time, that impact fee is \$870.84. The County Engineer shall be responsible for determining compliance with this condition.
8. Prior to the issuance of the business license and as determined by the responses to the questions raised, the applicant shall comply with the requirements of the Department of Building and Safety.
9. Prior to the issuance of the business license and as determined by the responses to the questions raised, the applicant shall comply with the requirements of the Truckee Meadows Fire Protection District.
10. No events may be held before 8 a.m. or after 9 p.m. and the lights shall be turned off during those hours. The Department of Community Development shall be responsible for determining compliance with this condition.
11. The applicant shall annually apply a dust palliative to the arena and interior roads. The Department of Community Development is responsible for determining compliance with this condition.
12. Any events with more than 50 attendees must be reviewed and approved by the Washoe County Board of Adjustment. The Department of Community Development is responsible for determining compliance with this condition.



ACTION ORDER

August 11, 2003

**Washoe County
Department of
Community
Development**

1001 E. Ninth St, Bldg. A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 775-328-3600
Fax: 775-328-3648

Lorne Johnson and Genevye Hodges
3185 Lakeshore Drive
Washoe Valley, NV 89704

**Washoe County
Board of
Adjustment**

Dear Applicants:

Gary Feero, Chair
Carol A. Murphy,
Vice Chair
Neal Cobb
Jane Maxfield
Frank Petersen

The Washoe County Board of Adjustment, at its regular meeting of August 7, 2003, considered the following request:

ADMINISTRATIVE PERMIT CASE NO. AP03-008 (WASHOE VALLEY RANCH) - To allow the operation of a commercial stables offering horse boarding for no more than 36 horses, including those of the property owner [Washoe County Code Section 110.304.25(c)(1)]. There will be no ancillary services and facilities for off-site customers. There will be no more than two horse related events, each with a limit of two days, per month. There will be no new construction associated with this request; only existing facilities will be used. The project is located on three parcels at 3185, 3275, and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated Low Density Rural (LDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 050-320-11, -12, -13)

The Board of Adjustment **conditionally approved** the Administrative Permit to operate a commercial stables offering horse boarding for no more than thirty-six (36) horses, including those of the property owner. There will be a maximum of two training events, each lasting one day, allowed per month. Every third event may last two days. The maximum number of attendees and/or participants at the events will be 18 teams. The approval included the attached twenty (20) conditions. The approval was based on the following findings:

1. That, as conditioned, the requested commercial stables facility does not conflict with the policies of the Washoe County Comprehensive Plan or the South Valleys Area Plan;
2. That the conditions of approval will prevent violation of any policies, action programs, or standards of the Washoe County Comprehensive Plan or the South Valleys Area Plan;

Adrian P. Freund,
AICP, Director



**COMMUNITY
DEVELOPMENT**

Lorne Johnson and Genevyn Hodges
Administrative Permit Case No. AP03-008
August 11, 2003
Page 6

3. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities are in place or will be provided under the conditions of approval and the Washoe County Code;
4. That the site is physically suited for the boarding the large animals in having sufficient area and facilities to available to board horses;
5. That the improvements to the site will meet or exceed the requirements of the Washoe County Code and the conditions of the Administrative Permit;
6. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are available or will be provided for both the permanent facilities and activities;
7. That an adequate public facilities determination has been made in accordance with Division 7 of the Development Code (Chapter 110 of the Washoe County Code) by ensuring that required sanitation facilities will be provided concurrently with, or prior to, the need;
8. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area because the site is sufficiently large to accommodate the events within its boundaries;
9. That the conditions of approval and the existing Washoe County Code ensure the maintenance of the public health, safety and welfare and prevent injury to other properties or improvements;
10. That the proposed facilities and activities are consistent with the character of the area and neighboring properties; and
11. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Adrian P. Freund, AICP.
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/PK/cm (AP03-008f1)

Lorne Johnson and Geneyne Hodges
Administrative Permit Case No. AP03-008
August 11, 2003
Page 7

xc: James Barnes, DA's Office; Marge Clausen, Assessor's Office; Steve Churchfield, Chief Appraiser, Assessor's Office; Engineering Division; LaVonne Scheffler, Utilities Division, Reno Fire Department, East Washoe Valley Citizen Advisory Board

Lorne Johnson and Geneyne Hodges
Administrative Permit Case No. AP03-008
August 11, 2003
Page 8

**CONDITIONS FOR
ADMINISTRATIVE PERMIT CASE NO. AP03-008
WASHOE VALLEY RANCH
(As approved by the Washoe County Board of Adjustment August 7, 2003)**

*****IMPORTANT—PLEASE READ*****

Unless otherwise specified, all conditions must be met or financial assurances must be provided to satisfy the conditions prior to submittal for a business license. The agency responsible for determining compliance with a specific condition shall determine whether the condition shall be fully completed or whether the applicant shall be offered the option of providing financial assurances. All agreements, easements, or other documentation required by these conditions must have a copy filed with the County Engineer and the Department Of Community Development.

Compliance with the conditions of this Administrative Permit is the responsibility of the applicants, their successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any conditions imposed in the issuance of the Administrative Permit may result in the institution of revocation procedures.

Any operational conditions are subject to review by the Department of Community Development prior to the annual renewal of a business license. Failure to adhere to the conditions may result in withholding renewal of the business license until conditions are met. The Department of Community Development shall be responsible for determining compliance.

Washoe County reserves the right to review and revise the conditions of this approval should it determine that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purposes of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

GENERAL CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit or a subsequent Washoe County permit.

Lorne Johnson and Genevne Hodges
Administrative Permit Case No. AP03-008
August 11, 2003
Page 9

2. The applicant shall demonstrate substantial conformance with the plans approved as part of this Administrative Permit. Modification to the site plan may require amendment to and reprocessing of the Administrative Permit. Conformance shall be determined by the Department of Community Development.
3. A copy of the Action Order and approved site plan for the Administrative Permit shall be attached to all applications for administrative approvals, permits, or licenses issued by Washoe County.
4. The applicant shall obtain a valid Washoe County business license upon commencement of the uses authorized by this Administrative Permit. The business license must be issued within one year of the date of approval of this Administrative Permit by Washoe County. The applicant shall maintain that business license for the life of the operation. The Department of Community Development shall be responsible for determining compliance with this condition.
5. The hours of commercial operation and events shall be between 9:00 a.m. and sunset. The Department of Community Development shall be responsible for determining compliance with this condition.
6. The maximum number of horses that may be boarded on the property, including those of the property owner, will be limited to 36. The Department of Community Development shall determine compliance with this condition.
7. Two training events, each lasting one day, will be allowed per month. Every third event may last two days. The maximum number of attendees and/or participants at the events will be 18 teams. The Department of Community Development shall be responsible for determining compliance with this condition.
8. The use of amplified megaphones shall not be permitted for any of the activities allowed by this Administrative Permit. The Department of Community Development shall be responsible for determining compliance with this condition.
9. No tack and feed sales, farrier, equine therapy services, or veterinary services are permitted. The Department of Community Development shall be responsible for determining compliance with this condition.
10. The applicant shall provide off-street parking for all clients and guests. One space must be a paved handicap space. No overnight parking is permitted during training events. The Department of Community Development shall be responsible for determining compliance with this condition.
11. The applicant shall provide a method to preclude vehicles with trailers from having to make backing movements when loading or unloading. The Department

Lorne Johnson and Genevne Hodges
Administrative Permit Case No. AP03-008
August 11, 2003
Page 10

- of Community Development shall be responsible for determining compliance with this condition.
12. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the Administrative Permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the Administrative Permit. Any subsequent purchaser/operator of the site and/or the Administrative Permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 13. The applicant shall comply with the applicable solid waste regulations of the Washoe County District Health Department. Specifically, the applicant shall provide the District Health Department with information regarding the disposal of manure. The requirements of the District Health Department may stipulate that all manure must be removed on a weekly basis and taken to an approved disposal site. (The applicant should contact the Solid Waste section of the Environmental Division at 328-2434 for information.)
 14. With the exception of the two monthly training events, no equestrian events, clinics, or demonstrations are permitted. The Department of Community Development shall be responsible for determining compliance with this condition.
 15. Water rights in accordance with the South Valley's Area plan and Article 422 of the Washoe County Development Code shall be dedicated prior to approval of this permit. The subject water rights will then be made available to the applicant via a water sale agreement, which will lease the water rights back to the applicant for 99 years at no cost to the applicant. The quantity of water rights necessary (using the State Engineer's estimate of 20 gallons per day per horse or cattle) is 0.81 acre-feet annually for 36 horses. Necessary water rights change application, transferring the water to the applicant well, would have to be filed by the applicant. Approval of said application is a prerequisite for approval of the Administrative Permit.
 16. The applicant shall pay the applicable Regional Road Impact Fee (RRIF) to the County Engineer prior to the issuance of a business license. The County Engineer shall be responsible for determining compliance with this condition.
 17. This Administrative Permit is for the combined three parcels, and shall be null and void should any parcel be sold. The Department of Community Development shall determine compliance with this condition.
 18. All lighting shall conform to Washoe County Development Code standards, and shall be fully shielded. Existing lighting shall be brought into conformance with the Development Code.

Lorne Johnson and Geneyne Hodges
Administrative Permit Case No. AP03-008
August 11, 2003
Page 11

19. Applicant shall be required to have the events referred to in Condition 7 reviewed by the East Washoe Valley Citizens Advisory Board for compatibility with the surrounding neighborhood, and appear before the Board of Adjustment for a compatibility determination within one year of this approval.

20. The applicant shall obtain a dust control plan approval by the District Health Department, Air Quality Division. The applicant shall demonstrate an adequate water supply and a water line to the arena area or a permanent alternative solution acceptable to the Air Quality Division.

o0o



ACTION ORDER

April 6, 2004

**Washoe County
Department of
Community
Development**

1001 E. Ninth St., Bldg. A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 775-328-3600
Fax: 775-328-3648

**Washoe County
Board of
Adjustment**

Gary Feero, Chair
Carol A. Murphy,
Vice Chair
Neal Cobb
Jane Maxfield
Frank Petersen

Lorne Johnson and Genevye Hodges
3185 Lakeshore Drive
Washoe Valley, NV 89704

Dear Applicants:

The Washoe County Board of Adjustment, at its regular meeting of April 1, 2004, approved the following, as presented:

AMENDMENT OF CONDITIONS CASE NO. AC04-001 (AMENDMENT OF ADMINISTRATIVE PERMIT CASE AP03-008 – WASHOE VALLEY RANCHES) - To amend the Administrative Permit for Washoe Valley Ranches (Case No. AP03-008) to allow for the construction of a semi-enclosed arena. The project is located on three parcels at 3185, 3275, and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated High Density Rural (HDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 050-320-11, -12, -13)

The approval was based on the following findings:

1. That, as conditioned, the Amendment does not conflict with the policies of the Washoe County Comprehensive Plan or the South Valleys Area Plan;
2. That the conditions of approval will prevent violation of any policies, action programs, or standards of the Washoe County Comprehensive Plan or the South Valleys Area Plan;
3. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities are in place or will be provided under the conditions of approval and the Washoe County Code;
4. That the site is physically suited for the proposed arena;
5. That the improvements to the site will meet or exceed the requirements of the Washoe County Code and the conditions of the Administrative Permit;

Adrian P. Freund,
AICP, Director



Lorne Johnson and Geneyne Hodges
Amendment to Administrative Permit Case No. AP03-008 – Case No. AC04-001
April 6, 2004
Page 13

6. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are available or will be provided for both the permanent facilities and activities;
7. That an adequate public facilities determination has been made in accordance with Division 7 of the Development Code (Chapter 110 of the Washoe County Code) by ensuring that required sanitation facilities will be provided concurrently with, or prior to, the need;
8. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area because the site is sufficiently large to accommodate the events within its boundaries;
9. That the conditions of approval and the existing Washoe County Code ensure the maintenance of the public health, safety and welfare and prevent injury to other properties or improvements;
10. That the proposed facilities and activities are consistent with the character of the area and neighboring properties; and
11. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Adrian P. Freund, AICP.
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/PK/edw (AC04-001f1)

xc: James Barnes, DA's Office; Marge Clausen, Assessor's Office; Steve Churchfield, Chief Appraiser, Assessor's Office; Engineering Division; LaVonne Scheffler, Utilities Division, Reno Fire Department, Gary Houk, Chair, East Washoe Valley Citizen Advisory Board, 1345 Guffey Drive, Carson City, NV 89704

Lorne Johnson and Geneyne Hodges
Amendment to Administrative Permit Case No. AP03-008 – Case No. AC04-001
April 6, 2004
Page 14

**CONDITIONS FOR
AMENDMENT OF CONDITIONS CASE NO. AC04-001
WASHOE VALLEY RANCH
(APPROVED BY THE WASHOE COUNTY BOARD OF ADJUSTMENT ON
APRIL 1, 2004)**

*****IMPORTANT—PLEASE READ*****

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, “MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A 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 ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONS CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE RENEWAL OF A BUSINESS LICENSE EACH YEAR. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE COMPLIED WITH TO THE SATISFACTION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

Lorne Johnson and Geneyne Hodges
Amendment to Administrative Permit Case No. AP03-008 – Case No. AC04-001
April 6, 2004
Page 15

GENERAL CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit or a subsequent Washoe County permit.
2. The applicant shall demonstrate substantial conformance with the plans approved as part of this Amendment. The Department of Community Development shall determine conformance.
3. A copy of the Action Order and approved site plan for the Administrative Permit shall be attached to all applications for administrative approvals, permits, or licenses issued by Washoe County, including applications for building permits.
4. The following conditions shall met to the satisfaction of the Engineering Division:
 - a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the County Engineer for approval when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or disposal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
 - b. For construction areas larger than 1 acre and as required by the Clean Water Act, the site operator shall submit to the Nevada Division of Environmental Protection (NDEP) a Notice of Intent (NOI) for stormwater discharges associated with construction activity to be covered under a National Pollution Discharge Elimination System (NPDES) Permit. Proof of submittal of the NOI shall be submitted to the County Engineer prior to the issuance of a grading or building permit.
 - c. A grading bond of \$1,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
 - d. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated. The County Engineer shall be responsible for determining compliance with this condition.
 - e. The applicant must either complete a boundary line adjustment map or a reversion to acreage map in order to build the proposed indoor arena as shown on the referenced application since the arena is located on an existing property line. The applicant must verify that setback requirements are met prior to completing a boundary line adjustment map. The County

Lorne Johnson and Geneyne Hodges
Amendment to Administrative Permit Case No. AP03-008 – Case No. AC04-001
April 6, 2004
Page 16

- Engineer and Surveyor shall be responsible for determining compliance with this condition.
- f. Verification of payment of the Regional Road Impact Fee shall be completed prior to issuance of a new building or grading permit.
 - g. The applicant must comply with Washoe County Ordinance 1223 that includes compliance with the Truckee Meadows Stormwater Quality Management Program Construction Permit Submittal Checklist and Performance Standards Compliance Checklist as well as payment of Stormwater Inspection Fees.
5. Applicant shall comply with Building Code requirements for the occupancy use and type of construction. The Department of Building and Safety shall determine compliance with this condition.
6. All other conditions of AP03-008 shall remain in full force and effect.



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
Blaine Cartledge, Legal Counsel



Washoe County Board of Adjustment
Sharon Stanley, Chair
Richard "R.J." Cieri, Vice Chair

Neal Cobb
Gary Feero
Philip Horan

ACTION ORDER

August 7, 2006

Lorne Johnson and Genevne Hodges
P.O. Box 18307
Reno, NV 89511

Dear Property Owner:

The Washoe County Board of Adjustment, at its regular meeting of August 3, 2006, considered the following:

REVIEW APPROVALS FOR WASHOE VALLEY RANCHES/LORNE JOHNSON - To modify, amend or consolidate the permits and/or conditions of approval for the operation of a commercial stable offering horse boarding and equestrian activities within the following cases:

- A. ADMINISTRATIVE PERMIT CASE NO. AP6-4-97 FOR J/B ENTERPRISES - To establish and operate a commercial horse stables [WCC 110.304.25(c)(1)] on portions of five contiguous, nearly 5-acre parcels. The initial phase would consist of 18 rental stalls within two existing structures; one an L-shaped covered pen area with 10 stalls and the other within a barn with 8 stalls. The owners have private horses that will be maintained within other facilities on the same site. Ancillary activities would include horse training, team roping, barrel racing, cattle penning, team penning and roping events.
- B. ADMINISTRATIVE PERMIT CASE NO. AP03-008 (WASHOE VALLEY RANCH) - To allow the operation of a commercial stables offering horse boarding for no more than 36 horses, including those of the property owner [Washoe County Code Section 110.304.25(c)(1)]. There will be no ancillary services and facilities for off-site customers. There will be no more than two horse related events, each with a limit of two days, per month. There will be no new construction associated with this request; only existing facilities will be used.

Letter to: Lorne Johnson and Genevne Hodges
Subject: Administrative Permit Case No. AP6-4-97
Date: August 7, 2006
Page: 2

C. AMENDMENT OF CONDITIONS CASE NO. AC04-001 (AMENDMENT OF ADMINISTRATIVE PERMIT CASE AP03-008 – WASHOE VALLEY RANCHES) - To amend the Administrative Permit for Washoe Valley Ranches (Case No. AP03-008) to allow for the construction of a semi-enclosed arena.

The facility is located on two parcels (previously five parcels, ±25 acres) at 3185 and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated Low Density Rural (LDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 050-320-13 and 15)

The Board of Adjustment approved conditional modification of Administrative Permit Cases Nos. AP6-4-97, AP03-008, and AC04-001, consolidating all those permits and their conditions, using Administrative Permit Case No. AP6-4-97 as the number for the consolidated modified permit hereafter, for Rockin LJ Arena, aka Washoe Valley Ranches/Lorne Johnson and Genevne Hodges, to continue operation of a commercial horse stables offering horse boarding for no more than 58 horses, including those of the property owner, with ancillary activities that would include horse training, team roping, barrel racing, cattle penning, team penning and roping events on existing facilities which include covered pens, stalls and a semi-enclosed arena, with twelve (12) conditions.

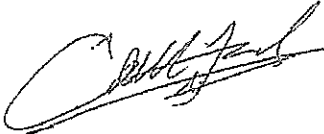
The approval was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the applicable area plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of the development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Letter to: Lorne Johnson and Genevne Hodges
Subject: Administrative Permit Case No. AP6-4-97
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If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,



Adrian P. Freund, AICP
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/SK/cm(AP6-4-97F2)

Attachments: Conditions

xc: Barry Cernoch, 3095 Lakeshore Dr., Carson City, NV 89704; Jeanne Ruefer, 3095 Lakeshore Dr., Carson City, NV 89704; Dave and Jane Hoover, 3075 Lakeshore Dr., Carson City, NV 89704; Bonnie Evans, 3110 Lakeshore Dr., Carson City, NV 89704; Sarah Chvilicek, University of Nevada Cooperative Extension, P. O. Box 11130, Reno, NV 89520

Blaine Cartlidge, Deputy District Attorney; Environmental Health Department; Code Enforcement

Letter to: Lorne Johnson and Genevne Hodges
Subject: Administrative Permit Case No. AP6-4-97
Date: August 7, 2006
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**CONDITIONS FOR
MODIFICATION OF ADMINISTRATIVE PERMIT CASE NO. AP6-4-97
ROCKIN LJ ARENA/WASHOE VALLEY RANCHES
(As approved by the Board of Adjustment on August 3, 2006)**

UNLESS OTHERWISE STATED, ALL CONDITIONS MUST BE MET FOR CONTINUING OPERATION OF THE FACILITY. COMPLIANCE WITH EACH CONDITION SHALL BE DETERMINED BY THE RESPONSIBLE AGENCY.

GENERAL CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit.
2. A copy of the Final Order and approved site plan for the Administrative Permit shall be attached to all permit or license applications to be issued by Washoe County. The Department of Community Development shall be responsible for determining compliance with this condition.
3. The applicant shall comply with the applicable solid waste regulations of the Washoe County District Health Department. Specifically, the applicant shall provide the District Health Department with information regarding the disposal of manure. The requirements of the District Health Department may stipulate that all manure must be removed on a weekly basis and taken to an approved disposal site.
4. No activity may commence before 8 a.m. or continue after 9 p.m. and the lights associated with those activities shall be turned off outside those hours. The Department of Community Development shall be responsible for determining compliance with this condition.
5. The applicant shall annually apply a dust palliative to the arena and interior roads. The Department of Community Development is responsible for determining compliance with this condition.
6. Competitive, commercial, amplified-sound events shall be limited to five per month and shall include no more than 50 participants, with no more than a total of 75 attendees (including participants) at any event. Practices and 4-H events are excluded from this condition. Events with more than 50 participants must first be reviewed and approved by the Washoe County Board of Adjustment. The Department of Community Development is responsible for determining compliance with this condition.

Letter to: Lorne Johnson and Genevne Hodges
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7. The applicant shall maintain a business license for the life of the operation. The Department of Community Development shall be responsible for determining compliance with this condition.
8. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the Administrative Permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site or other change of operator under the Administrative Permit. Any subsequent purchaser/operator of the site and/or the Administrative Permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
9. The maximum number of horses that may be boarded on the property, including those of the property owner, will be limited to 58. The Department of Community Development shall determine compliance with this condition.
10. No commercial tack and feed sales, or regular farrier, equine therapy or veterinary services are permitted. The Department of Community Development shall be responsible for determining compliance with this condition.
11. The applicant shall provide a landscape plan to the Design Review Committee to attenuate sound and shield light. The Department of Community Development shall determine compliance with this condition.
12. The Board of Adjustment shall review this permit in one year.

*** END OF CONDITIONS ***



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Brian Sandoval, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

June 19, 2017

CERTIFIED MAIL: 9171 9690 0935 0041 1115 26

Todd Mathis
Two Cent Ranch
3185 Lakeshore Dr.
Washoe Valley, NV 89704

RE: ACTIVATION of PUBLIC WATER SYSTEM (PWS) TWO CENT RANCH (NV0004121)

Dear Mr. Mathis,

Based on the best available information, the Bureau of Safe Drinking Water (BSDW) has determined that Two Cent Ranch is a public water system. The determination is based on best available information gathered from the website "2 Cent Ranch & Arena Facebook.com". Multiple attempts to discuss the Two Cent Ranch status as a public water system have failed. Following is a summary of the communication attempts:

1. Communication with the previous owner began August 2, 2016.
2. In order to visit with someone at the business, a site visit occurred on February 15, 2017. However, no one was on-site, and I left the property. A sign on the outside indicated a new name—2 Cent Ranch.
3. In an effort to communicate with the new owner, letters requesting information were sent to the new owner on March 8 and 31, 2017.
4. Further communication with the receptionist occurred on March 30, 2017, May, 1 2017, and May 26, 2017.

To date, the requested documentation has not been received.

The Nevada Division of Environmental Protection (NDEP), BSDW, office is charged with ensuring that water systems satisfying the definition of a "public water system" comply with the Safe Drinking Water Act and applicable state statutes and regulations. BSDW has been informed that the business is discussing the matter with their attorney. We look forward to assisting and working with you throughout this process.

Nevada Revised Statute 445A.840 defines a "Public water system" as "a system, regardless of ownership, that provides the public with water for human consumption through pipes or other constructed conveyances, if such system has 15 or more service connections ... or regularly serves 25 or more persons.

Based on information gathered so far, Two Cent Ranch is classified, at minimum, as a Transient Non-Community public water system. Since the facility meets the definition of a public water system, the following requirements must be met to become compliant with regulations pertaining to Public Water Systems:

1. A sanitary survey inspection of your public water system facilities must be conducted. Contact BSDW to schedule an inspection no later than **July 19, 2017**. Part of the inspection is the evaluation of the well and source water area. The inspection will determine if any immediate repairs or modifications to the public water system are needed to ensure public health is protected.
2. Water quality samples must be taken and tested by a laboratory certified by the State of Nevada for drinking water analyses. Enclosed are a monitoring schedule for **2017** and a 9-Year Monitoring Assessment Plan for Source Water. A list of Nevada Certified Laboratories can be found at <http://ndep.nv.gov/water/lab-certification/drinking-water-testing> . If you need assistance identifying a properly certified laboratory, please do not hesitate to call me. Monitoring requirements can be discussed in more detail during the inspection or by phone.
3. As part of the initial water quality sampling requirements, provide Nitrate and Nitrite sample results from the well prior to the point where water enters your distribution system plumbing by the end of **September 2017**.
4. Please provide a Total Coliform Rule (TCR) Sampling Plan for review and approval. Enclosed are guidance documents for preparing a plan for your public water system. With a population of 25 people per month, a minimum of 1 sample will be required per quarter. Sampling must begin in the **Third Quarter of 2017 (July, August, September)**.
5. BSDW does not have a record of submittal of plans and specifications for the Two Cent Ranch water system. As-built plans and specifications stamped by an engineer registered in Nevada along with an "Application for a Water Project" form and the appropriate fees must be submitted to the Nevada Division of Environmental Protection (NDEP), Bureau of Safe Drinking Water (BSDW), in Carson City, for review and approval as part of the permitting process. Modifications to the public water system may be required to ensure that the water system meets the design and construction standards required by the regulations. Requirements for submission of plans may be found at <http://ndep.nv.gov/water/drinking-water/engineering-reviews> . If you have any questions about the submission of plans, please contact Mr. James Balderson, BSDW Engineering Branch Supervisor at 775-687-9517.

As there are many items that need to be addressed, do not hesitate to call if you have questions regarding this letter. Please contact me (Rick Norris) at 541-619-7397. You may also contact Crystal C. Montecinos (BSDW) at 775-687-9308.

Thank you for your cooperation with the process, and we look forward to working with you in the future to assure that a safe and reliable supply of drinking water is supplied to your customers.

Sincerely,



Rick Norris,
Nevada Rural Water Association
Contractor for NDEP BSDW
rnormis@ndep.nv.gov

ec: Andrea Seifert, P.E., Supervisor, PWS Compliance Branch, BSDW
Crystal Montecinos, Environmental Scientist III, Rules Manager BSDW
James Balderson, P.E. Engineering Branch Supervisor, BSDW
James English, Environmental Health Specialist Supervisor, WCHD
Bob Foerster, Executive Director, Nevada Rural Water Association
My-Linh Nguyen, P.E., Chief, BSDW

Encl: 2017 Monitoring Status Report for Two Cent Ranch
2017 Monitoring Assessment Plan for Two Cent Ranch
Template: Coliform Rule Sampling Plan



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Brian Sandoval, Governor
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TWO CENT RANCH - NV0004121

MONITORING STATUS REPORT

For Monitoring Due Between: January 1st and December 31st, 2017

<u>County</u>	<u>Source</u>	<u>Fed Type</u>	<u>Population</u>	<u>Facility Manager</u>
WASHOE	GW	NC	25	CRYSTEL MONTECINOS

TOTAL COLIFORM MONITORING

COLIFORM (TCR) Collect 1 samples per QT Begin Date: 07/01/2017 Seasonal Period: 1 / 1 to 12 / 31

ROUTINE MONITORING

Facility: **W01** WELL 1

Monitoring for: NITRITE				Monitoring Period: 01/01/2017 to 12/31/2019				
Analyte Name	Code	Samples Required	State Year	Seasonal Period	Due Date	Last Taken	Number Taken	Need Sample
NITRITE	1041	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
Monitoring for: SECONDARY IOCS				Monitoring Period: 01/01/2017 to 12/31/2019				
Analyte Name	Code	Samples Required	State Year	Seasonal Period	Due Date	Last Taken	Number Taken	Need Sample
ALUMINUM	1002	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
CHLORIDE	1017	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
COLOR	1905	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
COPPER, FREE	1022	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
IRON	1028	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
MAGNESIUM	1031	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
MANGANESE	1032	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
MBAS - FOAMING AGENTS (SURFACTANTS)	1089	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
ODOR	1920	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
PH	1925	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
SILVER	1050	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
SULFATE	1055	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
TDS	1930	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
ZINC	1095	1 per 3Y	2017	1/1 to 12/31	12/31/2019		0	Yes
Monitoring for: NITRATE				Monitoring Period: 01/01/2017 to 12/31/2017				
Analyte Name	Code	Samples Required	State Year	Seasonal Period	Due Date	Last Taken	Number Taken	Need Sample
NITRATE	1040	1 per YR	2017	1/1 to 12/31	12/31/2017		0	Yes

Nevada Division of Environmental Protection Monitoring Assessment Plan

PWS: NV0004121 NAME: TWO CENT RANCH

Total Coliform Bacteria Monitoring: Starting 7/1/2017 1 Per QT

Facility: W01 WELL 1

GrpName	Cnt	Freq	2017	2018	2019	2020	2021	2022	2023	2024	2025
NITRATE	1	YR	MR	MR	MR	MR	MR	MR	MR	MR	MR
NITRITE	1	3Y	MR			MR			MR		
SECONDARY IOCS	1	3Y	MR			MR			MR		

**MR = Monitoring Required
RW = Renew Waiver**



Total Coliform Sampling Plan

I. GENERAL INFORMATION					
A. PWS Information					
PWSID:	NV000				
PWS Name:					
PWS Address:					
City:		State:		Zip:	

E. Population Calculation:		C. System Type:		
Avg Daily Population:	Total Monthly Population:	<input type="checkbox"/> Community	<input type="checkbox"/> NTNC	<input type="checkbox"/> TNC
Community _____	Community _____	D. Water Sources:		
Non-Transient _____	Non-Transient _____	<input type="checkbox"/> Surface	<input type="checkbox"/> Spring or Well UDI*	
Transient _____	Transient (x 30) _____	<input type="checkbox"/> Well (See III Below)	<input type="checkbox"/> Spring (See III Below)	
Total Daily _____	Total Monthly _____	<input type="checkbox"/> Purchased	<input type="checkbox"/> Surface	<input type="checkbox"/> Ground

*UDI indicates a groundwater supply under the direct influence of surface water.

The water system provides water from ___Wells___ Interties ___Pumps (# of each). It ___IS___ IS NOT disinfected.

Note: For each Coliform sample on an NTNC or CWS, a corresponding Chlorine residual measurement must be taken and reported on the *Disinfectant Residual Data Quarterly* report.

Include water storage facilities, making note of boosters, pressure zones, etc. If system does not disinfect, the requirement for a chlorine residual may be deleted.

Routine Sampling Requirements:

To ensure samples are representative of distribution water, all samplers should use only locations listed within this Total Coliform Rule sample siting plan.

The water system is required to report a minimum of _____ routine coliform samples per Quarter.

Quarterly Sampling Periods:

Quarter 1: January – March
Quarter 3: July – September

Quarter 2: April – June
Quarter 4: October – December

Section II. Monitoring Locations Table lists the locations for these sampling events. Samples will be taken according to established protocol and analyzed by a Nevada certified laboratory for coliform bacteria. *E. coli* will be analyzed by a lab following a coliform-positive result. Consecutive connections and water purchasers must inform their water supplier in the event of a positive coliform result.

(If applicable, add the name and number of the consecutive connection contact(s))

Repeat Sampling Requirements:

Following notification of a coliform-positive result by a Nevada certified lab, PWS representative shall consult with ___BSDW___SNHD___WCHD about repeat sample monitoring. Each coliform-positive requires a minimum of _____ repeat samples to be collected within 24 hours of being contacted about coliform-positive. Repeat samples will be taken in accordance with Monitoring Requirements Table Repeat Locations.

System is required to take a sample of each Ground Water Source in use at the time of the original sampling event. One sample from each source will be taken for each positive original sample. This (these) sample(s) must be taken at the same time as the Repeat Samples detailed above.

(If applicable, list Groundwater Sources that must be sampled.)

Note: For each Coliform sample on an NTNC or CWS, a corresponding Chlorine residual measurement must be taken and reported on the Disinfectant Residual Data Quarterly report.

II. Monitoring Locations *Attach additional copies of this sheet if more room is needed.*

Routine Sites		Repeat Sites	
Routine 1		Repeat 1A	
		Repeat 1B	
		Repeat 1C	
Routine 2		Repeat 2A	
		Repeat 2B	
		Repeat 2C	
Routine 3		Repeat 3A	
		Repeat 3B	
		Repeat 3C	
Routine 4		Repeat 4A	
		Repeat 4B	
		Repeat 4C	

III. Ground Water Samples Required (In the event of a coliform detect)

Sources Required	
Source 1	
Source 2	
Source 3	

In the month following a coliform positive sample, System is required to take 3 samples from distribution, including the location of the initial positive sample. Those sample locations are outlined below and should be the same as the 3 repeat locations used above.

IV. Following Month Monitoring

Temporary Routine Sites	
Temp 1	
Temp 2	
Temp 3	

V. DISTRIBUTION SYSTEM SCHEMATIC

ATTACH a schematic of your distribution system showing locations of system facilities including sources, treatment plant, storage, pump stations, chlorinators, and proposed sample sites.

Name:

Title:

Phone:

Fax:

Signature:

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: September 22, 2017

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, October 5, 2017

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

RE: Special Use Permit Case Number WSUP17-0019 (2 Cent Cattle Company) – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was originally approved by Administrative Permit AP6-4-97, Administrative Permit AP03-008 and Amendment of Conditions AC04-0001. The previously approved permits on five different numbered parcels allowed varying numbers of boarded horses, varying number and types of special events, and allowed for the construction of a semi enclosed arena. This special use permit requests authorization to board up to 15 horses and host 15 special events / competitions per year at 3275 Lakeshore Drive (APN 050-320-16). Each event/competition is proposed to be limited to a maximum of 50 people on the site at any time and will be held during daylight hours only. The applicant also, requests modifications of parking standards to allow non-paved surface and reduction of landscape standards. This special use permit application will supersede all previously approved discretionary permits/actions on the subject site and discretionary permits/actions approvals that included adjacent parcels of land.

- Applicant: 2 Cent Cattle Company
- Property Owner: 2 Cent Cattle Company, LLC
- Location: 3275 Lakeshore Drive
Washoe Valley, NV 89704
- Assessor's Parcel Number: 050-320-16
- Parcel Size: 8.87
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 6, T16N, R20E
Washoe County, NV
- Staff: Roger Pelham, Senior Planner
Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622 (Roger); 775.328.3627 (Julee)
- E-mail: rpelham@washoecounty.us
jolander@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Board of Adjustment, Meetings, +2017**. Then click on the above referenced meeting date.

WSUP17-0019

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

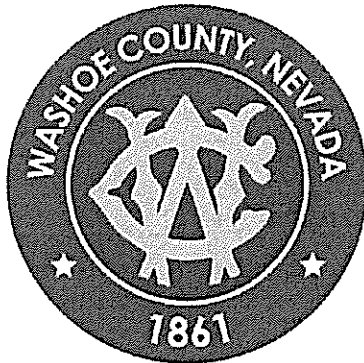
SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 2 Cent Cattle Company			
Project Description: Commerical Stables			
Project Address: 3185 Lakeshore Drive			
Project Area (acres or square feet): 8.87 acres			
Project Location (with point of reference to major cross streets AND area locator): Lakeshore & Clark Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-320-16	8.87		
Section(s)/Township/Range: Section 6/ Township 16N/ Range 20 E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: 2 Cent Cattle Company LLC		Professional Consultant:	
Name:		Name:	
Address: 3175 Lakeshore Drive		Address:	
Zip: 89507		Zip:	
Phone: 831-801-5052	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Todd Mathis		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Commercial Stables as defined in Washoe County code 110, including the following:

Maximum of 15 boarded horses and 6 personal horses; and

Maximum of 15 equestrian events per year; and

Maximum of 15 trailers for boarded horses on the property; and

Cattle allowed for training purposes

2. What currently developed portions of the property or existing structures are going to be used with this permit?

Arena, barns, stalls, corrals and parking area

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Enhance landscaping, parking and signage to meet current Washoe County code requirements before issuance of business license

4. What is the intended phasing schedule for the construction and completion of the project?

All improvements will be completed before issuance of business license

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Arena, barns, stalls, corrals and parking area

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Enhance landscaping, parking and signage to meet current Washoe County code requirements

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

All event to occur during daylight hours, no amplified sound system and obtain building permits for unpermitted structures or remove unpermitted structures.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Add paved handicap parking space as required.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Meet landscaping Washoe County code requirements.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Obtain permits for all signs and no lighting will be added. All exterior lighting fixtures will be shielded, such that light is emitted downward only.

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

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

13. Utilities:

a. Sewer Service	Sepic
b. Electrical Service	NV Energy
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	Well

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. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

14. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 227
b. Health Care Facility	Carson Tahoe
c. Elementary School	Pleasant Valley
d. Middle School	Depoali
e. High School	Damonte Ranch
f. Parks	
g. Library	South Valleys
h. Citifare Bus Stop	

Special Use Permit Application for Stables 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 administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

Maximum of 15 horses

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

Maximum of 6 horses

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

No ancillary services

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

None

5. What currently developed portions of the property or existing structures are going to be used with this permit?

Arena, stalls, barns, out buildings, and corrals

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

Equestrian training, boarding, and events only

7. Where are the living quarters for the operators of the stables and where will employees reside?

Owner will reside on one house on the property and employees will reside off the property.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

Gravel area is approximately 300' x 250'

9. What are the planned hours of operation?

Daylight - hours 8 am to 6 pm

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

None

11. What is the intended phasing schedule for the construction and completion of the project?

All improvements will be completed before the issuance of the business license.

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

NA

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

NA

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

NA

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

NA

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Landscaping will meet Washoe County code requirements.

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Signage and lighting will meet Washoe County code requirements.

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

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

19. Community Sewer

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

20. Community Water

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



250 feet

1,580 feet

330 feet

490 feet

700 feet

Hay barn
& Cattle
area

Stalls

Office &
restrooms

Stalls &
Barns

Gravel Parking
area

Primary
Residence

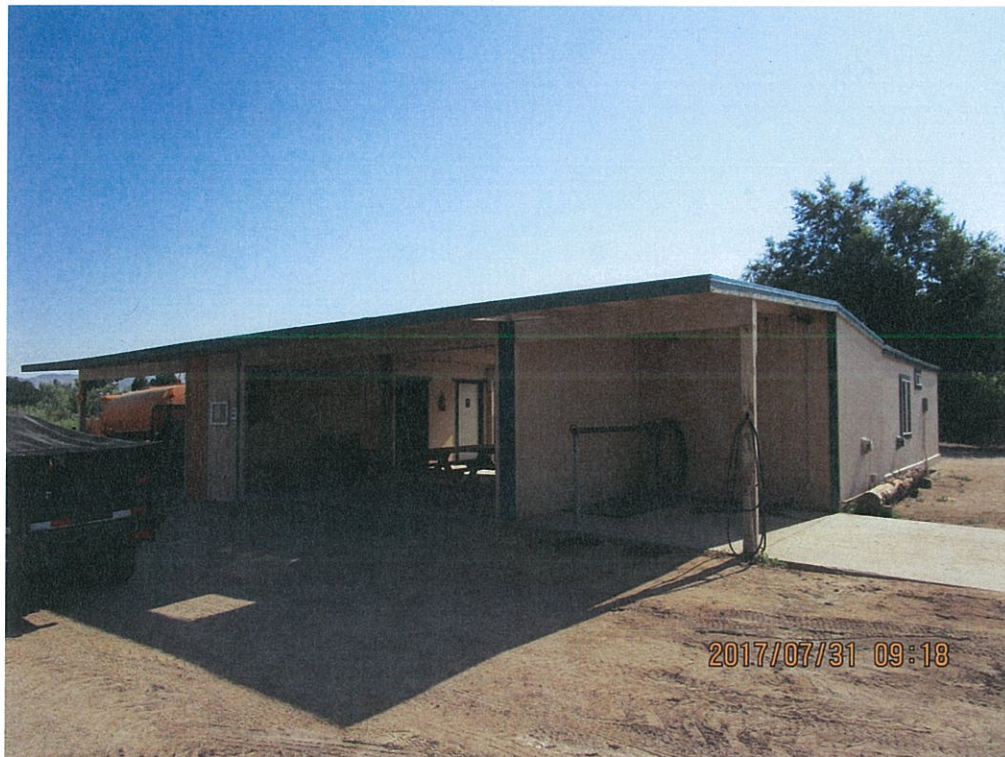
Arena
52,500 sq. ft.

Accessory
Dwelling

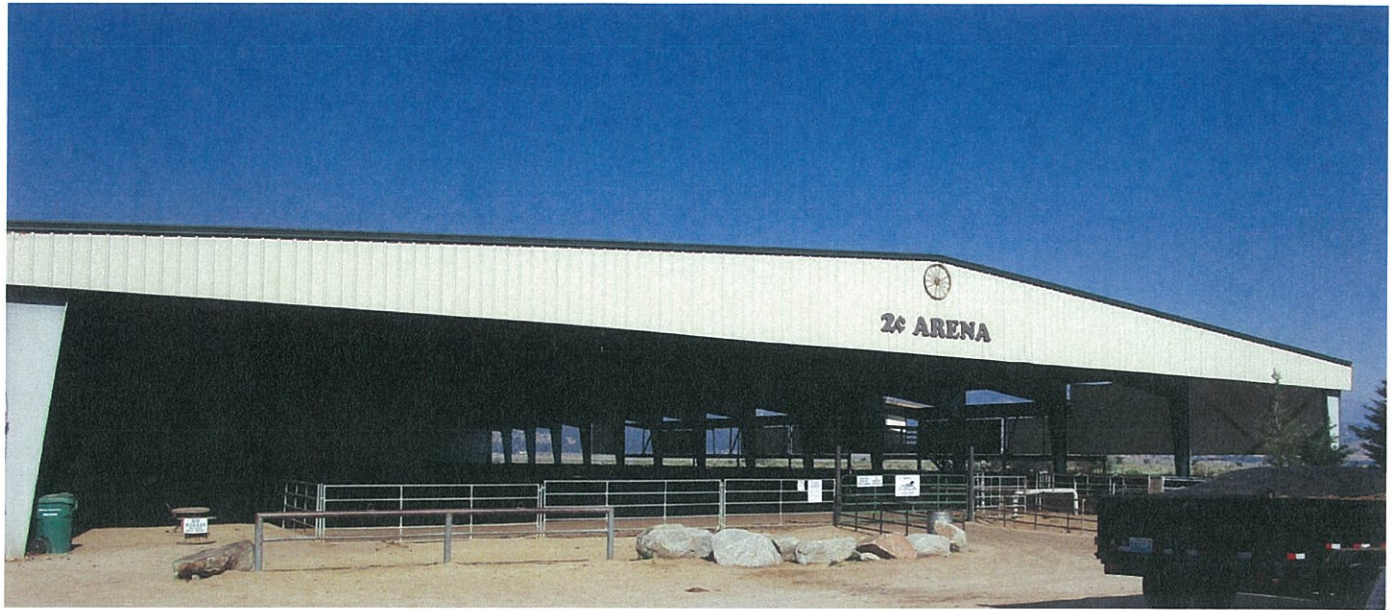
75,000 sq. ft.



PARKING AREA



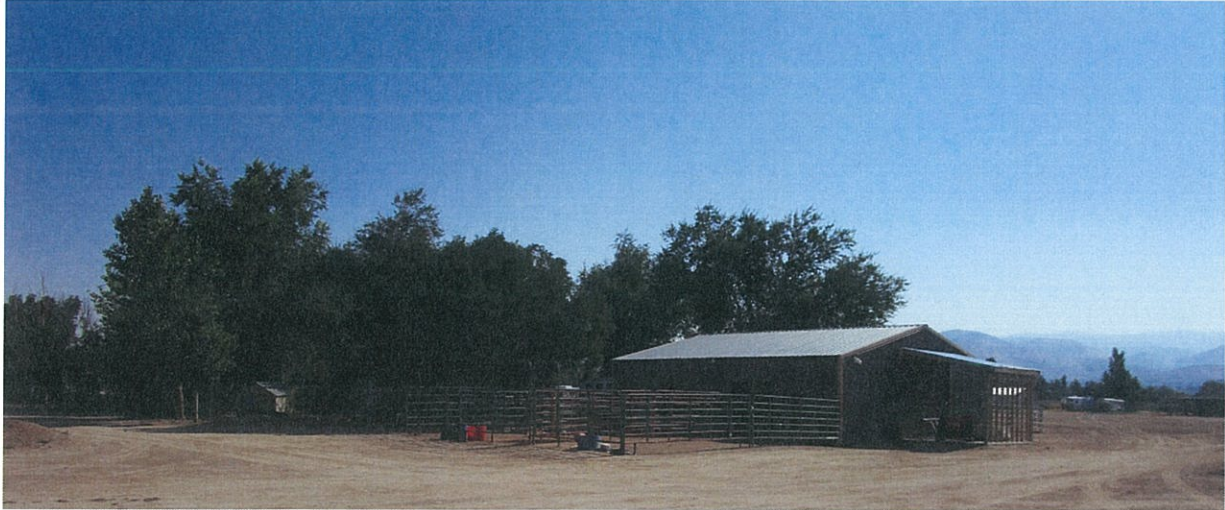
OFFICE AND RESTROOMS



ARENA



OUTDOOR STALLS



BARN & STALLS

Property Owner Affidavit

Applicant Name: 2 Cent Cattle Co. 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, Todd W Mathis
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 050 - 320 - 16

Printed Name Todd W Mathis

Signed Todd W Mathis

Address 3275 Lakeshore Drive

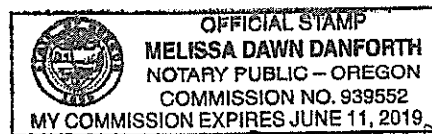
Washoe Valley NV 89704

(Notary Stamp)

Subscribed and sworn to before me this 11 day of August, 2017.

Klamath, Oregon
Notary Public in and for said county and state

My commission expires: June 11, 2019



Melissa Dawn Danforth

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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

July 1, 2017

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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)
 [Change of Address](#)
 [Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
05032016	Active	8/10/2017 2:11:08 AM
Current Owner: 2 CENT CATTLE COMPANY LLC		SITUS: 3275 LAKESHORE DR WASHOE COUNTY NV
3275 LAKESHORE DR WASHOE VALLEY, NV 89704		
Taxing District	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Section 6 Lot A-1 Block Range 20 Township 16		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$8,251.03	\$0.00	\$0.00	\$0.00	\$8,251.03
Total:					\$8,251.03

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

Total Due \$8,251.03
 Oldest Due \$2,062.76
 Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
 WASHOE COUNTY TREASURER

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

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

- [Payment Information](#)
- [Special Assessment District](#)
- [Installment Date Information](#)
- [Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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

DOC #4673228

01/24/2017 10:58:37 AM
Electronic Recording Requested By
TICOR TITLE - RENO (COMMERCIAL)
Washoe County Recorder
Lawrence R. Burtness
Fee: \$21.00 RPTT: \$0
Page 1 of 5

APN # 050-320-15 ptn of
Escrow No. 01604662-CD

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

GRANTEE:

3275 Lakeshore Drive
Washoe Valley, NV 89704

Grant, Bargain, Sale Deed

(Title on Document)

**** THIS DOCUMENT IS BEING RE-RECORDED TO
CORRECT THE LEGAL DESCRIPTION****

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

DOC #4652150

11/10/2016 12:08:35 PM
Electronic Recording Requested By
TICOR TITLE - RENO (COMMERCIAL)
Washoe County Recorder
Lawrence R. Burtness
Fee: \$18.00 RPTT: \$3915.50
Page 1 of 2

WHEN RECORDED MAIL TO:
2 Cent Cattle Company, LLC, a Nevada limited liability company
PO Box 571
Fort Klamath, OR 97626

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1604662-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 050-320-15 PORTION OF
R.P.T.T. \$ 3,915.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Rockin' LJ, LLC, a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to 2 Cent Cattle Company, LLC, a Nevada limited liability company

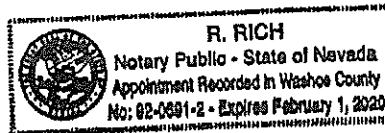
all that real property situated in the County of Washoe, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

Rockin' LJ, LLC, a Nevada limited liability company

Lorne Johnson
Managing Member



STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on, October 20, 2016
by Lorne Johnson

NOTARY PUBLIC

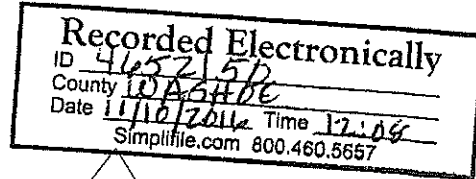
WHEN RECORDED MAIL TO:
2 Cent Cattle Company, LLC, a Nevada limited liability company
PO Box 571
Fort Klamath, OR 97626

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1604662-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 050-320-15 PORTION OF
R.P.T.T. \$ 3,915.50



SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to 2 Cent Cattle Company, LLC, a Nevada limited liability company

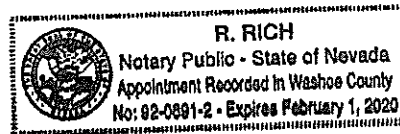
all that real property situated in the County of Washoe, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Rockin' LJ, LLC, a Nevada limited liability company

Lorne Johnson
Managing Member



} ss:

October 20, 2016

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on ,
by Lorne Johnson.

NOTARY PUBLIC

Order No.: 01604662-CD

EXHIBIT A

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

A-1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Lorne Johnson, Trustee of the Johnson-Hodges Living Trust & Rockin LJ, Record of Survey Map No. 5782 filed in the office of the County Recorder of Washoe County, State of Nevada on November 2, 2016, as File No. 4649438, Official Records, being more particularly described as follows:

Beginning at the Southeast corner of Parcel "A" of Reversion to Acreage Map for Lorne H. Johnson, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 30, 2004, File No. 2988038, Official Records;
thence from said point of beginning, North $00^{\circ}23'33''$ East, 332.89 feet;
thence North $89^{\circ}20'10''$ West, 1213.84 feet;
thence South $00^{\circ}13'28''$ West, 259.98 feet;
thence South $89^{\circ}16'52''$ East, 475.69 feet;
thence South $01^{\circ}46'01''$ West, 16.32 feet;
thence South $43^{\circ}22'23''$ East, 51.94 feet;
thence South $88^{\circ}56'56''$ East, 62.46 feet;
thence South $00^{\circ}46'07''$ West, 17.10 feet;
thence South $89^{\circ}13'53''$ East, 699.52 feet, to said point of beginning.

APN: a portion of 050,320-15

Document No. 4649437 is provided pursuant to the requirements of NRS 111.312.

EXHIBIT "A"

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel A-1 as shown on the Record of Survey Supporting a Boundary Line Adjustment for Lorne Johnson, Trustee or his Successor in Trust Under the Family Trust Under the Johnson-Hodges Living Trust & Robert LJ, Record of Survey Map No. 5782, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 2, 2016, as File No. 4649437, Official Records, being more particularly described as follows:

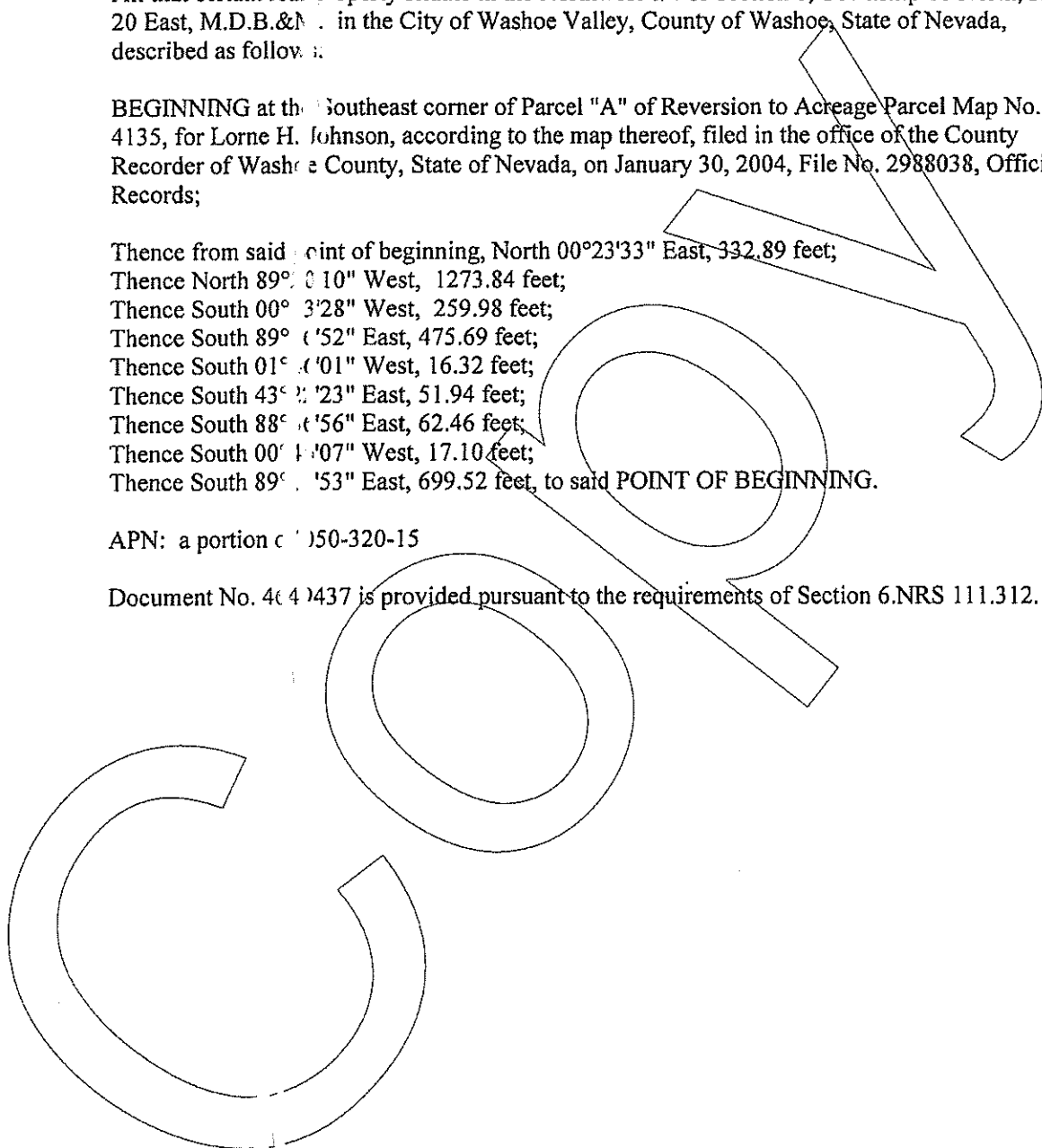
All that certain real property situate in the Northwest 1/4 of Section 6, Township 16 North, Range 20 East, M.D.B.&M. in the City of Washoe Valley, County of Washoe, State of Nevada, described as follows:

BEGINNING at the Southeast corner of Parcel "A" of Reversion to Acreage Parcel Map No. 4135, for Lorne H. Johnson, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 30, 2004, File No. 2988038, Official Records;

Thence from said point of beginning, North 00°23'33" East, 332.89 feet;
Thence North 89°00'10" West, 1273.84 feet;
Thence South 00°33'28" West, 259.98 feet;
Thence South 89°00'52" East, 475.69 feet;
Thence South 01°00'01" West, 16.32 feet;
Thence South 43°00'23" East, 51.94 feet;
Thence South 88°00'56" East, 62.46 feet;
Thence South 00°00'07" West, 17.10 feet;
Thence South 89°00'53" East, 699.52 feet, to said POINT OF BEGINNING.

APN: a portion of 050-320-15

Document No. 4649437 is provided pursuant to the requirements of Section 6.NRS 111.312.



CORPORATION CHARTER & TRUST DEED

10- WASHOE LAND & CATTLE CO.

THIS INSTRUMENT, made this 14th day of February, 1917, between CORPORATION CHARTER & TRUST COMPANY, a Nevada corporation, first party, and WASHOE LAND & CATTLE COMPANY, a Nevada corporation, second party, WITNESSETH:

WHEREAS on the 14th day of April, 1913, the Washoe Land & Cattle Company, a corporation, organized and existing under the laws of the State of Nevada, made, executed and thereafter acknowledged and delivered to the Corporation Charter & Trust Company, a corporation, organized and existing under the laws of the State of Nevada, as trustee, its certain deed of conveyance in trust and security for the objects and purposes set hereinafter named; which said deed of trust and conveyance was thereafter and on the 10th day of April, 1913, duly filed for record in the office of the County Recorder, of Washoe County, State of Nevada, in Washoe County, Nevada, and therein recorded in Book 43 of Records at page 12, thereby conveying certain lands and premises, with their appurtenances and water rights and privileges, situate in Washoe County, State of Nevada, and so in said conveyance specifically described; which said deed of conveyance was for the express purpose of securing the payment of an issue of bonds of the said Washoe Land & Cattle Company, said bonds being in the sum and amount of \$20,000.00, in denominations of \$100.00 each, with 5% interest thereon, payable semi-annually, said bonds being payable ten years after date, and dated April 1, 1913, at Virginia City, Nevada, all of said bonds thereafter having been duly made, executed and delivered.

AND WHEREAS the said bonds, together with their coupons, have at the date hereof been fully paid, cancelled and delivered to the said trustee, and all and singular the debt, lien, mortgage and security created by the aforesaid deed of trust has been fully paid, cancelled and discharged in full conformity with the terms, covenants, conditions and provisions of said deed of trust and conveyance; and the said trustee has been by the said Washoe Land & Cattle Company requested to reconvey said premises, and to release and discharge the security and trust created thereby.

NOW, THEREFORE, in consideration of the premises hereinafore recited, and the sum of \$1.00, in lawful money of the United States, to the said Corporation Charter & Trust Company, a corporation, paid by the Washoe Land & Cattle Company, a corporation, the said Corporation Charter & Trust Company, first party, has this 20th day of January, 1917, granted, bargained, sold, conveyed and confirmed, released and discharged, and by these presents, does hereby grant, bargain, sell, convey, and confirm and release and discharge to and unto the said Washoe Land & Cattle Company, second party, its successors, legal representatives and assigns, all of the following described lands and premises, situate, lying and being in the County of Washoe, and State of Nevada, in said deed of trust therein described, and more particularly known as follows:

All the following described property situate, lying and being in Washoe County, State of Nevada, to wit:

The northwest quarter of section twenty, and the west half of the east half and the west half of section seventeen, and all that portion of the northwest quarter of the northwest quarter of section eighteen lying west of Washoe Lake, and all of sections eight, five and seven, and the east half of the west half of section six, all in township sixteen, north, range twenty east, N.E. & S.E. M., and all of sec-

tion one, township seven north, range nine west, M.D.S. N., lying north of Goose Lake, less the west half of the northwest quarter of section one, and except the northwest quarter of the southeast quarter of said section one, and the north half and the southeast quarter and the east half of the northwest quarter, all in section thirty-three, township seventeen north, range nine west, M.D.S. N., also all that certain electric power line and the easement for the maintenance thereof between the different parts of the aforesaid lands as the same now exists over and across sections one, two, three and four, of township sixteen north, range nine west, M.D.S. N., and also all that portion of that certain electric power line extending from the lands aforesaid in an easterly or northeasterly direction to a certain point near the Daily Consolidated Mill, at which point a branch line is connected with that line, with all the right and easement of the said Goose Lake & Cattle Company to maintain said line.

TOGETHER WITH ALL AND WHICHEVER the covenants, conditions and appurtenances thereto belonging or in anywise appertaining, including any and all water and water rights appropriated or owned by the said Goose Lake and Cattle Company for use upon or in connection with any of its said property.

The said Corporation Charter & Trust Company, first party, hereby expressly releases and discharges any and all debts, obligations and liabilities of the Goose Lake & Cattle Company, second party, created by said deed of trust, and operating therein in the name of and in the execution of the trusts created by the deed of trust in the preamble of this deed heretofore specifically recited.

IN WITNESS WHEREOF, Corporation Charter & Trust Company, a corporation, first party, has caused this instrument to be executed by its duly authorized officers the day and year in this instrument first above written.

CORPORATION CHARTER & TRUST COMPANY,

(CORPORATE SEAL)

By G. E. Mack,
Vice President,
By Geo. E. Green,
Secretary.

COUNTY OF GARSON,)
STATE OF MONTANA,) ss.

On this 14th day of February, 1917, personally appeared before me, GEORGE SPRINGER, a notary public, in and for Goose Lake County, G. E. MACK, known to me to be the Vice president and GEORGE E. GREEN, known to me to be the secretary of Corporation Charter & Trust Company that executed the foregoing instrument, and upon oath, did depose that they are the officers of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL) George Springer,
Notary Public.

Filed for Record at request of Washoe Land & Cattle Co. 11-24-1917
11:15. past 2 o'clock P.M.

WASH
1917

County Clerk

JENNIE T. COLL TO W. F. EDWARDS.

THIS INDENTURE, Made the Thirteenth day of October one thousand nine hundred and sixteen BETWEEN JENNIE T. COLL of the city of Reno County of Washoe State of Nevada the party of the first part, and W. F. EDWARDS of the City of Reno County of Washoe State of Nev. the party of the second part.

SAYETH SHE: That the said party of the first part, in consideration of the sum of ten Dollars, said coin of the United States of America to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain and sell, unto the said party of the second part, and to her heirs and assigns, forever; all that certain lot, piece or parcel of land situate in the City of Reno, County of Washoe, State of Nevada, and bounded and described as follows, to-wit:

Lot No. 2 Block Fourth, eight of the new South side addition to the City of Reno, according to the official plat of the said addition, including Rylands addition No. 1, Berke's Survey on file in the office of the County Recorder of said Washoe County.

TOGETHER with the tenements, hereditaments, and appurtenances, thereto belonging, or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year first above written.

Jennie T. Coll

State of Nevada,)
County of Washoe,) ss.

On this 13th day of October A. D. one thousand nine hundred and sixteen personally appeared before me, J. E. Derry, a Notary Public in and for the said County of Washoe, JENNIE T. COLL known to me to be the person described in and who executed the annexed instrument, who acknowledged to me that she executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my Office in the County of Washoe, the day and year of this certificate first above written.

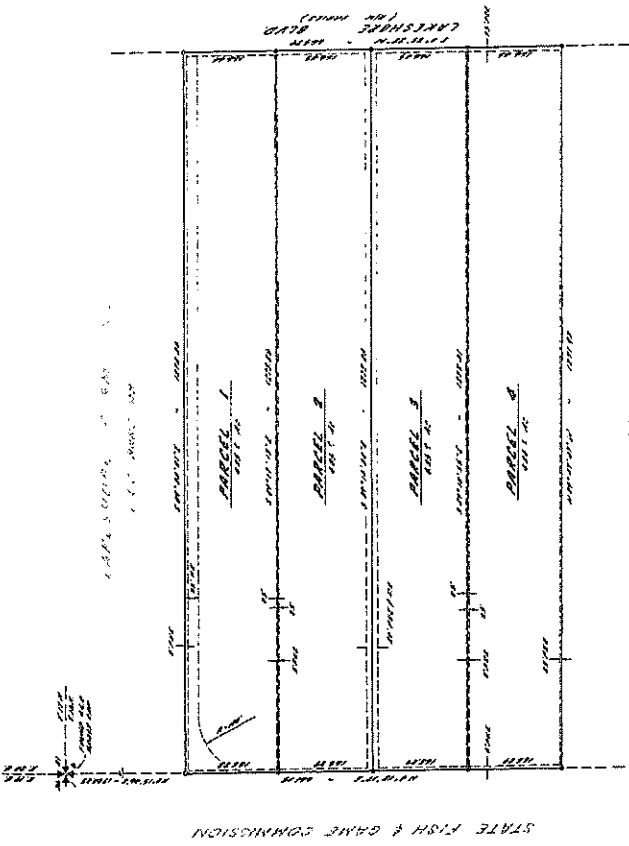
(SEAL) J. E. Derry

Notary Public in and for the County of Washoe, State of Nevada
My commission expires July 1st, 1919.

Willing No. 11407

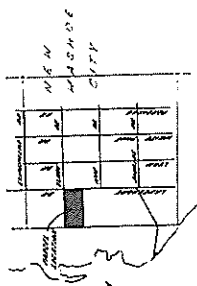
Filed for Record at the Request of J. E. Edwards

2011



LEGEND

- Survey boundary
- Property boundary
- Easement boundary
- Right-of-way boundary
- Utility boundary



VICINITY MAP
Scale: 1" = 1/4 MI.

ENGINEER'S CERTIFICATE
I, David S. Cox, a duly licensed Professional Engineer in the State of Nevada, do hereby certify that the above described parcels are the same as shown on the attached map and that the same are the same as shown on the attached map and that the same are the same as shown on the attached map.

OWNER'S CERTIFICATE
I, William England, do hereby certify that the above described parcels are the same as shown on the attached map and that the same are the same as shown on the attached map and that the same are the same as shown on the attached map.

CONTRACTOR'S CERTIFICATE
I, Robert A. Cox, do hereby certify that the above described parcels are the same as shown on the attached map and that the same are the same as shown on the attached map and that the same are the same as shown on the attached map.



PROPERTY COMPASSIONATE CERTIFICATE
I, Robert A. Cox, do hereby certify that the above described parcels are the same as shown on the attached map and that the same are the same as shown on the attached map and that the same are the same as shown on the attached map.

TITLE COMPANY CERTIFICATE
I, Robert A. Cox, do hereby certify that the above described parcels are the same as shown on the attached map and that the same are the same as shown on the attached map and that the same are the same as shown on the attached map.

FILE NO. 103211-00
I, Robert A. Cox, do hereby certify that the above described parcels are the same as shown on the attached map and that the same are the same as shown on the attached map and that the same are the same as shown on the attached map.

PARCEL MAP
for
DAVID S. COX TRUSTEE
REDEVELOPMENT TRACT 103211-00

PREPARED BY LONGFIELD ENGINEERING
RENO, NEVADA

Scale: 1" = 1/4 MI.

2011

APN 050-320-11 and 12

QUITCLAIM - RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

THAT SIERRA PACIFIC POWER COMPANY, a Nevada corporation, first party, does hereby release, remise and quitclaim unto the REAL GOULET and JUDY GOULET and all other record owners of the land encumbered by the rights herein quitclaimed in severalty and upon the same tenure as their respective interests appear of record, second party, all of first party's rights and privileges in and to the following described utility easement situate in the County of WASHOE, State of NEVADA, to-wit:

A portion of Section 6, Township 16 North, Range 20 East, M.D.B.&M., Washoe County, Nevada.

An easement, 5.0 feet in width, centered about the lot line common to Parcel 1 and Parcel 2, as described in the Parcel Map for David E. Cox, Trustee, Rossow Short Term Trust No. 1, recorded on August 19, 1986, Document No. 1093740, Official Records of Washoe County.

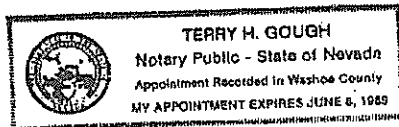
IN WITNESS WHEREOF, first party has executed these presents this 31st day of July, 1987.

SIERRA PACIFIC POWER COMPANY.

By: John Madariaga
JOHN MADARIAGA
Vice President
General Counsel

STATE OF NEVADA)
COUNTY OF WASHOE) ss.

On July 31, 1987, personally appeared before me, a Notary Public, JOHN MADARIAGA, personally known to me to be the VICE PRESIDENT, GENERAL COUNSEL, of SIERRA PACIFIC POWER COMPANY, a Nevada corporation, who acknowledged to me that he executed the within instrument on behalf of said corporation.



Judy A. Gough
NOTARY PUBLIC

OFFICIAL RECORDS
WASHOE CO. NEVADA
RECORD REQUESTED BY
Real Goulet
'87 DEC 18 P2:03

DELL HER
COUNTY RECORDER
FEE 5.00 DEP. af

Ret: 3022 East Lake Blvd
CARSON City, NV 89704

3185 Lakeshore
Carson City, NV 89701 (PROPERTY)

1213729

DOC # 2988037
01/30/2004 01:43P Fee:16.00
BK1
Requested By
LORNE JOHNSON
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 3 RPTT 0.00



After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations
PO Box 10100
Reno, Nevada 89520
W.O. _____

APN: 050-320-11 & 12

RELINQUISHMENT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS:

SIERRA PACIFIC POWER COMPANY, a Nevada corporation, and NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA, a Nevada corporation, do by these presents, relinquish and reconvey unto, to any and all persons legally entitled thereto, that portion of the easements described on Parcel Map 2011, filed as Document #1093740 on August 19, 1986, in Official Records of Washoe County Nevada, TO WIT:

SEE EXHIBIT "A"

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto.

DATED this 13TH day of September, 2003.

SIERRA PACIFIC POWER COMPANY
a Nevada corporation

BY: _____

William T. Roullier
WILLIAM T. ROULLIER,
Manager, Land Operations

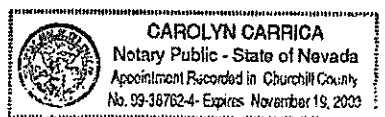


2988037
01/30/2004
2 of 3

STATE OF NEVADA)
COUNTY OF WASHOE)

This instrument was acknowledged before me on September 8, 2003 by WILLIAM T. ROULLIER as Manager, Land Operations for SIERRA PACIFIC POWER COMPANY, a Nevada corporation.

Carolyn Carrica
Notary Public



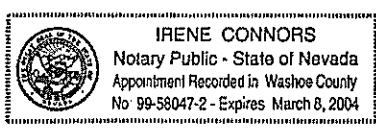
NEVADA BELL TELEPHONE COMPANY DBA SBC
NEVADA,
a Nevada corporation

By: Diana T. Callahan
DIANA T. CALLAHAN, Senior Engineer, Right-of-Way

STATE OF NEVADA)
COUNTY OF WASHOE)

This instrument was acknowledged before me, a Notary Public, on September 18th, 2003 by DIANA T. CALLAHAN, SENIOR ENGINEER, RIGHT-OF-WAY, NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA, a Nevada corporation.

Irene Connors
Notary Public





2988637
81/39/2004
3 of 3

EXHIBIT A

Easements within Section 6, Township 16 North, Range 20 East M.D.M. 5 feet in width, 2 ½ feet on each side of the line between Parcels 1 & 2 as shown on Parcel Map 2011, filed as document #1093740 on August 19, 1986, in Official Records of Washoe County Nevada.

EXCEPTING THEREFROM, the Easterly 7 ½ feet and Westerly 5 feet of said Parcels 1 & 2.

Dan Asikainen, P.L.S. #3318
Jeff Codega Planning / Design
433 West Plumb Lane
Reno, NV 89509



F:\WPWORK\24\2425\relinquishment wp.wpd

1213730

GENERAL RELEASE

known all men by these presents;

That the undersigned do hereby release, remise and quitclaim
into REAL GOULBT and JUDY GOULBT
into REAL GOULBT and JUDY GOULBT Husband and wife, as joint
tenants and all other record owners of the land encumbered
by the rights herein quitclaimed in severalty and upon the
same tenure as their respective interests appear of record,
all of their rights and privileges in and to the following
described utility easement situated in the County of WASHOE,
State of NEVADA, to-wit:

A portion of section 6, Township 16 North, Range 20 East,
N.D.B.&M., Washoe County, Nevada.

An easement, 5.0 feet in width, centered about the lot line
common to Parcel 1 and Parcel 2, as described in the Parcel
Map for David E. Cox, Trustee, Rossow Short Term Trust No. 1,
recorded on August 19, 1986, Document No. 1093740, Official
Records of Washoe County.

IN WITNESS WHEREOF, the undersigned have executed these presents
this 24TH Day of NOVEMBER, 1987.

Nevada Bell & Nevada Corporation

By: [Signature]

Continental Cable Vision a Nevada
Corporation.

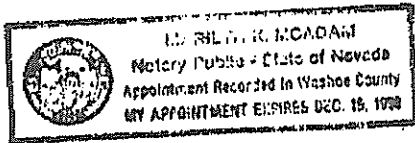
By: [Signature]

RECORDER'S MEMO: Legibility of writing, typing
or printing UNSATISFACTORY in this document
when received.

STATE OF NEVADA)
COUNTY OF WASHOE) ss.

On NOVEMBER 24, 1987 personally appeared
before me, a notary public DR. MCKEY

who acknowledged that he executed the above instrument.



Margaret K. ...
signature

3185 Lakeshore
CARSON City NV
89701

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORDED REQUESTED BY
Beal Goulet
'87 DEC 18 P2:03

JOE McLECHER
COUNTY RECORDER
FEE 6⁰⁰ DEC 18

1213730

WSUP17-0019
EXHIBIT I

RECORDER'S NOTE:

NRS 247.120 Sec. 3:

3. Before accepting for recording any instrument enumerated in subsection 1, the county recorder may require a copy suitable for recording by a method used by the recorder to preserve his records. Where any rights might be adversely affected because of delay in recording caused by this requirement, the county recorder shall accept the instrument conditionally subject to submission of a suitable copy at a later date. The provisions of this subsection do not apply where it is impossible or impracticable to submit a more suitable copy.

* * * * *

Because the quantity, characteristics or condition of this document may render it unsuitable for making copies from microfilm, the filer who presented this document for recordation has been requested to submit a document which is more suitable for microfilming.

BOOK-25-118-001

DEC 18 1987

DEC 18 1987
OFFICIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY 2:03 PM
REAL GOUTLET
JOE MELCHER
COUNTY RECORDER
FEE 1.00 DEP RE

1213730

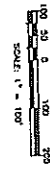
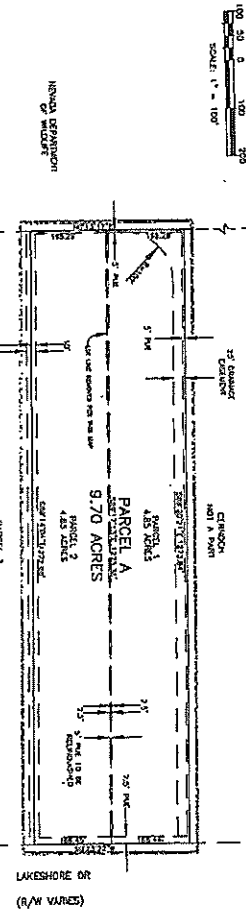
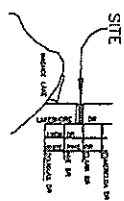


CHANGING TO THIS CASE FOR ANY SUBSEQUENT CHANGES TO THIS CASE

2/6/03

SECURITY INTEREST CERTIFICATE
BY DEPOSITARY OF THE
MAY BE DEPOSITARY RECORD FILED IN OFFICE WASHOE COUNTY, NEVADA
RECORD # 20080038

THE COUNTY DEPARTMENT
THIS CERTIFICATE STATES THAT THE LAND HEREIN DESCRIBED AND THAT
THE COUNTY DEPARTMENT HAS BEEN ADVISED BY THE DEPOSITARY OF THE
MAY BE DEPOSITARY RECORD FILED IN OFFICE WASHOE COUNTY, NEVADA
RECORD # 20080038



5414

REVISION TO ACREAGE FOR LORNE H. JOHNSON PARCELS 1 & 2 OF PARCEL MAP # 4135 WASHOE COUNTY, NEVADA

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS USE.
WASHOE COUNTY CLERK
WASHOE COUNTY CLERK

THE CERTIFICATE
THIS CERTIFICATE STATES THAT THE PROPERTY HEREIN DESCRIBED IS THE PROPERTY OF LORNE H. JOHNSON AND THAT THE PROPERTY IS BEING REVERTED TO HIM BY DEPOSITARY RECORD FILED IN OFFICE WASHOE COUNTY, NEVADA RECORD # 20080038

WASHOE COUNTY CLERK
WASHOE COUNTY CLERK
WASHOE COUNTY CLERK

WASHOE COUNTY CLERK
WASHOE COUNTY CLERK
WASHOE COUNTY CLERK

WASHOE COUNTY CLERK
WASHOE COUNTY CLERK
WASHOE COUNTY CLERK

WASHOE COUNTY CLERK
WASHOE COUNTY CLERK
WASHOE COUNTY CLERK

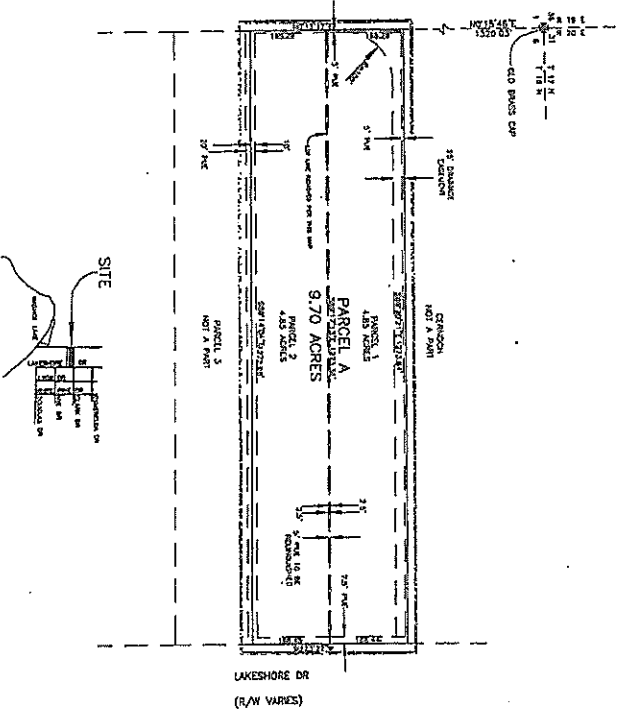


CHANGES TO THIS DRAWING
 FOR AIR RIGHTS SHOULD BE
 MADE TO THIS DRAWING

2100330

SECURITY INTEREST HOLDERS CERTIFICATE
 THIS IS A PRELIMINARY STATEMENT OF THE
 SECURITY INTERESTS IN THE PROPERTY DESCRIBED
 HEREIN. THIS STATEMENT IS NOT A GUARANTEE
 OF THE ACCURACY OF THE INFORMATION
 CONTAINED HEREIN. THE SECURITY INTERESTS
 LISTED HEREIN ARE SUBJECT TO THE
 RECORDS OF THE WASHOE COUNTY CLERK'S
 OFFICE.

REDA C. SHEPHERD, SR. RECORD # 2988038
 WASHOE COUNTY CLERK



9614

THE COUNTY ENGINEER HAS REVIEWED THE PLANS AND HAS DETERMINED THAT THE PROPOSED CONSTRUCTION IS IN ACCORDANCE WITH THE WASHOE COUNTY ZONING ORDINANCES AND THE WASHOE COUNTY SUBDIVISION MAP ACT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

STEVAN WILD OF WASHINGTON NEVADA
 CIVIL ENGINEER
 LICENSE # 10000

REVISION TO ADEQUATE
 LORNE H. JOHNSON
 PARCELS 1, 2 & 3 OF PARCEL MAP 4135
 WASHOE COUNTY
 WASHOE COUNTY

WASHOE COUNTY ENGINEER
 WASHOE COUNTY ENGINEER
 WASHOE COUNTY ENGINEER

TAX CERTIFICATE
 THE PROPERTY DESCRIBED IN THIS CERTIFICATE IS SUBJECT TO THE WASHOE COUNTY PROPERTY TAXES AND IS NOT ELIGIBLE FOR A PROPERTY TAX ABATEMENT OR EXEMPTION. THE PROPERTY TAXES FOR THIS PROPERTY ARE \$1,000.00 PER ANNUM. THE PROPERTY TAXES FOR THIS PROPERTY ARE \$1,000.00 PER ANNUM.

WASHOE COUNTY ENGINEER
 WASHOE COUNTY ENGINEER
 WASHOE COUNTY ENGINEER

WASHOE COUNTY ENGINEER
 WASHOE COUNTY ENGINEER
 WASHOE COUNTY ENGINEER

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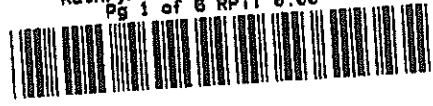
WASHOE COUNTY ENGINEER
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 WASHOE COUNTY ENGINEER

WASHOE COUNTY ENGINEER
 WASHOE COUNTY ENGINEER
 WASHOE COUNTY ENGINEER

Revision Parcel Map 4135

A.P.N. # 050-320-11 & 12
ESCROW NO. 030719055
RECORDING REQUESTED BY:
STEWART TITLE COMPANY

DOC # 2985335
01/26/2004 02:09P Fee:19.00
BK1
Requested By
STEWART TITLE OF NORTHERN NEVADA
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 6 RPT 0.00



WHEN RECORDED MAIL TO:

Reed C. Simmons

(space above for recorder's use only)

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 23rd day of January, 2004, between, Lorne H. Johnson and Genevieve A. Hodges, husband and wife as joint tenants with right of survivorship

herein called "Trustor", STEWART TITLE OF Northern Nevada, a Nevada Corporation herein called "Trustee", and

Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property

herein called "Beneficiary"

WITNESSETH:

That Trustor irrevocably grants to Trustee in trust, with power of sale, all interest of Trustor in that certain property situate in Washoe County, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description. See Exhibit "B" attached for additional terms

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default hereunder, and without waiver of such default, to collect said rents, issues, and profits by any lawful means and to apply the same, less costs and expenses of collection, to any indebtedness secured hereby.

FOR THE PURPOSE OF SECURING: (1) payment of the sum of \$ 318,516.00 and the interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of additional sums and interest whereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

AND THIS INDENTURE FURTHER WITNESSETH:

I. Trustor agrees to properly care for and keep said property in good condition and repair; not to remove or demolish any building thereon; to complete in a good and workmanlike manner any building which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws, ordinances and regulations relating to any alterations or improvements made thereon; not to commit or permit any waste thereof; not to commit, suffer, or permit any act to be done in or upon said

CONTINUED ON NEXT PAGE (One Inch Margin on all sides of Document for Recorder's Use Only)



2985335
81/28/2004
2 of 6

DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 2.
property in violation of any law, covenant, condition, or restriction affecting said property, to cultivate, irrigate, fertilize, fumigate, prune, and/or do any other act or acts, all in a timely and property manner, which from the character or use of said property, may be reasonably necessary, the specific enumerations herein not excluding the general.

2. Trustor agrees to pay and discharge all costs, fees and expenses of this trust incurred in connection with any default by Trustor.

3. During the continuance of this trust, Trustor covenants to keep all buildings that may now or at any time be on said property in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada. Said insurance shall be at least in the sum of all obligations having priority over this deed of trust, or the maximum full insurable value of such buildings, whichever is less. Said insurance shall be payable to Beneficiary to the amount of any monetary loss suffered by Beneficiary as a result of the breach by Trustor of a provision of this deed of trust or of the Agreement hereby secured. The policy or policies of said insurance shall be delivered to Beneficiary or to the collection agent of Beneficiary, as further security, and in default thereof, Beneficiary may procure such insurance and/or make such repairs, and expend for either of such purposes such sum or sums Beneficiary shall deem necessary. The amount collected by Beneficiary under any fire or other insurance policy may be applied by Beneficiary upon any monetary loss suffered by Beneficiary as a result of the breach by Trustor of a provision of this Deed of Trust or of the Agreement secured hereby, or, at the option of Beneficiary, the entire amount so collected, or any part thereof, may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

4. Trustor promises and agrees that if, during the existence of this trust, there be commenced or pending any suit or action affecting said property, or any part thereof, or the title thereto, or if any adverse claim for or against said property, or any part thereof, be made or asserted, he will appear in and defend any such matter purporting to affect the security and will pay all costs and damages arising because of such action.

5. Any award of damages in connection with any condemnation for public use of, or injury to said property, or any part thereof, is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same affect as herein provided for disposition of proceeds of insurance.

6. Trustee shall be under no obligation to notify any party hereto of any pending sale of said property, whether such sale is by foreclosure or otherwise or of any action or proceeding in which Trustor or Beneficiary or Trustee shall be a party, unless brought by Trustee.

7. At any time, and from time to time, without liability therefor and without notice to Trustor, upon written request of Beneficiary and presentation of this Deed of Trust and the Agreement secured hereby for endorsement and without affecting the personal liability of any person for performance of the Agreement secured hereby or the effect of this deed of trust upon the remainder of said property, Trustee may: reconvey any part of said property; consent in writing to the making of any map or plat thereof; join in granting any easement thereof or join in any extension agreement or subordination agreement in connection herewith.

8. Upon receipt of written request from Beneficiary that the Agreement secured hereby has been performed and upon the surrender of this Deed of Trust and the Agreement secured hereby to Trustee for cancellation and retention, or such other disposition as Trustee, in its sole discretion, may choose, and upon payment of its fees, the Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truth thereof. The Grantee in such reconveyance may be described in general terms as "the person or persons legally entitled thereto".

9. Should Trustor default in any term, covenant or condition of the Agreement secured hereby, or in the performance of any of the covenants and agreements herein contained or incorporated herein by reference, Beneficiary may proceed to exercise the remedies herein provided. CONTINUED ON NEXT PAGE



DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 3

(a) Should default be made by Grantor in payment of any indebtedness secured hereby and/or in performance of any agreement herein, then Beneficiary may declare all sums secured hereby immediately due by delivery to Trustee of a written declaration of default and demand for sale, and of written notice of default and election to cause said property to be sold (which Trustee shall cause to be filed for record) and shall surrender to Trustee this Deed, the notes and all documentation evidencing any expenditure secured hereby.

(b) After three months shall be elapsed following recordation of such notice of default, Trustee shall sell said property at such time and at such place in the State of Nevada as the Trustee, in its sole discretion, shall deem best to accomplish the objects of these Trusts, having first given notice of such sale as then required by law. Place of sale may be either in the county in which the property is to be sold, or any part thereof, is situated, or at an office of the Trustee located in the State of Nevada.

(c) The Grantor, Pledgor and Mortgagor of the personal property herein pledged and/or mortgaged waives any and all other demands or notices as condition precedent to sale of such property.

(d) Trustee may postpone sale of all, or any portion, of said property by public announcement at the time fixed by said notice of sale, and may thereafter postpone said sale from time to time by public announcement at the time previously appointed.

(e) At the time of sale so fixed, Trustee may sell the property so advertised or any part thereof, either as a whole or in separate at its sole discretion, at public auction, to the highest bidder for cash in lawful money of the United States, payable at time of sale, and shall deliver to purchaser, a deed conveying the property so sold, but without covenant or warranty, express or implied, Grantor hereby agrees to surrender, immediately and with demand, possession of said property to such purchaser.

10. Trustee shall apply the proceeds of any such sale to payment of, expenses of sale and all charges and expenses of Trustee and of these Trusts, including cost of evidence of title and Trustee's fee in connection with sale; all sums expended under the terms hereof, not then repaid, with accrued interest at the rate of ten percent (10%) per annum, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

11. The following covenants No. 1, 3, 4 (interest 12%), 5, 6, 7 (counsel fees - a reasonable percentage), 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust.

12. Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

13. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. It is expressly agreed that the Trust created hereby is irrevocable by Trustor.

14. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged is made a public record as provided by law, reserving, however, unto the Trustee, the right to resign from the duties and obligations imposed herein whenever Trustee, in its sole discretion, deems such resignation to be in the best interest of the Trustee. Written notice of such resignation shall be given to Trustor and Beneficiary.

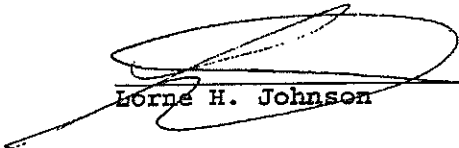
15. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. The term "Beneficiary" includes any future holder of the note secured hereby. The term "Trustor" includes the term "Grantor".

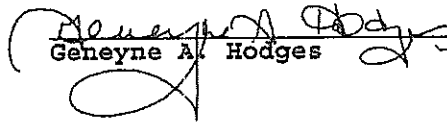
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2985335
01/26/2004
4 of 6

DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 4


Lorne H. Johnson


Genevye A. Hodges

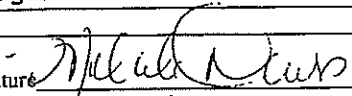


Executed this 26th day of Jan. 2004

STATE OF Nevada }
COUNTY OF Washoe } ss.

This instrument was acknowledged before me on January 26, 2004
by Lorne H. Johnson and Genevye A.

Hodges

Signature 
Notary Public

(One Inch Margin on all sides of document for Recorder's Use Only)



2985335
81/26/2684
8 of 8

EXHIBIT "B"

ESCROW NO.: 030719055

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID PROPERTY, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF THEIR TITLE OR ANY INTEREST THEREIN IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, WITHOUT THE WRITTEN CONSENT OF THE BENEFICIARY BEING FIRST HAD AND OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT, AT THEIR OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.

DOC #4637830

09/29/2016 02:47:09 PM
Electronic Recording Requested by
TICOR TITLE - RENO (COMMERCIAL)
Washoe County Recorder
Lawrence R. Burtness
Fee: \$20.00 RPTT: \$0
Page 1 of 1

WHEN RECORDED MAIL TO:
Lorne H. Johnson

PO Box 18307
Reno NV 89511

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN 050-320-15
Escrow No. 01604662 CD

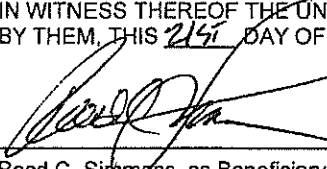
ABOVE SPACE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property are the Owners and Holders of the Note secured by the Deed of Trust, both dated January 23, 2004, made by Lorne H. Johnson and Genevne A. Hodges, husband and wife as joint tenants with right of survivorship, TRUSTORS, to, Stewart Title of Norther Nevada, a Nevada corporation, TRUSTEE, for the benefit of Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Washoe, County, State of Nevada, as Instrument No. 2985330, hereby SUBSTITUTES Reed C. Simmons and Harvey C. Fennell, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Reed C. Simmons and Harvey C. Fennell, hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUCCESSOR TRUSTEE, pursuant to the Request of said Owners and Holders, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY, without warranty to the person or persons legally entitled thereto, all of the estate held by it under said Deed of Trust.

IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEM, THIS 21ST DAY OF SEPTEMBER, 2016.




Reed C. Simmons, as Beneficiary and Successor Trustee

SIGNED IN COUNTERPART

Harvey C. Fennell, as Beneficiary and Successor Trustee

STATE OF NEVADA }
COUNTY OF WASHOE } ss:

This instrument was acknowledged before me on 9/21/16
by Reed C. Simmons



NOTARY PUBLIC



DOC #4637831

09/29/2016 02:47:09 PM
Electronic Recording Requested By
TICOR TITLE - RENO (COMMERCIAL)
Washoe County Recorder
Lawrence R. Burtness
Fee: \$20.00 RPTT: \$0
Page 1 of 1

WHEN RECORDED MAIL TO:
Lorne H. Johnson

3185 Lakeshore Drive
Reno, NV 89704

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN 050-320-15
Escrow No. 01604662 CD

ABOVE SPACE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate proeprty are the Owners and Holders of the Note secured by the Deed of Trust, both dated January 23, 2004, made by Lorne H. Johnson and Genevye A. Hodges, husband and wife as joint tenants with right of survivorship, TRUSTORS, to, Stewart Title of Norther Nevada, a Nevada corporation, TRUSTEE, for the benefit of Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Washoe, County, State of Nevada, as Instrument No. 2985335, hereby SUBSTITUTES Reed C. Simmons and Harvey C. Fennell, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Reed C. Simmons and Harvey C. Fennell, hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUCCESSOR TRUSTEE, pursuant to the Request of said Owners and Holders, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY, without warranty to the person or persons legally entitled thereto, all of the estate held by it under said Deed of Trust.

IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEM, THIS 28th DAY OF September, 2016.

SIGNED IN COUNTERPART

Reed C. Simmons, as Beneficiary and Successor Trustee

Harvey C. Fennell

Harvey C. Fennell, as Beneficiary and Successor Trustee

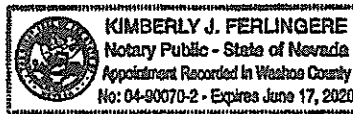
STATE OF NEVADA
COUNTY OF [WASHOE]

} ss:

This instrument was acknowledged before me on 9/28/2016
by Harvey C. Fennell

Kimberly J. Ferlingere

NOTARY PUBLIC



DOC # 2993175
02/12/2004 03:29P Fee:18.00
BKI
Requested By
STEWART TITLE OF NORTHERN NEVADA
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 3 RPT 0.80



Assessor's Parcel Number:
50-320-1112
Mail Tax Statements To:
Wells Fargo Real Estate Tax Services, LLC.
1 Home Campus X 2502-011
Des Moines, IA 50328-0001
Recording Requested By/Return To:
WELLS FARGO HOME MORTGAGE, INC.
3601 MINNESOTA DR. SUITE 200
BLOOMINGTON, MN 55435

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is

P.O. BOX 10304, DES MOINES, IA 503060304
does hereby grant, sell, assign, transfer and convey, unto
Wells Fargo Home Mortgage, Inc.

a corporation organized and existing under the laws of California (herein "Assignee"),
whose address is P.O. Box 10304, Des Moines, IA 50306-0304

all beneficial interest under a certain Deed of Trust, dated FEBRUARY 04, 2004, made and executed by
LORNE H JOHNSON AND GENEYNE A HODGES, HUSBAND AND WIFE

to UNITED TITLE OF NEVADA, 4100 W. FLAMINGO ROAD, #1000, LAS VEGAS, NV 89103
Trustee, and given
to secure payment of THREE HUNDRED TWENTY TWO THOUSAND AND 00/100
(\$ *****322,000.00)

(Include the Original Principal Amount)

which Deed of Trust is of record in Book, Volume, or Liber No. , at page
(or as No. 2993174) of the Records of WASHOE
County, State of Nevada, together with the note(s) and obligations therein described, the money due and to
become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust.

TO HAVE AND TO HOLD, the same unto Assignee, its successor and assigns, forever, subject only
to the terms and conditions of the above-described Deed of Trust.

Nevada Assignment of Deed of Trust with Acknowledgment

Page 1 of 2

995W(INV) (0203)

VMP MORTGAGE FORMS - (800)521-7291

3/02





2993175
02/12/2004
2 of 3

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on FEBRUARY 04, 2004

Witness

PINNACLE MORTGAGE OF NEVADA, LLC
(Assignor)

Witness

By: Janet Jones
(Signature)
JANET JONES

Attest

Seal:

This Instrument Prepared By: PINNACLE MORTGAGE OF NEVADA, LLC Address:
12550 SE 93RD AVE, SUITE 400, CLACKAMAS, OR 97015-0000 (503) 353-4800

State of ~~NEVADA~~ Oregon
County of ~~WASHOE~~ Clackamas

This instrument was acknowledged before me on FEBRUARY 04, 2004
by Janet Jones

as Assistant Vice President

of
Pinnacle Mortgage Of Nevada, LLC.

Jennifer Macfarlane

995W(NV) (0203)

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