



# Parcel Map Review Committee Staff Report

Meeting Date: August 11, 2022

Agenda Item: 7D

TENTATIVE PARCEL MAP CASE NUMBER: WTPM22-0013 (Spanish Springs Self Storage)

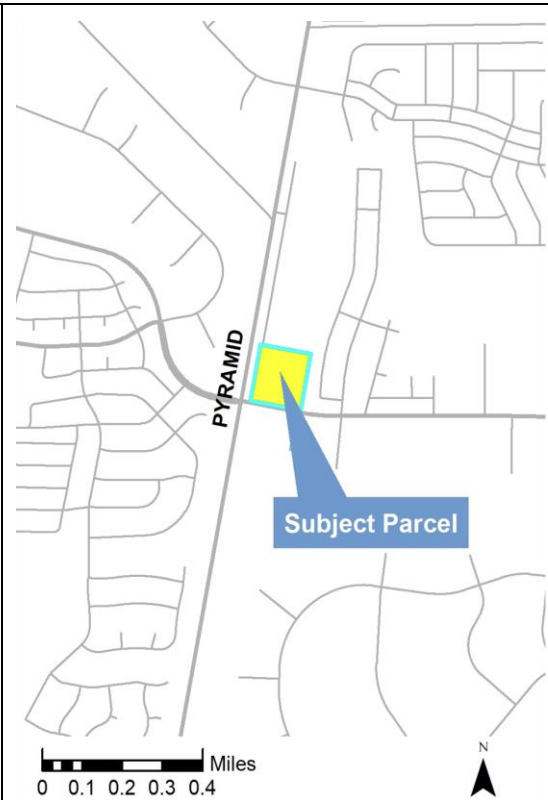
BRIEF SUMMARY OF REQUEST: Tentative parcel map dividing an 11.31-acre parcel into 4 parcels.

STAFF PLANNER: Kat Oakley, Planner  
Phone Number: 775.328.3628  
E-mail: [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov)

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing an 11.31-acre parcel into 4 parcels of 1.34, 1.35, 1.45, and 5.82 acres and relocating Campo Rico Lane.

Applicant/ Owner: Spanish Springs Self Storage LLC  
Location: 0 Campo Rico Lane  
APN: 534-571-02  
Parcel Size: 11.31 acres  
Master Plan: Commercial & Open Space  
Regulatory Zone: Neighborhood Commercial & Open Space  
Area Plan: Spanish Springs  
Development Code: Authorized in Article 606, Parcel Maps  
Commission District: 4 – Commissioner Hartung



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0013 for Spanish Springs Storage LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e).

*(Motion with Findings on Page 9)*

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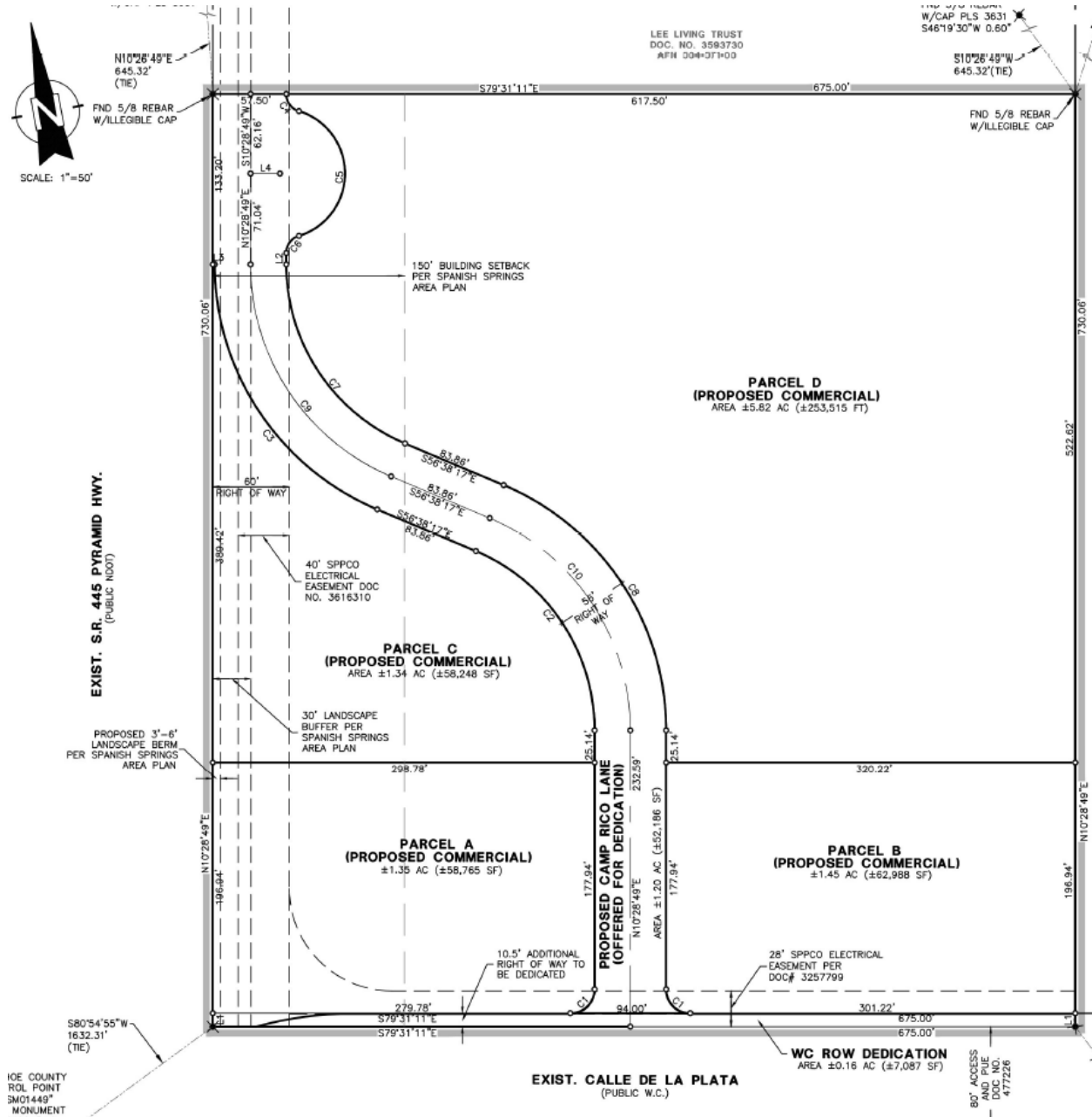
## **Parcel Map**

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- 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 project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within 22 months from the date of approval and record the map within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM22-0013 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

**Tentative Parcel Map Evaluation**

Requirement	Evaluation
Area Plan	Spanish Springs
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Neighborhood Commercial (NC) Open Space (OS)
Maximum Lot Potential	44
Number of Lots on Parcel Map	4
Minimum Lot Size Required	10,000 square feet
Minimum Lot Size on Parcel Map	1.34 acres
Minimum Lot Width Required	75 feet
Minimum Lot Width on Parcel Map	194 feet
Development Suitability Map	Flood hazard
Hydrographic Basin	Spanish Springs Valley Hydrographic Basin

The tentative parcel map meets all minimum requirements for the Neighborhood Commercial (NC) regulatory zone and Open Space (OS) regulatory zone.

The proposed division of land is not a second or subsequent division of a parcel map approved within the last five years.

**Development Information**

The 11.31-acre subject parcel is currently undeveloped and contains a portion of Campo Rico Lane, which is proposed to be relocated as part of this request. The parcel has a Master Plan land use designation of 91% Commercial and 7% Open Space. Parcels to the north are designated Rural, to the east are designated Suburban Residential, to the south are designated Commercial, and to the west are designated Industrial. The regulatory zoning is correspondingly General Rural (GR) to the north, Medium Density Suburban (MDS) to the east, Neighborhood Commercial (NC) to the south, and Industrial (I) to the west. The parcel borders Pyramid Way.

The required setbacks for the Neighborhood Commercial (NC) regulatory zone are 15 ft from the front and side yard property lines and 20 ft from the rear yard property line. Seven percent of the lot is zoned Open Space (OS), which represents an approximately 50-foot-wide strip along the northern property boundary. The subject property is generally flat and slopes gently to the west. It does not fall within any FEMA-designated special flood hazard zones due to Letter of Map Revision (LOMR) 09-09-0489P issued in 2009. The Area Plan has not been updated to reflect a different development suitability designation.

**Area Plan Evaluation**

The subject parcel is located within the Spanish Springs Area Plan. The following are the pertinent Policies from the Area Plan:

***Relevant Area Plan Policies Reviewed***

Policy	Brief Policy Description	Complies	Comment/ Condition of Approval
SS 7.6	Access to existing trails will be protected and improved whenever possible.	Yes	No existing trails are on or near the subject parcel, and Washoe County Regional Parks and Open Space indicated no problems with the proposal.
SS 12.4	Residential or commercial development shall not be approved if the demands upon the proposed permanent source of water supply exceed the average annual replenishment from natural sources and artificial recharge authorized by the State Engineer under a recharge/recovery permit.	Yes	Reviewed by the relevant utilities and no comments of concern were received. Future development on the parcels will be reviewed for compliance during the building permit process.
SS 15.3	The use of treated effluent for irrigation purposes will be required.	Yes	Future development on the parcels will be reviewed for compliance during the building permit process.
SS.12.7	Dedication of water rights to Washoe County in quantities consistent with established water use standards required for the creation of new parcels.	Yes	The Truckee Meadows Water Authority has indicated they will serve the proposed lots.

## Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
US Postal Service	X			
NDOT (Transportation)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Land Development	X			
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Surveyor (PMs Only)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X	X	Jim Shaffer, shafferjam51@gmail.com
Truckee Meadows Water Authority	X	X		Holly Flores, hflores@tmwa.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

## Staff Comment on Required Findings

WCC Section 110.606.30(e) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: *The tentative parcel map will be required to comply with all applicable environmental and health laws.*

- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: *The Truckee Meadows Water Authority (TMWA) reviewed the application and stated that they are willing to provide water service to the parcels once they de-annex from the Great Basin Water Company service territory and annex into the TMWA service territory. Therefore, this criterion is met.*

- (iii) The availability and accessibility of utilities.

Staff Comment: *The tentative parcel map shows utility easements along all property lines and rights-of-way. The Washoe County Engineering Division reviewed this application and had no concerns.*

- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: *Approval of this tentative parcel map is not expected to significantly increase demand on public services such as schools, police and fire protection, transportation, or recreation and parks. The application was sent to agencies related to the above services and none indicated having any concern.*

- (v) Conformity with the zoning ordinances and master plan.

Staff Comment: *The proposal conforms with the underlying regulatory zoning and the master plan as described on page 5 of the Staff Report.*

- (vi) General conformity with the governing body's master plan of streets and highways.

Staff Comment: *Washoe County Traffic and the Regional Transportation Commission reviewed this application and indicated no concerns.*

- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: *The proposed tentative parcel map relocates Camp Rico Lane on the existing parcel. It does not create any new accesses or streets to serve any of the proposed parcels. Washoe County Engineering provided conditions regarding the dedication of the street and did not indicate any concerns.*

- (viii) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: *The subject property is generally flat, with a slope of less than 1% to the west. FEMA Letter of Map Revision 09-09-0489P was issued on March 18, 2009 and indicates that the entirety of the subject property is outside of special flood hazard zones. Washoe County Engineering reviewed this application and indicated no concerns regarding any physical characteristics of the land.*

- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: *These provisions of statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.*



- (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

*Staff Comment: Truckee Meadows Fire Protection District reviewed this application and did not identify any concerns.*

- (xi) Community antenna television (CATV) conduit and pull wire.

*Staff Comment: The tentative parcel map provides utility easements along all property boundaries and right-of-ways that are inclusive of cable television.*

- (xii) Recreation and trail easements.

*Staff Comment: Washoe County Parks and Open Space reviewed this application and did not have any concerns.*

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM22-0013 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0013 for Spanish Springs Storage LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
  - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
  - (iii) The availability and accessibility of utilities.
  - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
  - (v) Conformity with the zoning ordinances and master plan.
  - (vi) General conformity with the governing body's master plan of streets and highways.
  - (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
  - (viii) Physical characteristics of the land such as floodplain, slope and soil.
  - (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
  - (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) Recreation and trail easements.

**Appeal Process**

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, 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 Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Owner: Spanish Springs Storage LLC. Attn: Jared Doxey  
jareddoxey@gmail.com

Representatives: Axion Engineering Attn: Ryan Sims  
ryan@axionengineering.net

Mapca Surveys Attn: Bill Carey  
carey@mapcasurveys.com



# Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0013

The tentative parcel map approved under Parcel Map Case Number WTPM22-0013 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on August 11, 2022. 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 or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. 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 tentative parcel map 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 tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map 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 recordation of a final map.
- 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.

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 the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Kat Oakley, Planner, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM22-0013 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

**Washoe County Engineering and Capital Projects**

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

**Contact Name – Matthew Philumalee, PLS, 775.328.2315,  
[mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a bar scale.
- c. All boundary corners must be set.
- d. Place a note on the map stating that the natural drainage will not be impeded.
- e. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- f. Add a Security Interest Holder’s Certificate to the map if applicable.
- g. Proposed widening improvements of Calle De La Plata need to be perpetuated all the way to the western boundary of the parcel.
- h. Existing cluster mailbox on Campo Rico Lane must be removed and replaced outside of Washoe County right-of-way. A United States Postal Service facilities easement shall be granted outside of Washoe County right-of-way. Adequate off-street parking shall be provided for accessing the mailbox.
- i. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
- j. Add the following note to the final map; “For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved commercial building permit.”
- k. The design and approval of Campo Rico Lane, along with a posting of a financial assurance for the construction of a commercial collector roadway improvements is required prior to recordation of the final map.
- l. The existing portion of Campo Rico Lane that is to be abandoned must be eliminated through the abandonment process through Washoe County’s Community Services Department prior to the acceptance of the new Campo Rico Lane improvements.

**Washoe County Health District**

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English, 775.328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. The WCHD has reviewed the application, it is noted the application states the parcels will be served public sewer infrastructure provided by Washoe County.

- b. The application states water service will be provided by Truckee Meadows Water Authority.

**Washoe County Water Management Planner Coordinator**

4. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

**Contact: Contact: Timber Weiss, PE, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits. Please submit a copy of the will-serve to [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov) prior to approval of any building permits on these parcels.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

\*\*\* End of Conditions \*\*\*



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: July 28, 2022

TO: Kat Oakley, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

SUBJECT: Parcel Map for: Spanish Springs Self Storage  
Parcel Map Case No.: WTPM22-0013  
APN: 534-571-02  
Review Date: 6/15/2022

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a bar scale.
3. All boundary corners must be set.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
6. Add a Security Interest Holder's Certificate to the map if applicable.
7. Proposed widening improvements of Calle De La Plata need to be perpetuated all the way to the western boundary of the parcel.
8. Existing cluster mailbox on Campo Rico Lane must be removed and replaced outside of Washoe County right-of-way. A United States Postal Service facilities easement shall be granted outside of Washoe County right-of-way. Adequate off-street parking shall be provided for accessing the mailbox.
9. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
10. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe



Memo to: Kat Oakley, Planner  
Subject: Parcel Map Case No.: WTPM22-0013  
Date: July 28, 2022  
Page: 2 of 2

County Development Code are required with said improvements to be included within an approved commercial building permit.”

11. The design and approval of Campo Rico Lane, along with a posting of a financial assurance for the construction of a commercial collector roadway improvements is required prior to recordation of the final map.
12. The existing portion of Campo Rico Lane that is to be abandoned must be eliminated through the abandonment process through Washoe County’s Community Services Department prior to the acceptance of the new Campo Rico Lane improvements.



QUALITY  
PUBLIC SERVICE



INTEGRITY



EFFECTIVE  
COMMUNICATION

**WTPM22-0013**  
**EXHIBIT B**



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

June 29, 2022

Washoe County Community Services  
Planning and Development Division

RE: Spanish Springs Self Storage; 534-571-02  
Tentative Parcel Map; WTPM22-0013

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

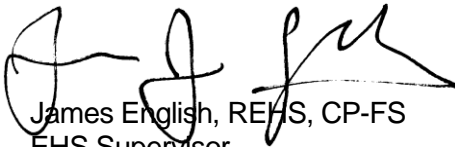
**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The WCHD has reviewed the application, it is noted the application states the parcels will be served public sewer infrastructure provided by Washoe County.
- b) Condition #2: A application states water service will be provided by Truckee Meadows Water Authority.

Based on these conditions, WCHD has no concerns with the proposed parcel map.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District

**From:** [Flores, Holly](#)  
**To:** [Oakley, Katherine](#)  
**Subject:** WTPM22-0013 Spanish Springs Self Storage - Water Service to APN 534-571-02  
**Date:** Friday, June 17, 2022 9:19:05 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning Ms. Oakley:

I wanted to make you aware that after the March 2017 Discovery analyses by the Truckee Meadows Water Authority (TMWA) that is attached to this Tentative Map application, we discovered that the parcel is located within the Great Basin Water Company retail water service boundary. Therefore, de-annexation from the Great Basin Water Company service territory followed by annexation to the TMWA retail service boundary will be required prior to TMWA service. That said, TMWA is willing to provide water service once the service area issue is resolved. I have informed the engineer, Ryan Sims, at Axion Engineering as well.

Thank you and please feel free to contact me with any questions you might have.

**Holly M. Flores, P.E.**  
**Principal Engineer**  
**Truckee Meadows Water Authority**  
1355 Capital Blvd. | Reno, NV 89502  
O: (775) 834-8026  
[hflores@tmwa.com](mailto:hflores@tmwa.com) | [www.tmwa.com](http://www.tmwa.com)



\*\*\*Our vision is to enhance the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services.\*\*\*

## Oakley, Katherine

---

**From:** Lemon, Brittany  
**Sent:** Monday, June 27, 2022 12:42 PM  
**To:** Oakley, Katherine  
**Cc:** Way, Dale  
**Subject:** WTPM22-0013 (Spanish Springs Self Storage) Conditions of Approval

Hi Kat,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

All buildings 5,000 square feet and greater require fire sprinklers.

Thank you.

### **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

1001 E. 9<sup>th</sup> St.  
Reno, Nevada 89512  
Phone: (775) 328-3600  
Fax: (775) 328-3699

June 15, 2022

TO: Kat Oakley, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM22-0013 (Spanish Springs Self Storage)

**Project description:**

The applicant is proposing to approve a tentative parcel map dividing a 11.31-acre parcel into 4 parcels of 1.34, 1.35, 1.45, and 5.82 acres and relocating Campo Rico Lane.

Project located at 0 Campo Rico Lane, Spanish Springs, APN: 534-571-02.

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

Comments:

The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA).

Conditions:

The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits. Please submit a copy of the will-serve to [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov) prior to approval of any building permits on these parcels.

## Oakley, Katherine

---

**From:** Program, EMS  
**Sent:** Wednesday, June 15, 2022 10:54 AM  
**To:** Oakley, Katherine  
**Cc:** Program, EMS  
**Subject:** FW: June Agency Review Memo II  
**Attachments:** June Agency Review Memo II.pdf

Good morning,

The EMS Program has reviewed the June Agency Review Memo II - Tentative Parcel Map Case Number WTPM22-0013 (Spanish Springs Self Storage) and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

### **Sabrina Brasuell**

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

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Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

July 1, 2022

Washoe County Community Services Department

C/O Kat Oakley, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

RE: WTPM22-0013 Spanish Springs Self Storage

Dear Kat,

In reviewing the parcel map dividing eleven acres into four parcels, the Conservation District has the following comment.

With the 3:1 slope proposed will be hydroseeded and watered, the District requests to review the seed mix ratio, with the expectation of 85% germination monitoring the plan yearly for a three-year period.

Thank you for the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

## Oakley, Katherine

---

**From:** Kirschenman, Sophia  
**Sent:** Thursday, June 23, 2022 9:17 AM  
**To:** Oakley, Katherine  
**Subject:** Parks Comments Re: WTPM22-0013

Hi Kat,

I've reviewed WTPM22-0013 (Spanish Springs Self Storage) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thanks!



**Sophia Kirschenman**

**Park Planner | Community Services Department**

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



[My working hours: Monday-Friday 8 am to 5 pm](#)

**Please consider the environment before printing this e-mail.**

**TENTATIVE MAP SUBMITTAL**  
for  
**Spanish Springs Self Storage LLC**  
**APN: 534-571-02**

**June 8, 2022**

**Prepared For:**  
**Spanish Springs Self Storage, LLC**  
**270 S Main St. Ste 103**  
**Bountiful, UT 84010**





Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

### Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.

  
Professional Land Surveyor

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Spanish Springs Self Storage Parcel Map</b>			
Project Description: Proposed parcel map creating 4 parcels within APN 534-571-02 and relocating Campo Rico Lane			
Project Address: 0 Campo Rico Lane, Washoe County 89441			
Project Area (acres or square feet): 11.31 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Northeast corner of State Route 445 Pyramid Highway and Calle De La Plata</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-571-02	11.31		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTPM17-0008, WTPM19-0010			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Morrison Living Trust, Brian P. et al (AND OTHERS)		Name: Axion Engineering - Ryan T. Sims, PE	
Address: c/o Capella Mortgage, 3765 E Sunset Rd. Ste. 9		Address: 683 Edison Way	
Las Vegas, NV	Zip: 89120	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: ryan@axionengineering.net	
Cell:	Other:	Cell: 775.771.7983	Other:
Contact Person:		Contact Person: Ryan Sims	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Spanish Springs Self Storage LLC		Name: Mapca Surveys	
Address: 270 South Main Street #103		Address: 580 Mount Rose St	
Bountiful UT	Zip: 84010	Reno NV	Zip: 89509
Phone: 801.349.5995	Fax:	Phone: 775.432.2067	Fax:
Email: jareddoxey@gmail.com		Email: carey@mapcasurveys.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jared Doxey		Contact Person: Bill Carey	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Morrison Living Trust, Brian P. et al (AND OTHERS)

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 )
CLARK )
COUNTY OF WASHOE )

I, Matthew Dale, President of Capella Mortgage
(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): 534-571-02

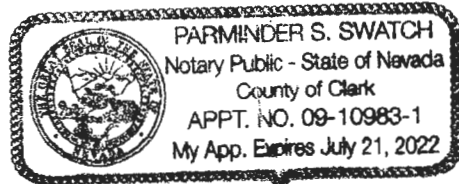
Printed Name Matthew Dale, President
Signed Matthew Dale, President
Address 3765 E Sunset Rd Ste B2
Las Vegas, NV 89120

Subscribed and sworn to before me this
10 day of MAY, 2022

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: 07/21/2022



\*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

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

Northeast Corner of State Route 445 Pyramid Highway and Calle De La Plata

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
534-571-02	140	11.31

2. Please describe the existing conditions, structures, and uses located at the site:

Property is currently undeveloped and undisturbed except portions along west and south boundaries where roadways and utilities have been previously constructed.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.85 Ac.	1.33 Ac.	1.56 Ac.	5.37 Ac.
Proposed Minimum Lot Width	231'	204'	194'	237'

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	Commercial	Commercial	Commercial	Commercial/Open Space
Proposed Zoning Area	1.85 Ac (80,586 SF)	1.33 Ac (56,628 SF)	1.56 Ac (67,954 SF)	4.58AC(199,505SF)0.79AC(34,487SF)

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

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

6. Utilities:

a. Sewer Service	Washoe County Utilities
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority (Ref. Appendix A)

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County Utilities

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	---	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	TBD, Ref. TMWA Discovery (APPX A)	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

--

10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
---	--	---

11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

No. Public Roadway is proposed		
--------------------------------	--	--

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

Project complies with Spanish Springs Area Plan		
---	--	--

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

### Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

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

+/- 2,000 Cubic Yards
-----------------------



19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

No import or export is anticipated, site is to utilize utility spoils

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

The proposed project can be seen from all directions including Calle De La Plata and Pyramid Highway. Mitigation will consist of berming, landscaping, and screening required by the Spanish Springs Area Plan.

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Maximum Slopes are 3:1. Slopes are to be hydroseeded for vegetation and watered as necessary during development.

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

A 3'-6" landscape berm will be utilized on the western boundary, this berm will be permanently landscaped.

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

No retaining walls are proposed.

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

No.

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

Standard revegetation seed mix will be used if development halts, it is expected that all disturbed areas will be landscaped or paved with the development.

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

The proposed project will utilize TMWA infrastructure for temporary irrigation and construction water.

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

No.

28. Surveyor:

Name	Guillermo E. Carey, PLS
Address	580 Mount Rose St
Phone	775.432.2067
Cell	
E-mail	carey@mapcasurveys.com
Fax	
Nevada PLS #	17758

# APPENDIX A

## Truckee Meadows Water Authority Water Facilities Discovery





March 27, 2017

Mr. Don Reese  
450 NORTH ARLINGTON #1009  
450 North Arlington #1009  
Reno, NV. 89503

**RE: Discovery: Calle De La Plata \_DISC (Pyramid/La Plata Center)  
TMWA PLL#: 17-5360  
APN 534-570-02**

Dear Mr. Reese,

Pursuant to your request, Truckee Meadows Water Authority (TMWA) has completed its Discovery for the above referenced project, also referred to as ***Calle De La Plata \_DISC (Pyramid/La Plata Center)***, ***PLL#: 17-5360*** for the APN 534-570-02.

Enclosed please find two internal memoranda from TMWA's Engineering and Water Rights Departments detailing their findings. Should you have any questions after reviewing the enclosures, please feel free to contact me at (775) 834-8012 or my email at [kmeyer@tmwa.com](mailto:kmeyer@tmwa.com).

Thank you for the opportunity to serve your discovery and future project development needs.

Sincerely,

*Karen Meyer*

Karen L. Meyer  
New Business Project Coordinator

Enclosures



March 27, 2017

To: Karen Meyer  
 Thru: Scott Estes *SGE*  
 From: Holly Flores *HMF*  
 RE: **Pyramid/La Plata Center Discovery**

**Purpose:**

Conduct a high-level engineering analysis to determine the least cost major offsite TMWA water facility requirements and preliminary cost estimate necessary to provide water service to the proposed project.

**Preliminary Water Facility Requirements and Cost Estimates:**

The estimated cost for water facility charges and major offsite facility requirements associated with this project is approximately \$673,312. These costs are summarized in the table below.

**Table 1: Estimated Major Water Facility Costs**

Facility Description	Quantity	Unit	Unit Cost	Total Cost	Comments
8-inch Main Extension	660	feet	\$120	\$79,200	Clayton Place to W. Calle De La Plata
10-inch Main Extension	1,600	feet	\$200	\$320,000	Calle De La Plata only
Pyramid Way Jack & Bore	300	feet	\$300	\$90,000	10-inch diameter minimum
Area 12 Facility Charge	18.5	per gpm	\$5,789	\$107,097	Rate Schedule WSF
Supply and Treatment Facility Charge	18.5	per gpm	\$4,163	\$77,016	Rate Schedule WSF
<b>Estimated Cost</b>				<b>\$673,312</b>	2017 planning level estimate only

**Discussion:**

Location:

The proposed commercial development is located on the northeast corner of Pyramid Way and Calle De La Plata in Washoe County, Nevada on APN 534-571-02. The project consists of 11.31 acres of mixed commercial development per the attached site plan provided by the applicant. The parcel is outside TMWA's retail water service territory and will require annexation prior to service.

Estimated Project Demands:

Preliminary demand calculations were based on the water rights calculations by TMWA plus an estimated extra 20% for potable irrigation. The estimated maximum day demand is 18.5 gpm. Fire requirements were unknown at this writing and were therefore estimated at 2,000 gpm for two hours for commercial development.

Points of Connection:

Connections will be required at Clayton Place and W. Calle De La Plata. It appears an easement already exists from the end of Clayton Place to W. Calle De La Plata. A jack and bore across Pyramid Way is also anticipated to extend water service to this parcel. Larger fire requirements than anticipated in this analysis will likely require construction of other connections to existing water facilities to the north or west.

Offsite Facility Requirements:

Offsite water main extensions will be required to serve this project since no water facilities exist in the immediate area as can be seen on the attached distribution system exhibit. The conceptual water facility plan presented herein extends the existing Isidor Regulated Zone water mains to serve this parcel via W. Calle De La Plata and Clayton Place water main extensions.

Distribution System Dead Ends:

Dead ends must be eliminated and a looped water system designed, to the extent possible, per NAC 445A regulations (ref. NAC445A.6712). TMWA anticipates other projects in the area will eventually loop the water system proposed herein. However, the health authority may require changes to the enclosed water facility plan that may in turn affect the included cost estimates.

**Assumptions:**

1. This preliminary study was based on information provided by Odyssey Engineering in late January 2017. The project site plan is attached for reference.
2. Per TMWA standards, all services in regulated zones will require individual pressure reducing valves. Per the Uniform Plumbing Code, individual pressure reducing valves are recommended within the project where water pressures exceed 80 psi.
3. The estimated maximum day demand for the project is approximately 18.5 gpm including an estimated irrigation demand. Actual demands will be determined at the time of service.
4. TMWA plans to reevaluate and possibly revise the maximum day demand calculations for all usage types within the next twelve months as part of the Water Facility Plan Update.
5. The maximum fire flow requirement is assumed to be 2,000 gpm for two hours for the commercial development. The actual fire flow requirements will be set by the governing fire agency.
6. Facility requirements were based on the estimated maximum day demand and fire flow requirements. Changes in demand or required fire flow rates will affect the facility requirements and in turn the cost estimates included herein.
7. All cost estimates are for major offsite facilities only, are preliminary and subject to change. Actual costs will be determined at the time of application for service.
8. This estimate does not include the cost of onsite facilities including water mains, water rights for the project, nor contribution to the water meter retrofit fund.
9. The ultimate water facility plan proposed by the Truckee Meadows Water Authority must be reviewed for compliance with state and local codes and regulations and approved by the local health authority prior to service.
10. Dead ends must be eliminated and a looped water system designed, to the extent possible, per NAC 445A regulations. The health authority may require changes to the enclosed water facility plan that may in turn affect the included cost estimates.

**Conclusion:**

The Truckee Meadows Water Authority is agreeable to supplying water service to the project, subject to the applicant satisfying certain conditions precedent, including, without limitation, annexation to the TMWA retail service territory, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs.

Review of conceptual site plans by the Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by the Truckee Meadows Water Authority for planning, design or construction of the water facilities necessary for service. The extent of required offsite and onsite water infrastructure improvements will be determined by the Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority. Because the NAC 445A water system regulations are subject to interpretation, the Truckee Meadows Water Authority cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the project will be made. The applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. After submittal of a complete application for service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the project. All fees must be paid to the Truckee Meadows Water Authority prior to water being delivered to the project.

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

/hmf

cc: Frank Bidart, P.E., Odyssey Engineering Inc.  
Don Reese, 4R Real Estate LLC  
File 17-5360

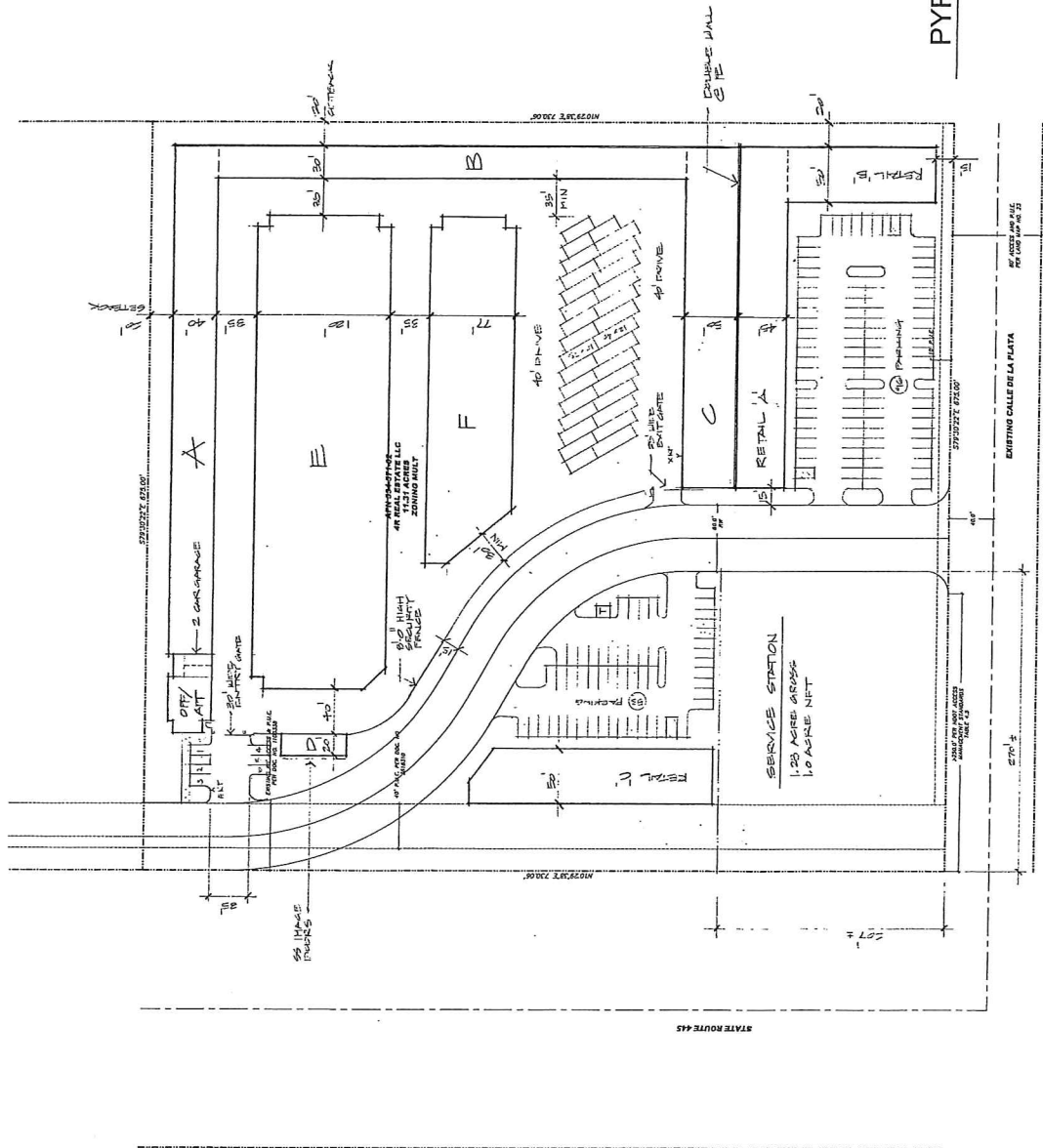
Attachments: Pyramid/La Plata Center Site Plan - provided by applicant  
TMWA Distribution System Exhibit  
Pyramid/La Plata Center 2017 Discovery Conceptual Water Service Plan

REV.	DATE	DESCRIPTION	BY	APP'D.

PROJECT X  
 SITE PLAN  
 SPARKS, NEVADA  
 WASHOE COUNTY, NEVADA  
 CHECKED BY: F.B.  
 DESIGNED BY: F.B.  
 DRAWN BY: F.B.  
 DATE: JULY 2014

dysssey ENGINEERING INCORPORATED  
 815 ROCKAWAY LANE, SUITE 104, SPARKS, NV 89434  
 (775) 349-3300 FAX (775) 356-2332  
 CO153233780.004

SCALE: HORIZONTAL = 1" = 50'  
 VERTICAL = 1" = 10'  
 JOB NO.:  
 SHEET: S-1  
 OF: X



**PROJECT DATA**

BUILDING A (one story):	18,200 sf
BUILDING B (one story):	12,600 sf
BUILDING C (one story):	15,225 sf
BUILDING D (one story):	50,500 sf
BUILDING E (one story):	21,405 sf
BUILDING F (one story):	19,135 sf
OFFICE/RETAIL BLDG:	122,155 sf
SS TOTAL:	189,220 sf

RETAIL AB:	10,720 sf
RETAIL C:	10,720 sf
PROJECT TOTAL:	130,850 sf

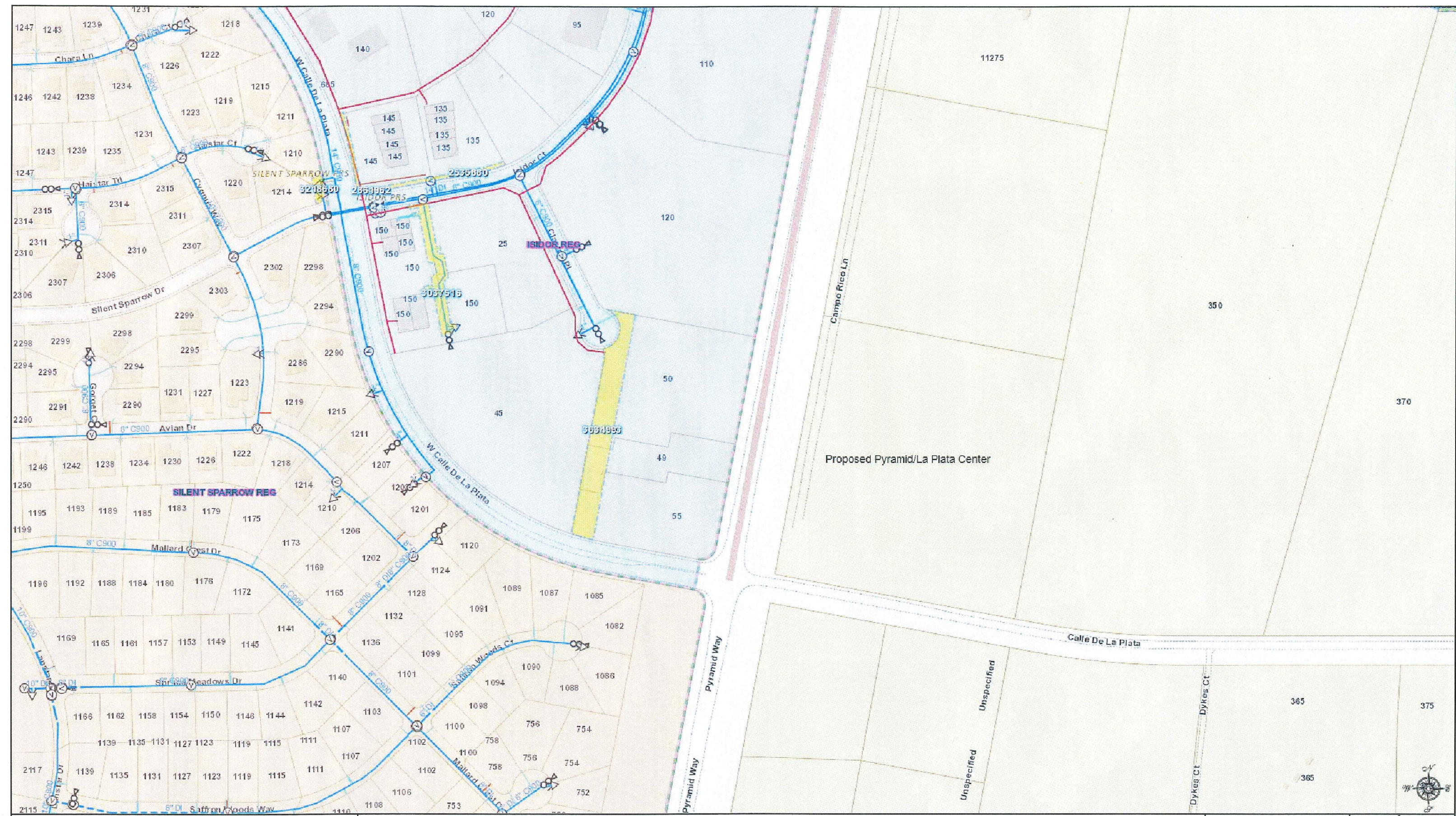
RETAIL PARKING REQUIRED: 1 space/200 sf = 140 /160  
 RETAIL PARKING PROVIDED:  
 RV/PARKING: 31 spaces

# PYRAMID/LA PLATA CENTER



BY LOCAL ORDER PROVIDED COMMERCIAL/INDUSTRIAL/RESIDENTIAL PLANNING

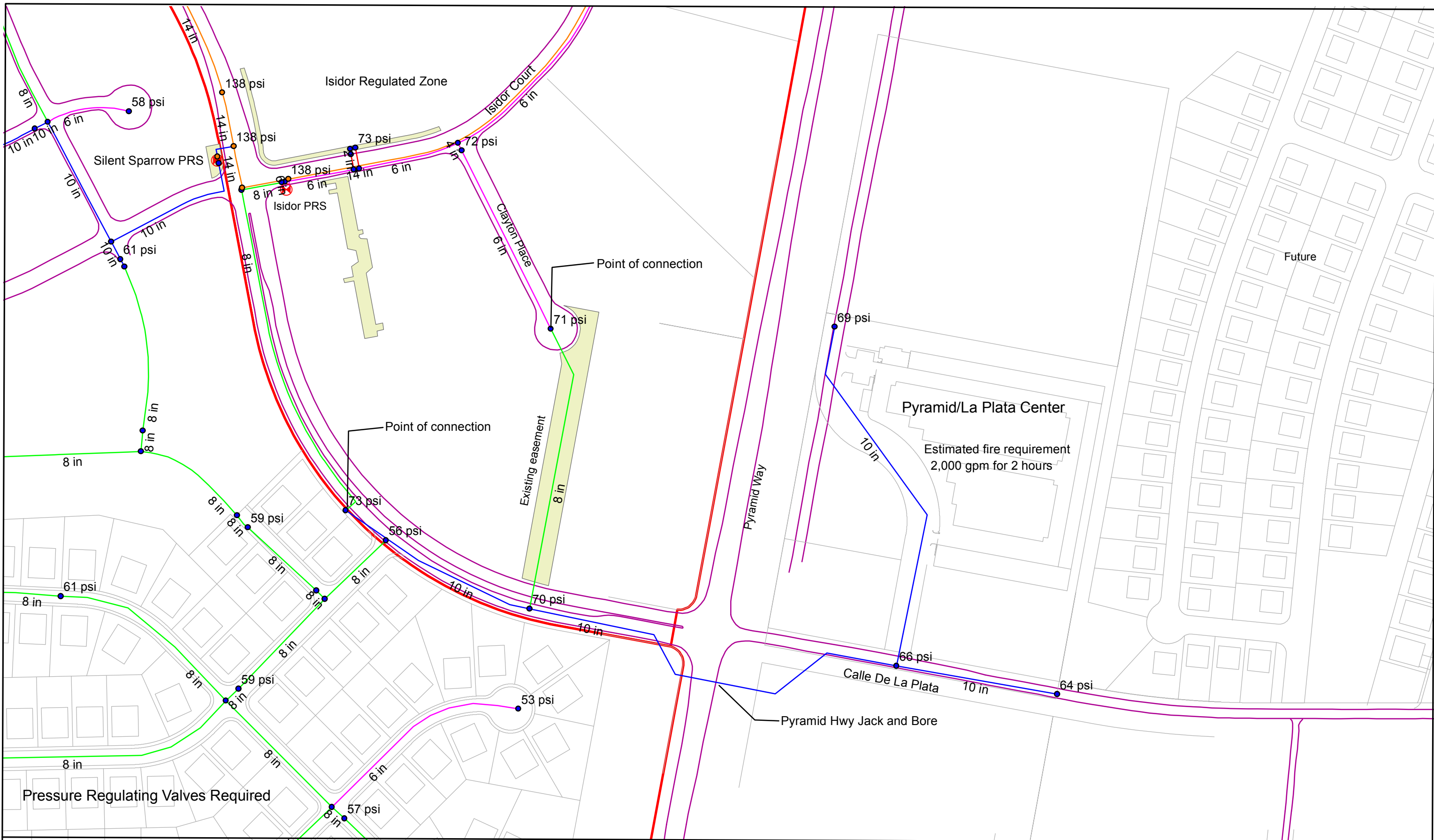




**PYRAMID/LA PLATA CENTER DISCOVERY**  
 EXISTING FACILITIES, EASEMENTS AND PRESSURE ZONES

DATE: Mar 27, 2017  
 MAP BY:  
 WORK ORDER #:  
 SCALE: NTS

NORTH  
**WTPM22-0013**  
**EXHIBIT C**  
PLANE WEST FEET



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**Pyramid/La Plata Center Discovery**  
 Conceptual Water Service Plan - Preliminary and Subject to Change  
 Desert Springs System

DATE:	3/27/17
MAP BY:	hmf
REQUESTED BY:	KM
SCALE:	1 inch = 20 FEET

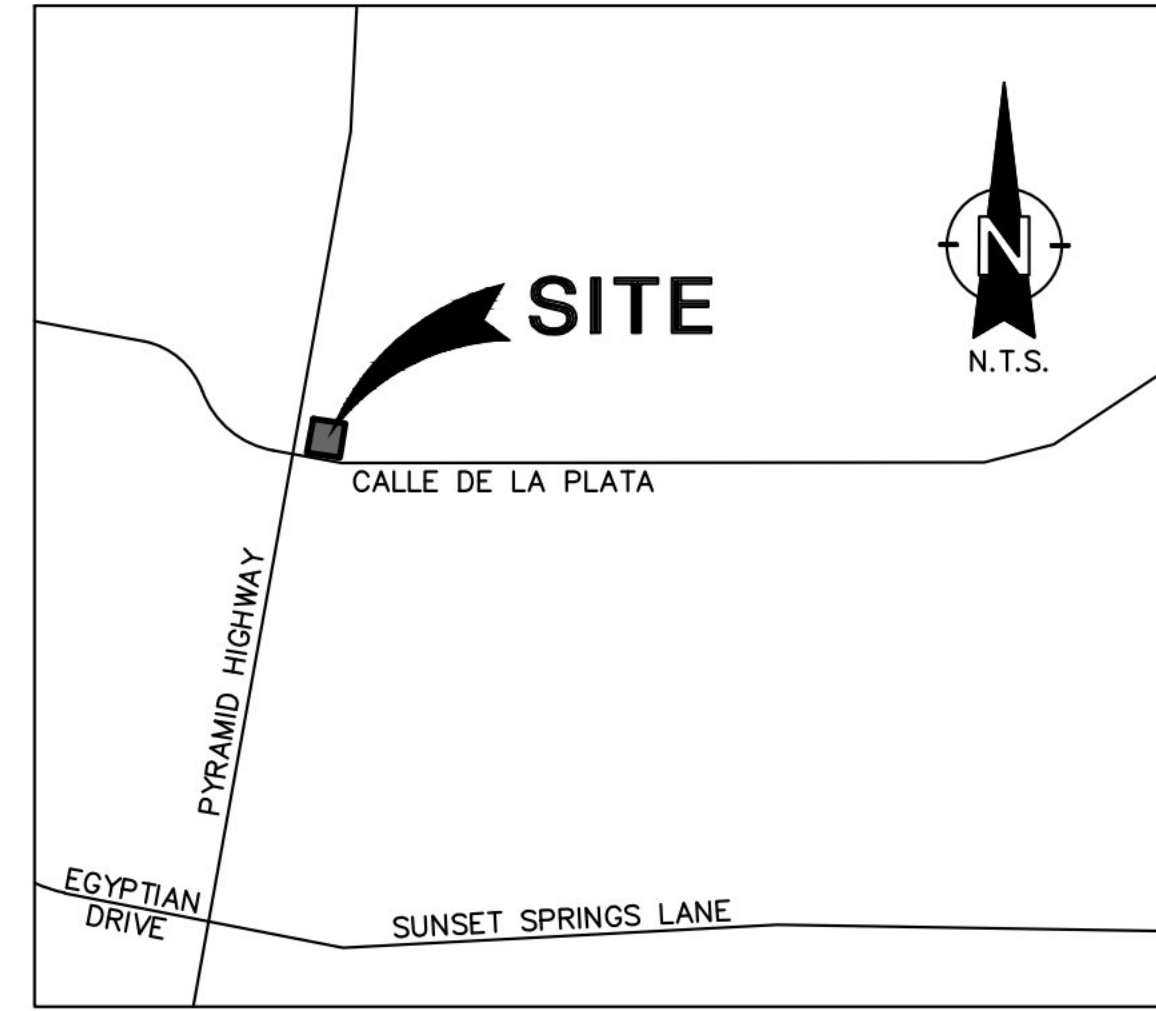


# APPENDIX B

## Tentative Parcel Map



**PARCEL MAP FOR  
MISSION HILLS STORAGE  
SITUATE IN THE SE 1/4 OF SECTION 23,  
T.21 N. - R.20 E., M.D.B.&M.  
WASHOE COUNTY, NEVADA**



**VICINITY MAP**

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MORRISON LIVING TRUST, BRIAN P. et al (AND OTHERS) DATED MAY 10, 2022, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, AND WASHOE COUNTY, PERMANENT EASEMENTS AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, POTABLE WATER, AND UTILITIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BRIAN P. MORRISON, TRUSTEE, BRIAN P. MORRISON REV. LVG. TR. DTD DEC. 15, 2010

\_\_\_\_\_  
BRIAN P. MORRISON, TRUSTEE  
DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BRIAN P. MORRISON, TRUSTEE, BRIAN P. MORRISON REV. LVG. TR. DTD DEC. 15, 2010, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

HERMANN A. LOHOURY  
\_\_\_\_\_  
HERMANN A. LOHOURY  
DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, HERMANN A. LOHOURY, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

PATRICIA HAAS, TRUSTEE OF THE PATRICIA HAAS LIVING TRUST, DATED 09/01/2017

\_\_\_\_\_  
PATRICIA HAAS, TRUSTEE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, PATRICIA HAAS, TRUSTEE OF THE PATRICIA HAAS LIVING TRUST, DATED SEPTEMBER 1, 2017, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

DANNY J. HEUTON, TRUSTEE OF THE HEUTON 2001 REVOCABLE TRUST, DATED 11/13/2001

\_\_\_\_\_  
DANNY J. HEUTON, TRUSTEE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, DANNY J. HEUTON, TRUSTEE OF THE HEUTON 2001 REVOCABLE TRUST, DATED NOVEMBER 13, 2001, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

ROBERT JEAN

\_\_\_\_\_  
ROBERT JEAN

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, ROBERT JEAN, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

SOW FOONG ALICE CHEE

\_\_\_\_\_  
SOW FOONG ALICE CHEE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, SOW FOONG ALICE CHEE, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

MOTOMI HASEGAWA

\_\_\_\_\_  
MOTOMI HASEGAWA

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, MOTOMI HASEGAWA, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

MICHAEL S. WEST

\_\_\_\_\_  
MICHAEL S. WEST

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, MICHAEL S. WEST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

KEN THARP AND KRISTEN THARP, JOINT TENANTS

\_\_\_\_\_  
KEN THARP

\_\_\_\_\_  
KEN THARP

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, KEN THARP, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

KRISTEN THARP

\_\_\_\_\_  
KRISTEN THARP

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

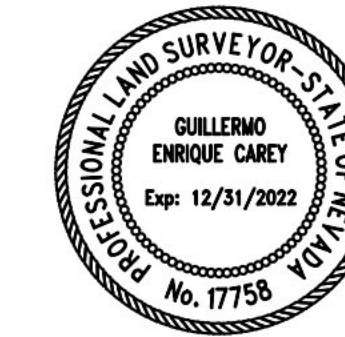
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, KRISTEN THARP, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

**SURVEYOR'S CERTIFICATE**

I, GUILLERMO ENRIQUE CAREY, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF \_\_\_\_\_.
2. THE LAND SURVEYED LIES WITHIN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MAY 2022.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.



\_\_\_\_\_  
GUILLERMO ENRIQUE CAREY  
NEVADA LICENSED LAND SURVEYOR NO. 17758

**COUNTY RECORDER'S CERTIFICATE**

FILE NO. \_\_\_\_\_, FILED FOR RECORD AT THE REQUEST OF MAPCA SURVEYS, INC.  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_\_\_,  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

FEES: \_\_\_\_\_

KALIE M. WORK  
WASHOE COUNTY RECORDER

\_\_\_\_\_  
BY DEPUTY

NAME  
DEPUTY RECORDER



**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND MORRISON LIVING TRUST, BRIAN P. et al (AND OTHERS), MAY 10, 2022 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS, EXCEPT THE FOLLOWING DOCUMENTS:

NONE.

FIRST AMERICAN TITLE INSURANCE COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_

ITS \_\_\_\_\_

**TAX CERTIFICATE**

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

APN 534-571-02

TAMMI DAVIS  
WASHOE COUNTY TREASURER

BY DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_  
DEPUTY TREASURER

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_

ITS \_\_\_\_\_

**GOVERNING AGENCY CERTIFICATE**

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

ITS \_\_\_\_\_

**UTILITY COMPANIES' CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV, UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHARTER COMMUNICATIONS

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TRUCKEE MEADOWS WATER AUTHORITY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

**WATER & SEWER RESOURCE REQUIREMENTS**

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. \_\_\_\_\_, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

NAME \_\_\_\_\_ PLS# \_\_\_\_\_ DATE \_\_\_\_\_  
WASHOE COUNTY SURVEYOR

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

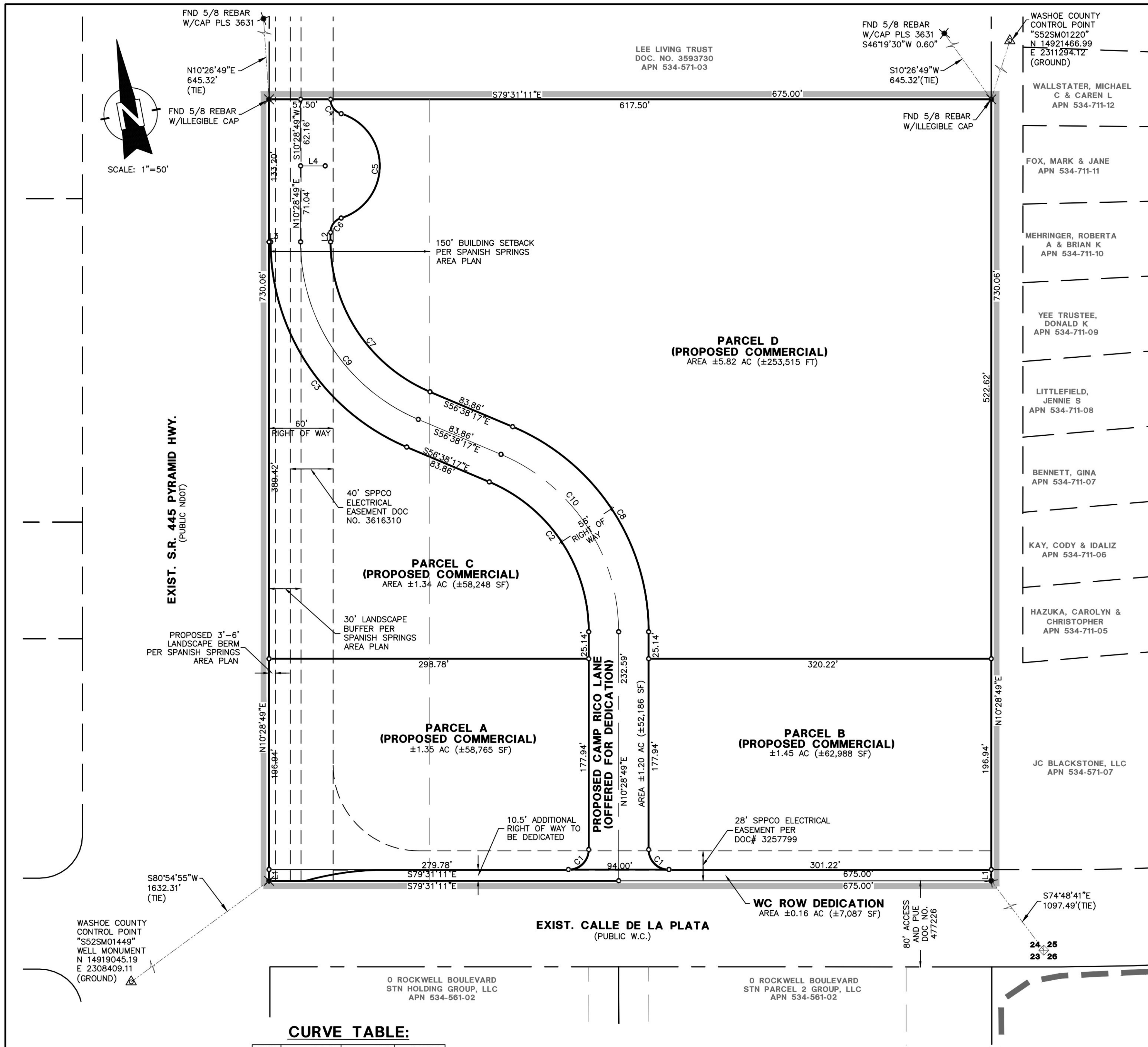
THE FINAL PARCEL MAP CASE NO. WTPM \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR, PLANNING AND BUILDING DIVISION



PARCEL MAP FOR  
**MISSION HILLS STORAGE**  
SITUATE IN THE SE 1/4 OF SECTION 23,  
T.21 N. - R.20 E., M.D.B.&M.  
WASHOE COUNTY, NEVADA  
JUNE 2022



**REFERENCES**

1. PARCEL MAP 4741, RECORDED FILE NO. 3516789, APRIL 3, 2007
  2. PARCEL MAP 2152, RECORDED FILE NO. 1190960, SEPTEMBER 9, 1987
  3. RECORDED FILE NO. 2151752, NOVEMBER 7, 1997
- ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

**GENERAL NOTES**

- 1) PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHTS-OF-WAYS AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
- 2) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 3) ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- 4) WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY OF SPARKS A WILL SERVE LETTER.
- 5) SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- 6) A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING PARCEL OWNERS. SAID EASEMENT TO BE RELOCATEABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING PARCEL OWNERS.
- 7) A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
- 8) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

**FLOOD ZONE**

THIS PROPERTY IS ENTIRELY WITHIN ZONE "X" (UNSHADED). AREA IS OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 32031C2865G, REVISED MAY 29, 2009.

**LEGEND**

- RB RADIAL BEARING
- TM TRACT MAP
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- o DIMENSION POINT, NOTHING FOUND OR SET
- ✕ FOUND MONUMENT AS NOTED
- (M) MEASURED BEARING AND DISTANCE
- (R1) BEARING/DISTANCE PER MAP REFERENCE
- ⊕ PUBLIC LAND SURVEY SYSTEM CORNER
- △ WASHOE COUNTY CONTROL POINT
- ▬ SUBJECT PROPERTY BOUNDARY
- ▬ LOT LINE
- ▬ ADJACENT LOT LINE
- ▬ EASEMENT LINE
- ▬ ROAD CENTERLINE
- ▬ SURVEY TIE LINE

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS "S52SM01220" AND "S52SM01449". A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

**CURVE TABLE:**

NUM	DELTA	ARC	RADIUS
C1	90°00'00"	29.85'	19.00'
C2	67°00'00"	178.06'	152.00'
C3	67°00'00"	243.66'	208.00'
C4	72°00'00"	17.67'	14.00'
C5	146°00'00"	130.14'	51.00'
C6	73°00'00"	17.84'	14.00'
C7	67°00'00"	178.06'	152.00'
C8	67°00'00"	243.66'	208.00'
C9	67°07'06"	210.86'	180.00'
C10	67°07'06"	210.86'	180.00'

**LINE TABLE:**

NUM	BEARING	DISTANCE
L1	N10°28'49"E	10.50'
L2	N10°28'49"E	8.87'
L3	S79°31'11"E	1.50'
L4	S79°31'11"E	23.00'

**AREA TABULATIONS**

PARCEL A	= ±58,765 SF (±1.35 AC)
PARCEL B	= ±62,988 SF (±1.45 AC)
PARCEL C	= ±58,248 SF (±1.34 AC)
PARCEL D	= ±253,515 SF (±5.82 AC)
WC ROW DEDICATION	= ±7,087 SF (±0.16 AC)



**PARCEL MAP FOR MISSION HILLS STORAGE**  
 SITUATE IN THE SE 1/4 OF SECTION 23,  
 T.21 N. - R.20 E., M.D.B.&M.  
 WASHOE COUNTY, NEVADA  
 JUNE 2022

# APPENDIX C

## Tentative Site Plan



### GENERAL NOTES

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHTS-OF-WAYS AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY OF SPARKS A WILL SERVE LETTER.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING PARCEL OWNERS. SAID EASEMENT TO BE RELOCATEABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING PARCEL OWNERS.
- A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHTS OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

### FLOOD ZONE INFO:

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

### BASIS OF BEARING:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD'83 ('94 HARN)

### BASIS OF ELEVATION:

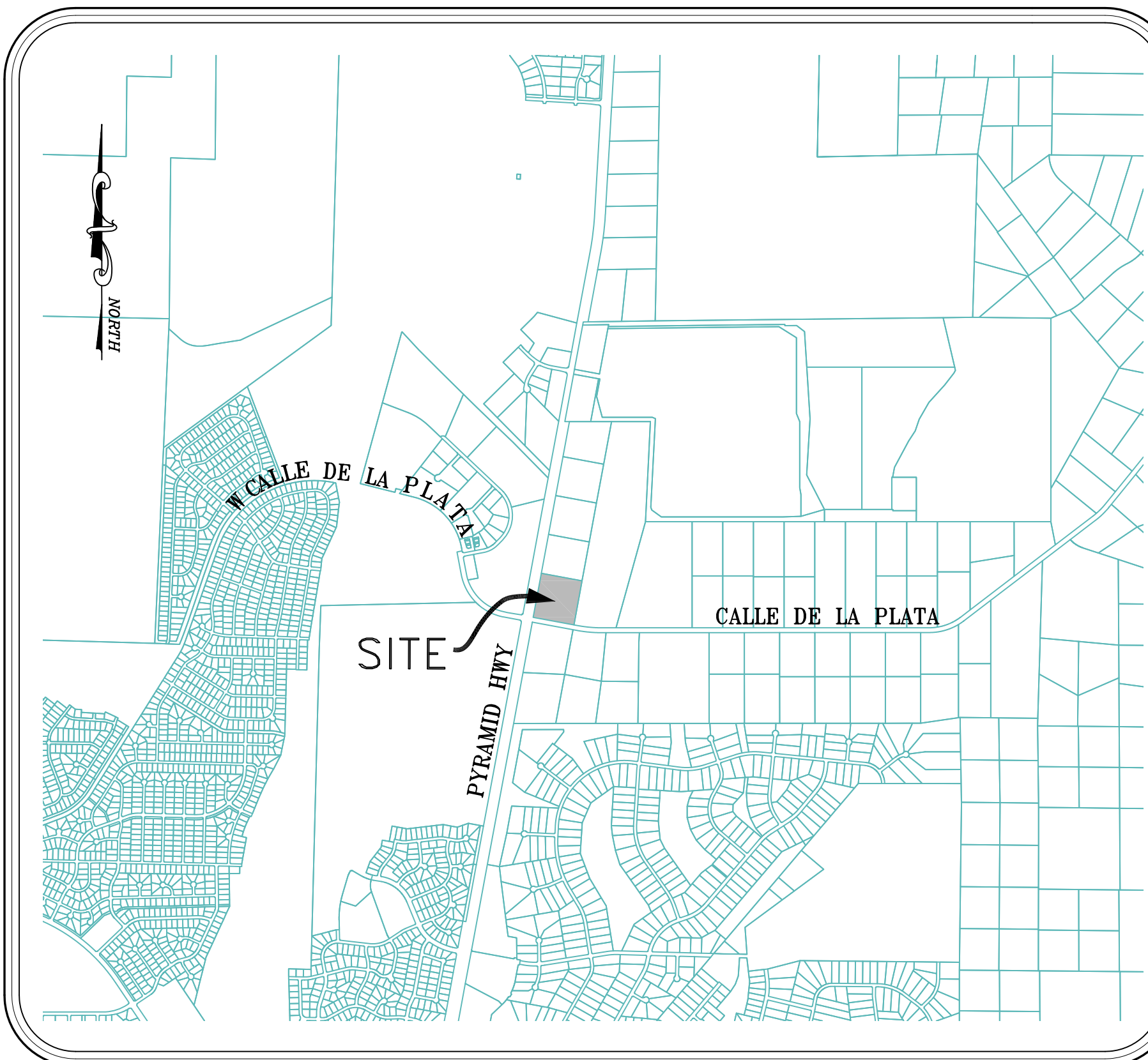
NAVD '88

### EARTHWORK:

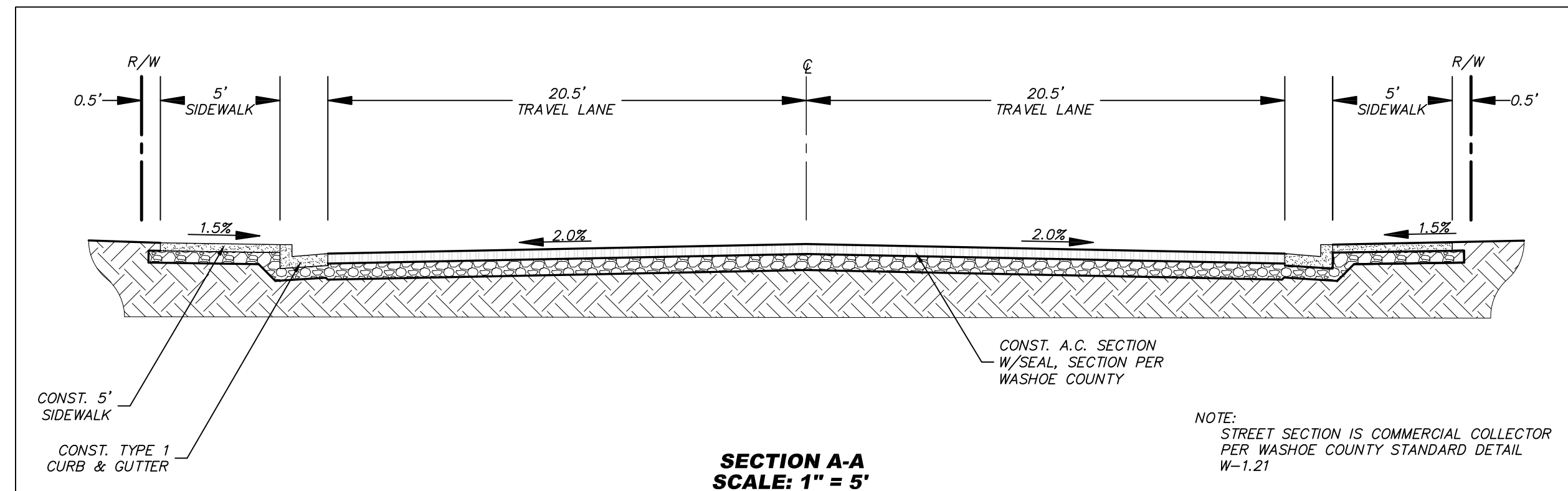
AS SHOWN: ±2,000 CUBIC YARDS MOVED, BALANCED ON SITE BETWEEN DRAINAGE EXCAVATION AND SR445 BUFFER BERMING

### LEGEND:

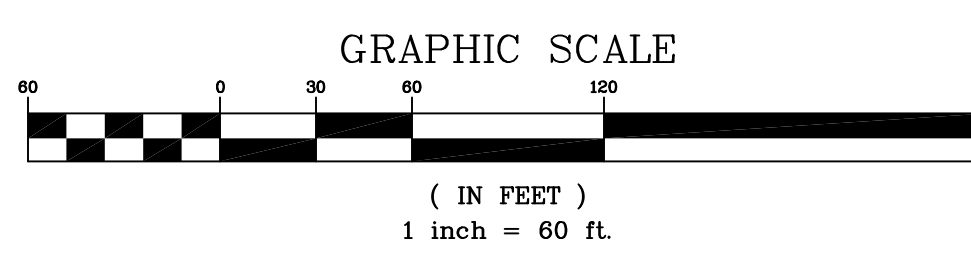
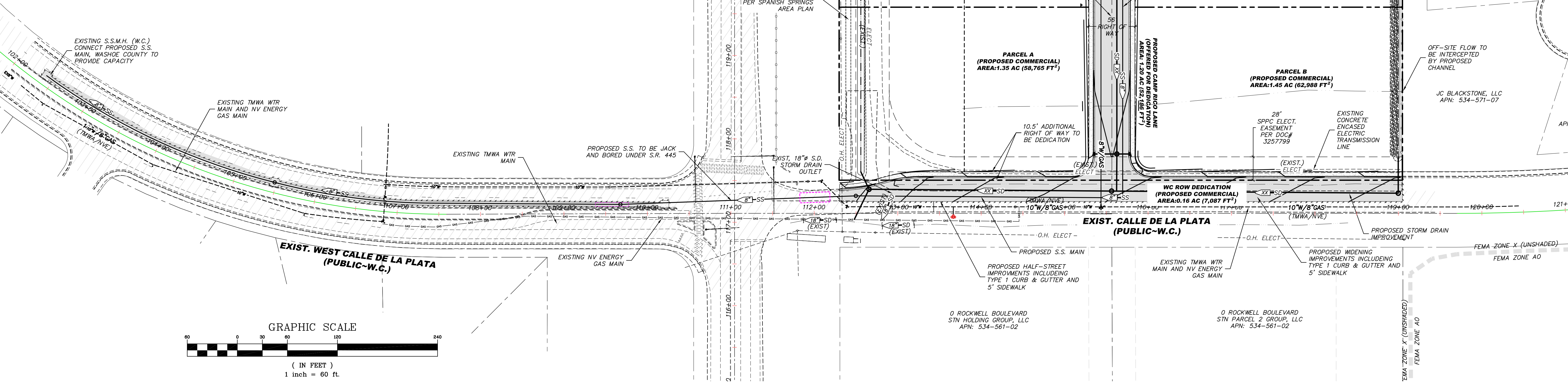
- EXISTING ASPHALT PAVING
- PROPOSED ASPHALT PAVING
- PORTLAND CEMENT CONCRETE AREA
- CURB AND GUTTER (DASHED IF EXISTING)
- POST CURB (DASHED IF EXISTING)
- MANHOLE (DASHED IF EXISTING)
- TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
- SAWCUT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR (E)
- EXISTING
- STORM DRAIN (DASHED IF EXISTING)
- SANITARY SEWER (DASHED IF EXISTING)
- EXISTING WATER AND GAS (DASHED IF EXISTING)
- EXISTING UNDERGROUND ELECTRIC
- GRADE BREAK
- ELEVATION @ CENTER LINE



VICINITY MAP



NOTE: STREET SECTION IS COMMERCIAL COLLECTOR PER WASHOE COUNTY STANDARD DETAIL W-121



**PRELIMINARY SITE PLAN**  
**SPANISH SPRINGS STORAGE**  
WASHOE COUNTY, NEVADA

revisions

drawn: RTS  
checked: RTS  
date: MAY 2022  
scale:  
project no: 19010



# APPENDIX D

## TITLE REPORT





First American

# Commitment

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1103418-SLC1

### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

#### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached)

**If this jacket was created electronically, it constitutes an original document.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1103418-SLC1

**Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company National Commercial Services

**Inquiries Should Be Directed To:**

Issuing Office: 215 South State Street, Ste. 380  
Salt Lake City, UT 84111

Title Officer Name: Richard Strong

Title Officer Number: (801)578-8870

Issuing Office's ALTA® Registry ID: 1153563

Title Officer Email: rstrong@firstam.com

Commitment No.: NCS-1103418-SLC1

Issuing Office File No.: NCS-1103418-SLC1

Property Address: 0 Campo Rico Lane, Spanish Springs, NV 89441

Revision No.: Second Amended

### SCHEDULE A

1. Commitment Date: May 10, 2022 at 7:30 AM
2. Policy to be Issued:
  - (a)  2006 ALTA® Extended Owner's Policy  
Proposed Insured: Regency Funding & Development, LLC  
Proposed Policy Amount: \$3,800,000.00
  - (b)  ALTA® Policy  
Proposed Insured:  
Proposed Policy Amount: \$
  - (c)  ALTA® Policy  
Proposed Insured:  
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is

#### Fee

4. The Title is, at the Commitment Date, vested in:

Brian P. Morrison, Trustee, Brian P. Morrison Rev. Lvg. Tr. dtd Dec. 15, 2010 as to an undivided 9.5238% interest,  
 Hermann A. Lohoury, a married man as to an undivided 19.0476% interest,  
 Patricia Haas, Trustee of the Patricia Haas Living Trust dated 09/01/2017 as to an undivided 9.5238% interest,  
 Danny J. Heuton, Trustee of The Heuton 2001 Revocable Trust Dated 11/13/2001 as to an undivided 9.5238% interest,  
 Robert Jean a single man as to an undivided 9.5238% interest,  
 Motomi Hasegawa, a married man as to an undivided 30.4762% interest,  
 Michael S. West, a married man as his sole and separate Investment as to an undivided 4.7619% interest,  
 Sow Foong Alice Chee, a married woman as her sole and separate Investment as to an undivided 5.7143% interest,

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Ken Tharp and Kristen Tharp, Joint Tenants with full rights of survivorship as to an undivided 1.9048% interest

5. The Land is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

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First American

# Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1103418-SLC1

Commitment No.: NCS-1103418-SLC1

## SCHEDULE B, PART I

### Requirements

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): NONE
- (F) Other: NONE
- (G) You must give us the following information:
  1. Any off record leases, surveys, etc.
  2. Statement(s) of Identity, all parties.
  3. Other:
    - The terms, conditions and provisions of that certain Trust Agreement referred to in the vesting herein and any failure to comply therewith.

**NOTE:** We will require a photocopy of said Trust Agreement, any amendments or additions thereto or a Certification of Trust pursuant to NRS 164.400-164.440 for our files prior to the issuance of any policy of title insurance.

The following additional requirements, as indicated by "X", must be met:

- (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

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The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (I) An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.
- (J) The following LLC documentation is required:
  - (i) a copy of the Articles of Organization
  - (ii) a copy of the Operating Agreement, if applicable
  - (iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
  - (iv) express Company Consent to the current transaction
- (K) The following partnership documentation is required :
  - (i) a copy of the partnership agreement, including all applicable amendments thereto
  - (ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
  - (iii) express Partnership Consent to the current transaction
- (L) The following corporation documentation is required:
  - (i) a copy of the Articles of Incorporation
  - (ii) a copy of the Bylaws, including all applicable Amendments thereto
  - (iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
  - (iv) express Corporate Resolution consenting to the current transaction
- (M) Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.
- (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

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- (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.
- (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
  - (Q) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
  - (R) Financial statements from the appropriate parties must be submitted to the Company for review.
  - (S) A copy of the construction contract must be submitted to the Company for review.
  - (T) An inspection of the land must be performed by the Company for verification of the phase of construction.
  - (U) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.
- (V) Escrow must confirm that there are no open deeds of trust before closing.

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*First American*

## Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1103418-SLC1

Commitment No.: NCS-1103418-SLC1

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and that are not shown by the Public Records.
5. Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or Title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

#### **Exceptions 1-6 will be omitted on extended coverage policies**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Water rights, claims or title to water, whether or not shown by the Public Records.

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9. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the County Assessor, per Nevada Revised Statute 361.260.
10. Any taxes that may be due as provided under NRS 361.4725.
11. Any unpaid charges due the Washoe County Sewer & Water District. Specific amounts may be obtained by calling the Washoe County Water Resources, Utility Services Division at P.O. Box 11130, Reno, NV 89520, (775) 954-4601.
12. This item has been intentionally deleted.
13. This item has been intentionally deleted.
14. Reservations and provisions as contained in Patent from the United States of America, recorded February 19, 1889, in Book A of Patents, Page 387, as Instrument No. N/A.
15. An easement for construct, operate and maintain communication and electric facilities and incidental purposes in the document recorded January 31, 1978 in Book 1190, Page 251 as Instrument No. 511810 of Official Records.
16. An easement for construct, operate and maintain communication facilities and incidental purposes in the document recorded March 09, 1978 in Book 1207, Page 443 as Instrument No. 518572 of Official Records.
17. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Parcel Map No. 2032. Reference is hereby made to said plat for particulars.
18. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Parcel Map No. 2182 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
19. The terms and provisions contained in the document entitled "Road Maintenance Agreement" recorded August 30, 1991 in Book 3320, Page 728 as Instrument No. 1505747 of Official Records.
20. An easement for access and incidental purposes in the document recorded November 08, 1991 in Book 3360, Page 848 as Instrument No. 1522855 of Official Records.
21. The terms and provisions contained in the document entitled "Road Maintenance Agreement" recorded May 22, 1996 in Book 4578, Page 993 as Instrument No. 1997012 of Official Records.
22. The terms and provisions contained in the document entitled "Road Maintenance Agreement" recorded July 15, 1996 in Book 4621, Page 894 as Instrument No. 2012141 of Official Records.
23. The terms and provisions contained in the document entitled "Roadways Maintenance Agreement" recorded July 15, 1996 in Book 4621, page 903 as Instrument No. 2012142 of Official Records.
24. An easement for public utilities and incidental purposes in the document recorded August 09, 2005 as Instrument No. 3257799 of Official Records.

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25. An easement for public utilities and incidental purposes in the document recorded February 07, 2008 as Instrument No. 3618310 of Official Records.
26. Any irregularity in the foreclosure proceedings leading up to the Trustee's Deed recorded June 16, 2020 as Instrument No. 5041064 of Official Records.
27. Any right, title or interest of the spouse, if any, of any married vestee herein.
28. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
29. Rights of parties in possession.

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**INFORMATIONAL NOTES**

**NOTE:** Taxes for the fiscal year July 1, 2021 through June 30, 2022, including any secured personal property taxes collected therewith.

APN 534-571-02  
Total tax: \$675.62 (Paid)

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

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*First American*

Exhibit A

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1103418-SLC1

Issuing Office File Number: 0 Campo Rico Lane

The land referred to herein below is situated in the County of Washoe, State of Nevada, and described as follows:

PARCEL 2 OF PARCEL MAP NO. 2182, FOR LSB ENTERPRISES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON SEPTEMBER 09, 1987.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN CALLE DE LA PLATA, BY RESOLUTION RECORDED NOVEMBER 07, 1997, IN BOOK 5037, PAGE 604, AS DOCUMENT NO. 2151752.

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