



# Parcel Map Review Committee Staff Report

Meeting Date: January 12, 2023

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM22-0022 (Montreux Golf Club PM)

BRIEF SUMMARY OF REQUEST: To approve a tentative parcel map dividing a 56.173-acre parcel into two parcels.

STAFF PLANNER: Mitch Markey, Planner  
Phone Number: 775.328.2722  
E-mail: mmarkey@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 56.173-acre parcel into two parcels of 55.96 acres (Parcel 1) and 0.217 acres (Parcel 2). Parcel 2 is being created for the existing well site adjacent to the golf course (Parcel 1).

Applicant / Property Owner:	Montreux Golf & Country Club
Location:	17150 Bordeaux Dr., Reno, NV
APN:	148-010-55
Parcel Size:	53.173 acres
Master Plan:	Rural (R)
Regulatory Zone:	Low Density Suburban (50%), General Rural (50%)
Area Plan:	Forest (FO)
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Lucey



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 WTPM22-0022 for Montreux Golf & Country Club, 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 8)*

**Staff Report Contents**

Parcel Map..... 3

Site Plan.....4

Tentative Parcel Map Evaluation ..... 5

Development Information..... 5

Forest Area Plan Modifiers ..... 5

Area Plan and Specific Plan Evaluation..... 5

Reviewing Agencies..... 6

Recommendation ..... 8

Motion ..... 8

Appeal Process..... 8

---

**Exhibits Contents**

Conditions of Approval..... Exhibit A

Agency Comments..... Exhibit B

Project Application ..... Exhibit C

## **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 WTPM22-0022 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



**Tentative Parcel Map Evaluation**

Requirement	Evaluation
Area Plan	Forest
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Low Density Suburban (50%), General Rural (50%)
Maximum Lot Potential	28 lots
Number of Lots on Parcel Map	2 Lots
Minimum Lot Size Required	35,000 Square Feet (Section 110.404.10 exempts parcels created for public agencies from this requirement)
Minimum Lot Size on Parcel Map	9,468 Square Feet
Minimum Lot Width Required	120 Feet (Section 110.404.10 exempts parcels created for public agencies from this requirement)
Minimum Lot Width on Parcel Map	61 Feet
Development Suitability Map	Most Suitable for Development (95%) with 1% FEMA Flood Hazard (~5%)
Hydrographic Basin	Pleasant Valley

The tentative parcel map meets all minimum requirements for the Low Density Suburban (LDS) and General Rural regulatory zone due to the applicability of Section 110.404.10 Reductions in Size.

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 subject parcel currently is the location of the Montreux Golf Course. The proposed Parcel 2 contains Montreux Wellsite 5 in the center of the Parcel 2. The purpose of the division of land is to create a new parcel specifically for this wellsite which will be owned and operated by Truckee Meadows Water Authority (TMWA).

**Forest Area Plan Modifiers**

The subject parcel is located within the Forest Area Plan. No pertinent policies are found within the Forest Area Plan Modifiers.

**Area Plan and Specific Plan Evaluation**

The subject parcel is located within the Forest Area Plan. The Forest Area Plan has specific policies that must be met to develop within the plan area. Staff has reviewed all the policies with the applicant and has found there are no additional policies outlined in the Forest Area Plan pertinent to the creation of the proposed parcel map.

## 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
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, PLS, mphilumalee@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Environmental Health	X	X		
TMFPD	X	X	X	Brittany Lemon, BLemon@tmfpd.us
Regional Transportation Commission	X			
Truckee Meadows Water Authority	X			

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 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 application indicates that municipal water service will be provided by the Truckee Meadows Water Authority (TMWA).*
  - (iii) The availability and accessibility of utilities.  
*Staff Comment: The proposed lots are currently served by existing infrastructure which will not change once the new parcels are created. NV Energy is currently providing electricity service.*

- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.  
*Staff Comment: The proposed parcel map would create two from a single parcel, which is anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Forest Planning Area.*
- (v) Conformity with the zoning ordinances and master plan.  
*Staff Comment: The proposed division of land will result in two parcels which shall be in conformity with the existing low density suburban (LDS) and General Rural regulatory zones and the applicable provisions of the Washoe County Development Code and Master Plan. Section 110.404.10 Reduction in Parcel Size allows for an exemption of conformance with minimum lot sizes for public agencies and utilities. Since Parcel 2 is a wellsite operated by TMWA this exemption applies.*
- (vi) General conformity with the governing body's master plan of streets and highways.  
*Staff Comment: The proposed division of land was reviewed by the appropriate agencies and no comments of concern were received.*
- (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 division of land does not require the addition of any new streets to service the resulting parcels.*
- (viii) Physical characteristics of the land such as floodplain, slope and soil.  
*Staff Comment: The subject parcel is designated as being approximately 95% "Unconstrained" according to the Forest Area Development Constraints/Suitability map and approximately 5% within 1% FEMA Flood Hazard Zone. The resulting Parcel 2 will have buildable space despite the existence of the FEMA Flood Hazard Zone which is within Parcel 1.*
- (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: The application was reviewed by Truckee Meadows Fire Protection District and no comments of concern were received.*
- (xi) Community antenna television (CATV) conduit and pull wire.  
*Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.*
- (xii) Recreation and trail easements.

Staff Comment: *The application was reviewed by the appropriate agencies and no comments of concern were received.*

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM22-0022 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 WTPM22-0022 for Montreux Golf and Country Club, 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/Property Owner: Montreux Golf and Country Club  
[jscott@montreuxgolf.com](mailto:jscott@montreuxgolf.com)

Representatives: Christy Corporation  
[bigrigg@christynv.com](mailto:bigrigg@christynv.com)



# Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0022

The tentative parcel map approved under Parcel Map Case Number WTPM22-0022 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on January 12, 2023. 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.

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

**Washoe County Planning and Building Division**

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

**Contact Name – Mitch Markey, Planner, 775.328.2722, mmarkey@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. WTPM22-0022 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, 775.328.2318,**

**[mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor's Certificate.
- c. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- d. All boundary corners must be set.
- 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 the following note to the map; "All properties, regardless of 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."

### **Washoe County Water Rights Division**

2. The following conditions are requirements of the Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

**Contact Name – 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.

### **Truckee Meadows Fire Protection District**

3. 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 \*\*\*



**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

November 17, 2022

TO: Mitch Markey, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM22-0022 (Montreaux Golf Club PM)

**Project description:**

The applicant is proposing to approve a tentative parcel map dividing a 56.173-acre parcel into two parcels of 55.96 acres (Parcel 1) and 0.217 acres (Parcel 2). Parcel 2 is being created for the existing well site adjacent to the golf course (Parcel 1).

Project located at 17150 Bordeaux Dr., APN: 148-010-55.

*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

**From:** [Lemon, Brittany](#)  
**To:** [Markey, Mitch](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM22-0022 (Montreaux Golf Club PM) Conditions of Approval  
**Date:** Monday, November 28, 2022 8:32:10 AM  
**Attachments:** [image001.png](#)

---

Good Morning Mitch,

“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/>.

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”*



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: December 2, 2022

TO: Mitch Markey, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: Montreux Golf Club  
Parcel Map Case No.: WTPM22-0022  
APN: 148-010-55  
Review Date: 11/16/2022

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. Complete the Surveyor's Certificate.
3. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
4. All boundary corners must be set.
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 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."



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

December 4, 2022

Washoe County Community Services  
Planning and Development Division

RE: Montreaux Golf Club PM; 148-010-55  
Tentative Parcel Map; WTPM22-0022

Dear Washoe County Staff:

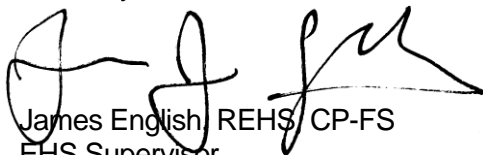
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

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

a) Condition #1: The WCHD has no concerns or conditions for 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



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

**WTPM22-0022**  
**EXHIBIT C**

## Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: <b>Montroux Golf &amp; Country Club Inc. Parcel Map</b>			
Project Description: <b>Creating a 9,468 sq ft parcel for the existing well site.</b>			
Project Address: <b>17150 Bordeaux Dr., Reno NV</b>			
Project Area (acres or square feet): <b>9,468</b>			
Project Location (with point of reference to major cross streets AND area locator): <b>Mt. Rose Hwy to Bordeaux Dr.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>148-010-55</b>	<b>56.173</b>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
Property Owner:		Professional Consultant:	
Name: <b>Montreux Golf &amp; Country Club</b>		Name: <b>Christy Corporation</b>	
Address: <b>18077 Bordeaux Dr</b>		Address: <b>1000 Kiley Parkway</b>	
<b>Reno NV</b>	Zip: <b>89511</b>	<b>Sparks NV</b>	Zip: <b>89436</b>
Phone: <b>775-849-1090</b>	Fax:	Phone: <b>775-502-8552</b>	Fax:
Email: <b>jscott@montreuxgolf.com</b>		Email: <b>bigrigg@christynv.com</b>	
Cell:	Other:	Cell:	Other:
Contact Person: <b>John Scott</b>		Contact Person: <b>Dan Bigrigg</b>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <b>Christy Corporation</b>		Name:	
Address: <b>1000 Kiley Parkway</b>		Address:	
<b>Sparks NV</b>	Zip: <b>89436</b>		Zip:
Phone: <b>775-502-8552</b>	Fax:	Phone:	Fax:
Email: <b>scott@christynv.com</b>		Email:	
Cell: <b>775-745-0259</b>	Other:	Cell:	Other:
Contact Person: <b>Scott Christy</b>		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Planning Area:	
Initial:		Master Plan Designation(s):	
County Commission District:		Regulatory Zoning(s):	
CAB(s):			

**Parcel Map Waiver Application  
Supplemental Information**  
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

**Truckee Meadow Water Authority**

a. If a utility, is it Public Utility Commission (PUC) regulated?

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

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

**Mt. Rose Hwy to 17150 Bordeaux Dr., Reno NV**

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
148-010-55	Commerical Recreational	56.173

3. Please describe:

a. The existing conditions and uses located at the site:

**Montreux Well Site No. 5**

b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	Golf Course
South	Road Way-Nordend Way
East	Residential
West	Golf Course

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	9468 sq ft			
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input type="checkbox"/> Individual wells	Montruex Well Site No. 5	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

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

c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input 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
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

--

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

--

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

Explanation:

--

- c. 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, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
---	--

Explanation:

--

9. Surveyor:

Name	Daniel A. Bigrigg
Address	1000 Kiley Parkway Sparks NV, 89436
Phone	775-502-8552
Fax	n/a
Nevada PLS #	19716



Stewart Title Company  
5390 Kietzke Ln., Suite 101  
Reno, NV 89511

Updated 1  
**PRELIMINARY REPORT**

**Our Order No.:** 1738496 **Sales Price:**  
**Proposed Buyer/Borrower:** MONTREUX GOLF & COUNTRY CLUB INC **Loan Amount:**  
**Seller:**

**Property Address:** 17150 Bordeaux Drive, Reno, NV 89511

**Proposed Lender:** TBD

Today's Date: November 7, 2022

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Authorized Countersignature  
Barry Heppner, Title Officer

Dated as of October 27, 2022 at 8:00AM

**When replying, please contact:**

Patti Hanson, Escrow Officer  
Fax:  
Email: patti.hanson@stewart.com

## PRELIMINARY REPORT

**The form of Policy of Title Insurance contemplated by this report is:**

- 2006 ALTA Owner's Policy - Standard
- 2006 ALTA Owner's Policy - Extended
- 1998 ALTA Homeowners Plus Insurance Policy
- ALTA Short Form Residential Loan Policy
- 2006 ALTA Loan Policy - Standard
- 2006 ALTA Loan Policy - Extended
- Preliminary Report Only
- 

## SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE SIMPLE

Title to said estate or interest at the date hereof is vested in:

Montreux Golf & Country Club, Inc., a Nevada not-for-profit corporation

File Number: 1738496

## LEGAL DESCRIPTION

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

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

Lot D-1A of MONTREUX - UNIT 9, Tract Map No. 4672, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 30, 2006, as File No. 3408605, Official Records.

APN: 148-010-55



## SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

1. Taxes or assessments which are not now payable or 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. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records, (d) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
5. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
7. Any lien or right to a lien for services, labor, equipment or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Exceptions 2-5 will be omitted on extended coverage policies.

8. State and County Taxes for the fiscal year July 1, 2022 to June 30, 2023, together with any other taxes or assessments collected therewith, a lien, now due and payable: ASSESSORS PARCEL NUMBER: 148-010-55  
QUARTERLY INSTALLMENTS  
1st \$4,007.33  
Status PAID (Due the 3rd Monday in August)  
2nd \$3,972.58  
Status PAID (Due the 1st Monday in October)  
3rd \$3,972.58  
Status OPEN (Due the 1st Monday in January)  
4th \$3,972.58  
Status OPEN (Due the 1st Monday in March)  
Total \$15,925.07  
Additional Penalties: \$NONE
9. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
10. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for

Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

11. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
12. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
13. Water rights, claims or title to water, whether or not recorded.
14. Right of way for the JONES CREEK and GALENA CREEK, and any easements pertaining thereto including any rights of upper and lower riparian owners in and to the free and unobstructed flow of the water of the ditch extending through the land, without diminution.

Except rights and easements of others than the owner herein, to drain through or otherwise use the ditch running through the premises herein, but the policy does not insure that the owner of the premises herein has any right to drain through or otherwise use said ditch across adjacent land.

15. Non-exclusive easement for public utility purposes and the construction and maintenance of a water line, and incidental purposes, granted to Mt. Rose Service Company, a Nevada corporation by an instrument, recorded on September 11, 1979, in Book 1428, Page 442 as Document No. [628691](#), Official Records of Washoe County, Nevada.

By Quitclaim, recorded on May 24, 2000, as Document No. [2449739](#), Official Records of Washoe County, Nevada.

A portion of the water line easement created by the above document was released and conveyed back to the owner of record.

16. Easement for nonexclusive thirty (30) foot right-of-way and easement for roadway purposes, and incidental purposes, granted to Tina M. Nesler by an instrument, recorded on April 6, 1984, in Book 1997, Page 379 as Document No. [917279](#), Official Records of Washoe County, Nevada.
17. An Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, by and between Harry P. Callahan, Violet M. Callahan, Tina M. Nesler and Robert V. Callahan, recorded on January 30, 1987, in Book 2487, Page 352 as Document No. [1136032](#), Official Records of Washoe County, Nevada.
18. Matters as disclosed on Division of Land Map filed in the office of the County Recorder of Washoe County, State of Nevada on May 10, 1984, as Document No. 923996.Division Land Map No. [64](#).
19. Limitations, covenants, conditions, restrictions, reservations, easements, exceptions, terms, assessments, liens and charges as set forth in an instrument, recorded on August 21, 1996, in Book 4651, Page 787 as Document No. [2022868](#), Official Records of Washoe County, Nevada; but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Said covenants, conditions and restrictions were amended in an instrument, recorded on July 10, 1997, in Book 4921, Page 275 as Document No. [2115924](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on July 10,

1997, in Book 4921, Page 278 as Document No. [2115925](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on October 8, 1997, in Book 5008, Page 470 as Document No. [2142992](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on October 30, 1997, in Book 5031, Page 415 as Document No. [2149842](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on May 1, 2000, as Document No. [2443526](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on July 27, 2000, as Document No. [2468089](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on September 13, 2000, as Document No. [2481931](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on September 13, 2000, as Document No. [2481936](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on November 16, 2000, as Document No. [2500206](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on January 22, 2001, as Document No. [2517295](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on January 31, 2001, as Document No. [2520317](#), Official Records of Washoe County, Nevada.

Said covenants, conditions and restrictions were amended in an instrument, recorded on October 8, 2001, as Document No. [2603849](#), Official Records of Washoe County, Nevada.

20. Easement for a temporary blanket easement for drainage of storm waters upon, over, across and through the land herein described, and incidental purposes, granted to MONTREUX HOMEOWNERS ASSOCIATION, a Nevada nonprofit corporation by an instrument, recorded on April 9, 1997, in Book 4832, Page 463 as Document No. [2087102](#), Official Records of Washoe County, Nevada.
21. Easement to construct, operate and maintain electric facilities, and incidental purposes, granted to Sierra Pacific Power Company by an instrument, recorded on August 28, 1997, in Book 4965, Page 711 as Document No. [2129511](#), Official Records of Washoe County, Nevada.
22. Easement to construct, operate and maintain electric facilities, and incidental purposes, granted to Sierra Pacific Power Company by an instrument, recorded on August 28, 1997, in Book 4965, Page 714 as Document No. [2129512](#), Official Records of Washoe County, Nevada.
23. Easement for a blanket drainage easement, and incidental purposes, granted to MONTREUX JOINT VENTURE, a Nevada general partnership by an instrument, recorded on November 21, 2000, as Document No. [2501666](#), Official Records of Washoe County, Nevada.
24. Galena Trail Easement and Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, by and between MONTREUX JOINT VENTURE, a Nevada general partnership, MONTREUX GOLF CLUB, LTD., a Nevada limited liability company, KENNETH REIMERS and BONNIE J. REIMERS, DANNIE L. JASMINE and LYNN C. JASMINE, and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, recorded on March 23, 2001, as Document No. [2535632](#), Official Records of Washoe County, Nevada.

Notice of Amendment to Galena Trail Easement and Agreement, recorded on May 15, 2006, as Document No. [3387454](#), Official Records of Washoe County, Nevada.

25. Easement for right-of-way for a sanitary sewer line, and incidental purposes, granted to the COUNTY OF WASHOE, a political subdivision of the State of Nevada by an instrument, recorded on November 25, 2002, as Document No. [2767920](#), Official Records of Washoe County, Nevada.
26. Easement for blanket drainage easement, and incidental purposes, granted to MONTREUX DEVELOPMENT GROUP, LTD, a Nevada limited liability company by an instrument, recorded on May 4, 2006, as Document No. [3383696](#), Official Records of Washoe County, Nevada.
27. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on the subdivision [map](#) referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. If one is not included herewith, one will be furnished upon request.
28. Subdivision Improvement Agreement Pursuant to Washoe County Code 110 executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated March 31, 2006, by and between Montreux Development Group, and the COUNTY OF WASHOE, recorded on June 30, 2006, as Document No. [3408607](#), Official Records of Washoe County, Nevada.
29. Development Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated July 13, 2010, by and between MONTREUX DEVELOPMENT GROUP, LLC, a Nevada limited liability company, and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, recorded on August 2, 2010, as Document No. [3907664](#), Official Records of Washoe County, Nevada.
30. Restrictive Covenant on Uses executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated March 25, 2016, by and between MONTREUX GOLF & COUNTRY CLUB, INC., a Nevada corporation, and MONTREUX DEVELOPMENT GROUP, LLC, a Nevada limited liability company, recorded on March 31, 2016, as Document No. [4575422](#), Official Records of Washoe County, Nevada.
31. A Deed of Trust to secure an indebtedness in the amount of \$6,584,000.00, dated November 15, 2017, executed by MONTREUX GOLF & COUNTRY CLUB, INC., A NEVADA NOT FOR PROFIT CORPORATION, as Trustor, to TITLE OF NEVADA INC., as Trustee, in favor of Heritage Bank of Nevada, as Beneficiary, recorded on December 29, 2017 as Document No. [4776001](#), Official Records of Washoe County, Nevada.

(INCLUDES OTHER LAND)

An agreement to modify the terms and provisions of said Deed of Trust as therein provided, executed by MONTREUX GOLF & COUNTRY CLUB, INC., A NEVADA NOT FOR PROFIT CORPORATION and Heritage Bank of Nevada, recorded on March 8, 2018, as Document No. [4794264](#), Official Records of Washoe County, Nevada.

32. A Hazardous Substances Certificate and Indemnity Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated November 15, 2017, by and between MONTREUX GOLF & COUNTRY CLUB, INC., A NEVADA NOT FOR PROFIT CORPORATION; and Heritage Bank of Nevada, recorded on December 29, 2017, as Document No. [4776002](#), Official Records of Washoe County, Nevada.

(INCLUDES OTHER LAND)

33. A financing statement filed in the office of the County Recorder, showing Heritage Bank of Nevada, as Secured Party, and MONTREUX GOLF & COUNTRY CLUB, as Debtor, recorded on January 2, 2018, as Document No. [4776572](#), Official Records of Washoe County, Nevada.

(INCLUDES OTHER LAND)

A UCC Financing Statement Amendment (Continuation) was recorded October 25, 2022, as Document No. 5341117, Official Records of Washoe County, Nevada

34. Rights of parties in possession.
35. The requirement that an Owner's Declaration/Affidavit be completed, and supplied for review prior to the issuance of a policy of title insurance.
36. Before issuing its policy of title insurance, this Company will require evidence, satisfactory to the Company that Montreux Golf & Country Club, Inc., a Nevada not-for-profit corporation: (a) is validly formed on the date when documents in this transaction are to be signed; (b) is in good standing and authorized to do business in the state or country where the entity was formed; and (c) an original or certified copy of the resolution authorizing the subject transaction.

NOTE: Taxes for the fiscal year 2021-2022, in the amount of \$15,835.65 have been paid in full. (APN 148-010-55)

**NOTE: This report is being issued for information purposes only, no liability assumed.**

**END OF EXCEPTIONS**

## REQUIREMENTS AND NOTES

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay the premiums, fees and charges for the policy.
5. Pay all taxes, charges, and assessments affecting the land that are due and payable.
6. Documents satisfactory to us creating the interest in the land and the mortgage to be insured must be signed delivered and recorded.
7. Tell us in writing the name of any one not referred to in this Prelim 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.
8. Record instrument(s) conveying or encumbering the estate or interest to be insured, briefly described:

### **Documents necessary to close the within transaction**

9. After the review of all the required documents, the Company reserves the right to add additional items and/or make additional requirements prior to the issuances of any policy of title insurance.
10. N/A

## END OF REQUIREMENTS AND NOTES

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MONTRUUX GOLF & COUNTRY CLUB, INC., A NEVADA NOT-FOR-PROFIT CORPORATION ARE THE OWNER(S) OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278; AND HEREBY GRANTS THE PUBLIC UTILITIES, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER.

MONTRUUX GOLF & COUNTRY CLUB, INC.,  
A NEVADA NOT-FOR-PROFIT CORPORATION

BY: \_\_\_\_\_  
BRAIN HAUG, PRESIDENT/DIRECTOR

BY: \_\_\_\_\_  
GEORGE HOLMAN, SECRETARY

**NOTARY CERTIFICATION**

STATE OF NEVADA )  
 ) :SS.  
COUNTY OF WASHOE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, BRAIN HAUG AS PRESIDENT/DIRECTOR AND GEORGE HOLMAN AS SECRETARY OF MONTRUUX GOLF & COUNTRY CLUB, INC., A NEVADA NOT-FOR-PROFIT CORPORATION PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**SECURITY INTEREST HOLDER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THE MAP BY SEPARATE DOCUMENT AND THE DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISHES AND SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS.

HERITAGE BANK OF NEVADA BY DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
(REFERENCE DEED OF TRUST DOCUMENT NO.s 4776001 & 4794264)

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED TAXES OR SPECIAL ASSESSMENTS;

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME & TITLE \_\_\_\_\_

**UTILITY COMPANIES CERTIFICATE:**

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

SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY DATE: \_\_\_\_\_

PRINT NAME & TITLE \_\_\_\_\_

NEVADA BELL TELEPHONE COMPANY, DBA AT&T NEVADA DATE: \_\_\_\_\_

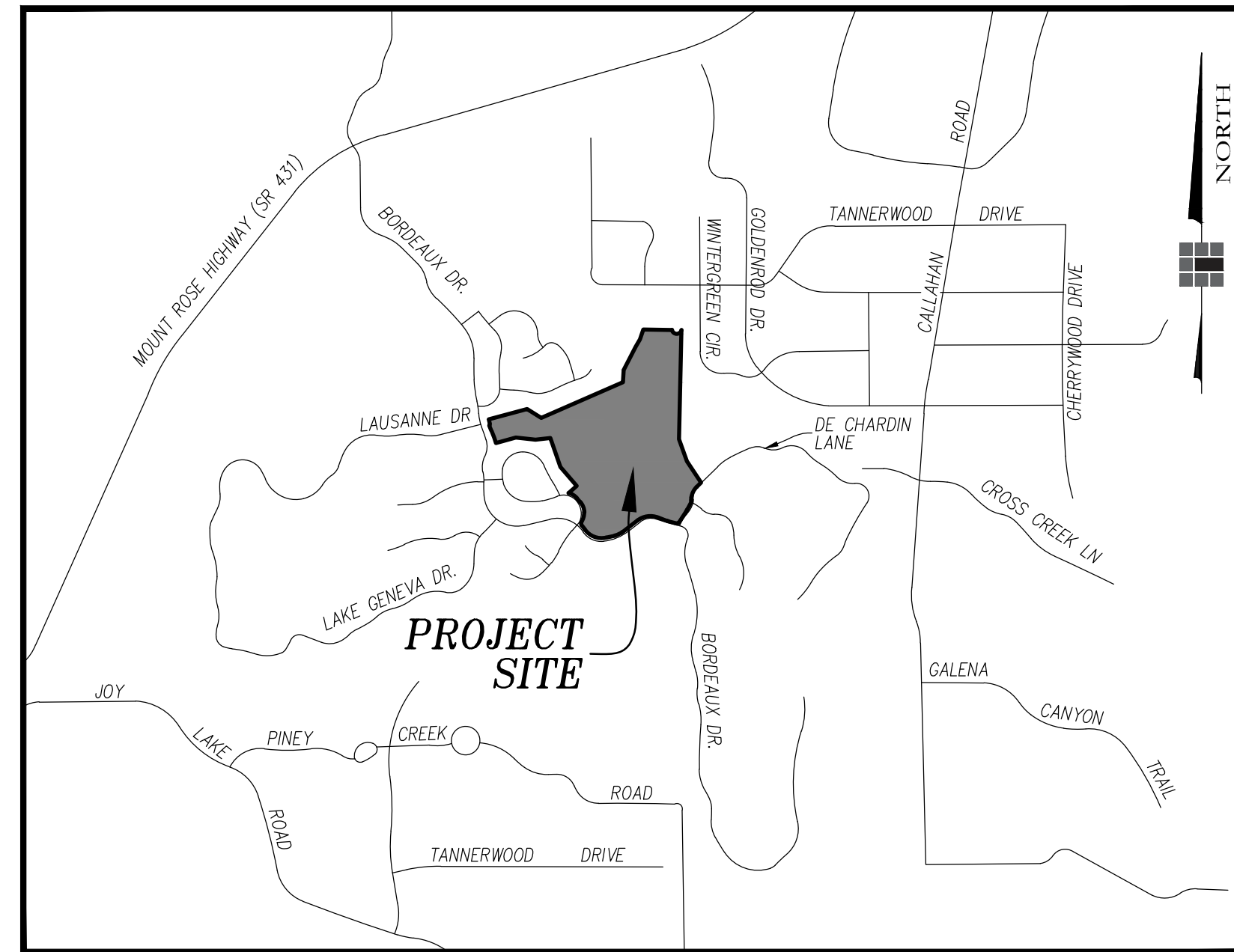
PRINT NAME & TITLE \_\_\_\_\_

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

PRINT NAME & TITLE \_\_\_\_\_

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

PRINT NAME & TITLE \_\_\_\_\_



**VICINITY MAP**

NOT TO SCALE

**NOTES**

- 1) 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 SERVICE 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.
- 2) PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- 3) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED 10' FEET IN WIDTH CENTERED ON THE PARCEL LINE CREATED HEREON.
- 4) SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS INDIVIDUAL ON-SITE DISPOSAL SYSTEMS ARE OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- 5) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THIS PARCEL.
- 6) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- 7) WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WILL-SERVE LETTER.
- 8) FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- 9) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREETS TO SERVE EACH PARCEL RESPECTIVELY.
- 10) THE PROPERTY SHOWN HEREON IS WITHIN FEMA FLOOD ZONES UNSHADED ZONE X WHICH ARE "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.", SHADED ZONE X WHICH ARE "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." AND ZONE AO WHICH ARE AREAS WITH "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED." AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 32031C3327G DATED MARCH 16, 2009. FLOOD ZONES ARE GRAPHICALLY PLOTTED HEREON.
- 11) BLANKET DRAINAGE EASEMENTS EXIST OVER THE SUBJECT PROPERTY PER DOCUMENT NO.S 2087102, 2501666 AND 3383696.

**TAX CERTIFICATE**

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

APN: 148-010-55

WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
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.

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

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

RELLY D. MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION DATE: \_\_\_\_\_

**GOVERNING AGENCY CERTIFICATE**

THE PARCEL MAP REQUIREMENT IS HEREBY WAIVED IN ACCORDANCE WITH NRS 278.464(4), NRS 278.466(6) AND WASHOE COUNTY DEVELOPMENT CODE SECTION 110.606.75.

WAYNE HANDROCK, PLS  
WASHOE COUNTY SURVEYOR  
NEVADA CERTIFICATE NO. 20464

**SURVEYOR'S CERTIFICATE**

I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MONTRUUX GOLF & COUNTRY CLUB, INC., A NEVADA NOT-FOR-PROFIT CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST 1/4 OF SECTION 2 AND THE EAST 1/3 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 19 EAST, MDM, COUNTY OF WASHOE, STATE OF NEVADA AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DANIEL A. BIGRIGG, P.L.S.  
NEVADA CERTIFICATE NO. 19716

RECORD OF SURVEY SUPPORTING A  
PARCEL MAP WAIVER FOR  
**MONTRUUX GOLF &  
COUNTRY CLUB INC.**

BEING A DIVISION OF PARCEL D-1A PER TRACT MAP NO. 4672  
SITUATE WITHIN THE SOUTHWEST 1/4 OF SECTION 2 &  
THE EAST 1/2 OF SECTION 3,  
TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M.  
WASHOE COUNTY NEVADA



1000 Kiley Pkwy | Sparks Nevada 89436

775.502.8552 christynv.com

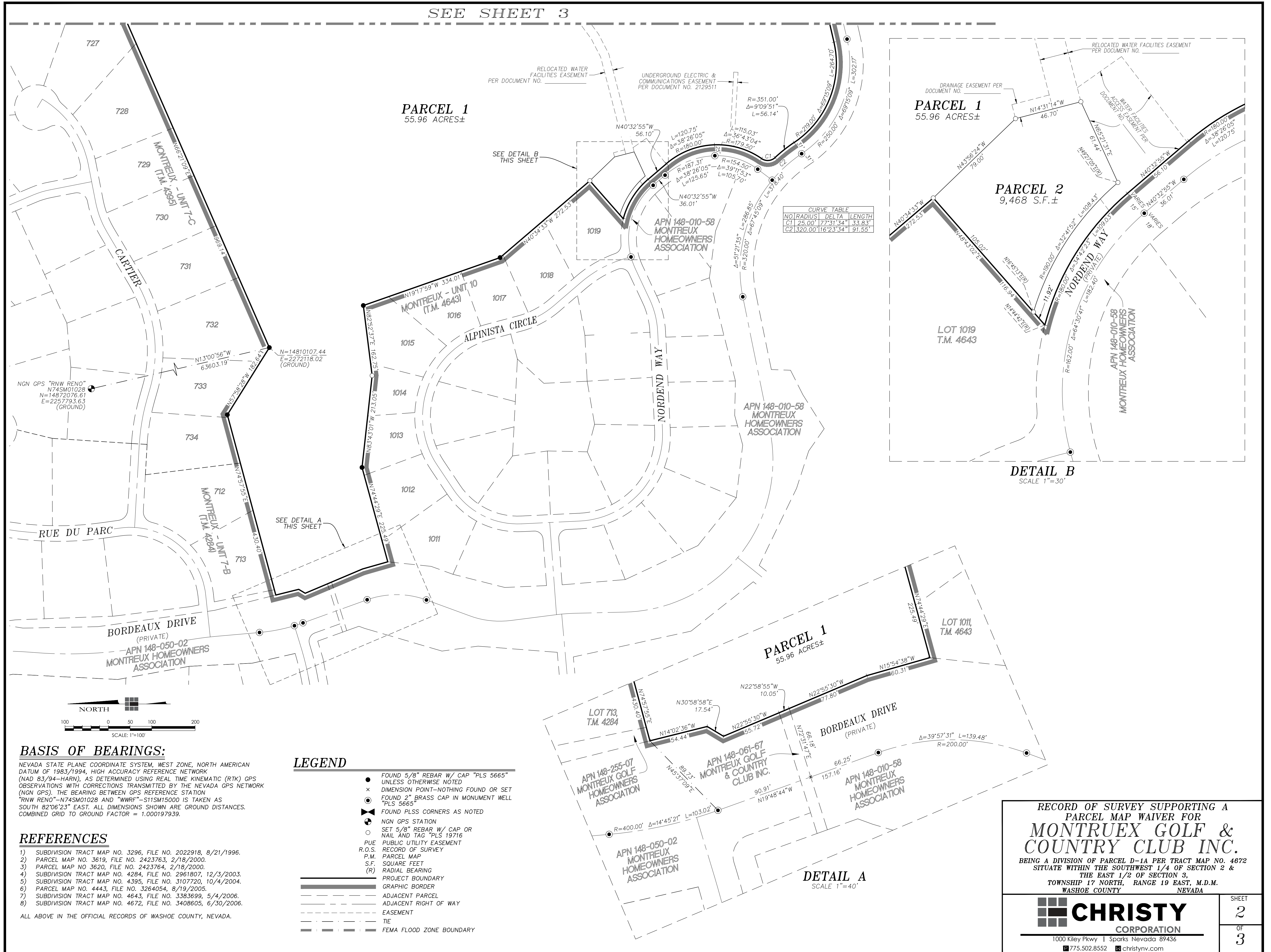
SHEET

1

OF

3

SEE SHEET 3



**PARCEL 1**  
55.96 ACRES±

**PARCEL 1**  
55.96 ACRES±

**PARCEL 2**  
9,468 S.F.±

CURVE TABLE		
NO.	RADIUS	DELTA
C1	25.00'	177°31'34"
C2	320.00'	116°23'34"

**DETAIL B**  
SCALE 1"=30'

**DETAIL A**  
SCALE 1"=40'

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RNW RENO"-N74SM01028 AND "WRRF"-S11SM15000 IS TAKEN AS SOUTH 82°06'23" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939.

**REFERENCES**

- 1) SUBDIVISION TRACT MAP NO. 3296, FILE NO. 2022918, 8/21/1996.
- 2) PARCEL MAP NO. 3619, FILE NO. 2423763, 2/18/2000.
- 3) PARCEL MAP NO. 3620, FILE NO. 2423764, 2/18/2000.
- 4) SUBDIVISION TRACT MAP NO. 4284, FILE NO. 2961807, 12/3/2003.
- 5) SUBDIVISION TRACT MAP NO. 4395, FILE NO. 3107720, 10/4/2004.
- 6) PARCEL MAP NO. 4443, FILE NO. 3264054, 8/19/2005.
- 7) SUBDIVISION TRACT MAP NO. 4643, FILE NO. 3383699, 5/4/2006.
- 8) SUBDIVISION TRACT MAP NO. 4672, FILE NO. 3408605, 6/30/2006.

ALL ABOVE IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**LEGEND**

- FOUND 5/8" REBAR W/ CAP "PLS 5665" UNLESS OTHERWISE NOTED
- ⊗ DIMENSION POINT—NOTHING FOUND OR SET
- ⊙ FOUND 2" BRASS CAP IN MONUMENT WELL "PLS 5666"
- ⊠ FOUND PLSS CORNERS AS NOTED
- NGN GPS STATION
- SET 5/8" REBAR W/ CAP OR NAIL AND TAG "PLS 19716"
- PUE PUBLIC UTILITY EASEMENT
- R.O.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- PROJECT BOUNDARY
- GRAPHIC BORDER
- ADJACENT PARCEL
- ADJACENT RIGHT OF WAY
- EASEMENT
- TIE
- FEMA FLOOD ZONE BOUNDARY

**RECORD OF SURVEY SUPPORTING A PARCEL MAP WAIVER FOR MONTRUUX GOLF & COUNTRY CLUB INC.**

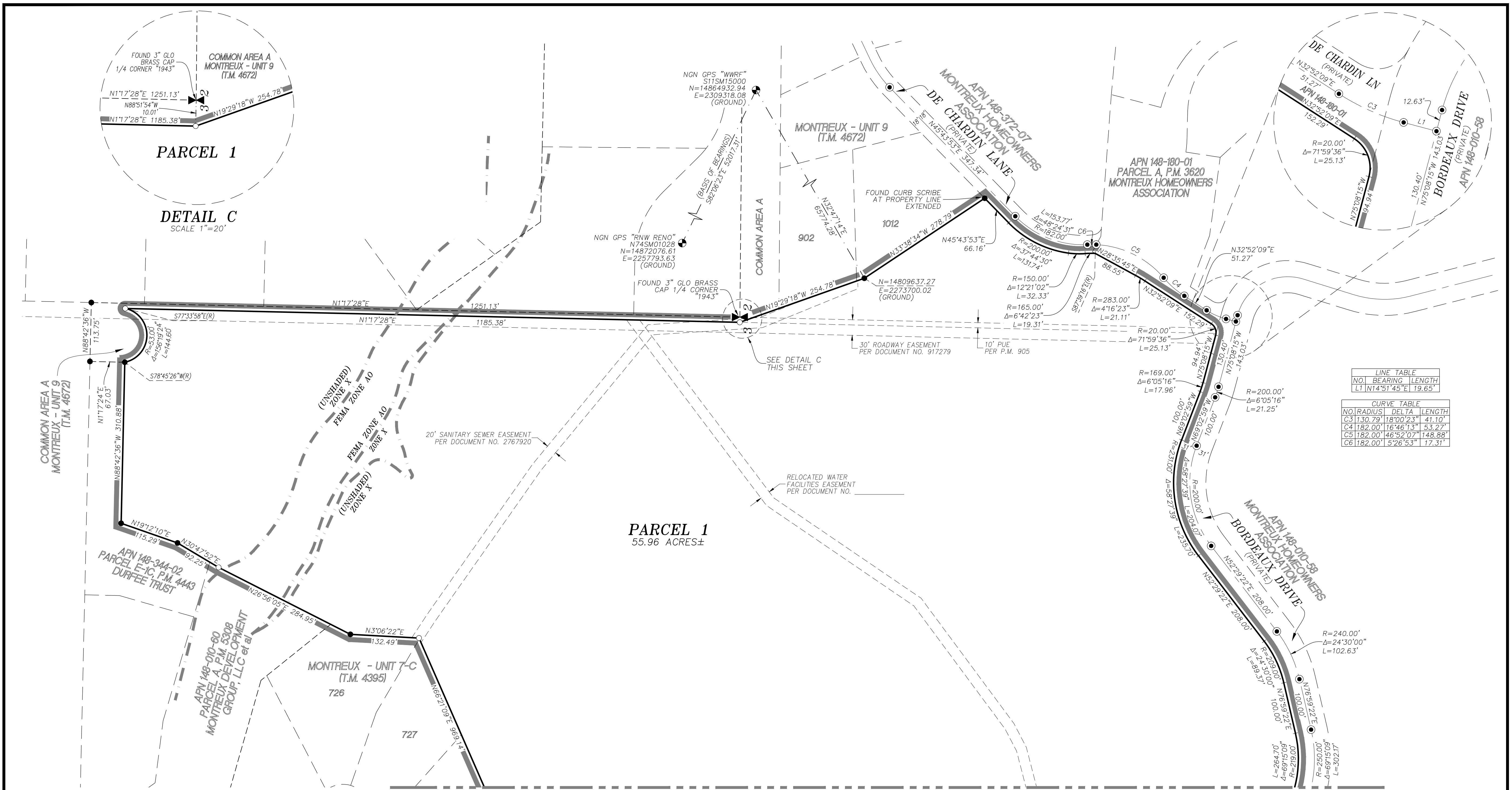
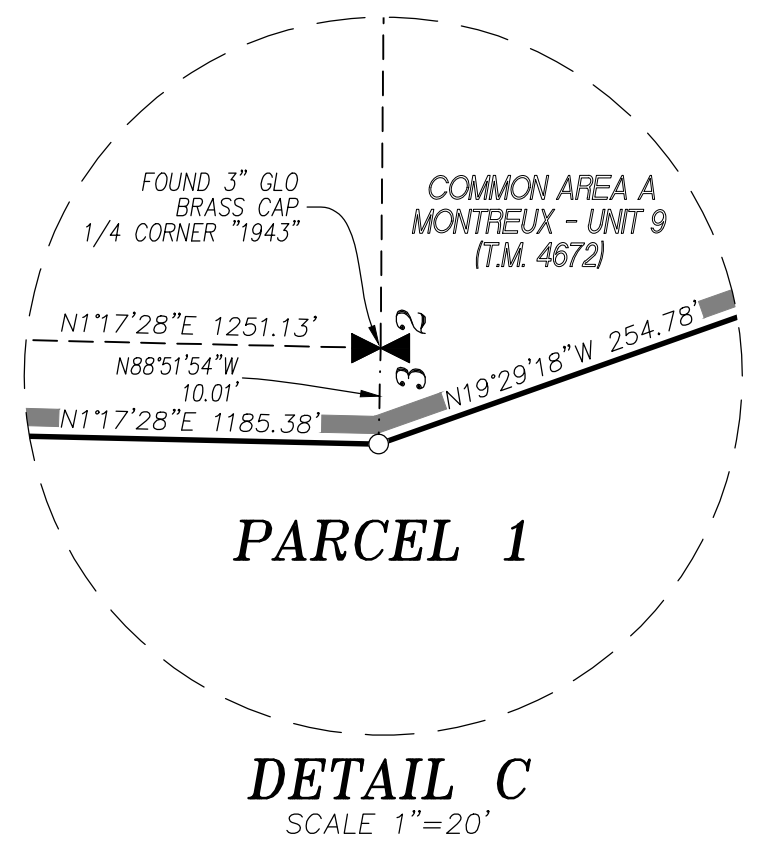
BEING A DIVISION OF PARCEL D-1A PER TRACT MAP NO. 4672 SITUATE WITHIN THE SOUTHWEST 1/4 OF SECTION 2 & THE EAST 1/2 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M. WASHOE COUNTY NEVADA

**CHRISTY CORPORATION**

1000 Kiley Pkwy | Sparks Nevada 89436  
775.502.8552 christynv.com

SHEET 2 OF 3

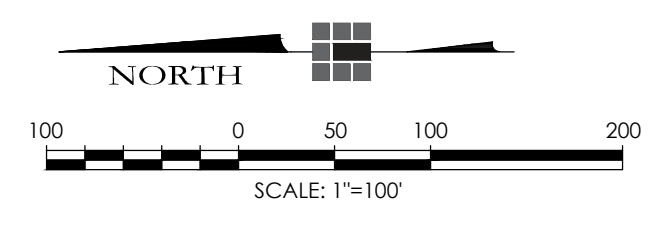




LINE TABLE		
NO.	BEARING	LENGTH
L1	N1°45'14\"/>	

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C3	130.79	18°00'23\"/>	



- LEGEND**
- FOUND 5/8" REBAR W/ CAP "PLS 5665" UNLESS OTHERWISE NOTED
  - × DIMENSION POINT—NOTHING FOUND OR SET
  - ⊙ FOUND 2" BRASS CAP IN MONUMENT WELL "PLS 5665"
  - ⊕ FOUND PLSS CORNERS AS NOTED
  - ⊙ NGN GPS STATION
  - SET 5/8" REBAR W/ CAP OR NAIL AND TAG "PLS 19716"
  - PUE PUBLIC UTILITY EASEMENT
  - R.O.S. RECORD OF SURVEY
  - P.M. PARCEL MAP
  - S.F. SQUARE FEET
  - (R) RADIAL BEARING
  - PROJECT BOUNDARY
  - GRAPHIC BORDER
  - ADJACENT PARCEL
  - ADJACENT RIGHT OF WAY
  - EASEMENT
  - TIE
  - FEMA FLOOD ZONE BOUNDARY

SEE SHEET 2

RECORD OF SURVEY SUPPORTING A  
 PARCEL MAP WAIVER FOR  
**MONTRUUX GOLF & COUNTRY CLUB INC.**  
 BEING A DIVISION OF PARCEL D-1A PER TRACT MAP NO. 4672  
 SITUATE WITHIN THE SOUTHWEST 1/4 OF SECTION 2 &  
 THE EAST 1/2 OF SECTION 3,  
 TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M.  
 WASHOE COUNTY NEVADA

**CHRISTY CORPORATION**  
 1000 Kiley Pkwy | Sparks Nevada 89436  
 775.502.8552 christynv.com

SHEET	3
OF	3