

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Mystic Mountain, LLC			
Project Description:			
Project Address: Pyramid Way			
Project Area (acres or square feet): 107.96 Ac.			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs, west of State Route 445, at terminus of Pebble Creek Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-171-08 & ptn. 538-171-09	107.96 Ac.		
Section(s)/Township/Range: Sections 11 and 14, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). BL16-011			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Mystic Mountain, LLC		Name: C and M Engineering	
Address: 550 West Plumb Lane, Suite B, #505		Address: 5488 Reno Corporate Drive, Suite 200B	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: 982-0132	Fax: 336-0432	Phone: 856-3312	Fax:
Email: jesse@hawcoproperties.com		Email: gfong@candmengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: George Fong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Mystic Mountain, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Jesse Haw (please print name)

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

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

Assessor Parcel Number(s): 538-171-08 and portion of 538-171-09

Printed Name Jesse Haw

Signed [Signature]

Address

Subscribed and sworn to before me this 28th day of SEPTEMBER, 2016.

(Notary Stamp)

[Signature: Virginia Ibarra]
Notary Public in and for said county and state



My commission expires: 10/21/16

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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

West of Pyramid Way, north of Ingenuity Avenue and Hawco Court, at terminus of Pebble Creek Drive

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
538-171-08	Spanish Springs Specific Plan - LDS	83.27 Ac.
ptn. 538-171-09	Spanish Springs Specific Plan - NC/LI	24.69 Ac.

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

property is vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	83.27 Ac.	24.69 Ac.		
Minimum Lot Width	n/a	n/a		

4. 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 Community Development staff for additional materials that are required to be submitted.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Utilities:

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

6. 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

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. 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

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

sufficient rights are held by Truckee Meadows Water Authority to serve this project

9. 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. 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.
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11. 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.
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12. 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.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

not applicable

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

parcel map conforms with Spanish Springs Area Plan

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

Yes 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?

no

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.

Yes No If yes, include a separate set of attachments and maps.

NOT APPLICABLE

Grading

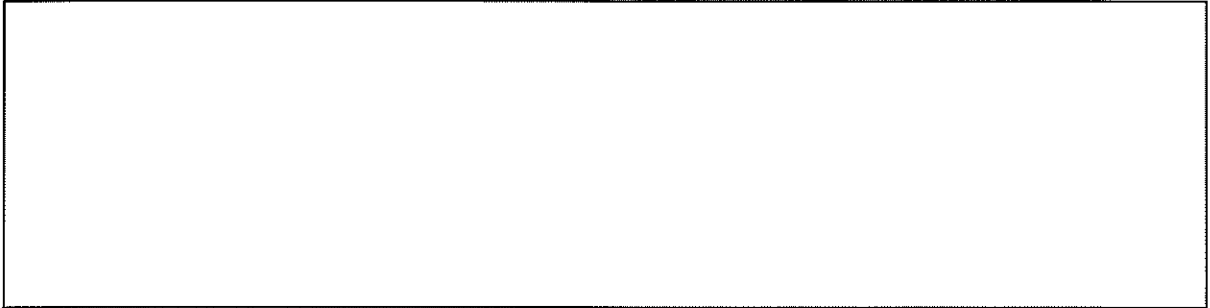
Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed 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?

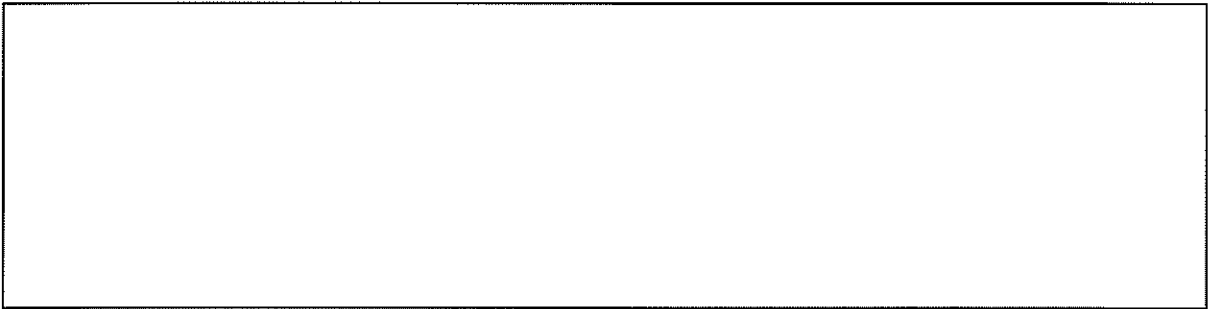
19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you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

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?

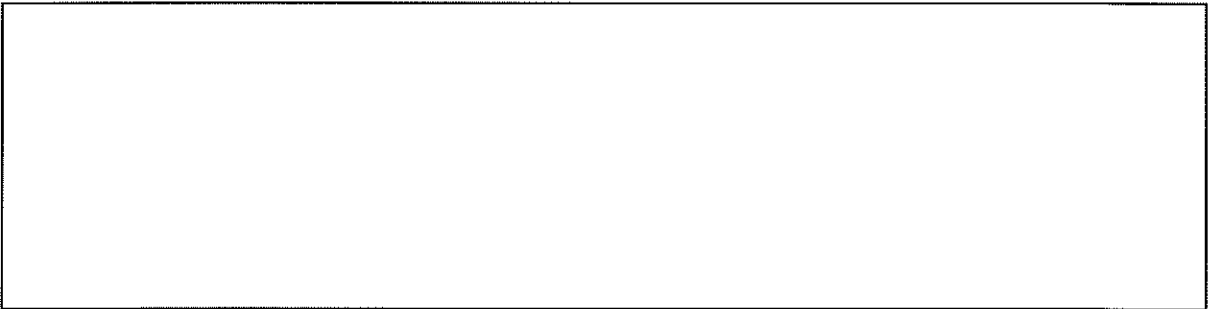
21. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?



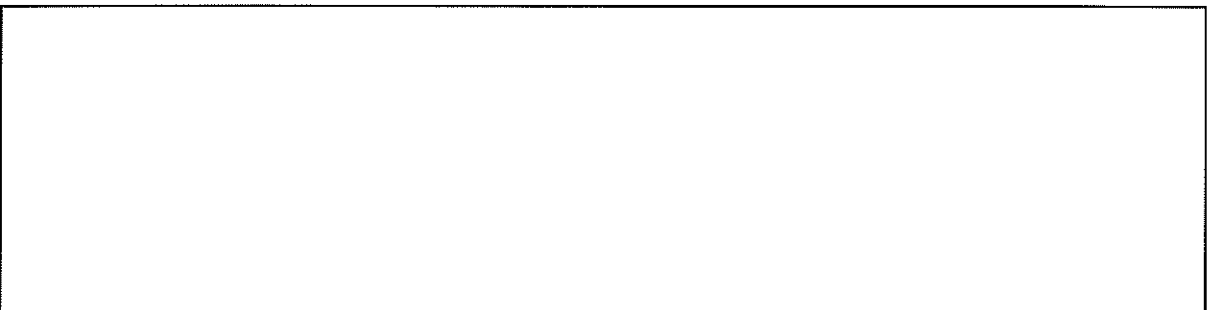
22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?



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?



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



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?

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

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

28. Surveyor:

Name	George Fong, C and M Engineering
Address	5488 Reno Corporate Drive, Reno, NV, Suite 200B, Reno, NV 89511
Phone	856-3312
Cell	
E-mail	gfong@candmengineering.com
Fax	
Nevada PLS #	4043

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Spanish Springs Associates Ltd. Ptsp.

Address: 550 West Plumb Lane, Suite B, #505

Phone : _____

Fax: _____

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____

Reno

Sparks

Washoe County

Parcel Numbers: _____

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street

Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED MYSTIC MOUNTAIN, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S., CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

MYSTIC MOUNTAIN, LLC
A NEVADA LIMITED LIABILITY COMPANY

JESSE HAW, MANAGER

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
20____ BY JESSE HAW, AS MANAGER OF MYSTIC MOUNTAIN, LLC, A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MYSTIC MOUNTAIN, LLC.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 11 AND 14, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 10, 2016.
3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GEORGE FONG - PLS 4043

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT MYSTIC MOUNTAIN, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED 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 AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED _____ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

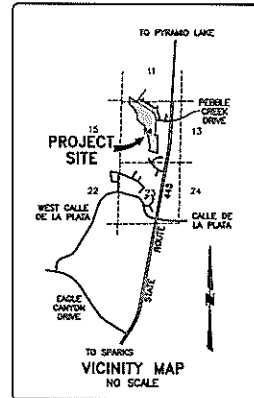
WESTERN TITLE COMPANY, INC.

By: _____ DATE _____
DEBBIE CIMIOTTI

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY	DATE
NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA	DATE
CHARTER COMMUNICATIONS	DATE
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT	DATE
TRUCKEE MEADOWS WATER AUTHORITY	DATE



TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 538-171-08 AND 538-171-09 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DELINQUENT PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THIS FINAL PARCEL MAP CASE NO. PM16-____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____ 20____ BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BILL WHITNEY, DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION

NOTES

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO CUT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. A 10 FOOT PLOMED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
4. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
5. PRIVATE FIRE WATERLINE EASEMENTS ARE HEREBY RESERVED AS FOLLOWS:
15 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF PARCEL 2.
6. PARCELS ARE SUBJECT TO AVIGATION EASEMENTS RECORDED ON JUNE 18, 2001 AND JANUARY 17, 2002 AS DOCUMENTS NO. 2584445 AND 2841850, RESPECTIVELY, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. PARCEL 1 IS FOR RESIDENTIAL USE; PARCEL 2 IS FOR NON-RESIDENTIAL USE.
8. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
9. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
10. THE FLOOD ZONE AS SHOWN ON THIS MAP WAS DETERMINED FROM FLOOD INSURANCE RATE MAPS NUMBER 300102050 AND 300110250, DATED MARCH 16, 2009; AND LETTERS OF MAP REVISION CASE NUMBERS 07-09-0283X DATED NOVEMBER 22, 2006 AND 14-09-1339P ISSUED ON JUNE 6, 2014.
11. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
12. WATER FOR FIRE SUPPRESSION, MEETS BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT.
13. 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 SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
14. FEES FOR IMPROVEMENT PLAN CHECKS AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
15. PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
16. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT - PLANNING AND DEVELOPMENT DIVISION AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
17. STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN

TOTAL AREA = 107.96 ACRES ±

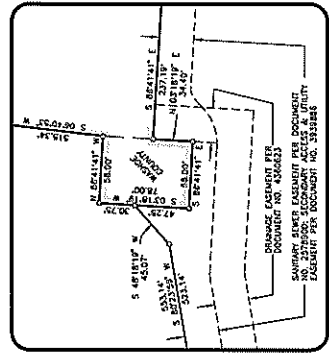
LEGEND

- SET 5/8" REBAR WITH CAP "PLS 4043"
- o FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
- ◆ FOUND 5/8" REBAR WITH CAP "PLS 8658"
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL
- DIMENSION POINT, NOTHING SET

REFERENCE:

SURVEY MAP 5768, RECORDED SEPTEMBER 15, 2016 AS FILE NO. 4832932, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP FOR MYSTIC MOUNTAIN, LLC SITUATE WITHIN SECTIONS 11 AND 14, T.21N., R.20E., M.D.M.; BEING PARCEL 1A OF SURVEY MAP 5768		COUNTY RECORDER'S CERTIFICATE FILE NO. _____ FILED FOR RECORD AT THE RESIDE OF _____ ON THIS _____ DAY OF _____ 20____ AT _____ MINUTES PAST _____ O'CLOCK _____ A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
WASHOE COUNTY C & M ENGINEERING AND DESIGN, LTD 5468 RENO CORPORATE DR., SUITE 200B RENO, NV 89511 PHONE: (775) 855-3312	NEVADA JOB NO. 04-009.103 DATE 9/19/16 SHEET 1 OF 2	COUNTY RECORDER BY: _____ DEPUTY FEE: _____



SCALE 1" = 60'

PEBBLE CREEK - UNIT 1
TRACT MAP 3920

PARCEL 1
63.27 AC ±

PARCEL 2
24.69 AC ±

PARCEL 3
SPANISH FINE ASSOCIATES
LIMITED PARTNERSHIP

PARCEL 2A
CLAYTON QUARTZ CORPORS, INC.

PARCEL 1
SPANISH FINE ASSOCIATES
LIMITED PARTNERSHIP

PARCEL 1
SPANISH FINE ASSOCIATES
LIMITED PARTNERSHIP

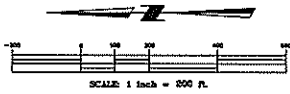
PEBBLE CREEK - UNIT 6B
TRACT MAP 5114

PEBBLE CREEK - UNIT 2
TRACT MAP 4122

STATE ROUTE 445

NOTE: P.C. & E.P. POINTS
PEBBLE CREEK E, INC.

NOTE:
CORNERED SHOWN ARE MARKED GRID
COORDINATES BEING ADJUSTED GRID FACTOR
= 1.00019923



PARCEL MAP
FOR
MYSTIC MOUNTAIN, LLC
SITUATE WITHIN SECTIONS 11 AND 14,
T.21N., R.20E., M.O.M.;
BEING PARCEL 1A OF SURVEY MAP 5769

WASHOE COUNTY, NEVADA

<p>C & M ENGINEERING AND DESIGN, LTD 5485 RENO CORPORATE DR., SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312</p>	<p>JOB NO. 04-009.103 DATE: 9/10/16</p>
	<p>SHEET <u>2</u> OF <u>2</u></p>

Washoe County Treasurer
Tammi Davis

Account Detail

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[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
53817109	Active	9/29/2016 2:09:29 AM
Current Owner: INGENUITY PROPERTY LLC 550 W PLUMB LN B 505 RENO, NV 89509		SITUS: 0 PYRAMID WAY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Block SubdivisionName _UNSPECIFIED Township 21 Range 20 Lot 2 Section 14		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$5,109.15	\$5,109.15	\$0.00	\$0.00	\$0.00
2015	\$5,098.79	\$5,098.79	\$0.00	\$0.00	\$0.00
2014	\$4,940.69	\$4,940.69	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

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

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

Washoe County Treasurer
Tammi Davis

Account Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
53817108	Active	9/29/2016 2:09:29 AM
Current Owner: MYSTIC MOUNTAIN LLC 144 GREENRIDGE DR RENO, NV 89509		SITUS: 0 PEBBLE CREEK DR WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Block Range 20 Township 21 Section 14&11 SubdivisionName _UNSPECIFIED Lot 1		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$7,084.46	\$7,084.46	\$0.00	\$0.00	\$0.00
2015	\$7,070.16	\$7,070.16	\$0.00	\$0.00	\$0.00
2014	\$6,850.93	\$6,850.93	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

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

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

**DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE**

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES		TOTAL
	Planning							Health District		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	ENVIRON.	VECTOR	
ABANDONMENT										
Not Tahoe	\$1,111	\$200	\$195	-	\$26	\$115	\$213	\$1,860		
Tahoe	\$1,111	\$200	\$195	-	-	\$115	\$213	\$1,834		
ADMINISTRATIVE PERMIT										
Not Tahoe	\$1,265	\$200	\$65	-	\$38	\$115	\$213	\$1,896		
Tahoe	\$1,265	\$200	\$65	-	-	\$115	\$213	\$1,858		
AGRICULTURAL EXEMPTION LAND DIVISION (See Note 5)										
AMENDMENT OF CONDITIONS	\$250	-	\$500	-	-	\$1,208	-	\$1,968		
APPEALS/INITIATION OF REVOCATION	\$700	\$200	\$390	-	-	-	-	\$1,290		
APPEALS/INITIATION OF REVOCATION										
No Map	\$803	\$200	-	-	-	-	-	\$1,003		
With Map	\$803	\$200	\$390	-	-	-	-	\$1,393		
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	\$0		
BOUNDARY LINE ADJUSTMENT (See Note 5)										
Not Tahoe	\$51	-	\$268	-	\$38	\$115	-	\$472		
Tahoe	\$51	-	\$268	-	-	\$115	-	\$434		
CONSTRUCTION PLAN REVIEW	\$308	-	\$1,949	-	-	-	-	\$2,257		
COOPERATIVE PLANNING	\$1,230	-	-	-	-	-	-	\$1,230		
DETACHED ACCESSORY DWELLING ADMIN REVIEW										
Not Tahoe	\$1,000	\$200	\$65	-	\$203	\$383	\$162	\$2,013		
Tahoe	\$1,000	\$200	\$121	-	-	\$383	\$162	\$1,866		
DEVELOPMENT AGREEMENT										
Less Than 5 Parcels	\$3,500	\$200	-	-	-	\$383	\$162	\$4,245		
5 or More Parcels (See Note 1)	\$5,000	\$200	-	-	-	\$383	\$162	\$5,745		
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$1,299	-	-	-	-	\$3,741		
DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS	\$338	-	-	-	-	-	-	\$338		

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES		TOTAL
	Planning							Health District		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	ENVIRON.	VECTOR	
DISPLAY VEHICLES	\$65	-	-	-	-	-	-	\$115	-	\$180
DIVISION OF LARGE PARCELS (See Notes 2 & 5)	\$252	-	\$416	-	\$35	-	-	\$47	-	\$750
EXTENSION OF TIME REQUESTS										
Subdivision	\$340	-	-	-	-	-	-	-	-	\$340
Not Subdivision	\$546	-	-	-	-	-	-	-	-	\$546
FINAL MAP CERTIFICATE OF AMENDMENT	-	-	\$70	-	-	-	-	-	-	\$70
FINAL MAP AMENDMENT (NRS 278.480)										
With Sewer	\$520	-	\$429	-	-	-	\$584	-	-	\$1,798
No Sewer	\$520	-	\$429	-	-	-	\$1,586	-	-	\$2,800
FINAL SUBDIVISION MAP (See Note 5)										
Not Tahoe	\$520	-	\$780	-	\$102	-	\$383	-	-	\$1,947
Tahoe	\$520	-	\$780	-	-	-	\$383	-	-	\$1,845
With Hillside Ordinance - ADD	\$520	-	-	-	-	-	-	-	-	\$520
With a Significant Hydrologic Resource - ADD	\$520	-	-	-	-	-	-	-	-	\$520
With CC&Rs - ADD	\$520	-	-	-	-	-	-	-	-	\$520
MASTER PLAN AMENDMENT										
Not Tahoe	\$3,576	\$400	\$54	-	\$2,549	-	-	-	-	\$6,579
Tahoe	\$3,576	\$400	\$54	-	-	-	-	-	-	\$4,030
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST	\$52	-	-	-	-	-	-	-	-	\$52
RECORDING PARCEL, DLP, REVERSION TO ACREAGE, RECORD OF SURVEY	-	-	\$155	-	-	-	-	-	-	\$155
REGULATORY ZONE AMENDMENT										
Not Tahoe	\$2,481	\$200	\$54	-	\$2,549	-	\$383	-	\$110	\$5,777
Tahoe	\$2,481	\$200	\$54	-	-	-	\$383	-	\$110	\$3,228
REGULATORY ZONE AMEND WITH SPECIFIC PLAN										
Not Tahoe	\$3,449	\$200	\$1,039	\$65	\$1,274	-	\$383	-	\$162	\$6,572
Tahoe	\$3,449	\$200	\$1,039	\$65	-	-	\$383	-	\$162	\$5,298
REINSPECTION FEE	-	-	-	-	-	-	-	-	-	\$50/hr.
RESEARCH/COPIES	-	-	-	-	-	-	-	-	-	Note 3

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES		
	Planning							Health District		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	ENVIRON.	VECTOR	TOTAL
REVERSION TO ACREAGE (See Note 5)										
Not Tahoe	\$51	-	\$215	-	\$26	\$115	-	\$407		
Tahoe	\$51	-	\$215	-	-	\$115	-	\$381		
SIGN PERMIT INSPECTION - (Permanent or Temporary)	To Be Determined									
SPECIAL USE PERMIT										
Residential										
Not Tahoe	\$1,162	\$200	\$65	-	\$203	\$383	\$162	\$2,175		
Tahoe	\$1,162	\$200	\$65	-	-	\$383	\$162	\$1,972		
With Environmental Impact Statement	\$1,162	-	-	-	-	-	-	\$1,162		
Commercial, Industrial, Civic										
Minor (See Note 7)	\$2,165	\$200	\$130	-	\$203	\$383	\$162	\$3,243		
Major (See Note 7)	\$2,165	\$200	\$520	-	\$203	\$383	\$162	\$3,633		
Tahoe Minor (See Note 7)	\$2,165	\$200	\$130	-	-	\$383	\$162	\$3,040		
Tahoe Major (See Note 7)	\$2,165	\$200	\$520	-	-	\$383	\$162	\$3,430		
With Environmental Impact Statement	\$2,240	-	-	-	-	-	-	\$2,240		
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER (See Note 5)										
No System	\$803	\$200	\$345	-	\$68	\$1,208	\$303	\$2,927		
1 System (Sewer)	\$803	\$200	\$345	-	\$153	\$517	\$303	\$2,321		
1 System (Water)	\$803	\$200	\$345	-	\$153	\$1,208	\$303	\$3,012		
2 Systems	\$803	\$200	\$345	-	\$203	\$517	\$303	\$2,371		
Tahoe (Sewer)	\$803	\$200	\$345	-	-	\$517	\$303	\$2,168		
Sun Valley (No WC Utilities)	\$803	\$200	\$345	-	\$51	\$517	\$303	\$2,219		
TENTATIVE SUBDIVISION MAP (See Notes 5 & 6)										
No System	\$2,422	\$200	\$1,299	\$129	-	\$1,586	\$265	\$5,901		
1 System (Sewer)	\$2,422	\$200	\$1,299	\$129	\$2,039	\$584	\$265	\$6,938		
1 System (No Sewer)	\$2,422	\$200	\$1,299	\$129	\$1,019	\$1,586	\$265	\$6,920		
2 Systems	\$2,422	\$200	\$1,299	\$129	\$3,059	\$584	\$265	\$7,968		
Tahoe (Sewer)	\$2,422	\$200	\$1,299	\$129	-	\$584	\$265	\$4,899		
With Hillside Ordinance - ADD	\$2,422	-	-	-	-	-	-	\$2,422		
With Significant Hydrologic Resource - ADD	\$2,422	-	-	-	-	-	-	\$2,422		
With Common Open Space - ADD	\$2,422	-	-	-	-	-	-	\$2,422		

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES	
	Planning							Health District	
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	VECTOR	TOTAL
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE									
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL									
Not Tahoe	\$1,060	\$200	\$65	-	\$26	\$115	\$213	\$1,679	
Tahoe	\$1,060	\$200	\$65	-	-	\$115	\$213	\$1,653	

See Note 4

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only.

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: The Engineering Department will require a separate check for technical map fee. Please check with Engineering for the current fee amount.

NOTE 6: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 7: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.