

Parcel Map Application

Peavine Investors, LLC

ORIGINAL

PREPARED FOR

Peavine Investors, LLC
9432 Double R Blvd
Reno, NV 89521

Submitted to Washoe County
October 8, 2021

Prepared By



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Tentative Parcel Map

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

Development Application Submittal Requirements

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

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

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

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

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

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

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

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



Professional Land Surveyor

Washoe County Development Application

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

| | | | |
|---|-----------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: Parcel Map for Peavine Investors, LLC | | | |
| Project Description: A merger and re-subdivision of the parcel described in doc no 5178984 and the parcels described under the headings "property 1" and "property 3" in doc. No. 4874358 | | | |
| Project Address: n/a | | | |
| Project Area (acres or square feet): 44.05 +/- Acres | | | |
| Project Location (with point of reference to major cross streets AND area locator): Located south of the Red Rock Road/US 395 Interchange in the North Valleys | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| See attached | | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: Peavine Investors LLC | | Name: Wood Rodgers/Jeff Brooke | |
| Address: 9432 Double R Blvd | | Address: 1361 Corporate Blvd | |
| Reno, NV | Zip: 89521 | Reno, NV | Zip: 89502 |
| Phone: 775-786-4800 | Fax: | Phone: 775-823-4068 | Fax: |
| Email: teresaemaloney@gmail.com | | Email: jbrooke@woodrodgers.com | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: Teresa Maloney | | Contact Person: Jeff Brooke | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Panattoni Development | | Name: Wood Rodgers/Stacie Huggins | |
| Address: 980 Sandhill Road #100 | | Address: 1361 Corporate Blvd | |
| Reno, NV | Zip: 89521 | Reno, NV | Zip: 89502 |
| Phone: 775-327-6280 | Fax: | Phone: 775-823-4068 | Fax: |
| Email: ldeller@panattoni.com | | Email: shuggins@woodrodgers.com | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: Lindy Deller | | Contact Person: Stacie Huggins | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

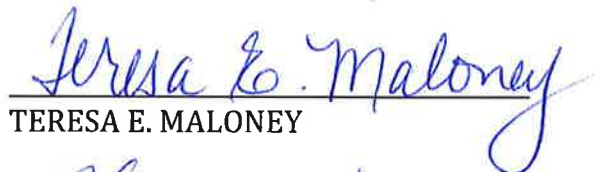
RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:



JOHN ECHEVERRIA

MICHAEL A. ECHEVERRIA



TERESA E. MALONEY



M. CRISTINA WELMERINK

**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

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RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:

JOHN ECHEVERRIA



MICHAEL A. ECHEVERRIA

TERESA E. MALONEY

M. CRISTINA WELMERINK

TPM

Property Owner Affidavit

Applicant Name: PDC Reno/LV/PHX LPIV 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, TERESA MALONEY
(please print name)

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

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

Assessor Parcel Number(s): APN 081-031-27 and APN 081-031-50

Printed Name TERESA MALONEY

Signed Teresa Maloney

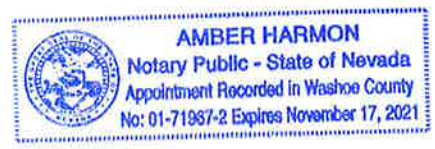
Address 9432 DOUBLE R BLVD.
RENO, NV 89521

Subscribed and sworn to before me this 7th day of October, 2021.

(Notary Stamp)

Amber Harmon
Notary Public in and for said county and state

My commission expires: 11-17-21



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

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

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

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

Located South of the Red Rock Road/US 395 interchange in North Valleys

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| See Attached | | |
| | | |

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

Vacant Land

3. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|------------|----------|----------|----------|
| Proposed Minimum Lot Area | 20,810 S.F | 3.20 AC | 40.68 AC | 2.69 AC |
| Proposed Minimum Lot Width | 50 ft | 60 ft | 50 ft | 60 ft |

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

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------|------------------|---------------|----------------|---------------|
| Proposed Zoning Area | 20,810 S.F (HDR) | 3.20 AC (PSP) | 5.6 AC (PSP) | 2.69 AC (PSP) |
| Proposed Zoning Area | | | 35.08 AC (HDR) | |

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

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

6. Utilities:

| | |
|---------------------------------|------|
| a. Sewer Service | None |
| b. Electrical Service/Generator | None |
| c. Water Service | None |

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

- a. Water System Type:

| | | |
|---|-----------|-----|
| <input type="checkbox"/> Individual wells | N/A | |
| <input type="checkbox"/> Private water | Provider: | N/A |
| <input type="checkbox"/> Public water | Provider: | N/A |

| Assessor's Parcel No | Parcel Acreage | Land Use Designation |
|---------------------------------|---------------------------|---------------------------------|
| 081-031-27 | 13.079 | 120 |
| 081-031-28 | 5.39 | 120 |
| 081-031-29 | 2.00 | 120 |
| 081-031-30 | 2.94 | 120 |
| 081-031-31 | 0.36 | 120 |
| 081-031-32 | 6.30 | 120 |
| 081-031-33 | 2.00 | 120 |
| 081-031-34 | 1.72 | 120 |
| 081-031-35 | 0.83 | 170 |
| 081-031-50 | 9.43 | 170 |
| Total Acreage | 44.05 | |

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 type="checkbox"/> No |
|------------------------------|-----------------------------|

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

a. Sewage System Type:

| | |
|--|----------------|
| <input type="checkbox"/> Individual septic | None |
| <input type="checkbox"/> Public system | Provider: None |

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 type="checkbox"/> No |
|------------------------------|-----------------------------|

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

| | | | |
|--------------------|------|--------------------|--|
| a. Permit # | None | acre-feet per year | |
| b. Certificate # | None | acre-feet per year | |
| c. Surface Claim # | None | acre-feet per year | |
| d. Other, # | None | acre-feet per year | |

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

| |
|-----|
| N/A |
|-----|

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

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

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

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

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

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

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

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

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

| |
|----|
| No |
|----|

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

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

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

| |
|-----|
| N/A |
|-----|

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

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

Grading

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

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

| |
|-----|
| N/A |
|-----|

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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

N/A

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?

N/A

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

| |
|-----|
| N/A |
|-----|

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

| |
|-----|
| N/A |
|-----|

28. Surveyor:

| | |
|--------------|-------------------------------------|
| Name | Jeff Brooke/Wood Rodgers |
| Address | 1361 Corporate Blvd. Reno, NV 89502 |
| Phone | 775-823-4068 |
| Cell | |
| E-mail | jbrooke@woodrogers.com |
| Fax | |
| Nevada PLS # | 8658 |

Washoe County Treasurer
 P.O. Box 30039 Reno, NV 89520-3039
 ph. (775) 328-2510 fax. (775) 328-0900
 Email tax@washocounty.gov

Washoe County Treasurer
 Tammi Davis

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| Collection Cart | Items | Total | Checkout | View |
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Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 08103127 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
 PEAVINE INVESTORS LLC
 9432 DOUBLE R BLVD
 RENO, NV 89521

SITUS:
 10408 TRAIL DR

Taxing District
 4000

Geo CD:

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

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|----------|------------|--------------|----------|-------------|
| 2021 | \$788.97 | \$788.97 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$740.53 | \$740.53 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$705.14 | \$705.14 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$672.84 | \$672.84 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$645.72 | \$645.72 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer

- **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 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



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@washocounty.gov

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

Washoe County Treasurer
Tammi Davis

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

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| Collection Cart | Items | Total |
| | 0 | \$0.00 |

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| Washoe County Parcel Information | | |
|----------------------------------|--------|----------------------|
| Parcel ID | Status | Last Update |
| 08103128 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
PEAVINE INVESTORS LLC
9432 DOUBLE R BLVD
RENO, NV 89521

SITUS:
317 LENCO AVE
WCTY NV

Taxing District: 4000 **Geo CD:**

| Tax Bill (Click on desired tax year for due dates and further details) | | | | | |
|--|----------|------------|--------------|----------|-------------|
| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
| 2021 | \$588.55 | \$588.55 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$551.99 | \$551.99 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$525.58 | \$525.58 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$501.51 | \$501.51 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$481.30 | \$481.30 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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- 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 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@washocounty.gov

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

Washoe County Treasurer
Tammil Davis

Washoe County Treasurer
P.O. Box 30039 Reno, NV 89520-3039
Tel: (775) 228-1100 Fax: (775) 228-1109
Email: tax@washoe-county.gov

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|--|----------------|--|
| Parcel ID | Status | Last Update |
| 08103129 | Active | 10/5/2021 1:38:37 AM |
| Current Owner: PEAVINE INVESTORS LLC 9432 DOUBLE R BLVD RENO, NV 89521 | | SITUS: 207 LENCO AVE WASHOE COUNTY NV |
| Taxing District 4000 | Geo CD: | |

| Tax Bill (Click on desired tax year for due dates and further details) | | | | | |
|--|----------|------------|--------------|----------|---------------|
| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
| 2021 | \$295.24 | \$295.24 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$276.07 | \$276.07 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$262.80 | \$262.80 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$250.76 | \$250.76 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$240.65 | \$240.65 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer

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- 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 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](#)

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

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039 Reno, NV 89520-3039
Ph: (775) 328-2510 Fax: (775) 328-2509
Email: tax@washoeaccount.gov

Account Detail

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| CollectionCart | | |
|-----------------|-------|--------|
| Collection Cart | Items | Total |
| Collection Cart | 0 | \$0.00 |

[Checkout](#) | [View](#)

Pay Online

| Washoe County Parcel Information | | |
|----------------------------------|--------|----------------------|
| Parcel ID | Status | Last Update |
| 08103130 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
PEAVINE INVESTORS LLC
9432 DOUBLE R BLVD
RENO, NV 89521

SITUS:
204 LENCO AVE
WCTY NV

Taxing District 4000 **Geo CD:**

| Tax Bill (Click on desired tax year for due dates and further details) | | | | | |
|--|----------|------------|--------------|----------|-------------|
| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
| 2021 | \$295.24 | \$295.24 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$276.07 | \$276.07 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$262.80 | \$262.80 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$250.76 | \$250.76 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$240.65 | \$240.65 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer





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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](#)
-  [Specialty Account District](#)
-  [Installment Date Information](#)
-  [Assessment Information](#)

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Washoe County Treasurer
 P.O. Box 30039 Reno, NV 89520-3039
 Tel: (775) 328-2510 Fax: (775) 328-2509
 Email: tax@washocounty.gov

Washoe County Treasurer
 Tammi Davis

Account Detail

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| CollectionCart | | |
|-----------------|-------|--------|
| Collection Cart | Items | Total |
| | 0 | \$0.00 |

[Checkout](#) [View](#)

Pay Online

| Washoe County Parcel Information | | |
|----------------------------------|--------|----------------------|
| Parcel ID | Status | Last Update |
| 08103131 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
 PEAVINE INVESTORS LLC
 9432 DOUBLE R BLVD
 RENO, NV 89521

SITUS:
 202 LENCO AVE
 WCTY NV

Taxing District:
 4000

Geo CD:

| Tax Bill (Click on desired tax year for due dates and further details) | | | | | |
|--|----------|------------|--------------|----------|-------------|
| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
| 2021 | \$295.24 | \$295.24 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$276.07 | \$276.07 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$262.80 | \$262.80 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$250.76 | \$250.76 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$240.65 | \$240.65 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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 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](#)
- [Installation Date Information](#)
- [Assessment Information](#)

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Washoe County Treasurer
 P.O. Box 30039 Reno, NV 89520-3039
 Phone: (775) 328-2510 Fax: (775) 328-2510
 Email: tax@washoe-county.gov

Washoe County Treasurer
 Tammi Davis

Account Detail

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| CollectionCart | | |
|-----------------|-------|--------|
| Collection Cart | Items | Total |
| Collection Cart | 0 | \$0.00 |

[Checkout](#) [View](#)

Pay Online

| Washoe County Parcel Information | | |
|----------------------------------|--------|----------------------|
| Parcel ID | Status | Last Update |
| 08103132 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
 PEAVINE INVESTORS LLC
 9432 DOUBLE R BLVD
 RENO, NV 89521

SITUS:
 200 SUSAN CT
 WCTY NV

Taxing District: 4000 **Geo CD:**

| Tax Bill (Click on desired tax year for due dates and further details) | | | | | |
|--|----------|------------|--------------|----------|-------------|
| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
| 2021 | \$588.55 | \$588.55 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$551.99 | \$551.99 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$525.58 | \$525.58 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$501.51 | \$501.51 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$481.30 | \$481.30 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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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 89512-2846

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

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Washoe County Treasurer
Tammi Davis

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

Account Detail

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CollectionCart

| Collection Cart | Items | Total | Checkout | View |
|-----------------|-------|--------|--------------------------|----------------------|
| | 0 | \$0.00 | | |

Pay Online

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 08103133 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
PEAVINE INVESTORS LLC

9432 DOUBLE R BLVD
RENO, NV 89521

SITUS:
10900 TRAIL DR
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

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

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|----------|------------|--------------|----------|-------------|
| 2021 | \$295.24 | \$295.24 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$276.07 | \$276.07 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$262.80 | \$262.80 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$250.76 | \$250.76 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$240.65 | \$240.65 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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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](#)

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Washoe County Treasurer
 100 Park Meadows, Reno, NV 89503-3039
 ph: (775) 328-2510 fax: (775) 328-2593
 Email: tax@washoecounty.gov

Washoe County Treasurer
 Tammi Davis

Account Detail

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CollectionCart

| | | | |
|-----------------|------------|-----------------|---|
| Collection Cart | Items 0 | Total \$0.00 | Checkout View |
|-----------------|------------|-----------------|---|

Pay Online

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 08103134 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
 PEAVINE INVESTORS LLC
 9432 DOUBLE R BLVD
 RENO, NV 89521

SITUS:
 201 COPPERFIELD DR
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

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

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|----------|------------|--------------|----------|-------------|
| 2021 | \$295.24 | \$295.24 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$276.07 | \$276.07 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$262.80 | \$262.80 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$250.76 | \$250.76 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$240.65 | \$240.65 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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 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

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- [Installment Date Information](#)
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Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
172, 305, 3029 Reno, NV 89520-3039
ph: (775) 724-2510 fax: (775) 728-2529
Email: tax@washoe-county.gov

Account Detail

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CollectionCart

| Collection Cart | Items | Total | Checkout | View |
|-----------------|-------|--------|--------------------------|----------------------|
| | 0 | \$0.00 | | |

Pay Online

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 08103135 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
PEAVINE INVESTORS LLC
9432 DOUBLE R BLVD
RENO, NV 89521

SITUS:
208 COPPERFIELD DR
WCTY NV

Taxing District
4000

Geo CD:

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

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|-------------|
| 2021 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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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

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

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Washoe County Treasurer
 P.O. Box 30039 Reno, NV 89520-3039
 Ph: (775) 724-2110 fax: (775) 798-0200
 Email: tax@washoecounty.gov

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

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CollectionCart

| Collection Cart | Items | Total | Checkout | View |
|-----------------|-------|--------|--------------------------|----------------------|
| | 0 | \$0.00 | | |

Pay Online

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 08103150 | Active | 10/5/2021 1:38:37 AM |

Current Owner:
 PEAVINE INVESTORS LLC
 9432 DOUBLE R BLVD
 RENO, NV 89521

SITUS:
 0 UNSPECIFIED
 WCTY NV

Taxing District
 4000

Geo CD:

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

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|-------------|
| 2021 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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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 89512-2445

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

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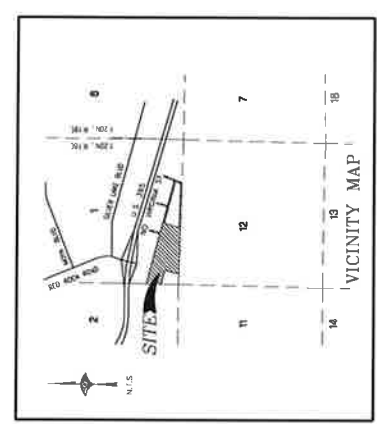
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

OWNER'S CERTIFICATE:
THIS IS TO CERTIFY THAT THE UNDERSIGNED, PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND DESCRIBED IN THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDING OF THIS CERTIFICATE. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS, AND THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS ARE HEREBY GRANTED THE RIGHT TO USE THE TRACT OF LAND DESCRIBED IN THIS PLAT FOR THE PURPOSES OF THE PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS.

NOTARY CERTIFICATE:
STATE OF NEVADA }
COUNTY OF WASHOE } 53
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ OF MANAGER OF PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

TITLE COMPANY CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY OWNS AN INTEREST IN THE LANDS DESCRIBED HEREON AND THAT THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS, AND THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS ARE HEREBY GRANTED THE RIGHT TO USE THE TRACT OF LAND DESCRIBED IN THIS PLAT FOR THE PURPOSES OF THE PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS.

TAX CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID TO THE NEVADA COUNTY TREASURER AND THAT THE LAND IS CURRENTLY BEING USED FOR AGRICULTURAL USE AND IS ELIGIBLE FOR AGRICULTURAL USE AS SHOWN ON THE MAP.



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE:
THIS IS TO CERTIFY THAT THE UNDERSIGNED, PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND DESCRIBED IN THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDING OF THIS CERTIFICATE. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS, AND THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS ARE HEREBY GRANTED THE RIGHT TO USE THE TRACT OF LAND DESCRIBED IN THIS PLAT FOR THE PURPOSES OF THE PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS.

OWNER'S CERTIFICATE:
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NOTARY CERTIFICATE:
STATE OF NEVADA }
COUNTY OF WASHOE } 53
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ OF MANAGER OF PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

TITLE COMPANY CERTIFICATE:
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TAX CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID TO THE NEVADA COUNTY TREASURER AND THAT THE LAND IS CURRENTLY BEING USED FOR AGRICULTURAL USE AND IS ELIGIBLE FOR AGRICULTURAL USE AS SHOWN ON THE MAP.

DISTRICT BOARD OF HEALTH CERTIFICATE:
THE DISTRICT BOARD OF HEALTH HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE OF THE PLAT. THE BOARD OF HEALTH HAS NO OBJECTION TO THE PLAT AND HAS GRANTED ITS APPROVAL OF THE PLAT. THE BOARD OF HEALTH HAS NO OBJECTION TO THE PLAT AND HAS GRANTED ITS APPROVAL OF THE PLAT.

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:
THE FINAL PLAT MAP, SCALE NO. 2022-001, MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODES AND IS IN ACCORDANCE WITH THE ZONING MAP AND ITS CONDITIONS, WHICH ARE ADOPTED BY THE BOARD OF PLANNING AND DEVELOPMENT. THE BOARD OF PLANNING AND DEVELOPMENT HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE OF THE PLAT. THE BOARD OF PLANNING AND DEVELOPMENT HAS NO OBJECTION TO THE PLAT AND HAS GRANTED ITS APPROVAL OF THE PLAT.

COUNTY SURVEYOR'S CERTIFICATE:
I, JERRY F. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE REQUEST OF PEAVINE INVESTORS, LLC. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEVADA SURVEYING ACT AND THE SURVEYING REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEVADA SURVEYING ACT AND THE SURVEYING REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEVADA SURVEYING ACT AND THE SURVEYING REGULATIONS.

SURVEYOR'S CERTIFICATE:
I, JERRY F. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE REQUEST OF PEAVINE INVESTORS, LLC. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEVADA SURVEYING ACT AND THE SURVEYING REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEVADA SURVEYING ACT AND THE SURVEYING REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEVADA SURVEYING ACT AND THE SURVEYING REGULATIONS.

UTILITY COMPANIES' CERTIFICATE:
THIS IS TO CERTIFY THAT THE UNDERSIGNED, PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND DESCRIBED IN THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDING OF THIS CERTIFICATE. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS, AND THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS ARE HEREBY GRANTED THE RIGHT TO USE THE TRACT OF LAND DESCRIBED IN THIS PLAT FOR THE PURPOSES OF THE PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS.

OWNER'S CERTIFICATE:
THIS IS TO CERTIFY THAT THE UNDERSIGNED, PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND DESCRIBED IN THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDING OF THIS CERTIFICATE. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS, AND THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS ARE HEREBY GRANTED THE RIGHT TO USE THE TRACT OF LAND DESCRIBED IN THIS PLAT FOR THE PURPOSES OF THE PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS.

NOTARY CERTIFICATE:
STATE OF NEVADA }
COUNTY OF WASHOE } 53
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ OF MANAGER OF PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

TITLE COMPANY CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY OWNS AN INTEREST IN THE LANDS DESCRIBED HEREON AND THAT THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS, AND THE NEVADA PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS ARE HEREBY GRANTED THE RIGHT TO USE THE TRACT OF LAND DESCRIBED IN THIS PLAT FOR THE PURPOSES OF THE PUBLIC UTILITIES COMMISSION AND ITS SUCCESSORS AND AGENTS.

TAX CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID TO THE NEVADA COUNTY TREASURER AND THAT THE LAND IS CURRENTLY BEING USED FOR AGRICULTURAL USE AND IS ELIGIBLE FOR AGRICULTURAL USE AS SHOWN ON THE MAP.

PARCEL MAP FOR PEAVINE INVESTORS, LLC
PEAVINE INVESTORS, LLC
1000 ROAD, WASHOE COUNTY, NEVADA
PROPERTY 1 AND PROPERTY 2 IN DOC. NO. 2022-001
RECORDED IN THE PUBLIC RECORDS OF WASHOE COUNTY, NEVADA
BY THE DISTRICT CLERK OF WASHOE COUNTY, NEVADA
ON _____, 2022

WASHOE COUNTY
COUNTY RECORDER
BY: _____
DATE: _____

WASHOE COUNTY
COUNTY RECORDER
BY: _____
DATE: _____

WASHOE COUNTY
COUNTY RECORDER
BY: _____
DATE: _____

