



Parcel Map Review Committee Staff Report

Meeting Date: October 13, 2022

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM22-0014 (Sparks Mustang PM)

BRIEF SUMMARY OF REQUEST: Merger of seven parcels into a single parcel of land.

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 merging seven parcels into a single 36.57-acre parcel.

Applicant / Owner: Sparks Mustang, LLC
Location: 11998 Interstate 80 East
APN: 084-090-12, 084-090-13, 084-090-16, 084-090-05, 084-090-04, 084-090-03, 084-060-32
Parcel Size: 36.57 Acres
Master Plan: Industrial (I)
Regulatory Zone: Industrial (I)
Area Plan: Truckee Canyon Area Plan
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 4 – Commissioner Hartung



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0014 for Sparks Mustang, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

(Motion with Findings on Page 8)

Staff Report Contents

Parcel Map.....3
Site Plan4
Tentative Parcel Map Evaluation.....5
Development Information5
Truckee Canyon Area Plan Modifiers.....5
Area Plan Evaluation.....6
Reviewing Agencies.....6
Recommendation.....8
Motion.....8
Appeal Process.....9

Exhibits Contents

Conditions of Approval.....Exhibit A
Agency Comments.....Exhibit B
Project Application Exhibit C

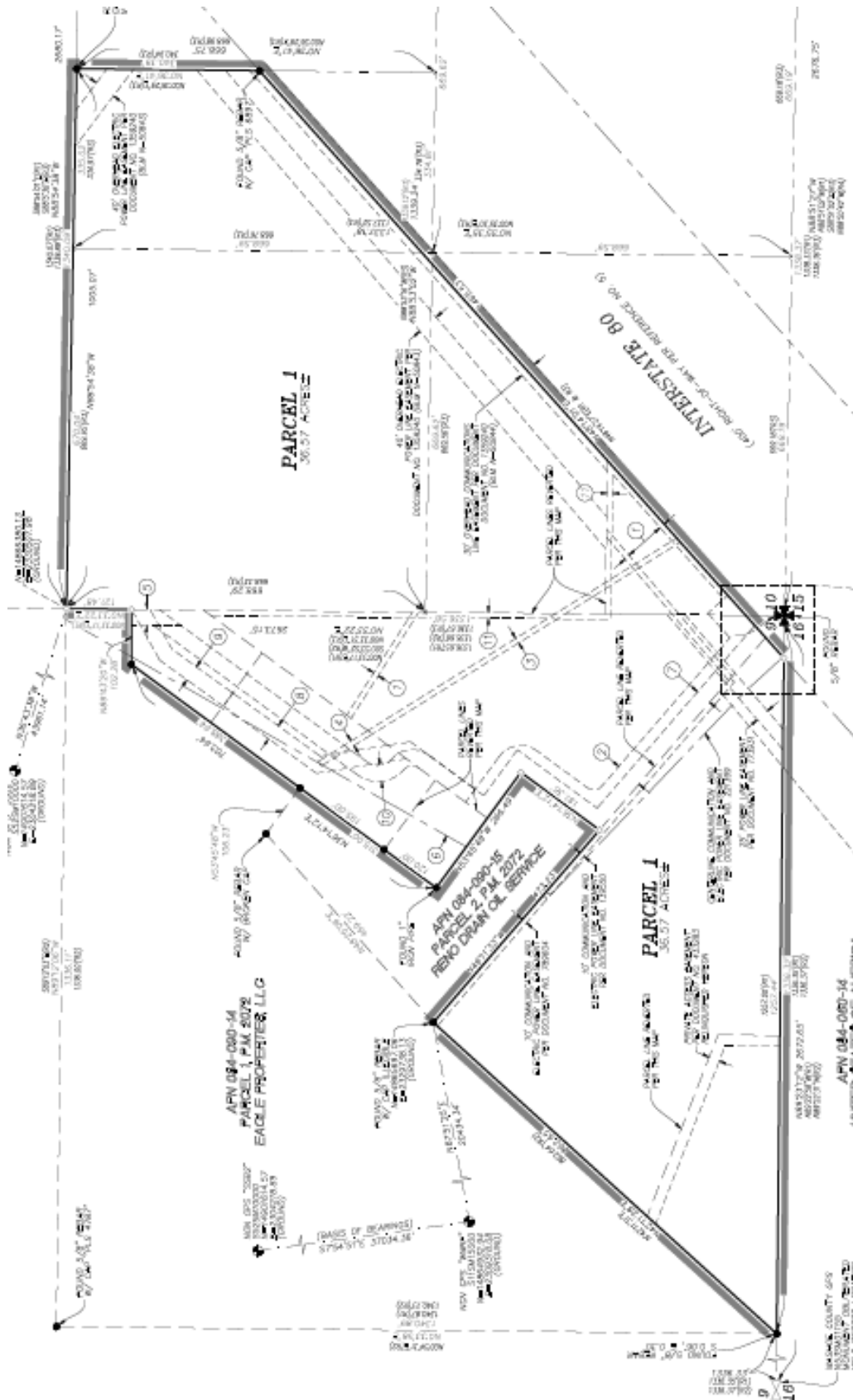
Parcel Map

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 WTPM22-0014 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Truckee Canyon
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	Industrial (I)
Maximum Lot Potential	159 Lots
Number of Lots on Parcel Map	1 Lot
Minimum Lot Size Required	10,000 Square Feet
Minimum Lot Size on Parcel Map	36.57 Acres
Minimum Lot Width Required	100 Feet
Minimum Lot Width on Parcel Map	490 Feet
Development Suitability Map	Most Suitable for Development.
Hydrographic Basin	Tracy Segment

The tentative parcel map meets all minimum requirements for the Industrial (I) regulatory zone.

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

Development Information The subject parcels were originally created through a deed and not as an official parcel map through Washoe County. Although, this is technically a reversion to acreage, the applicant requested to go through the parcel map review process due to discrepancies in state law language. NRS 278.490, "Reversions to Acreage", specifically refers to existing maps in the reversion to acreage requirements. Since these parcels were created through deed and not the parcel map process, the applicant felt that NRS 278.4925 "Mergers and Subdivision" requirements were most suitable to the parcels in question since it does not specify that the parcels were created as a parcel map.

There are currently several structures on site related to the existing business operations. The required setbacks for the Industrial (I) regulatory zone are 15 ft from the front and rear yard property lines and 10 ft from the side yard property lines. The existing structures meet these setbacks.

Truckee Canyon Area Plan Modifiers

The subject parcel is located within the Truckee Canyon Area Plan. The following is the pertinent policy from the Area Plan:

Section 110.222.05 Buffers. A minimum twenty-five (25) foot open space/scenic buffer shall be provided on parcels along all arterial rights-of-way, and the I-80 right-of-way, measured in from the street edge property line. No fences, walls, or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

Staff Comment: The applicant will be required to adhere to the standards outlined in WCC Section 110.222.05.

Area Plan and Specific Plan Evaluation

The subject parcel is located within the Truckee Canyon Area Plan. The Truckee Canyon 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 provided the specific policies that are pertinent to the application. Aside from the Area Plan Modifiers listed above, there are no additional policies outlines in the Truckee Canyon Area Plan pertinent to the creation of the proposed parcel map. The tentative parcel map will be conditioned to meet the Water Quality Report required per WCC Section 110.222.10 (d).

Relevant Specific Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
TC.1.1	A minimum 25-foot buffer provided between all property lines and rights-of-way along all arterial streets.	Yes	Yes
TC.1.3.1	Proposed developments shall be reviewed to ensure the view from Interstate 80 is preserved.	Yes	Yes

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
Environmental	X			
NDF - Endangered	X			
NDOT (Transportation)	X			
NDOw (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Land Development	X			
Washoe County Planning & Building	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X	X		
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X	X	Timber Weiss, tweiss@ashoecounty.gov
WCHD EMS	X			
WCHD Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Airport Authority				
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			
AT&T	X	X		
NV Energy	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: Water service will be provided by both TMWA service and individual wells on site. Washoe County Engineering and Washoe County Water Resources have reviewed the permit and provide conditions to address availability of water.

- (iii) The availability and accessibility of utilities.

Staff Comment: The existing lots and proposed merged lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcels. NV Energy will provide electric service and septic systems will be required for each lot.

- (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 merge seven existing lots into 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 Truckee Canyon Planning Area.

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

Staff Comment: The proposed merger of land will be in conformity with the existing Industrial (I) regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.

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

Staff Comment: The proposed merger of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property. The application 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 merger of land does not require the addition of a new streets to service the resulting parcel.

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

Staff Comment: The subject parcel is designated as being “Unconstrained” the Truckee Canyon Development Constraints/Suitability map. The resulting parcel will have buildable space.

- (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 WTPM22-0014 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 WTPM22-0014 for Sparks Mustang, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
 - (iii) The availability and accessibility of utilities.
 - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 - (v) Conformity with the zoning ordinances and master plan.

- (vi) General conformity with the governing body’s master plan of streets and highways.
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) Recreation and trail easements.

Appeal Process

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

Applicant: IRG-Rex Massey
rmassey@irgra.com

Property Owner: Sparks Mustang, LLC
11111 Santa Monica Blvd., Ste 800
Los Angeles, CA 90025

Representatives: Christy Corporation
bigrigg@christynv.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0014

The tentative parcel map approved under Parcel Map Case Number WTPM22-0014 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on October 13, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

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, 775.328.3612, 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. WTPM22-0014 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 278.475.

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 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.
- g. 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 within the period specified by the approved development agreement. 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.

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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor's Certificate.
- c. All boundary corners must be set.
- d. Add a Security Interest Holder's Certificate to the map if applicable.
- e. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
- f. 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

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

Contact Name – James English, 775.328.2610, jenglish@washoecounty.gov

- a) The application states that there are individual wells and TMWA service. Please identify all existing wells on the site and the location of TMWA services. Any existing wells must be identified for their use and what they serve. All infrastructure may require easements.
- b) Identify any well serving any portion of the site that is commercial, and provide documentation from NDEP, Bureau of Safe Drinking Water that the site is not required to be a permitted public water system.
- c) Identify all existing septic systems and provide the approval for all existing septic systems from NDEP, Bureau of Water Pollution Control for the entire site.

Truckee Meadows Fire Protection District

4. 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

- 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/>

Washoe County Water Management Coordinator

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

**Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626,
tweiss@washoecounty.gov**

- a. If TMWA is to serve the proposed parcel, the Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

Please provide a copy of the approved Affidavit of Relinquishment for Domestic Wells prior to tweiss@washoecounty.gov prior to the approval of this tentative parcel map.

*** End of Conditions ***

From: [GORDON, BRYSON](#)
To: [Markey, Mitch](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: WTPM22-0014 (Sparks Mustang PM)
Date: Friday, August 12, 2022 2:26:21 PM

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

Hello Mitch,
AT&T has no adverse comments regarding this tentative parcel map.

Tentative Parcel Map Case Number WTPM22-0014 (Sparks Mustang PM)

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA ROW
Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com

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

August 26, 2022

Washoe County Community Services
Planning and Development Division

RE: Sparks Mustang PM; APN 084-090-03, 12, 13, 16, 05, 04 & 084-060-32
Tentative Parcel Map; WTPM22-0014

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 – Wesley Rubio - wrubio@washoecounty.us

- a) The application states that there are individual wells and TMWA service. Please identify all existing wells on the site and the location of TMWA services. Any existing wells must be identified for their use and what they serve. All infrastructure may require easements.
- b) Identify any well serving any portion of the site that is commercial, and provide documentation from NDEP, Bureau of Safe Drinking Water that the site is not required to be a permitted public water system.
- c) Identify all existing septic systems and provide the approval for all existing septic systems from NDEP, Bureau of Water Pollution Control for the entire site.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District

From: [Program, EMS](#)
To: [Markey, Mitch](#)
Cc: [Program, EMS](#)
Subject: FW: August Agency Review Memo I
Date: Friday, August 19, 2022 2:07:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[August Agency Review Memo I.pdf](#)

Good afternoon,

The EMS Program has reviewed the August Agency Review Memo I – Tentative Parcel Map Case Number WTPM22-0014 (Sparks Mustang PM) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.



PARCEL MAP REVIEW

DATE: September 2, 2022
TO: Mitch Markey, Planner - Department of Community Services
FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

**SUBJECT: Parcel Map for: SPARKS MUSTANG
Parcel Map Case No.: WTPM22-0014
APN: 084-060-32, 084-090-03, 04, 05, 12, 13 & 16
Review Date: 8/15/2022**

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Complete the Surveyor's Certificate.
3. All boundary corners must be set.
4. Add a Security Interest Holder's Certificate to the map if applicable.
5. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
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."



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

From: [Lemon, Brittany](#)
To: [Markey, Mitch](#)
Cc: [Way, Dale](#)
Subject: WTPM22-0014 (Sparks Mustang PM) Conditions of Approval
Date: Tuesday, August 23, 2022 8:18:33 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 | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 24, 2022

TO: Mitch Markey, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM22-0014 (Sparks Mustang PM)

Project description:

The applicant is proposing to approve a tentative parcel map merging APNs 084-090-12, 084-090-13, 084-090-16, 084-090-05, 084-090-04, 084-090-03, and 084-060-32. The resulting acreage for this merger will be approximately 36.25 acres.

Project located at 11998 Interstate 80 E., Sparks, APNs: 084-090-12, 084-090-13, 084-090-16, 084-090-05, 084-090-04, 084-090-03, 084-060-32.

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

Comments:

The application indicates that TMWA water service is provided to the site in addition to individual wells serving the site. Multiple water rights are located on site. There is not an increase in demand with the merging of these parcels. Recommend approval with the following condition.

Conditions:

If TMWA is to serve the proposed parcel, 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



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

any Building Permits. Please submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.



WWW.WASHOECOUNTY.US

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

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

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

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


Professional Land Surveyor

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Sparks Mustang LLC			
Project Description: combined parcels into one large parcel			
Project Address: 11970, 11950, 11940, 11972, 11994, 11998 Interstate 80 E & -0- Interstate 80			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Interstate 80 @ Exit 23			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-060-32	17.66	084-090-03/04	.074/1.477
084-090-05/12	.443/2.002	084-090-13/16	7.552/6.386
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: Sparks Mustang LLC		Name: Christy Corporation	
Address: 11111 Santa Monica Blvd Ste 800 Los Angeles CA Zip: 90025		Address: 1000 Kiley Parkway Sparks NV Zip: 89436	
Phone:	Fax:	Phone: 775-502-8552	Fax:
Email:		Email: bigrigg@christynv.com	
Cell:	Other:	Cell:	Other:
Contact Person: Rex Massey		Contact Person: Dan Bigrigg	
Applicant/Developer:		Other Persons to be Contacted:	
Name: IRG-Rex Massey		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: 303-659-4060x146	Fax:	Phone:	Fax:
Email: rmassey@irgra.com		Email:	
Cell: 775-772-6923	Other:	Cell:	Other:
Contact Person: Rex Massey		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: Sparks Mustang 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, JOHN A. MASE
(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): 084-060-32, 084-090-03, 04, 05, 12, 13 & 16

SPARKS MUSTANG, LLC

Printed Name JOHN A. MASE

CHIEF EXECUTIVE OFFICER

Signed [Signature]

Address 1111 SANTA MONICA BLVD # 910

LOS ANGELES CA 90025

Subscribed and sworn to before me this
5 day of July, 2022

(Notary Stamp)

Notary Public in and for said county and state

See Attached

My commission expires: _____

*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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 7/5/2022 before me, Rozita Ebrami
(insert name and title of the officer)

personally appeared John A. Mae
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

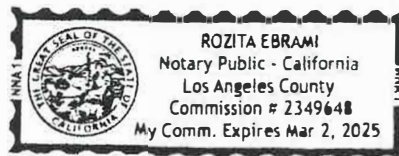
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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)?

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

Prior gravel site for Q&D-Now vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

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				
Proposed Zoning Area				

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	Septic
b. Electrical Service/Generator	NVE
c. Water Service	Well

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

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<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
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c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

<input checked="" 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
------------------------------	--

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

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

--

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

<input 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?

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

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?

Appr 450,000 cy of cut and 103,00 cy of fill.

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?

Exported crushed rock from existing site (formally Q&D crushing site) will be used for road base.

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?

Per SUP-WSUP21-0026

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?

Per landscaping as per WSUP21-0026, 2:1 Slope

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?

None

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?

None

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

None

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?

Area to be revegetated will include a native seed mix to the approval of the WSCD.

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

Per landscaping plans

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

Revegetation (as nessary) will include a WSCD approved seed mix.

28. Surveyor:

Name	Daniel Bigrigg
Address	1000 Kiley Parkway, Sparks NV 89436
Phone	775-502-8552x112
Cell	775-287-4107
E-mail	bigrigg@christynv.com
Fax	n/a
Nevada PLS #	19716

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:

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

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

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

Interstate 80 @ Exit 23

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
	See attached Washoe County Assessors Data Sheet	

3. Please describe:

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

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	36.57ac			
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	Private Commercial Septic
b. Electrical Service/Generator	NVE
c. Water Service	Well

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		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TWMA

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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 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 type="checkbox"/> No, it does not.
---	---

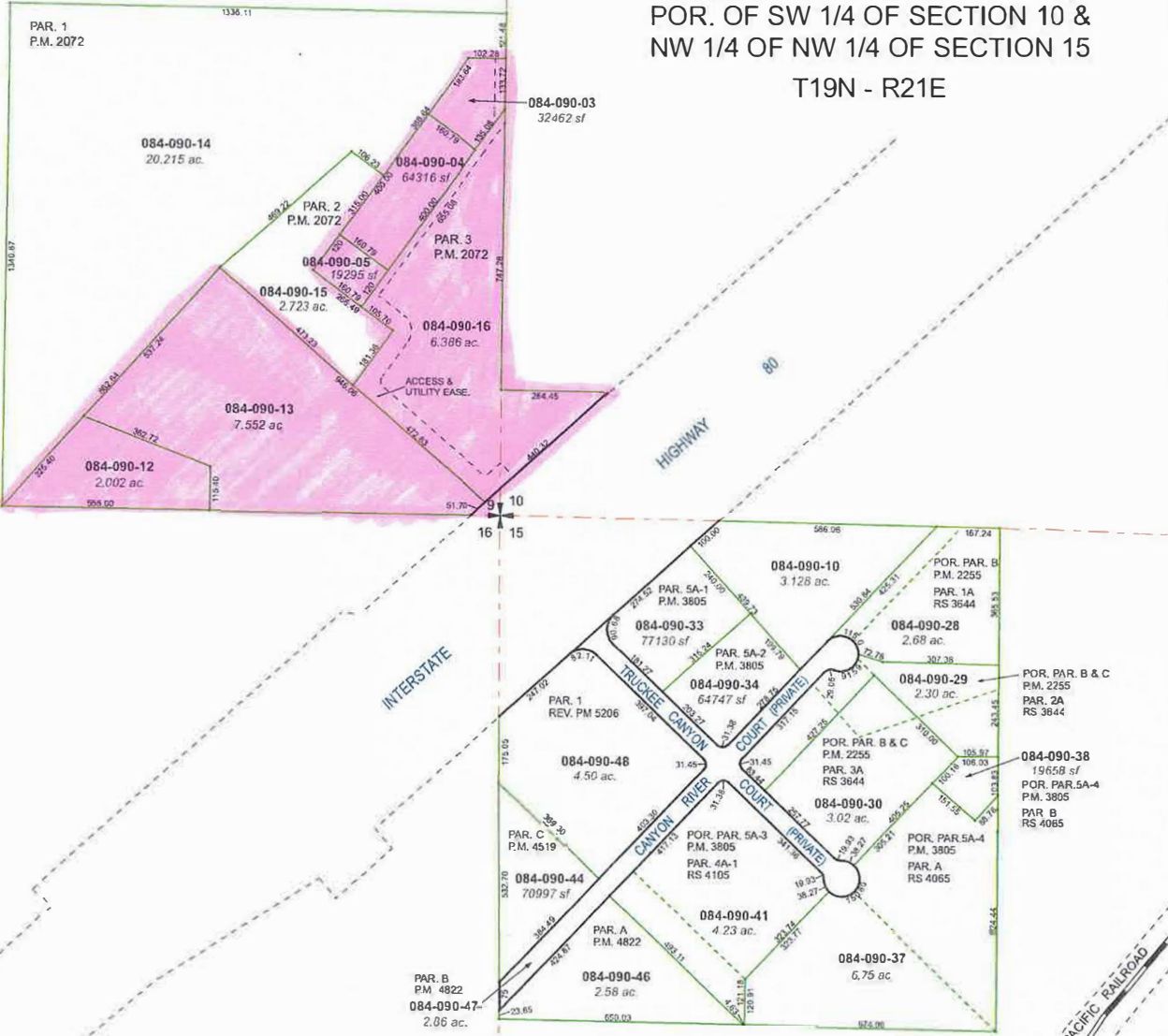
Explanation:

--

9. Surveyor:

Name	Daniel Bigrigg
Address	1000 Kiley Parkway, Sparks NV 89436
Phone	775-502-8552x112
Fax	n/a
Nevada PLS #	19716

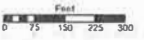
SE 1/4 OF SE 1/4 OF SECTION 9,
 POR. OF SW 1/4 OF SECTION 10 &
 NW 1/4 OF NW 1/4 OF SECTION 15
 T19N - R21E



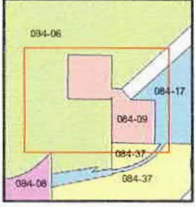
Assessor's Map Number
084-09

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 329-2231



1 inch = 300 feet



created by: **KSB 3/24/2016**

last updated:

area previously shown on map(s)

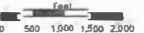
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

PORTION OF THE NORTH 1/2 OF T19N - R21E

Assessor's Map Number

084-06

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 1001 East Ninth Street, Building D
 Reno, Nevada 89512
 (775) 328-2231



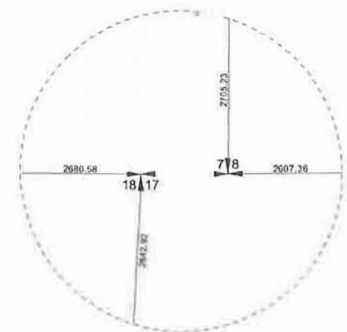
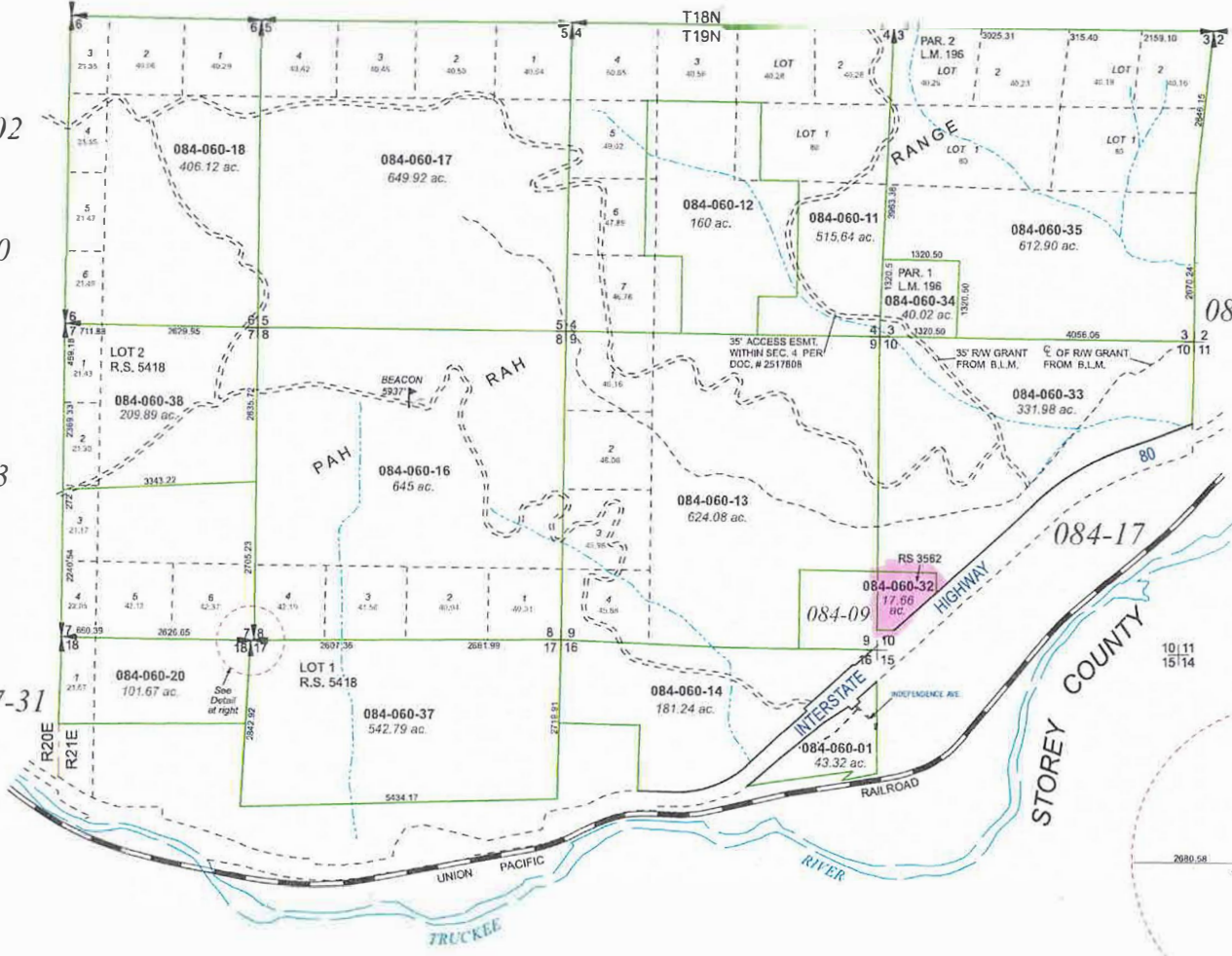
1 inch = 2,000 feet



created by: TWT 11/05/2009
 updated: CFB 7/11/12 KSB 9/08/20
 area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of this data delineated herein.

030-02
 037-30
 037-43
 037-31



DETAIL
 - NOT TO SCALE -

084-71
 084-10
 084-17
 10:11
 15:14

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SPARKS MUSTANG, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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. THE OWNER AND IT'S ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

SPARKS MUSTANG, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
ITS: _____
NAME/TITLE PRINTED _____

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, _____ AS _____ OF SPARKS MUSTANG, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 _____

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 _____

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.

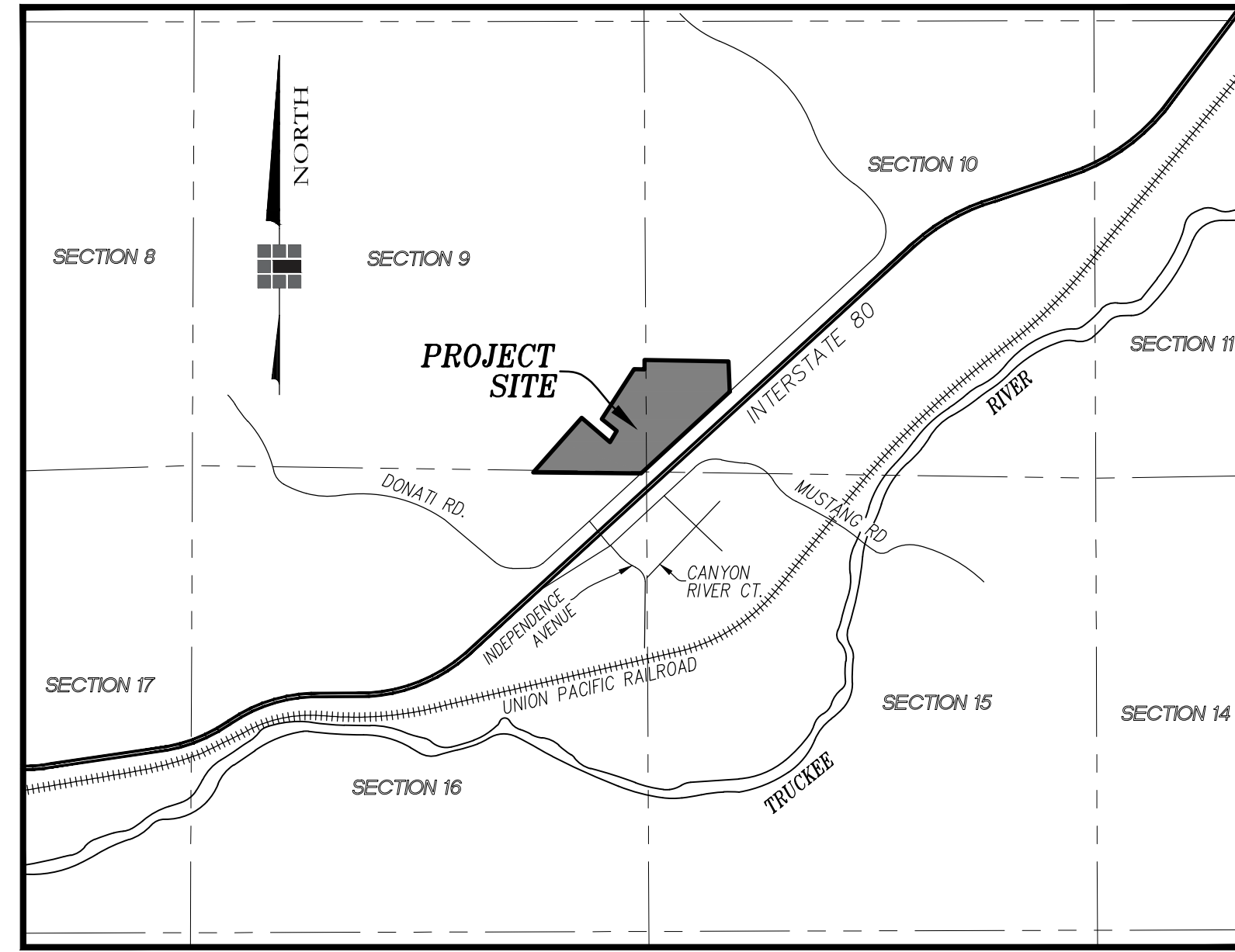
APN's: 084-060-32, 084-090-03, 04, 05, 12, 13 & 16
WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED, GRANTED OR TO REMAIN 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

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, _____ AS _____ OF SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY, 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 _____)

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, _____ AS _____ OF NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA, 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 _____)

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, _____ AS _____ OF CHARTER COMMUNICATIONS, 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 _____)

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, _____ AS _____ OF TRUCKEE MEADOWS WATER AUTHORITY, 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 _____)

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

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 PARCEL 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.

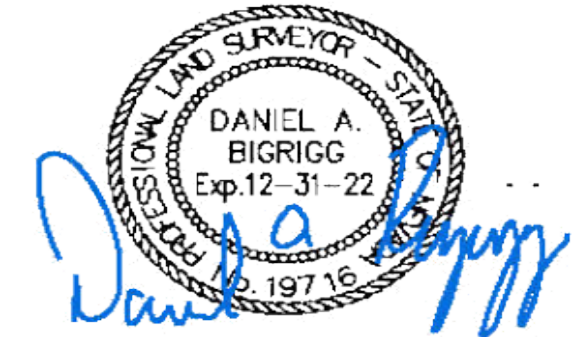
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____ DATE _____

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 HEREBY GRANTED 10' FEET IN WIDTH ADJACENT TO INTERSTATE 80 AND 5' FEET IN WIDTH ON ALL OTHER EXTERIOR BOUNDARY LINES.
- 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 ENTIRELY WITHIN FEMA UNSHADED ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) 32031C3069G AND 32031C3088G BOTH DATED MARCH 16, 2009.

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 SPARKS MUSTANG, LLC A DELAWARE LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 21 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

6/21/2022

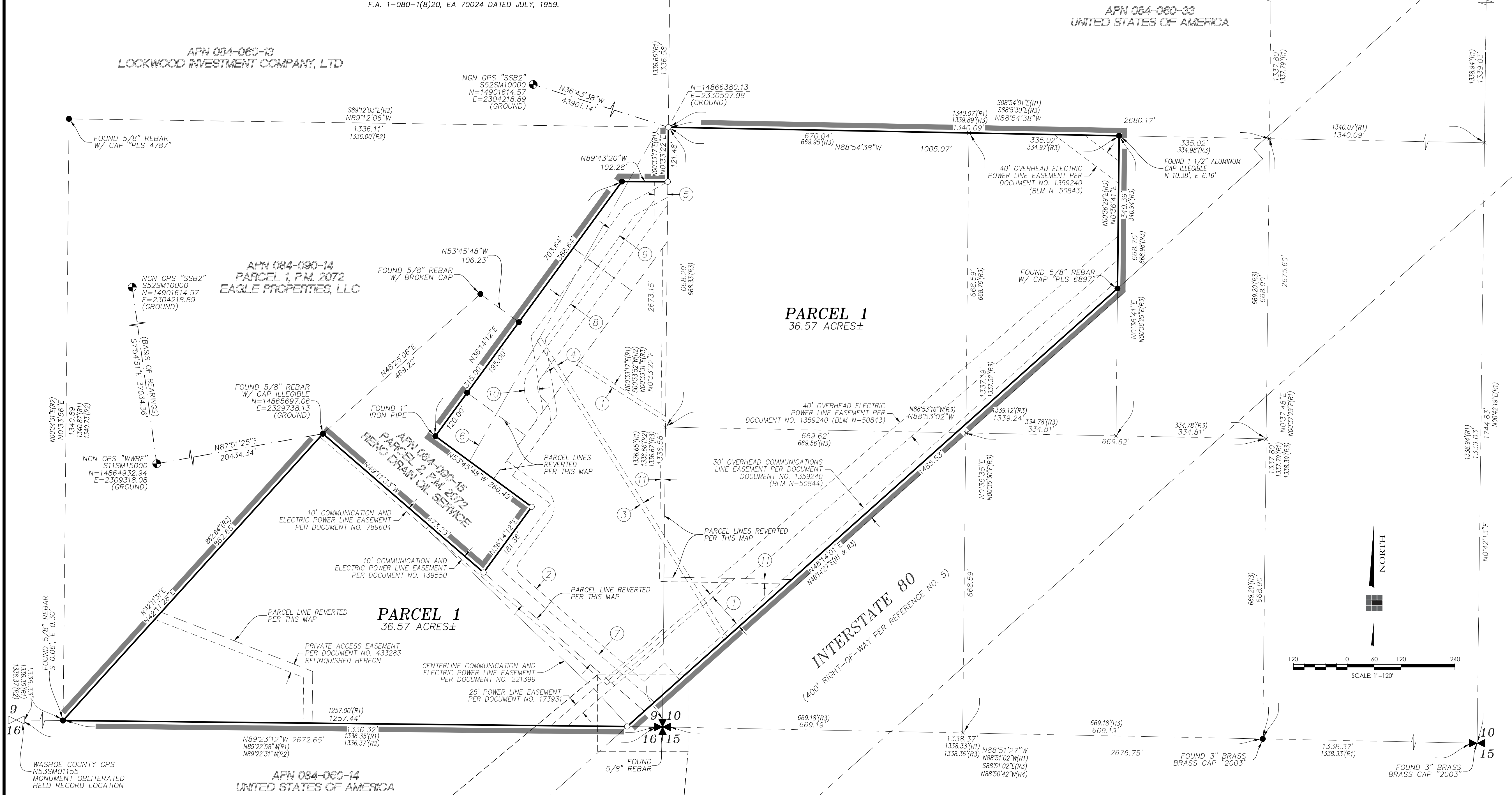
FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2022, AT _____ MINUTES PAST O'CLOCK, _____M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA	PARCEL MAP FOR SPARKS MUSTANG, LLC BEING A MERGER AND RE-SUBDIVISION OF PARCEL 3, P.M. 2072 AND PARCELS 1, 2, 3, 4, 5 & 6 PER GRANT BARGAIN AND SALE DEED DOCUMENT NO. 5156617 SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 9 & THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 21 EAST, M.D.M. WASHOE COUNTY NEVADA	SHEET 1 OF 2
COUNTY RECORDER BY: DEPUTY FEE: _____	CHRISTY CORPORATION 1000 Kiley Pkwy Sparks Nevada 89436 775.502.8552 christynv.com	

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 "RSTEAD"-N22SM01037 AND "WRRF"-S11SM15000 IS TAKEN AS SOUTH 52°15'19" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939.

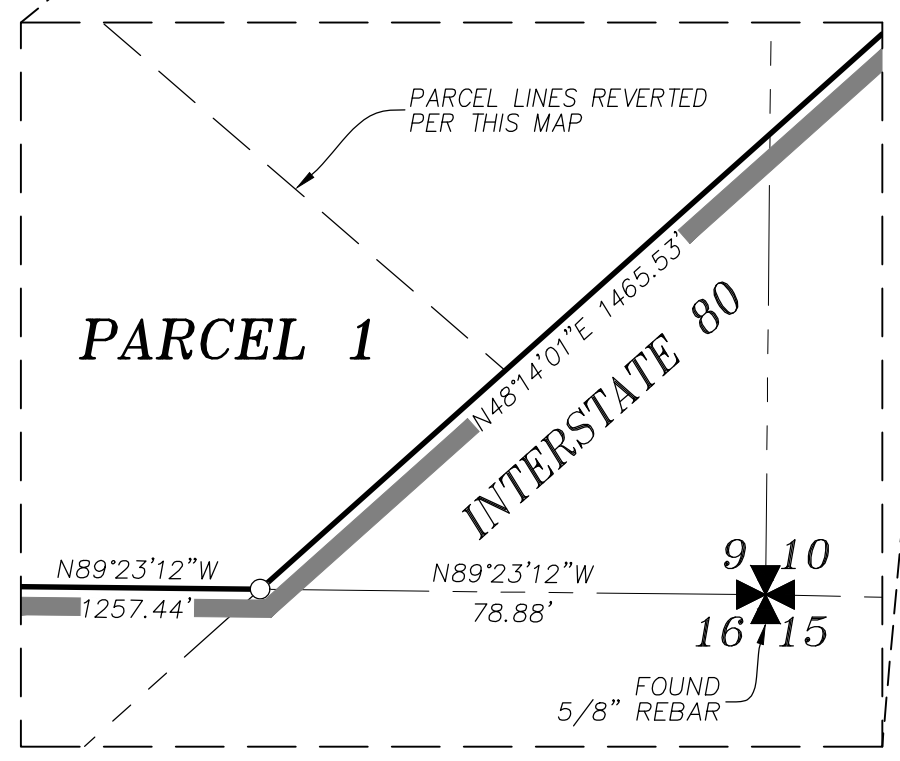
REFERENCES

- 1) PARCEL MAP NO. 2072, FILE NO. 1126846, 12/24/1986.
 - 2) RECORD OF SURVEY NO. 2012, FILE NO. 1267399, 8/17/1988.
 - 3) RECORD OF SURVEY NO. 3562, FILE NO. 2305818, 2/11/1998.
 - 4) RECORD OF SURVEY NO. 3644, FILE NO. 2366488, 7/30/1999.
- ALL ABOVE IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PROJECT ALIGNMENT AND MONUMENT OFFSET REPORT FOR "I-80W" 553+89.85 POT TO "I-80W" 2180+79.82 POT DATED 11/9/2016 AND RIGHT-OF-WAY PLANS FOR CONTROL SECTION W.A.-84 F.A. 1-080-1(8)20, EA 70024 DATED JULY, 1959.



EASEMENT TABLE

①	10' PUBLIC UTILITY EASEMENT PER P.M. 2072 TO REMAIN
②	ACCESS AND PUBLIC UTILITY EASEMENT PER P.M. 2072 TO REMAIN
③	10' COMMUNICATION AND POWER EASEMENT PER DOCUMENT NO. 348202 TO REMAIN
④	10' COMMUNICATION AND POWER EASEMENT PER DOCUMENT NO. 348201 TO REMAIN
⑤	30' PRIVATE ACCESS EASEMENT PER DOCUMENT NO. 289793 TO REMAIN
⑥	CENTERLINE COMMUNICATION AND POWER EASEMENT PER DOCUMENT NO. 221400 TO REMAIN
⑦	30' WATERLINE EASEMENT PER DOCUMENT NO. 4024457 TO REMAIN
⑧	30' WATERLINE EASEMENT PER DOCUMENT NO. 4024458 TO REMAIN
⑨	30' WATERLINE EASEMENT PER DOCUMENT NO. 4024459 TO REMAIN
⑩	PRIVATE ACCESS EASEMENT PER DOCUMENT NO. 3427699 TO REMAIN
⑪	10' PUBLIC UTILITY EASEMENT PER P.M. 2072 RELINQUISHED HEREON



LEGEND


- FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- × DIMENSION POINT—NOTHING FOUND OR SET
- ◆ 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
- RECORD DIMENSION WITH REFERENCE NO.
- SQUARE FEET
- RADIAL BEARING
- PROJECT BOUNDARY
- GRAPHIC BORDER
- ADJACENT PARCEL
- ADJACENT RIGHT OF WAY
- EASEMENT
- TIE
- PLSS LINES



6/21/2022

PARCEL MAP FOR
SPARKS MUSTANG, LLC

BEING A MERGER AND RE-SUBDIVISION OF
PARCEL 3, P.M. 2072 AND PARCELS 1, 2, 3, 4, 5 & 6 PER
GRANT BARGAIN AND SALE DEED DOCUMENT NO. 5156617
SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 9 &
THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 19 NORTH, RANGE 21 EAST, 10.D.M.
WASHOE COUNTY NEVADA



CHRISTY CORPORATION

1000 Kiley Pkwy | Sparks Nevada 89436

775.502.8552 christynv.com

SHEET	2
OF	2