

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Eagle Canyon Ranch			
Project Description:			
Project Address: Pyramid Way			
Project Area (acres or square feet): 70.34 Ac.			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs, west of State Route 445, north of Eagle Canyon Drive, south of West Calle de la Plata			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
532-020-19	70.34 Ac.		
Section(s)/Township/Range: Sections 22, 23, 26 and 27, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM13-002, BL15-013			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Eagle Canyon Investors, LLC		Name: C and M Engineering	
Address: 550 W. Plumb Lane, Suite B, #550 Reno, NV		Address: 5488 Reno Corporate Drive, Suite 200B Reno, NV	
Zip: 89509-3686		Zip: 89511	
Phone: 982-0132		Phone: 856-3312	
Fax: 336-0432		Fax:	
Email: jesse@hawcoproperties.com		Email: gfong@candmengineering.com	
Cell:		Cell:	
Other:		Other:	
Contact Person: Jesse Haw		Contact Person: George Fong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

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

Spanish Springs, 3000 feet west of Pyramid Way, 6000 feet north of Eagle Canyon Drive and Neighborhood Way intersection, 2000 feet south of West Calle de la Plata

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-020-19	Spanish Springs Area Plan - MDS	70.34 Ac

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

property is vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	18.52 Ac	14.41 Ac	27.81 Ac	9.60 Ac
Minimum Lot Width	n/a	n/a	n/a	n/a

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

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

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

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

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

- b. Available:

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

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

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

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

not applicable

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

parcel map conforms with Spanish Springs Area Plan

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

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

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

no

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

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

NOT APPLICABLE

Grading

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

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

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

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

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

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

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

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

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

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

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

28. Surveyor:

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

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Eagle Canyon Investors, LLC
Address: 550 W. Plumb Lane, Suite B, #550

Phone : _____ Fax: _____
 Private Citizen Agency/Organization

Street Name Requests

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

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

Location

Project Name: _____
 Reno Sparks Washoe County
Parcel Numbers: _____
 Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
Regional Street Naming Coordinator
 Except where noted
Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

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

Tentative Parcel Map Development Application Submittal Requirements

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

1. **Fees:** See Tentative Parcel Map Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Community Development. Submit Fee Worksheet with “Original Packet” only. Do not include Fee Worksheet in other copies of the packet.**
 - A separate \$225.00 check for the engineering technical review fee is required upon submittal.
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 proceeding 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:** Ten (10) packets. One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. **The original packet must 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 Community Development.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, that 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

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES					HEALTH FEES		TOTAL
	Planning		ENGINEERING	PARKS	UTILITIES	Health District		
	PLANNING	NOTICING				ENVIRON.	VECTOR	
REVERSION TO ACREAGE (See Note 5)								
Not Tahoe	\$51	-	\$215	-	\$26	\$115	-	\$407
Tahoe	\$51	-	\$215	-	-	\$115	-	\$381
SIGN PERMIT INSPECTION - (Permanent or Temporary)	To Be Determined							
SPECIAL USE PERMIT								
Residential								
Not Tahoe	\$1,162	\$200	\$65	-	\$203	\$383	\$162	\$2,175
Tahoe	\$1,162	\$200	\$65	-	-	\$383	\$162	\$1,972
With Environmental Impact Statement	\$1,162	-	-	-	-	-	-	\$1,162
Commercial, Industrial, Civic								
Minor (See Note 7)	\$2,165	\$200	\$130	-	\$203	\$383	\$162	\$3,243
Major (See Note 7)	\$2,165	\$200	\$520	-	\$203	\$383	\$162	\$3,633
Tahoe Minor (See Note 7)	\$2,165	\$200	\$130	-	-	\$383	\$162	\$3,040
Tahoe Major (See Note 7)	\$2,165	\$200	\$520	-	-	\$383	\$162	\$3,430
With Environmental Impact Statement	\$2,240	-	-	-	-	-	-	\$2,240
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER (See Note 5)								
No System	\$803	\$200	\$345	-	\$68	\$1,208	\$303	\$2,927
1 System (Sewer)	\$803	\$200	\$345	-	\$153	\$517	\$303	\$2,321
1 System (Water)	\$803	\$200	\$345	-	\$153	\$1,208	\$303	\$3,012
2 Systems	\$803	\$200	\$345	-	\$203	\$517	\$303	\$2,371
Tahoe (Sewer)	\$803	\$200	\$345	-	-	\$517	\$303	\$2,168
Sun Valley (No WC Utilities)	\$803	\$200	\$345	-	\$51	\$517	\$303	\$2,219
TENTATIVE SUBDIVISION MAP (See Notes 5 & 6)								
No System	\$2,422	\$200	\$1,299	\$129	-	\$1,586	\$265	\$5,901
1 System (Sewer)	\$2,422	\$200	\$1,299	\$129	\$2,039	\$584	\$265	\$6,938
1 System (No Sewer)	\$2,422	\$200	\$1,299	\$129	\$1,019	\$1,586	\$265	\$6,920
2 Systems	\$2,422	\$200	\$1,299	\$129	\$3,059	\$584	\$265	\$7,958
Tahoe (Sewer)	\$2,422	\$200	\$1,299	\$129	-	\$584	\$265	\$4,899
With Hillside Ordinance - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Significant Hydrologic Resource - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Common Open Space - ADD	\$2,422	-	-	-	-	-	-	\$2,422

OWNER'S CERTIFICATE

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

EAGLE CANYON INVESTORS, LLC,
A NEVADA LIMITED LIABILITY COMPANY
BY: HAWCO DEVELOPMENT COMPANY,
A NEVADA CORPORATION
MANAGER

JESSE HAW, PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION, AS
MANAGER OF EAGLE CANYON INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

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

WESTERN TITLE COMPANY, LLC

BY: _____ DATE _____
DEBBIE CIMIJOTTI

SURVEYOR'S CERTIFICATE

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EAGLE CANYON INVESTORS, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE SE1/4 OF SECTION 22, THE SW1/4 OF SECTION 23, THE NW1/4 OF SECTION 26 AND THE NE1/4 OF SECTION 27, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON OCTOBER 31, 2016.
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.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GEORGE FONG - PLS 4043

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY DATE
BY: MATT GINGERICH

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA DATE
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS DATE
BY: DIANE ALBRECHT, DESIGNER/DRAFTER

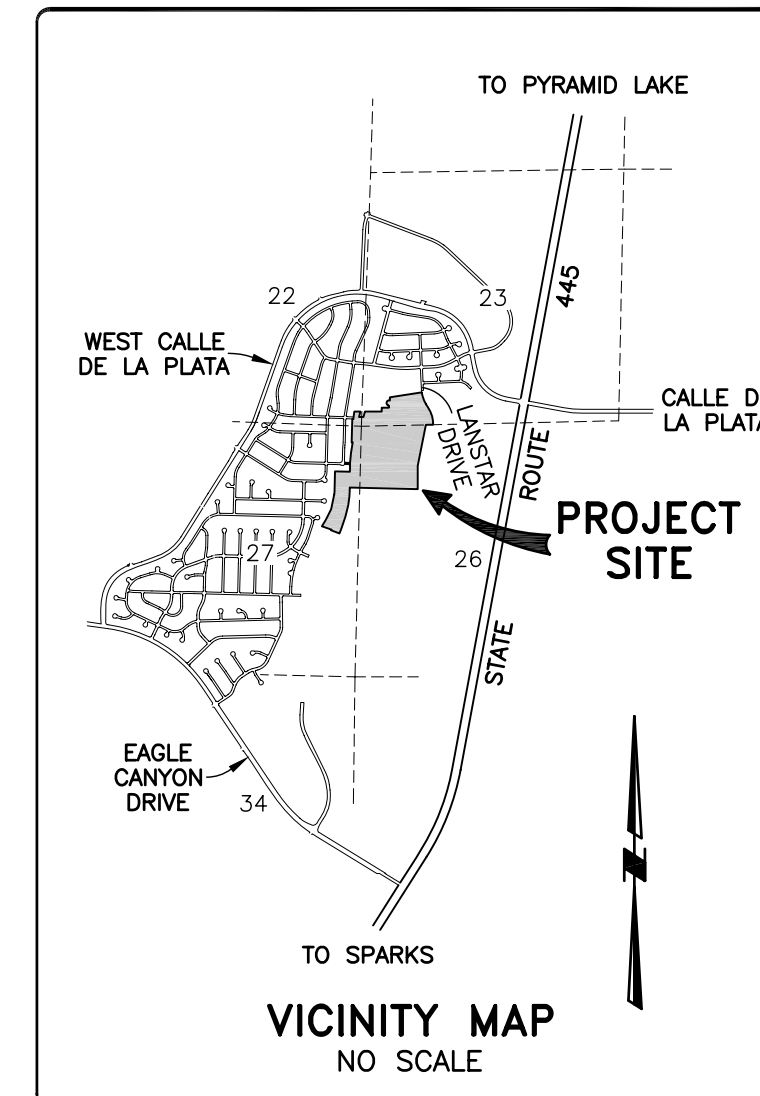
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE
BY: DWAYNE SMITH, DIRECTOR OF ENGINEERING

TRUCKEE MEADOWS WATER AUTHORITY DATE
BY: JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

WATER AND SEWER RESOURCE REQUIREMENTS

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE



TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCEL NUMBER 532-020-19 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 HAVE BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY DATE

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

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

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

BILL WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT

NOTES

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
5. THIS PARCEL MAP IS SITUATE WITHIN FLOOD ZONE X AS DETERMINED FROM FLOOD INSURANCE RATE MAP NUMBER 32031C2865G, DATED MARCH 16, 2009; AND LETTER OF MAP REVISION CASE NUMBER 09-09-0489P ISSUED ON MARCH 18, 2009.
6. 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 A WILL SERVE LETTER.
7. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
8. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
9. A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
10. WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT FOR ANY PARCEL.
11. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR ANY PARCEL.
12. PRIOR TO THE ISSUANCE OF A SANITARY SEWER WILL SERVE LETTER OR A BUILDING PERMIT FOR ANY PARCEL, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID.
13. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL.
14. STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF A BUILDING PERMIT FOR ANY PARCEL.
15. THIS PARCEL MAP IS A PORTION OF THAT TENTATIVE MAP FOR EAGLE CANYON RANCH (TM13-002). DEVELOPMENT OF THESE PARCELS SHALL BE IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL OF SAID TENTATIVE MAP.

DEVELOPMENT SUMMARY:

	PER TENTATIVE SUBDIVISION MAP APPROVED 08/06/2013	PER PREVIOUS FINAL SUBDIVISION MAPS	PER PREVIOUS FINAL PARCEL MAPS	PER THIS PARCEL MAP	REMAINDER LEFT FOR DEVELOPMENT
NUMBER OF LOTS	465	75	0	0	390
LOT AREA	118.74 AC	19.02 AC	0 AC	0 AC	99.72 AC
STREET AREA	28.22 AC	4.79 AC	0 AC	0 AC	23.43 AC
COMMON AREA	8.26 AC	1.69 AC	0 AC	0 AC	6.57 AC
TOTAL AREA	155.22 AC	25.50 AC	0 AC	0 AC	129.72 AC

THE RECORDATION OF THIS PARCEL MAP IS NOT DEEMED AS A FINAL MAP RECORDED FOR THE PURPOSE OF EXTENDING THE APPROVAL OF TENTATIVE MAP TM13-002 AS REQUIRED PER NRS 278.360. THIS NOTE AND TABLE SHALL BE PLACED ON EACH FINAL PARCEL MAP AND FINAL SUBDIVISION MAP UNTIL THE SUBJECT 155.225 ACRE AREA IS DEVELOPED.

16. ALL PARCELS WILL BE REQUIRED TO MEET ALL REQUIREMENTS OF WASHOE COUNTY CODE 60, WHICH INCLUDES THE REQUIREMENTS OF THE INTERNATIONAL WILDLAND URBAN INTERFACE CODE AND INTERNATIONAL FIRE CODE AND AMENDMENTS.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM,
WEST ZONE GRID, NAD83/94, PER PARCEL
MAP 4569

TOTAL AREA = 70.34 ACRES ±

LEGEND

- SET 5/8" REBAR WITH CAP "PLS 4043"
- FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
- ⊙ FOUND CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL
- + DIMENSION POINT, NOTHING SET
- ⊗ SECTION CORNER AS DESCRIBED

REFERENCES:

SURVEY MAP 5662, RECORDED SEPTEMBER 11, 2015 AS FILE NO. 4512202, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

<p>PARCEL MAP FOR EAGLE CANYON INVESTORS, LLC SITUATE WITHIN THE SE1/4 OF SECTION 22, THE SW1/4 OF SECTION 23, THE NW1/4 OF SECTION 26, AND THE NE1/4 OF SECTION 27, T.21N., R.20E., M.D.M.; BEING PARCEL 2B OF SURVEY MAP 5662</p>		<p>COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p>
<p>WASHOE COUNTY</p>	<p>NEVADA</p>	<p>COUNTY RECORDER</p>
<p>C & M ENGINEERING AND DESIGN, LTD 5488 RENO CORPORATE DR., SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312</p>	<p>JOB NO. 04-009.105 DATE 10/31/16 SHEET 1 OF 2</p>	<p>BY: _____ DEPUTY FEE: _____</p>

Washoe County Treasurer
Tammi Davis

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
53202019	Active	10/29/2016 2:09:37 AM

Current Owner:
EAGLE CANYON INVESTORS LLC

550 W PLUMB LN STE 505
RENO, NV 89509

SITUS:
0 PYRAMID WAY
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description

Township 21 Section 22 23 Lot 2B Block Range 20 SubdivisionName EAGLE CANYON RANCH UNIT 1

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$7,179.51	\$3,589.76	\$0.00	\$0.00	\$3,589.75
Total					\$3,589.75

Important Payment Information

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

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$3,589.75
- Oldest Due \$1,794.88
- Partial

[ADD TO CART](#)

\$0.00


Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

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