

Special Use Permit Application
Truckee Meadows Water Authority
Mt. Rose Water Treatment Plant and Diversion
Features/Infiltration Galleries

Prepared For:

Truckee Meadows Water Authority
c/o John Enloe, PE
1355 Capital Blvd.
Reno, NV 89502
(775) 832-8250

and

TL Mt. Rose Estates LP
c/o Rich Balestreri
3300 Douglas Blvd., Suite 450
Roseville, CA 95661
(916) 787-3420

Prepared By:

Cynthia Albright, AICP, GISP
Stantec Consulting, Inc.
6995 Sierra Center Parkway, Suite 200
Reno NV 89511
(775) 398-1270

December 15, 2015



Stantec Consulting Services Inc.

6995 Sierra Center Parkway, Reno NV 89511-2213

Phone: 775 850-0777

December 15, 2015

Eva Krause, AICP
Washoe County Department of Community Development
1001 E. Ninth Street
Reno, Nevada 89520

**Reference: TMWA Mt. Rose Water Treatment Plant and Diversion Features/Infiltration Galleries
Special Use Permit Submittal**

Dear Eva,

Enclosed please find an original, 10 copies and a CD of the special use permit application for the above referenced project submitted on behalf of Truckee Meadows Water Authority and TL Mt. Rose Estates LP. The contents of this application speak to the project specifics which require the staff and Washoe County Board of Adjustments' consideration. The project owner, TMWA, intends to construct a small water treatment plant and two creek diversions to enhance the groundwater resources in the Mt. Rose Fan area and help to make the water delivery systems more resilient during periods of drought.

The location for this project is ideally suitable for the requested use while meeting the project goals of diverting water off of Thomas and Whites Creeks for the purpose of treatment and delivery through existing water distribution systems during times of available supplies and to provide a source of water to recharge of the groundwater aquifer. If approved, TMWA will purchase a portion of APN 150-460-05. A tentative map has been filed and has been extended that would modify APN 150-460-05 and create a 6.65 acre open space parcel and multiple residential lots. The proposed project would utilize 3.9 acres of the future 6.65 open space parcel. The remainder of the 6.65-acre parcel would remain undeveloped. An overhead power line and 100' NVE easement form the western boundary of the proposed project. The special use permit application consists of the following request for consideration:

1. Special Use Permit for development of a civic use in the form of a utility service for the water treatment plant within the High Density Rural regulatory zone in accordance with Washoe County Development Code (WCDC) Section 110.302.110;
2. Special Use Permit for construction of a small portion of the access driveway and limited grading within an established sensitive stream zone buffer area in accordance with WCDC Sections 110.418.20; and
3. Special Use Permit for construction of two diversion features/infiltration galleries within the established critical stream zone buffer areas of Thomas and Whites Creeks also in accordance with WCDC Section 110.418.20. The area will be completely revegetated so the appearance of the infiltration galleries would be difficult to detect.

The attached reports addressing traffic and drainage considerations indicate there are no anticipated negative impacts from the proposed use at this location. TMWA retained the architecture design services of Blakely Johnson Ghush to create a water treatment building that incorporates the ranching/barn theme with multiple roof lines and a natural color palette to blend



December 15, 2015
Ms. Eva Krause, AICP
Page 2 of 2

Reference: TMWA Mt. Rose Water Treatment Plant and Diversion Features/Infiltration Galleries
Special Use Permit Submittal

within the surrounding development. The proposed grading and landscaping treatment will also mitigate the building size and height to the greatest degree possible.

I speak for all of us when I say we look forward to working with you on this project. If you have any questions please do not hesitate to call.

Sincerely,

STANTEC CONSULTING SERVICES, INC.

Cynthia J. Albright, AICP, GISP
Senior Associate, Community Development Manager

v:\1801\active\180101383\application\cover letter.docx

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Truckee Meadow Water Authority

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 California)
County of Placer)

I, J. Timothy Lewis
(please print name)

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

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

Assessor Parcel Number(s): _____

Printed Name J. Timothy Lewis

Signed [Signature]

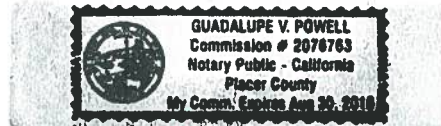
Address 3500 Douglas Boulevard, #270

Roseville, CA 95661

Subscribed and sworn to before me this 14th day of December, 2015

(Notary Stamp)

Guadalupe V. Powell
Notary Public in and for said county and state



My commission expires: August 30, 2018

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

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

Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

2. What currently developed portions of the property or existing structures are going to be used with this permit?

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

4. What is the intended phasing schedule for the construction and completion of the project?

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

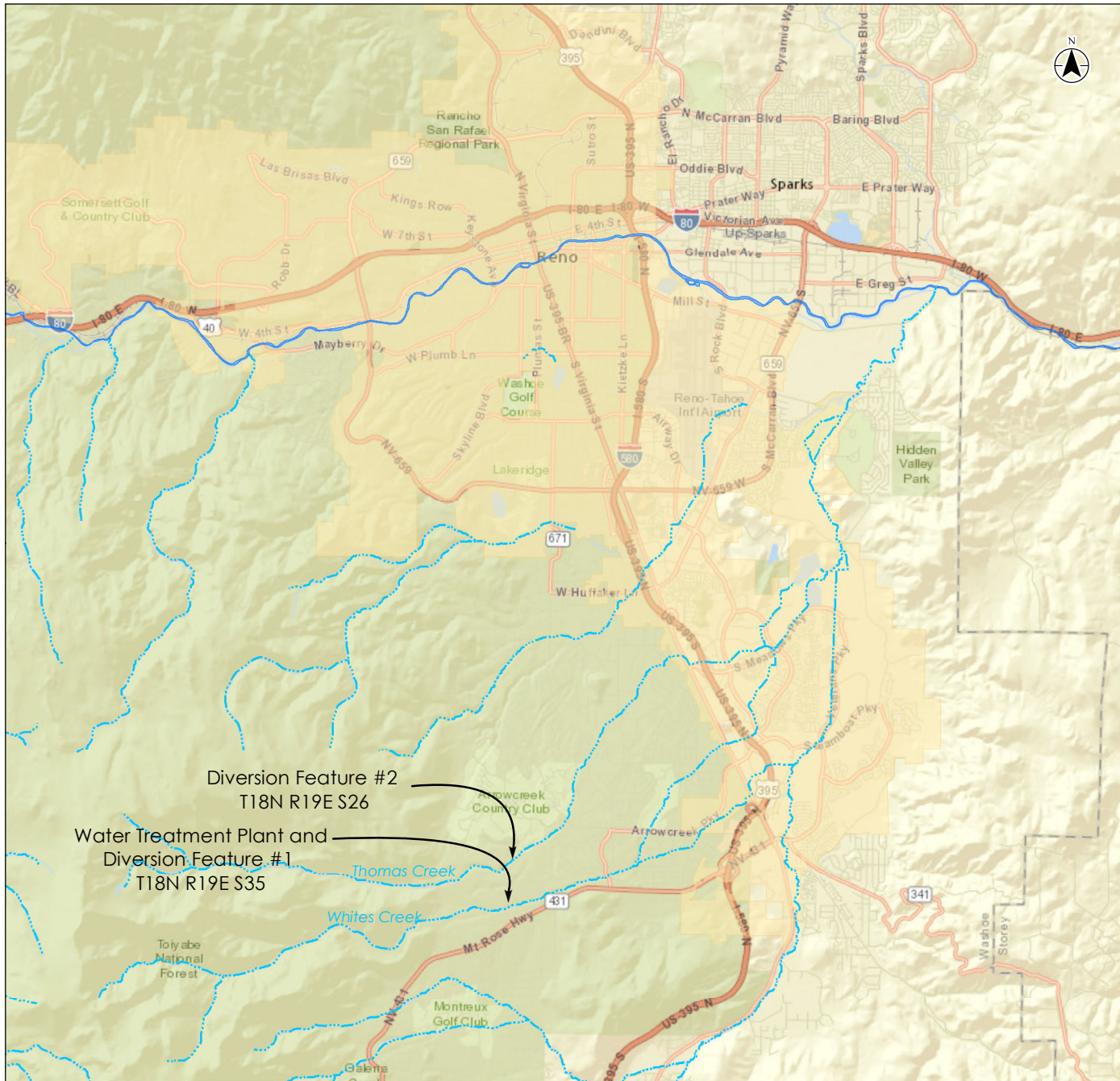
<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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MT. ROSE WATER TREATMENT PLANT AND DIVERSION PROJECT

Legend

- Creeks and Streams
- Reno City Limits



1:144,000 (At Original document size of 8 1/2 x 11)

Notes

1. Coordinate System: NAD 1983 StatePlane Nevada West FIPS 2703 Feet
2. Base features produced under agreement with the Washoe County Regional Base Mapping Committee.
3. Orthomogery © First Base Solutions, November 2015.



Project Location 180101383
 T18N, R19E, S26 and S35 Prepared by CJAlbright 2015-12-14
 Washoe County, Nevada Reviewed by JBuzzone 2015-12-14

Client/Project

Client: Truckee Meadows Water Authority
 Project: Mt. Rose Water Treatment Plant and Diversion Project

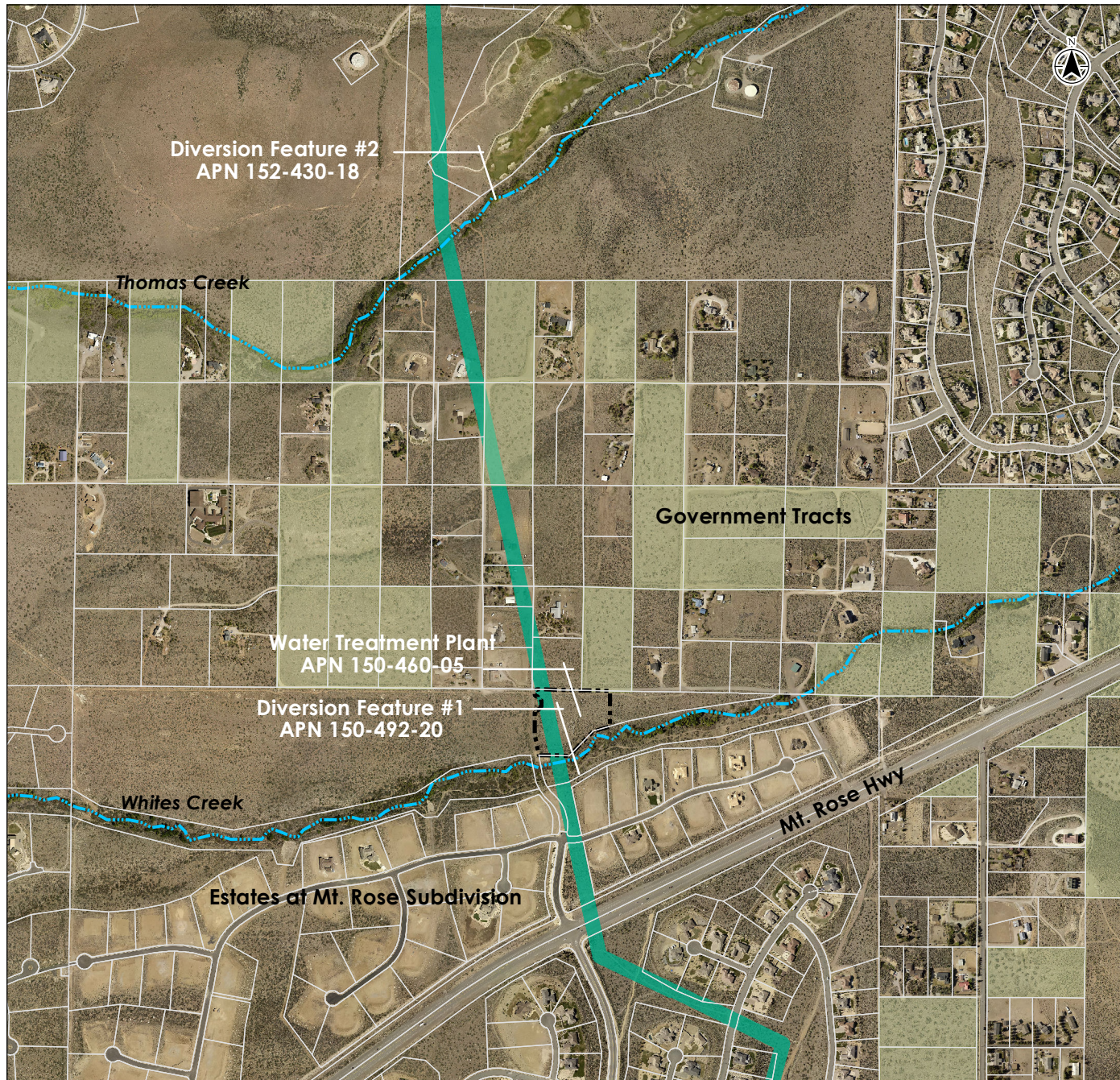
Figure No.

1.0

Title

Vicinity Map

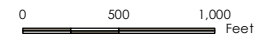
V:\1801\active\180101383\Application\GIS\mxd\2_location_map_8x11_L.mxd Revised: 2015-12-17 By: calbright



MT. ROSE WATER TREATMENT PLANT AND DIVERSION PROJECT

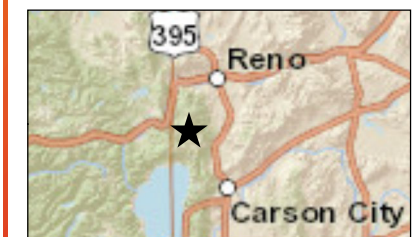
Legend

- Creeks and Streams
- USA Ownership
- Washoe County Parcel Base 07/15
- Water Treatment Plant Site
- TMRPA Transmission Corridors
100' NVE Easement to scale



1:12,000 (At Original document size of 8 1/2 x 11)

- Notes**
1. Coordinate System: NAD 1983 StatePlane Nevada West FIPS 2703 Feet
 2. Base features produced under agreement with the Washoe County Regional Base Mapping Committee.
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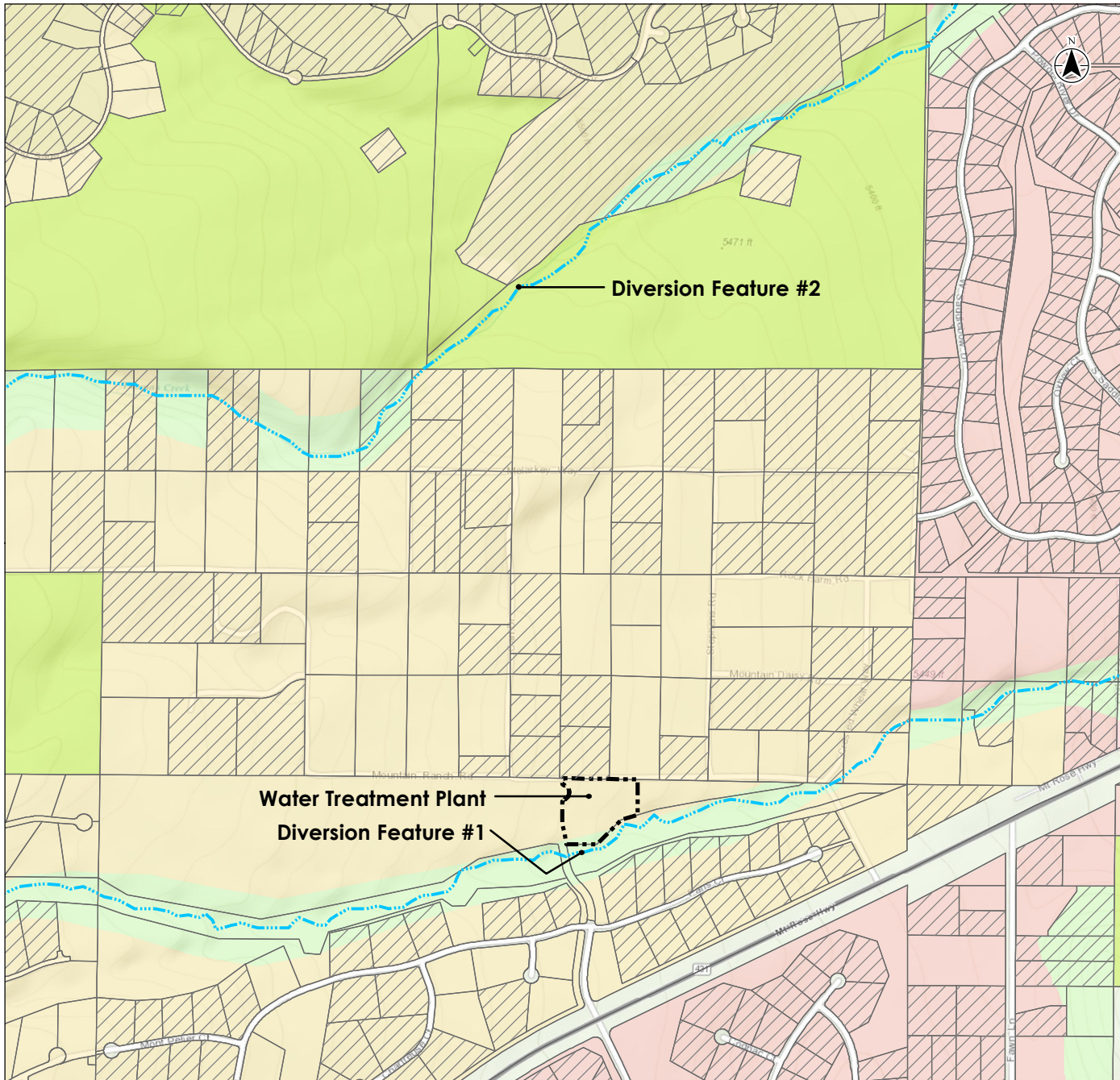
Project Location: 180101383
 T18N, R19E, S26 and S35
 Washoe County, Nevada
 Prepared by CJA/bright 2015-12-14
 Reviewed by JBUZZONE 2015-12-14

Client/Project
 Client: Truckee Meadows Water Authority
 Project: Mt. Rose Water Treatment Plant and Diversion Project

Figure No.
2.0
 Title

Location Map

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MT. ROSE WATER TREATMENT PLANT AND DIVERSION PROJECT

Legend

- Creeks and Streams
- WTP Site Boundary
- Developed Parcels

Zoning

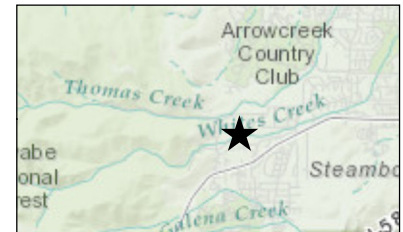
- High Density Rural
- Low Density Suburban
- Parks and Recreation
- General Rural
- Open Space

0 500 1,000 Feet

1:12,000 (At Original document size of 8 1/2 x 11)

Notes

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3. Orthimagery © First Base Solutions, November 2015.



Project Location 180101383
 T18N, R19E, S26 and S35 Prepared by CJA/bright 2015-12-14
 Washoe County, Nevada Reviewed by JBuzzone 2015-12-14

Client/Project

Client: Truckee Meadows Water Authority
 Project: Mt. Rose Galena Fan WTP and Diversion Project

Figure No.

3.0

Title

Zoning Map

View of Water Treatment Plant site adjacent to NVE Power Line



View south across site, across Whites Creek and to adjacent Mt. Rose Estates Subdivision from Water Treatment Plant site



View south and southeast from Water Treatment Plant site across Whites Creek



View north from Estates at Mt. Rose across Whites Creek looking at Water Treatment Plant site and nearest on Mountain Ranch Road



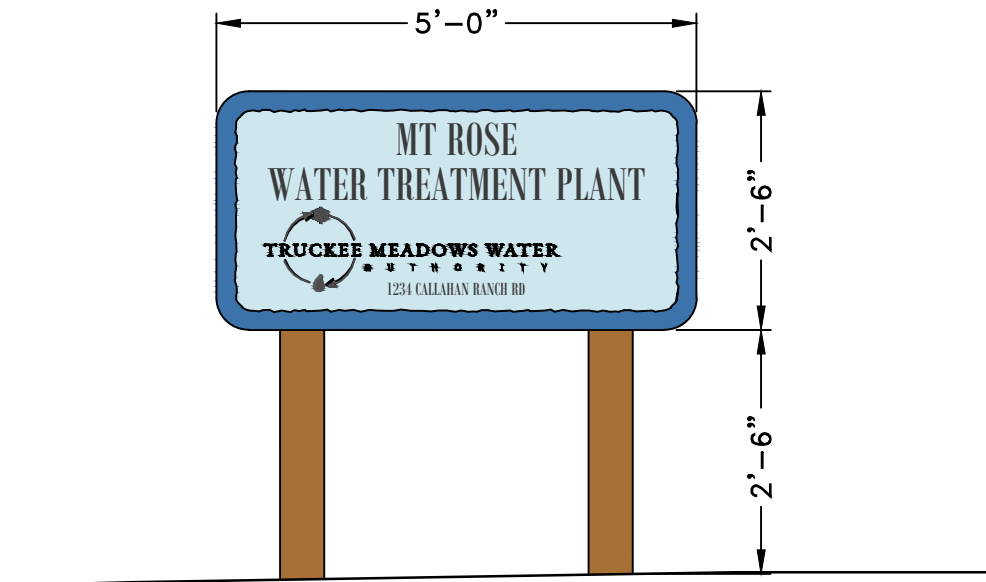
View northwest from Estates at Mt. Rose Subdivision across Whites Creek; site east of NVE Power Line



ENGINEERING PLAN SET

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ORIGINAL SHEET - ANSI A



NOTES:

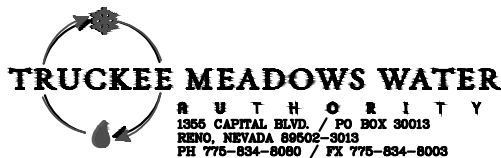
1. WOOD ENGRAVED SIGN WITH RAISED LETTERING.
2. SIGN TO BE LIT BY 65 WATT GROUND LEVEL LIGHT.

SCALE: N.T.S.

DECEMBER 2015
180101383



6995 Sierra Center Parkway
Reno, NV 89511-2213
www.stantec.com



TRUCKEE MEADOWS WATER
AUTHORITY
1365 CAPITAL BLVD. / PO BOX 30013
RENO, NEVADA 89502-3013
PH 775-834-8080 / FX 775-834-8003

Client/Project

Truckee Meadows Water Authority
MT ROSE
WATER TREATMENT PLANT

Figure No.

4

Title

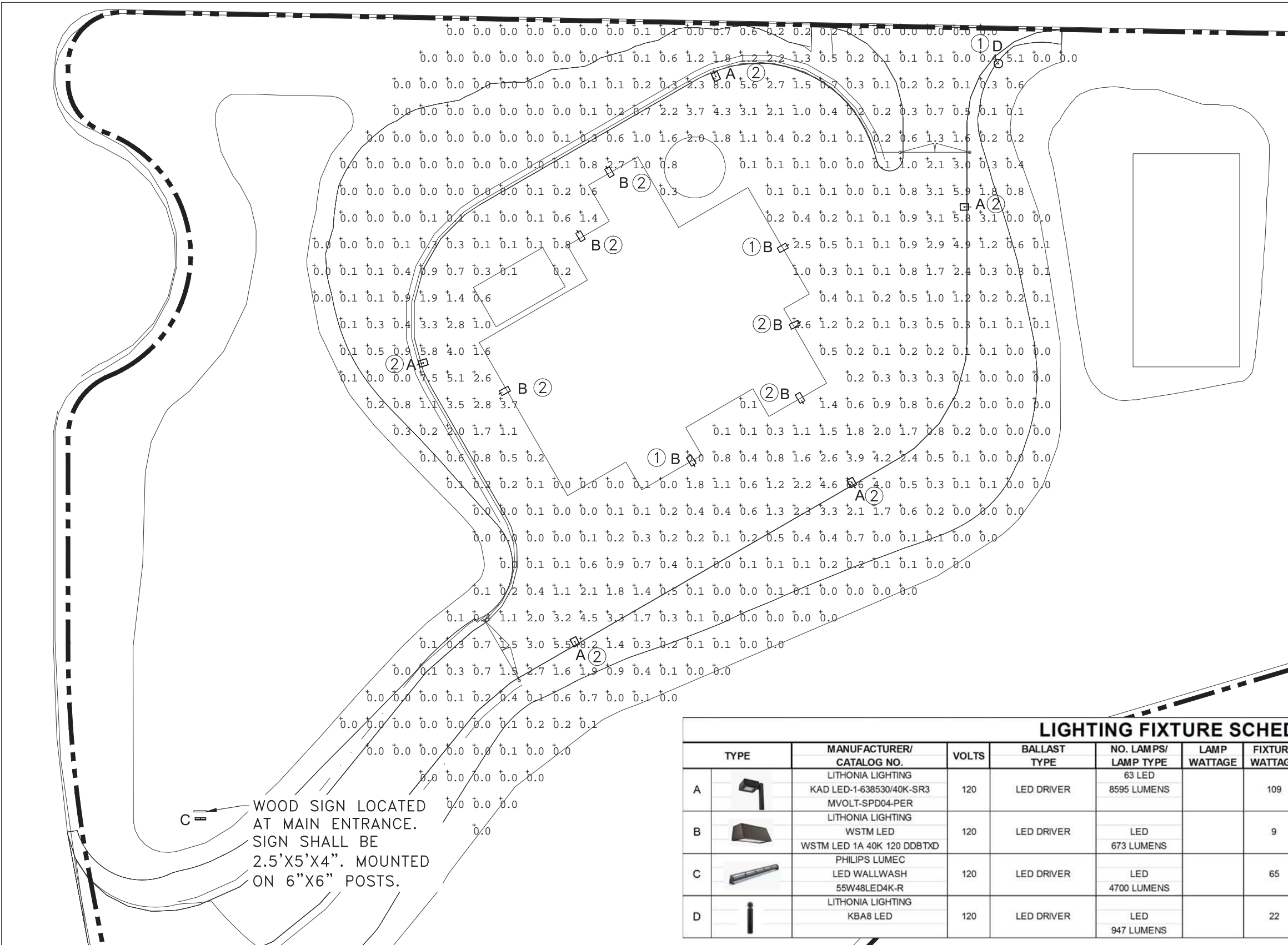
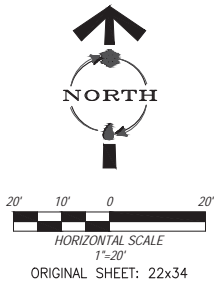
SIGNAGE PLAN

LIGHTING CONTROLS

1. LIGHTING FIXTURE ACTIVATED BY PHOTOSENSOR.
2. LIGHTING FIXTURE ACTIVATED BY SWITCHES LOCATED INSIDE BUILDING (NORMALLY OFF WHEN BUILDING IS UNOCCUPIED). PROVIDE ADDITIONAL OVERRIDE CONTROL AT KEYPADS LOCATED AT ENTRANCE GATES.

SITE LIGHTING CALCULATIONS

ILLUMINANCE (FC)
 AVERAGE = 1.32
 MAXIMUM = 8.2
 MINIMUM = 0.1
 AVG/MIN RATIO = 13.20
 MAX/MIN RATIO = 82.00
 MAX/AVG RATIO = 6.21



C = WOOD SIGN LOCATED AT MAIN ENTRANCE. SIGN SHALL BE 2.5'X5'X4". MOUNTED ON 6"X6" POSTS.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER/ CATALOG NO.	VOLTS	BALLAST TYPE	NO. LAMPS/ LAMP TYPE	LAMP WATTAGE	FIXTURE WATTAGE	MOUNTING	DESCRIPTION
A	LITHONIA LIGHTING KAD LED-1-638530/40K-SR3	120	LED DRIVER	63 LED		109	10'0"	TYPE 3 OUTDOOR AREA LED FIXTURE, DIE-CAST ALUMINUM HOUSING. UL LISTED FOR WET LOCATIONS. BRONZE. PHOTOCELL. 10'-0" STRAIGHT SQUARE STEEL POLE.
				8595 LUMENS				
B	LITHONIA LIGHTING WSTM LED	120	LED DRIVER	LED		9	WALL	LED FIXTURE, SINGLE PIECE DIE-CAST ALUMINUM HOUSING. MOUNTED 10'-0" ABOVE GROUND LEVEL.
				WSTM LED 1A 40K 120 DDBTXD				
C	PHILIPS LUMEC LED WALLWASH	120	LED DRIVER	LED		65	GROUND	LED FIXTURE ANCHORED TO PAD. LIGHT ENGINE IN STANDARD 4000K.
				55W48LED4K-R				
D	LITHONIA LIGHTING KBA8 LED	120	LED DRIVER	LED		22	BOLLARD	LED FIXTURE, SINGLE PIECE DIE-CAST ALUMINUM HOUSING. OVERALL HEIGHT OF 42" STANDARD. LIGHT ENGINE IN STANDARD 4000K.

V:\1801\Drawings\180101383\Drawings\electrical\011833.L1 REV.dwg
 2015/12/15 12:22 PM By: Alexson, Clint

Revision	By	Appd.	YY.MM.DD	Issued	By	Appd.	YY.MM.DD



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 www.stantec.com

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Client/Project
 Truckee Meadows Water Authority
 MT ROSE WATER TREATMENT PLANT

180101383

File Name: _____
 Dwn. Chkd. Dgn. 15.12.10
 YY.MM.DD

Title
 SITE LIGHTING PLAN
 AND CALCULATIONS

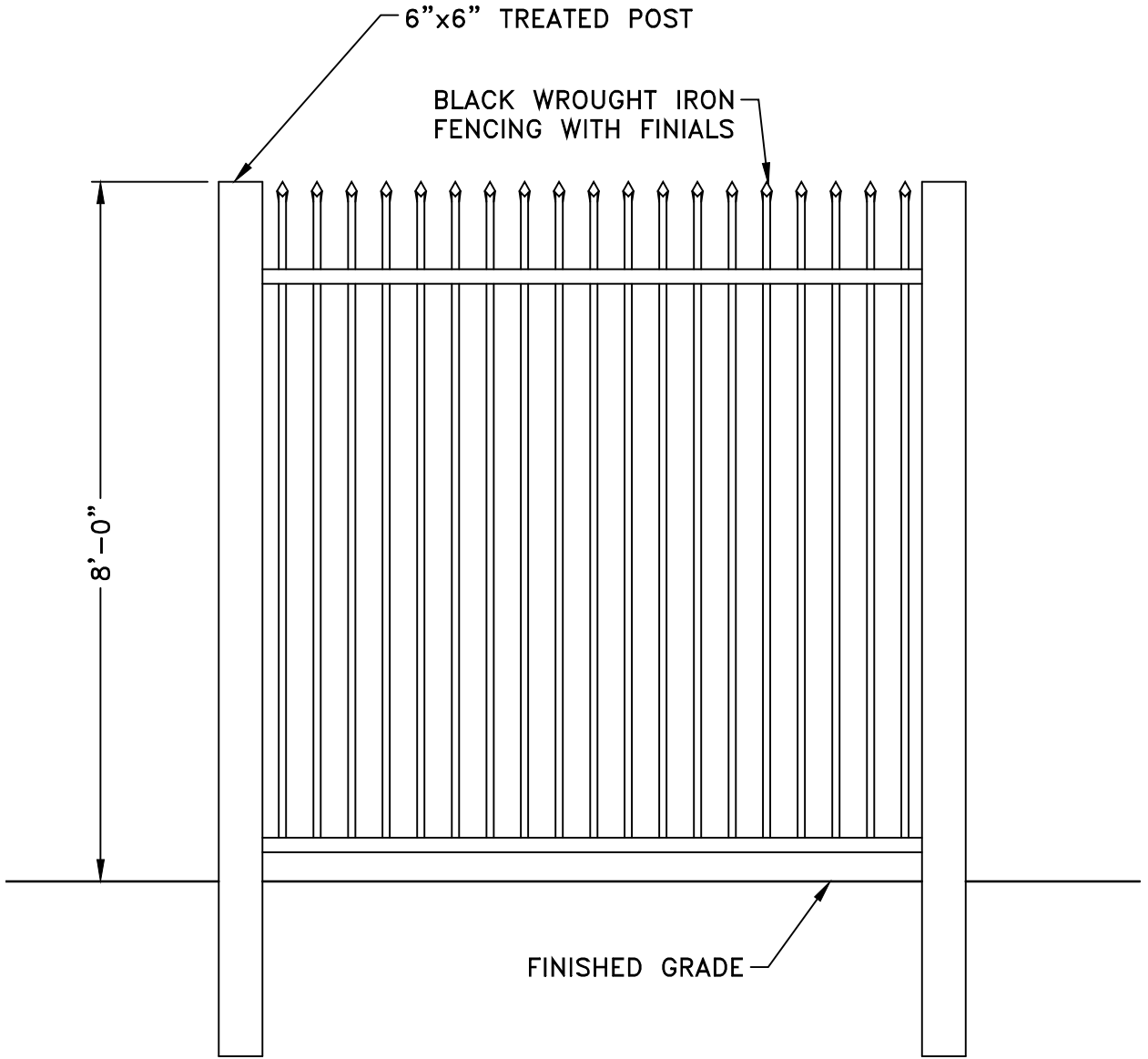
Project No. 180101383
 Scale 1:30

Drawing No. _____
 Sheet _____
 Revision _____

5 of 9 0

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ORIGINAL SHEET - ANSI A

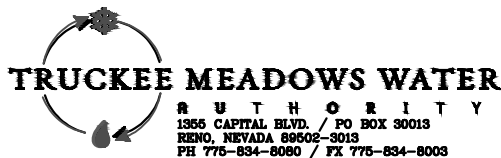


SCALE: N.T.S.

DECEMBER 2015
180101383



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Client/Project
Truckee Meadows Water Authority
MT ROSE
WATER TREATMENT PLANT

Figure No.
6

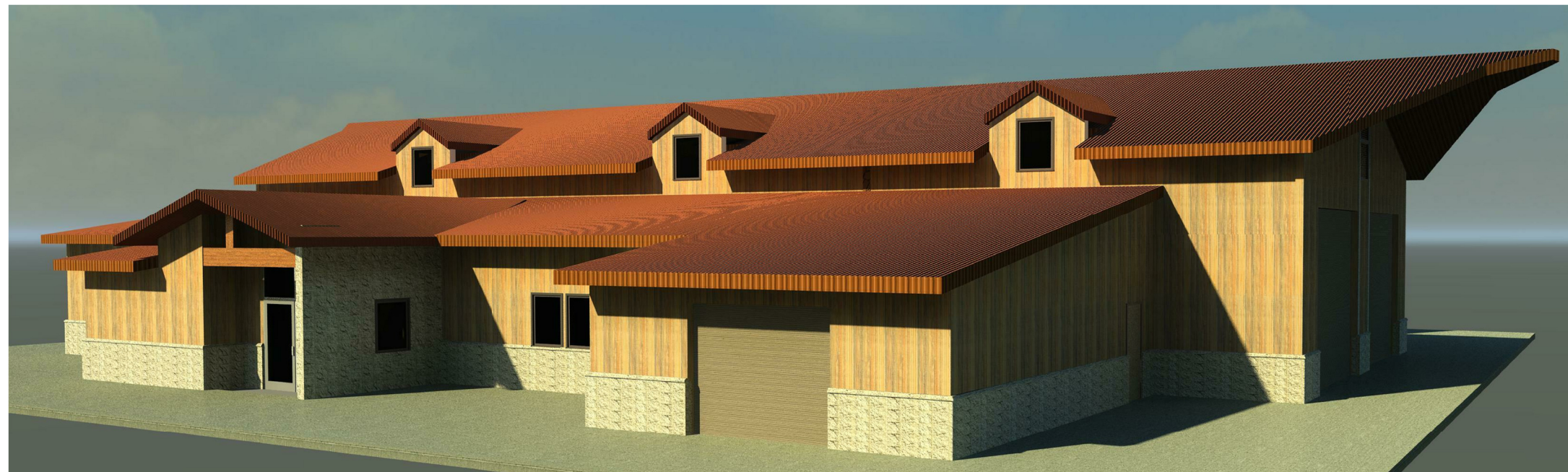
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FENCE DETAIL



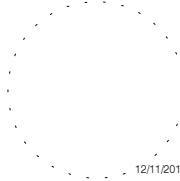
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 449 S. Virginia St.
 Fourth Floor
 Reno, NV 89511
 (775) 827-1010
 www.bjginc.com

MT ROSE WATER TREATMENT PLANT

Future Extension of Callahan Ranch Road, Washoe Co. NV



VIEW FROM SOUTH EAST
 NOT TO SCALE

SEAL:

 12/11/2015
 ISSUED FOR
SPECIAL USE PERMIT

PROJECT INFORMATION:
MT ROSE WATER TREATMENT PLANT
 Future Extension of Callahan Ranch Road, Washoe Co. NV

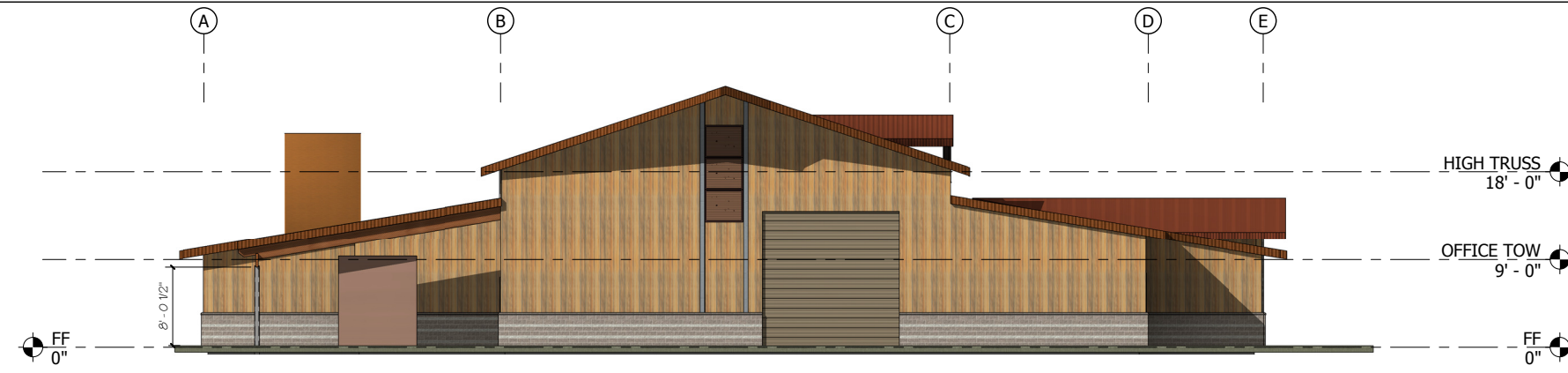
REVISIONS		
REV #	DESCRIPTION	DATE

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DESIGNED/DRAWN: Designer / Author
 CHECKED: Checker
 PROJECT NO.: 20150090
 SCALE: As Noted
 DATE: 12/11/2015
 SHEET TITLE: TITLE SHEET

SHEET

TS.1



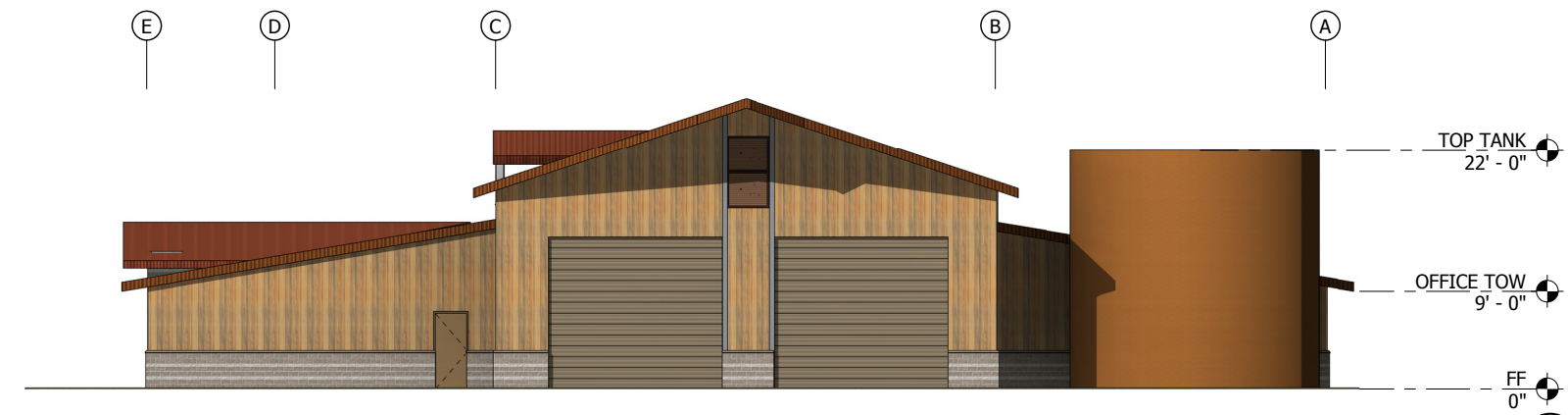
WEST ELEVATION
SCALE: 1/8" = 1'-0"

1



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2



EAST ELEVATION
SCALE: 1/8" = 1'-0"


3



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4

- MAJOR MATERIALS:**
- ROOF: CORRUGATED 'CORTEN' STEEL
 - SIDING: WEATHERED STEEL BOARD AND BATTEN
 - WAINSCOT: CONCRETE MASONRY UNITS, SPLIT FACE & PRECISION FACE IN VARIEGATED COLORS & PATTERN
 - TRIM: PREFINISHED WEATHERED STEEL
 - DOORS: PAINTED HM DOORS AND COILING DOORS

SEAL: 
12/11/2015
ISSUED FOR
SPECIAL USE PERMIT

PROJECT INFORMATION:
MT ROSE WATER TREATMENT PLANT
Future Extension of Callahan Ranch Road, Washoe Co. NV

REVISIONS		
REV #	DESCRIPTION	DATE

DESIGNED/DRAWN:	Designer / Author
CHECKED:	Checker
PROJECT NO.:	20150090
SCALE:	As Noted
DATE:	12/11/2015
SHEET TITLE:	EXTERIOR ELEVATIONS

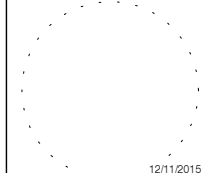
SHEET

A4.1



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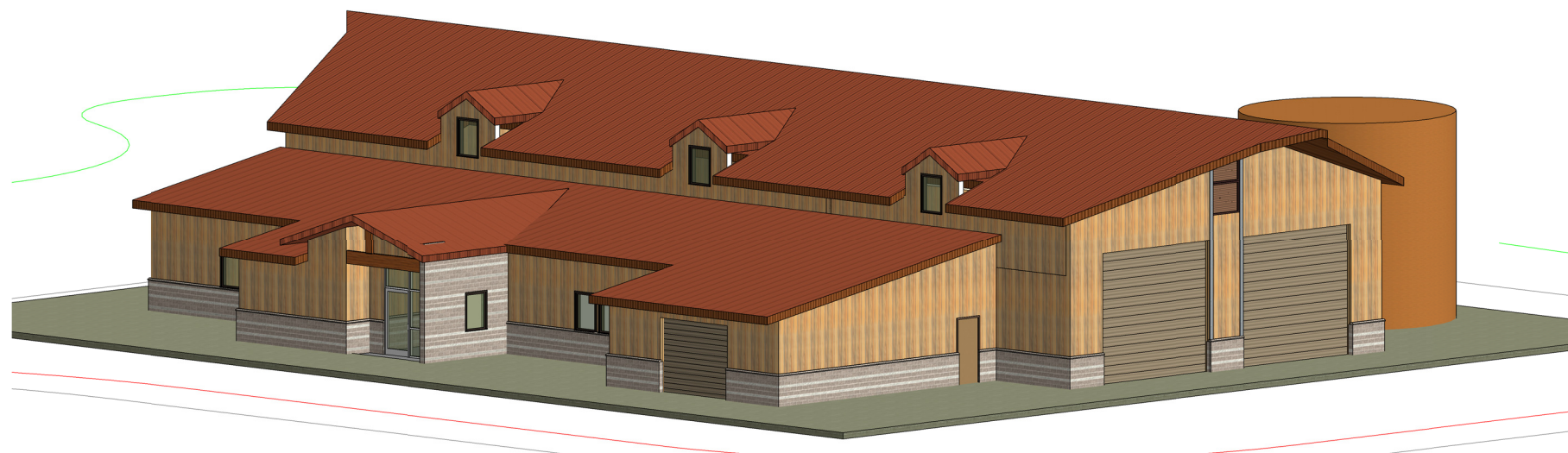
SEAL:



12/11/2015

ISSUED FOR

SPECIAL USE PERMIT



VIEW FROM S-E
 NOT TO SCALE



VIEW FROM S-WEST
 NOT TO SCALE

MT ROSE WATER TREATMENT PLANT
 Future Extension of Callahan Ranch Road, Washoe Co. NV

PROJECT INFORMATION:

REVISIONS		
REV #	DESCRIPTION	DATE

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DESIGNED/DRAWN: Designer / Author

CHECKED: Checker

PROJECT NO.: 20150090

SCALE: As Noted

DATE: 12/11/2015

SHEET TITLE:

PERSPECTIVES

SHEET

A5.1

APPENDICES

APPENDIX A

AFFIDAVIT FOR WASHOE COUNTY WITH PARCEL MAPS



Washoe County COMMUNITY SERVICES DEPARTMENT *Operations Division*

December 9, 2015

Eva Kraus
Washoe County Community Services Department
Planning and Development

Re: Special Use Permit Application –Mt Rose Water Treatment Plant, Truckee Meadows Water Authority

Eva,

This letter is to inform you that the Truckee Meadows Water Authority (TMWA) has discussed their proposed Mt Rose Water Treatment Plant project with the Washoe County Community Services Department (CSD) and described the need to install water diversions on Whites and Thomas Creeks as part of the project. TMWA identified the proposed diversion locations (APN 150-492-20 and APN 152-430-18), explained why the diversions need to be constructed at these locations, described the nature of the diversion structures, and requested CSD consider granting land easements for the two diversions. CSD has agreed to assess the possibility of granting the necessary easements; however, no determination of whether the easement can or will be granted has been made at this time.

We understand the project schedule requirements and the need for TMWA to submit a Special Use Permit application in advance of a determination on the granting of any easements for the diversions. As such, CSD does not object to TMWA submitting an SUP application for the water treatment plant project with diversions located on Washoe County owned parcels APN 150-492-20 and APN 152-430-18. However, issuance of a Special Use Permit shall not be interpreted as a commitment or guarantee that Washoe County can or will grant any easements for the project. Further, the issuance of a Special Use Permit shall not bind Washoe County to any term or condition related to the granting of any easements for the project. Any grant of easements relative to this project will be subject to the procedures set forth in the adopted Park Land Easement Policy and may occur subsequent to the SUP application process. This Park Land Easement procedure will identify any and all terms and conditions to be included in any easement agreement.

If you have any questions, please don't hesitate to contact me at 328-2182 (office) or Ecrump@washoecounty.us (email).

Thank you,

Eric Crump
Operations Division Director

c: Dave Solaro, Director-CSD
John Enloe, TMWA
John Buzzone, Stantec

WASHOE COUNTY ASSESSOR PROPERTY DATA										12/14/2015	
APN: 150-492-20 Card 1 of 1											
Owner Information & Legal Description						Building Information					
Situs	CALLAHAN RD					Quality	Bldg Type				
Owner 1	WASHOE COUNTY					Stories	Square Feet 0				
Mail Address	PO BOX 11130					Year Built	0 Square Feet does not include Basement or Garage Conversion Area.				
	ATTN COMMUNITY SERVICES DEPT RENO NV 89520						W.A.Y.	0 Finished Bsmt 0			
Rec Doc No	4159873	Rec Date	10/05/2012			Bedrooms	0 Unfin Bsmt 0				
Prior Owner	TL MT ROSE ESTATES LP,					Full Baths	0 Bsmt Type				
Prior Doc	4144694					Half Baths	0 Gar Conv Sq Foot 0				
Keyline Desc	RS 5449 OPEN SPACE 2-A					Fixtures	0 Total Gar Area 0				
Subdivision	ESTATES AT MT ROSE PHASE 3A					Fireplaces	0 Gar Type				
	Lot: 2-A	Block: OS	Sub Map#			Heat Type	0 Det Garage 0				
	Record of Survey Map: 5449	Parcel Map#			Sec Heat Type	0 Bsmt Gar Door 0					
	Section: 35	Township: 18	SPC		Ext Walls	0 Sub Floor					
		Range: 19	011		Sec Ext Walls	0 Frame					
Tax Dist	6000	Add'l Tax Info	Prior APN	150-492-18		Roof Cover	0 Construction Mod 0				
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied					Obso/Bldg Adj	0 Units/Bldg 0				
						% Incomplete	0 Units/Parcel 0				
Land Information											
Land Use	120			Zoning	HDR 17% / GR 83%		Sewer	None		NBC	EAFF
Size	8.26 Acre or ~ 359,806 SqFt			Water	None		Street	Paved		NBC Map	EA NBC Map
Valuation Information				Sales/Transfer Information/Recorded Document							
Valuation History	2015/16 FV	2016/17 NR	V-Code	LUC	Doc Date	Value/Sale Price	Grantor		Grantee		
Taxable Land Value	8,260	8,260	3NNT	240	10-05-2012	0	TL MT ROSE ESTATES LP,		WASHOE COUNTY		
Taxable Improvement Value	0	0	3NNT	240	08-24-2012	0	TL MT ROSE ESTATES LP,		TL MT ROSE ESTATES LP		
Taxable Total	8,260	8,260									
Assessed Land Value	2,891	2,891									
Assessed Improvement Value	0	0									
Total Assessed	2,891	2,891									
The 2016/2017 values are preliminary values and subject to change.											
Building #1 Sketch						Property Photo					

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 12/13/2015. **NOTE:** The 2016/2017 values are preliminary values and subject to change.

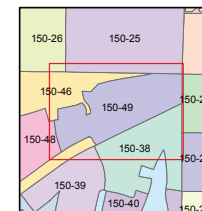
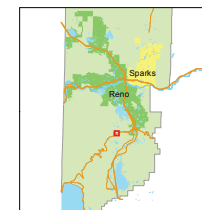
Assessor's Map Number
150-49

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



Feet
0 50 100 150 200

1 inch = 200 feet



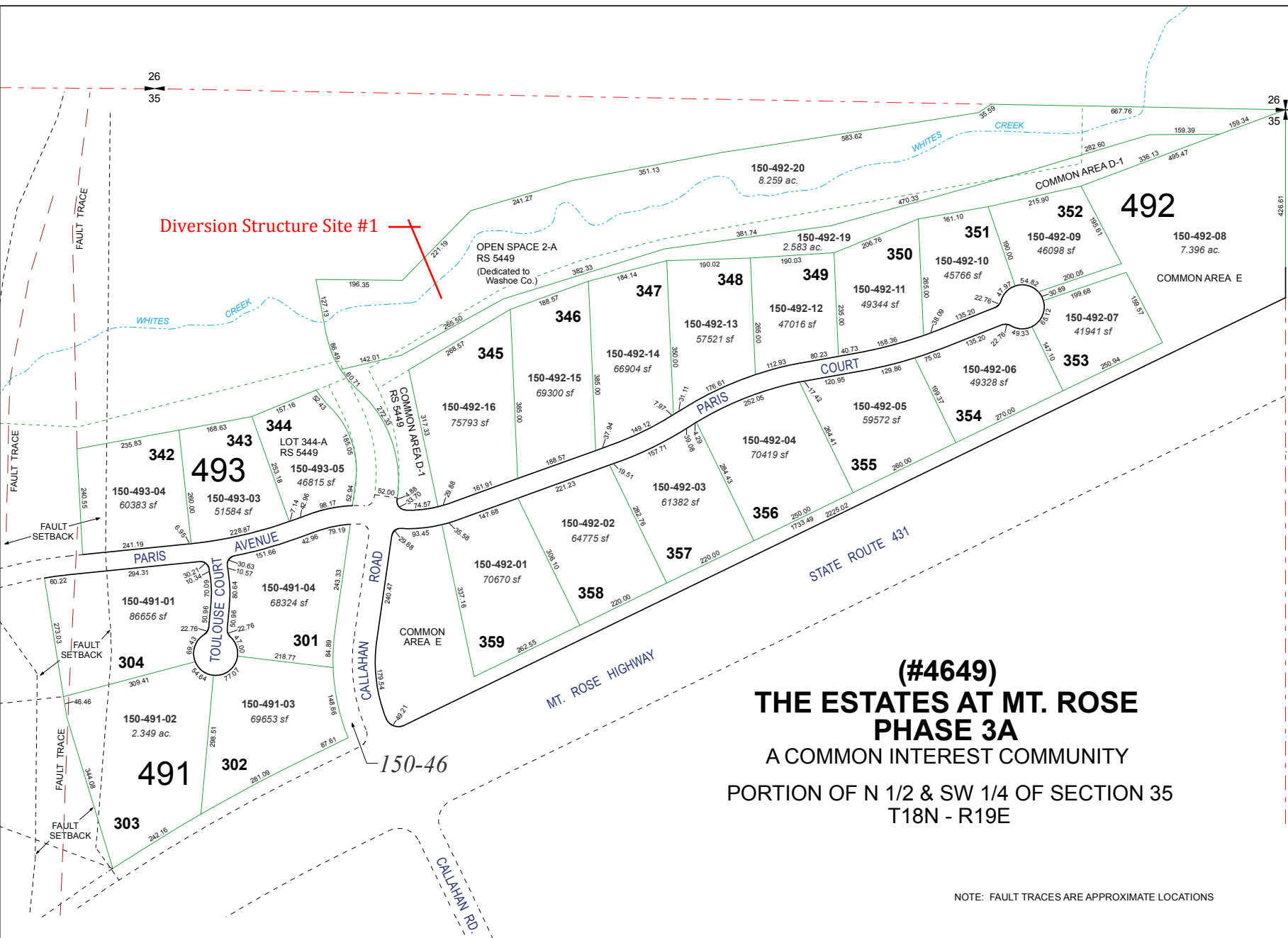
created by: KSB 2/28/11

last updated: KSB 9/20/12

area previously shown on map(s)

150-10

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 herein.



(#4649)
THE ESTATES AT MT. ROSE
PHASE 3A
A COMMON INTEREST COMMUNITY
PORTION OF N 1/2 & SW 1/4 OF SECTION 35
T18N - R19E

NOTE: FAULT TRACES ARE APPROXIMATE LOCATIONS

WASHOE COUNTY ASSESSOR PROPERTY DATA										12/14/2015	
APN: 152-430-18 Card 1 of 1											
Owner Information & Legal Description						Building Information					
Situs	0 ARROWCREEK PKWY					Quality	Bldg Type				
Owner 1	WASHOE COUNTY					Stories	Square Feet 0				
Mail Address	PO BOX 11130					Year Built	0 Square Feet does not include Basement or Garage Conversion Area.				
	ATTN COMMUNITY SERVICES DEPT										
	RENO NV 89520					W.A.Y.	0 Finished Bsmt 0				
Rec Doc No	2389789	Rec Date	10/15/1999			Bedrooms	0 Unfin Bsmt 0				
Prior Owner						Full Baths	0 Bsmt Type				
Prior Doc	2389789					Half Baths	0 Gar Conv Sq Foot 0				
Keyline Desc	PM 3301 FR LT 4 RS 3571					Fixtures	0 Total Gar Area 0				
Subdivision	_UNSPECIFIED					Fireplaces	0 Gar Type				
	Lot: 4	Block:	Sub Map#			Heat Type	0 Det Garage 0				
Record of Survey Map:	3571		Parcel Map#	3301		Sec Heat Type	0 Bsmt Gar Door 0				
Section:	Township: 18	Range:	SPC	011		Ext Walls	0 Sub Floor				
		19				Sec Ext Walls	0 Frame				
Tax Dist	6000	Add'l Tax Info	Prior APN	152-020-82		Roof Cover	0 Construction Mod 0				
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied					Obso/Bldg Adj	0 Units/Bldg 0				
						% Incomplete	0 Units/Parcel 0				
Land Information											
Land Use	100				Zoning	OS	Sewer	None	NBC	EBZZ	
Size	85.394 Acre or ~ 3,719,763 SqFt				Water	None	Street	None	NBC Map	EB NBC Map	
Valuation Information				Sales/Transfer Information/Recorded Document							
Valuation History	2015/16 FV	2016/17 NR	V-Code	LUC	Doc Date	Value/Sale Price	Grantor	Grantee			
Taxable Land Value	85,390	85,390	3NTT	100	06-06-2011	0	WASHOE COUNTY,	WASHOE COUNTY			
Taxable Improvement Value	0	0			10-15-1999	0		WASHOE COUNTY			
Taxable Total	85,390	85,390									
Assessed Land Value	29,887	29,887									
Assessed Improvement Value	0	0									
Total Assessed	29,887	29,887									
The 2016/2017 values are preliminary values and subject to change.											
Building #1 Sketch						Property Photo					

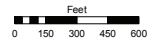
If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.

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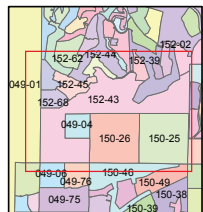
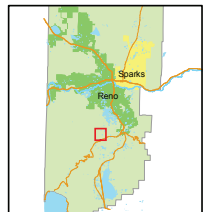
Assessor's Map Number
152-43

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 600 feet



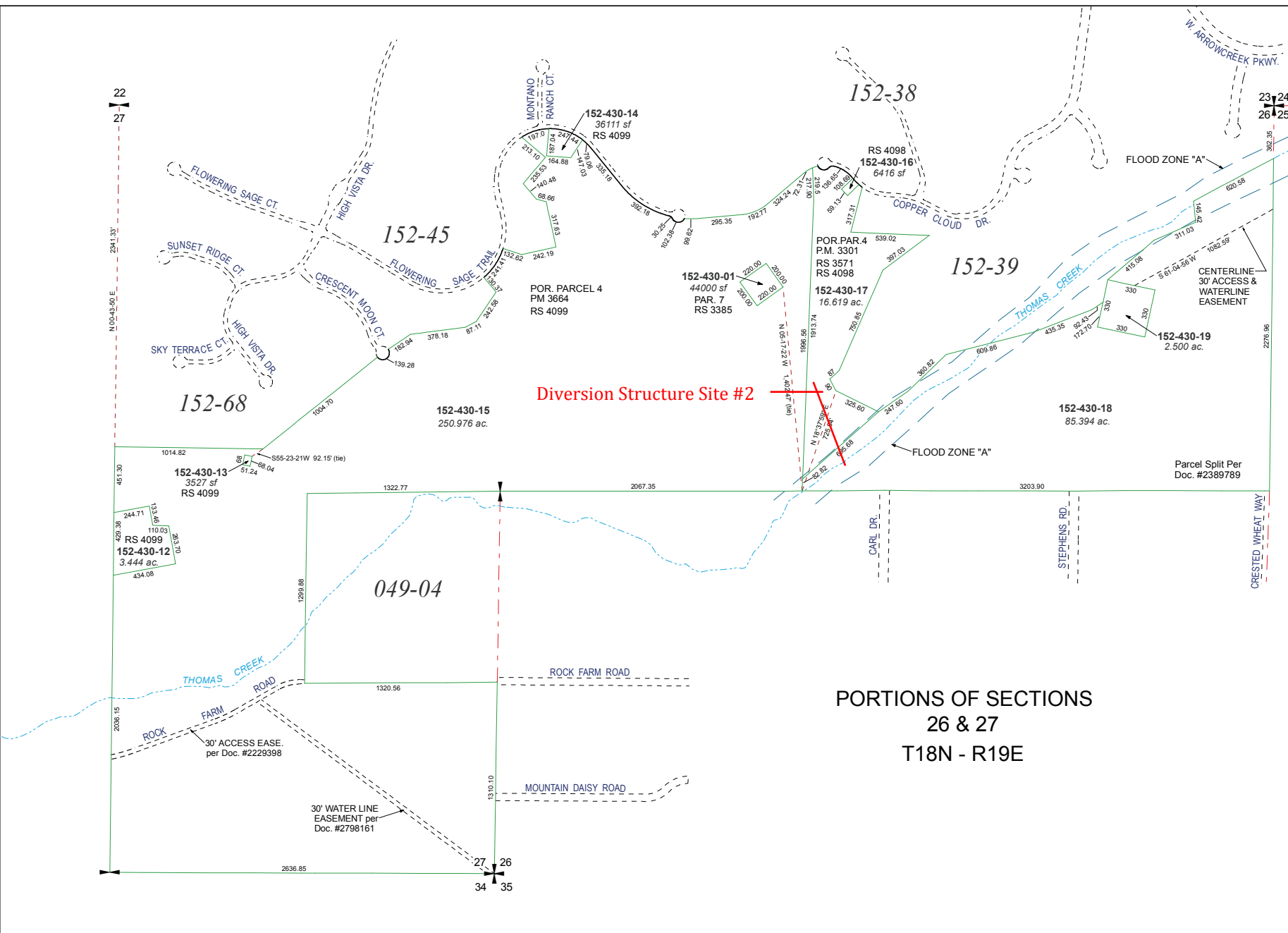
created by: KSB 6/03/11

last updated: _____

area previously shown on map(s)

152-01, 152-02

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 herein.



APPENDIX B

PROOF OF PROPERTY TAX PAYMENTS

APN: 150-460-05

150-492-20

152-430-18

Water Treatment Plant Site

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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
15046005	Active	12/15/2015 2:10:17 AM
Current Owner: TL MT ROSE ESTATES LP 3300 DOUGLAS BLVD STE 450 ROSEVILLE, CA 95661		SITUS: 0 MOUNT ROSE HWY WCTY NV
Taxing District 6000	Geo CD:	
Legal Description		
Township 18 Section 35 Lot 3-1-A Block Range 19 SubdivisionName ESTATES AT MT ROSE PHASE 3A		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$4,204.07	\$4,204.07	\$0.00	\$0.00	\$0.00
2014	\$4,073.04	\$4,136.01	\$0.00	\$0.00	\$0.00
2013	\$3,952.78	\$3,952.78	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

No payment due for this account.

\$0.00

Pay By Check

AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



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

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

Diversion Site #1 - Whites Creek

Washoe County Treasurer
Tammi Davis

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

Account Detail

[Back to Search Results](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
15049220	Active	12/15/2015 2:10:17 AM
Current Owner: WASHOE COUNTY ATTN COMMUNITY SERVICES DEPT PO BOX 11130 RENO, NV 89520		SITUS: 0 CALLAHAN RD WCTY NV
Taxing District 6000	Geo CD:	
Legal Description		
Township 18 Section 35 Lot 2-A Block OS Range 19 SubdivisionName ESTATES AT MT ROSE PHASE 3A		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00
2014	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00
2013	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

No payment due for this account.

\$0.00

Pay By Check

AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



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

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

Diversion Site #2 - Thomas Creek

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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
15243018	Active	12/15/2015 2:10:17 AM
Current Owner: WASHOE COUNTY ATTN COMMUNITY SERVICES DEPT PO BOX 11130 RENO, NV 89520		SITUS: 0 ARROWCREEK PKWY WCTY NV
Taxing District 6000	Geo CD:	
Legal Description		
Township 18 SubdivisionName _UNSPECIFIED Range 19 Lot 4		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$0.19	\$0.19	\$0.00	\$0.00	\$0.00
2014	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00
2013	\$0.18	\$0.20	\$0.00	\$0.00	\$0.00
2012	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00
2011	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

No payment due for this account.

\$0.00

Pay By Check

AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

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

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

APPENDIX C

TRAFFIC IMPACT REPORT

To: John Enloe, P.E.
Truckee Meadows Water Authority

File: 180101383

From: Joseph Mactutis, PE, PTOE
Stantec Reno

Date: December 14, 2015

Reference: Mt Rose/Galena Fan Water Treatment Plant – Special Use Permit Application Traffic Impact Report

This memorandum is submitted to the Truckee Meadows Water Authority (TMWA) in fulfillment of the “Traffic Impact Report” requirement of the Washoe County Special Use Permit Application (SUP) for the above referenced project.

Background

It is understood that TMWA is proposing to develop the Mt. Rose/Galena Fan Water Treatment Plant (WTP) on property within The Estates at Mt. Rose subdivision. This location is further described as connecting to Callahan Ranch Road just north of the intersection of Callahan Ranch Road and Paris Avenue. Callahan Ranch Road intersects with SR 431, Mt. Rose Highway approximately 0.12 miles from the project site. Callahan Ranch Road and Paris Avenue are Washoe County jurisdictional roadways. SR 431, Mt. Rose Highway is an NDOT jurisdictional roadway classified as a minor arterial. Figure 1 below illustrates the project location.

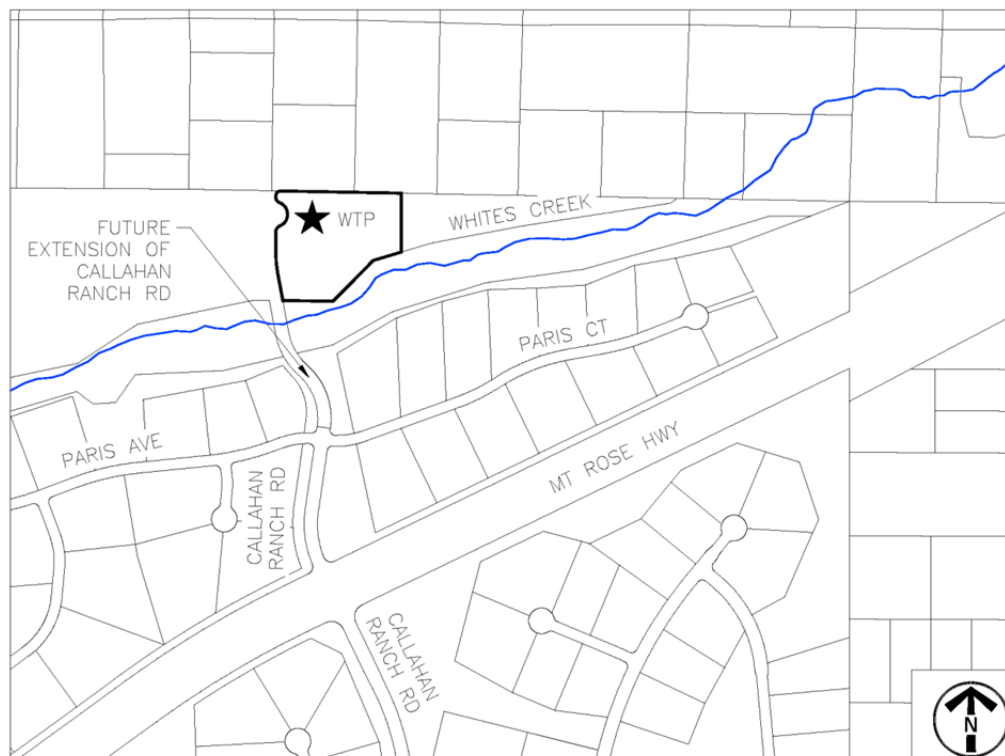


Figure 1. Proposed Mt. Rose/Galena Fan Water Treatment Plant Location

**Reference: Mt Rose/Galena Fan Water Treatment Plant – Special Use Permit Application
Traffic Impact Report****Traffic Impact Study Requirements**

As per Item 8 of the Washoe County SUP Development Application Requirements: “Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by the Washoe County Engineering and Capital Projects. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact staff prior to preparing a traffic impact report.”

Consultation with Washoe County Community Development Department Staff

As recommended by Washoe County SUP Application Requirements, in October 2015 Stantec contacted Mr. Trevor Lloyd, Senior Planner with the Washoe County Community Services Department, regarding the need for a traffic impact report for this project. Although this was prior to the assignment of the case to Ms. Eva Krause, Mr. Lloyd concurred that a traffic impact report would not be required for the permit based on the anticipated traffic volumes. However, if traffic volumes exceeded these thresholds the development could be found in violation of its SUP.

Trip Generation

Water treatment plants are unique facilities custom designed to perform specific water treatment operations and are not included in trip generation rates published by the Institute of Transportation Engineers (ITE). ITE’s trip generation rates would also not have information for similar uses. Given the unique nature of water treatment plants, Stantec in conjunction with TMWA, developed anticipated traffic volumes based upon an operational analysis of the proposed Mt. Rose/Galena Fan WTP. This traffic estimate included employees required to operate the plant, facility maintenance personnel for landscaping, and material deliveries. This traffic estimate is presented in Appendix A “Mt Rose/Galena Fan Water Treatment Plant Staffing and Material Deliveries.” In summary, anticipated traffic for this proposed water treatment plant is only four (4) trips per day. This is well below the Traffic Impact Report requirements of 80 weekday peak hour trips. Therefore, it is anticipated that a full traffic impact report is not required for the SUP Application and that this letter documenting the traffic generated by the site is sufficient.

Other Safety/Operation Concerns

In addition to the trip generation analysis described above, Stantec transportation engineers made one site visit to determine if any readily apparent potential safety issues and/or non-standard design considerations were present. Based upon this site visit, no potential safety issues or non-standard design considerations were identified. The proposed water treatment plant would access the public street network at Callahan Ranch Road as the north leg of the intersection of Callahan Ranch Road and Paris Avenue. This intersection is already a two-way stop controlled intersection and therefore no additional control would be required for this connection at the north leg. Project traffic would access SR 431, Mt. Rose Highway via Callahan Ranch Road. Mt. Rose Highway already has westbound right turn pockets and eastbound left turn pockets to access Callahan Ranch Road. A visual assessment of sight distance did not reveal any concerns of inadequate sight distance.

**Reference: Mt Rose/Galena Fan Water Treatment Plant – Special Use Permit Application
Traffic Impact Report****Summary and Conclusions**

Stantec performed a trip generation estimate for the proposed Mt Rose/Galena Fan Water Treatment Plant and determined that traffic generated by the proposed project is well below thresholds established by Washoe County requirements for a traffic impact report as described in the SUP Development Application Requirements. Therefore, it is anticipated that a full traffic impact report is not required for the SUP Application and that this letter documenting the traffic generated by the site is sufficient. A site visit by Stantec transportation engineers did not reveal any potential safety issues or non-standard design considerations.

Stantec appreciates being of continued service to the Truckee Meadows Water Authority. If there are any questions or concerns regarding this traffic analysis, please feel free to contact the undersigned.

Stantec Consulting Services Inc.

Joseph A. Mactutis PE, PTOE
Associate, Transportation Engineer
Phone: (775) 398-1288
Fax: (775) 850-0787
joseph.mactutis@stantec.com



Attachment: Appendix A, Mt Rose/Galena Fan Water Treatment Plant Staffing and Material Deliveries

c. John Buzzone, Stantec



Memo

To: John Enloe, P.E.
Truckee Meadows Water Authority
File: 180101383

From: John Buzzone, P.E.
Mike Wilkin, P.E.
Stantec Reno
Date: November 13, 2015

Reference: Mt Rose / Galena Fan Water Treatment Plant Staffing and Material Deliveries

Stantec, Inc. is currently preparing a Special Use Permit (SUP) application on behalf of the Truckee Meadows Water Authority (TMWA) for the proposed Mt. Rose / Galena Fan Water Treatment Plant (WTP). The SUP application requires the preparation of a traffic analysis to determine the impact the WTP will have on the surrounding roadways. The traffic loading will be a function of the number of employee trips and deliveries to the WTP. This memorandum was prepared to document the anticipated WTP staffing levels and the expected frequency of deliveries.

STAFFING REQUIREMENTS

TMWA proposes to operate the WTP as an un-manned facility. This will require regularly scheduled visits as well as unscheduled visits by TMWA staff in standard service trucks. Scheduled visits are generally to perform process checks, collect water samples, monitor supplies, inspect equipment, perform regular maintenance, maintain landscaping, etc. Unscheduled visits, in general, will be for responding to process alarms, intrusion alarms, and to perform unscheduled maintenance or repairs. For the purpose of establishing the frequency of visits, it is assumed that some visits will be performed by non-operator staff (for example, landscape maintenance will be performed by TMWA landscaping staff). The anticipated scheduled and unscheduled staff visitations are summarized in Table 1.

Table 1 – Scheduled and Unscheduled Staff Visitations (Service Trucks)

Scheduled Visitations	Frequency
Process Operations	2 (per day)
Facilities Maintenance	1 (per week)
Landscaping Maintenance	1 (per week)
Unscheduled Visitations	
Maintenance/Repair	1 (per week)
Process Alarms	1 (per day)
Intrusion Alarms	1 (per week)
Total Average Visitations	
Average Weekly Visitations	25

Reference: Mt Rose / Galena Fan Water Treatment Plant Staffing and Material Deliveries

Average Daily Visitations	3.6
---------------------------	-----

CHEMICAL AND MATERIALS DELIVERIES

Chemicals and materials will be delivered to the site in a variety of vehicles ranging from service trucks to WB-40 trucks (up to 50-foot wheel span). Deliveries are expected to occur during normal scheduled staff visitations, and no additional staff visitations are necessary to receive the deliveries. The expected deliveries are summarized in Table 2.

Table 2 – Chemical and Material Deliveries (Misc. Trucks)

Type of Delivery	Frequency
Sodium Hypochlorite	1 (per month)
pH Control	1 (per month)
Polymer	1 (per month)
Misc. Equipment/Supplies	1 (per month)
Sand	1 (per month)
Total Average Deliveries	
Average Monthly Deliveries	5
Average Daily Deliveries	0.2

APPENDIX D

PRELIMINARY DRAINAGE ANALYSIS

To: John Enloe, P.E. Truckee Meadows Water Authority 1355 Capital Boulevard Reno, Nevada 89502	From: Candice Abrams, P.E. Trina Magoon, P.E. Stantec Consulting Services, Inc. 6995 Sierra Center Parkway Reno, Nevada 89511-2213
File: 180101383	Date: December 14, 2015

Reference: Mt. Rose / Galena Fan Water Treatment Plant – Special Use Permit Application Preliminary Drainage Analyses

Stantec is currently preparing a Special Use Permit (SUP) application on behalf of the Truckee Meadows Water Authority (TMWA) for the proposed Mt. Rose / Galena Fan Water Treatment Plant (WTP). The SUP application requires the preparation of a drainage analysis to analyze existing and proposed drainage conditions at the WTP site.

PROJECT LOCATION

The proposed WTP is located on an approximately 3.9 acre site within the Monte Vista at Mt. Rose Estates neighborhood. This site is within an open space area of the neighborhood and adjacent to White’s Creek. The WTP will be served by two diversions, one on White’s Creek and one on Thomas Creek. The proposed WTP and diversion locations are located within Special Flood Hazard Zone A of Whites Creek and Zone A of Thomas Creek as shown on the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas, panel 3240 of 3475, dated March 16, 2009.

ONSITE HYDROLOGIC ANALYSIS

The Rational Method was utilized to estimate the onsite peak flow rates for the, 5-year and 100-year storm events. The equation for the Rational Method is as follows:

$$Q = C \cdot i \cdot A$$

where: **Q** is the flow rate in cubic feet per second (cfs), **C** is the runoff coefficient, **i** is the intensity in inches per hour (in/hr), and **A** is the area in acres. One onsite watershed was developed for the site. Runoff coefficients were applied to the appropriate land uses within the watershed and weighted averages were calculated. NOAA Atlas 14 was used to estimate rainfall intensity values. Time of concentration for the basin was estimated using an initial overland flow time, plus the time of travel in a swale, or other conveyance system. A minimum time of concentration of ten (10) minutes was required per the *Truckee Meadows Regional Drainage Manual (TMRDM)*, dated April 30, 2009, prepared by Washoe County, the City of Reno, and the City of Sparks, Nevada. Rational Method runoff rates for the site are listed in the table below:

Table 1 - Rational Method Runoff Rates

Scenario	5 Year Event Total Q5 (cfs)	100 Year Event Total Q100 (cfs)
Existing Conditions	1.3	7.8
Proposed Conditions	2.3	9.3
Runoff Increase	1.0	1.5

**Reference: Mt. Rose / Galena Fan Water Treatment Plant – Special Use Permit Application
Preliminary Drainage Analyses**

Stantec obtained increases in runoff from existing to proposed conditions in both the 5-year and 100-year storm events, confirming that detention is required for the site. An onsite detention basin is proposed in the eastern corner of the site, just east of the proposed facility.

PROPOSED IMPROVEMENTS

The proposed onsite detention basin shall be designed to have sufficient capacity to detain the increase in runoff due to the proposed improvements, in addition to the 50,000 gallon water tank volume for a total of 281 cubic yards. Minimal additional onsite drainage improvements shall include inlets and storm drain piping in combination with LID swales that will enhance overall water quality onsite.

The WTP will be served by two infiltration gallery-type diversions, one on Whites Creek and one on Thomas Creek. The project will require the construction of facilities in the Sensitive Stream Zone. Whites and Thomas Creeks in the areas of the proposed diversions are historically undisturbed and heavily vegetated. Approximate flow rates for Thomas Creek and Whites Creek in the vicinity of the diversions were obtained from drainage reports prepared by Numbus Engineers, the *Revised Hydrologic Analyses for Thomas Creek, Dry Creek, and Boynton Slough*, dated November 1990, and the *Whites Creek Detention Facility Feasibility Study* dated June 1993. 100-year flow rates of 2,640-cfs and 5,100-cfs were obtained for Thomas Creek and Whites Creek, respectively. The proposed diversions will include riprap channel lining to protect the diversion and prevent erosion. A preliminary maximum riprap size was found to be approximately Class 550; however, further analyses will be required to determine exact sizing.

Both streams in the project area are shown on the Washoe County Development Code (WCDC) Map 110.418.05.1 as a Perennial Stream and any project must comply with WCDC's Article 418 Significant Hydrologic Resources, and must result in no net loss of significant hydrological resource size, function and value. Further, any activities in the creeks will require coordination with the United States Army Corp of Engineers (USACE). Stantec will meet with the USACE at a Pre-Design Meeting to discuss the proposed project to determine any design requirements and mitigations necessary for the future diversions.

Compliance with FEMA regulations for development within a floodplain will also be required. In order to conceptually demonstrate no impact to the FEMA designated floodplain and no net loss of flood conveyance, one existing conditions cross section at each proposed intake location on Whites and Thomas Creeks were prepared and compared with proposed conditions cross sections showing the intake infrastructure.

CONCLUSIONS

Preliminary conceptual hydrologic and hydraulic analyses for the project have been prepared. Supplemental backup data has been included for reference and can be found in the appendix. The proposed drainage improvements have been conceptually designed to accommodate the peak flows developed in the hydrologic analyses (and obtained through reference materials) and meet the design standard criteria outlined in the *Truckee Meadows Regional Drainage Manual (TMRDM)*, dated April 30, 2009, prepared by Washoe County, the City of Reno, and the City of Sparks, Nevada.

APPENDIX E

COMMUNITY OUTREACH LETTER SENT BY TMWA

July ??, 2015

1355 Capital Blvd. • P.O. Box 30013 • Reno, NV 89520-3013
P 775.834.8080 • F 775.834.8003

{FIRSTNAME} {LASTNAME}
{MAILINGSTREET}
{MAILCITY}, {MAILSTATE} {MAILZIP}

**RE: TMWA's Plan for Groundwater Sustainability on the Mt. Rose Fan
Regarding Service Address: {STREETNUM} {STREET} {CITY}, NV {ZIPCODE}**

Since the successful completion of Truckee Meadows Water Authority's (TMWA's) merger with the Washoe County Department of Water Resources (DWR) and the South Truckee Meadows General Improvement District (STMGID) water systems, TMWA is working on enhancing groundwater resources in the Mt. Rose Fan area.

At TMWA we recognized that once the merger was completed, we would implement programs to move treated surface water from the Truckee River and various creeks into the former DWR and STMGID systems. This conjunctive management of surface and groundwater resources in the Mt. Rose Fan area helps to protect and restore groundwater supplies. **Conjunctive use management maximizes use of surface water when it's available, thereby reducing groundwater pumping. This approach allows us to meet demands with surface water, and to rest and recharge specific wells when enough surface water is available.** For example, from January through May of 2015, the Double Diamond #1 and STMGID #1, #2, #3 and #11 wells were not pumped; the areas that these wells serve were supplied with surface water. Compared to January through May of 2014, this operation reduced groundwater pumping by over 147 million gallons. In addition, we also recharged over 18 million gallons of surface water into the groundwater aquifer during this same period.

Due to dependence upon groundwater and the continued decline in water levels aggravated by the ongoing drought, it is necessary to provide a supplemental source of supply for the water systems located on the upper Mt. Rose and Galena fan areas as soon as possible. These areas currently rely on groundwater wells for 100 percent of their water supply and the continuing drought situation has severely limited the amount of natural recharge to local aquifers. TMWA's unique ability to provide conjunctive use management is something neither STMGID nor DWR could do with their more limited water resources. This program and the projects described below support one of the primary goals of consolidation: **to improve management of the area's water resources.**

With the full resources of a consolidated water utility now available, immediate construction of the facilities to implement conjunctive use management has begun. This will improve reliability for both TMWA customers and domestic well owners by mitigating the continued decline of groundwater levels in the area.

TMWA's Conjunctive Use Plan

TMWA is implementing a \$7.8 million conjunctive-use plan for the Mt. Rose/Galena Fan area, consisting of three projects (see enclosed map) which will provide the ability to deliver treated surface water from the Truckee River to the area:

- Arrowcreek/Mt. Rose Conjunctive-Use Facilities
- Expanded Conjunctive-Use Facilities/Aquifer Storage and Recovery Program
- STMGID Conjunctive-Use Facilities

Note: these facility improvements are included in TMWA's existing budget and will not affect rates.

Arrowcreek/Mt. Rose Conjunctive-Use Facilities

The Arrowcreek/Mt. Rose Conjunctive-Use Phase 1 Facilities will deliver up to 1,500 gallons per minute of surface water during the winter months. This allows TMWA to not pump its production wells in the Arrowcreek and Mt. Rose water systems. These facilities consist of three booster pump stations and about 3,600 feet of 10-inch pipe on Zolezzi Lane. When installed, the project will deliver water to the Arrowcreek #3 Tank, located below the Thomas Creek Trail parking lot off Timberline Drive. This \$2.8 million project is scheduled for construction in the summer of 2015; the facilities are planned to be operational by November of this year.

Expanded Conjunctive-Use Facilities/Aquifer Storage and Recovery Program

TMWA is also expanding its Aquifer Storage and Recovery (ASR) Program. ASR occurs during the fall, winter and spring when water use in the community drops to approximately one-fourth of its peak summer usage, making Truckee River water available for recharge. ASR is the process of injecting treated surface water into the groundwater aquifer when the wells are not in use. The more water we can recharge and store during the off-peak season, the more we will have available when river flows are low. It's like money in the bank.

Since last winter, TMWA engineers, hydrogeologists and operations personnel have been identifying well sites for recharge in the Mt Rose/Galena Fan area. Staff is working as quickly as possible to test, design, permit, construct and implement recharge in at least three wells by this coming winter. The first wells scheduled to be equipped for recharge are Arrowcreek 2, Tessa West and Mt Rose 3.

Truckee Meadows Water Authority is a not-for-profit, community-owned water utility, overseen by elected officials and citizen appointees from Reno, Sparks and Washoe County.

An additional component of the overall ASR program is Phase 2 of the Arrowcreek/Mt. Rose conjunctive-use facilities. Scheduled to be constructed in 2016-2017, Phase 2 will consist of an additional \$1.2 million of system improvements. This will allow delivery of surface water into the upper portions of the Mt. Rose/Galena water system for use in recharging additional wells.

STMGID Conjunctive-Use Facilities

The third project, the \$3.8 million STMGID Conjunctive-Use Facilities, will provide an off-peak surface water supply for an area which primarily serves former STMGID customers, located in the vicinity of the Saddlehorn neighborhood. The facilities will be constructed in 2017-2018, benefiting TMWA customers and domestic well owners by providing surface water to protect and restore groundwater resources. The project will consist of a new booster pump station and about 8,100 feet of 10-inch pipe to be located on Arrowcreek Parkway. These facilities will deliver about 1,000 gallons per minute to the STMGID Tank 4 and Tank 5 zones during the winter months.

Addressing Water Demand Created by New Development

Effective June 1, 2015, TMWA's Board of Directors adopted revisions to its rules, water rights dedication policies and Water Service Facility Charges for the Mt. Rose/Galena Fan area. These changes affect new development in the area.

It is important to note that TMWA is a water purveyor required to respond to development approved by local governments. TMWA does *not* promote or encourage development in one location versus another. When, where and what type of growth occurs is solely within the land-use entitlement and planning functions of cities, counties and regional planning agencies. By contrast, TMWA's water-supply planning is designed to facilitate delivery of safe and reliable water supplies—*if and when land-use entitlements are granted*. TMWA is obligated to provide retail water service to users in its service area, which it can only do by identifying present and future needs and doing the necessary planning to meet them. TMWA's integrated planning process ensures the long-term water resources, facility capacity and funding mechanisms are in place to meet current and future water supply and demand conditions.

The newly adopted rules, water rights dedication policies and Water Service Facility Charges for this area require developers to dedicate supplemental surface water (creek) supplies when dedicating groundwater for new service in the area. Supplemental surface water resources (Whites, Thomas and/or Galena creeks) are a key component of the conjunctive resource management plan and necessary to ensure a sustainable water supply for existing customers, domestic well owners and new development in these areas.

Surface water from Whites, Thomas and Galena creeks has historically been used for agricultural irrigation. These creeks remain a key part of the regional water resources for the South Truckee Meadows. For instance, the creeks are used to augment the South Truckee Meadows Water Reclamation Facility reclaimed water (purple pipe) supply. The State Engineer also permits the use of these creek rights for water service.

In order to develop supplemental surface water supplies that will provide for the long-term sustainability of the local groundwater aquifer, TMWA is implementing the plan to construct a small water treatment plant (WTP) off of Whites and Thomas Creeks— this plan was approved as part of Washoe County’s 2002 South Truckee Meadows Facility Plan. The County’s Facility Plan recognized that, “The upper treatment plant is an integral component of the recommended water supply plan ... Most importantly, it will provide recharge water and/or offset winter groundwater pumping in the upper Mt. Rose fan area.”

As part of the process of planning for this small WTP, biologists and scientists are evaluating creek habitat and biological resources, as well as its form, structure and functionality. This assessment will make it possible to estimate the amount and timing of water that could be supplied to the WTP. The WTP project will be vetted through various permitting agencies and Washoe County’s Special Use Permit process, taking into account public input and comments.

Lastly, TMWA is developing and expanding an updated groundwater model for the area. The new model will significantly improve estimates of water-level impacts from future pumping, climate variability and recharge scenarios. TMWA plans to use the model to optimize well-pumping rates and locations, as well as recharge locations. This will help reduce the drawdown that can be expected to occur, particularly in the months when the municipal wells are used the most.

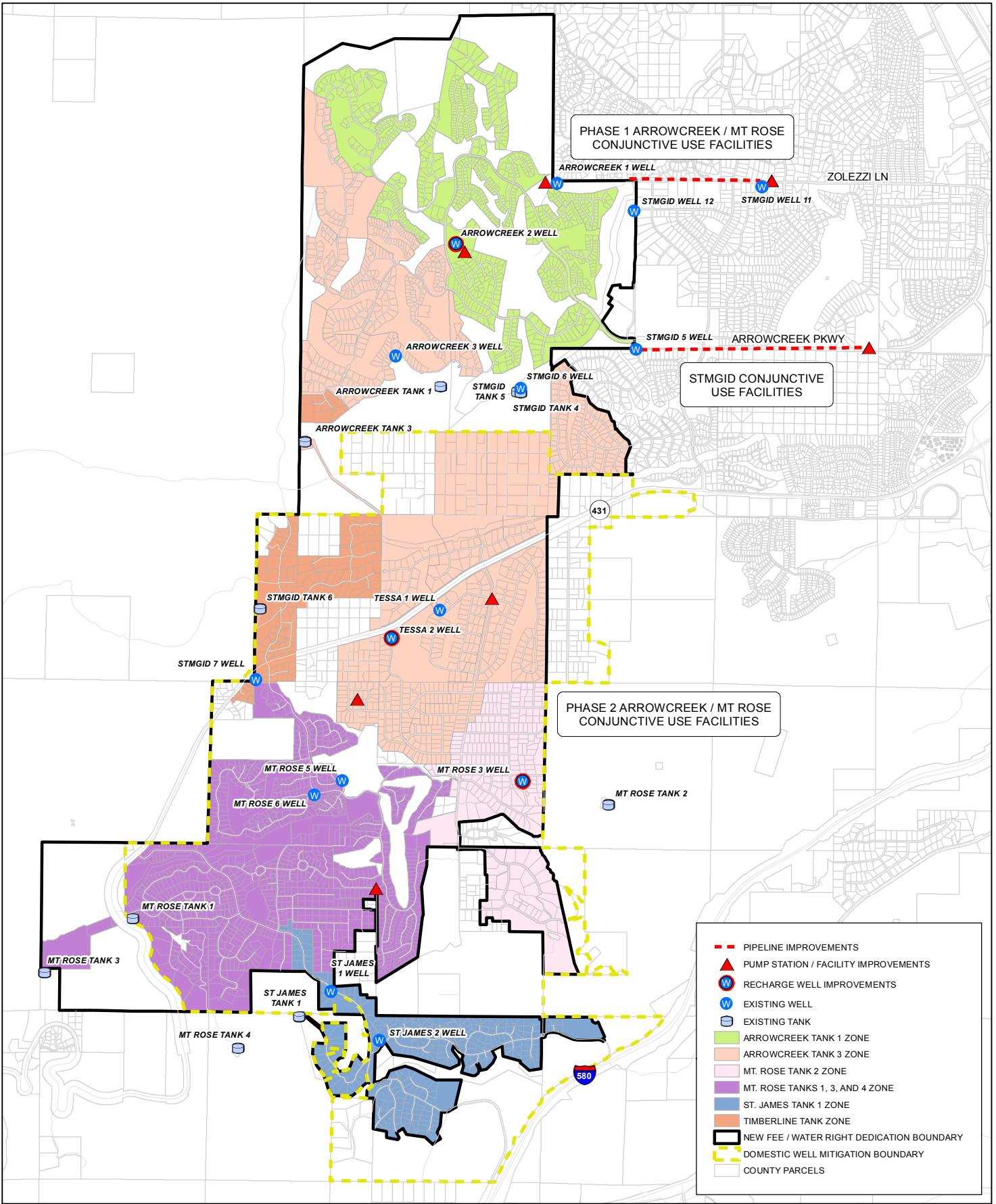
I understand this is a lot of information. If you have questions or would like further explanation of TMWA’s plans, please contact me at jenloe@tmwa.com or 834-8250.

Sincerely,

A handwritten signature in black ink that reads "John Enloe". The signature is written in a cursive, flowing style.

John Enloe, P.E.
Manager, Operational Strategies

Enclosure



- PIPELINE IMPROVEMENTS
- ▲ PUMP STATION / FACILITY IMPROVEMENTS
- ⊕ RECHARGE WELL IMPROVEMENTS
- ⊕ EXISTING WELL
- ⊕ EXISTING TANK
- ARROWCREEK TANK 1 ZONE
- ARROWCREEK TANK 3 ZONE
- MT. ROSE TANK 2 ZONE
- MT. ROSE TANKS 1, 3, AND 4 ZONE
- ST. JAMES TANK 1 ZONE
- TIMBERLINE TANK ZONE
- NEW FEE / WATER RIGHT DEDICATION BOUNDARY
- DOMESTIC WELL MITIGATION BOUNDARY
- COUNTY PARCELS



GROUNDWATER SUSTAINABILITY PLAN
ARROWCREEK / MT. ROSE
CONJUNCTIVE USE FACILITIES

DATE	7/14/2015
MAP BY:	JK
REQUESTED BY:	JE
SCALE:	1 inch = 4,100 feet



APPENDIX F

OFFICAL PLAT OF MONTE VISTA AT THE ESTATES AT MOUNT ROSE

**THE OFFICIAL PLAT OF
MONTE VISTA AT
THE ESTATES AT MOUNT ROSE
A COMMON INTEREST COMMUNITY**

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TL MT. ROSE ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278 AND 116, AND THAT THE STREETS, AVENUES AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE, DRAINAGE AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER; AND HEREBY GRANTS TO THE TRUCKEE MEADOWS WATER AUTHORITY EASEMENTS IDENTIFIED ON THIS PLAT FOR WATER FACILITIES WITH THE RIGHT OF ACCESS THERETO FOREVER; THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY. THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO THE TRUCKEE MEADOWS WATER AUTHORITY. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

TL MT ROSE ESTATES, LP, A CALIFORNIA LIMITED PARTNERSHIP
BY: TL MANAGEMENT, INC., A CALIFORNIA CORPORATION
ITS: GENERAL PARTNER

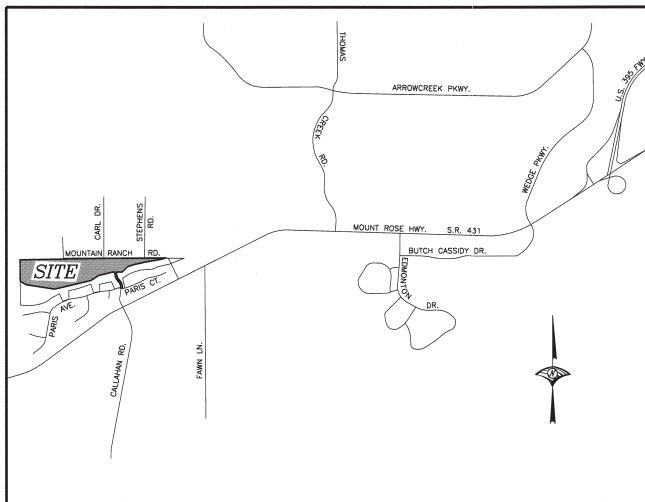
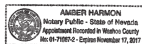
Richard Balestrieri DIRECTOR OF LAND
NAME / TITLE (PRINT) 8.12.15
DATE

ACKNOWLEDGMENT:

STATE OF NEVADA } SS
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF August, 2015, BY Richard Balestrieri, Director of Land Management, Inc., of TL MANAGEMENT, INC., ITS GENERAL PARTNER OF TL MT. ROSE ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP.

Amber Harmon
NOTARY PUBLIC
PRINT NAME Amber Harmon
BY COMMISSION NUMBER 01-1967-2
MY COMMISSION EXPIRES 11-17-2017



VICINITY MAP
NOT TO SCALE

SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT.

HOUSING CAPITAL COMPANY, A MINNESOTA PARTNERSHIP BY DOCUMENT NO. _____
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4124446 & MODIFICATION DOCUMENT NO'S 4271630 AND 4394024).

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TL MT. ROSE ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT HOUSING CAPITAL COMPANY, A MINNESOTA PARTNERSHIP HOLDS OF RECORD A SECURITY INTEREST IN A PORTION OF THE LAND, THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE INSURANCE COMPANY OF NEVADA
DATE 8/21/2015 2480144
BY: William Bernard
NAME/TITLE (PRINT)

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF 5 SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN HEREON WILL BE SET BY _____

MICHAEL E. GUMP, P.L.S. 13927
WASHOE COUNTY SURVEYOR

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

M. J. R. 9/11/2015
DIVISION OF WATER RESOURCES DATE

COMMUNITY SERVICES CERTIFICATE:

THE TENTATIVE MAP FOR TM11-001 MONTE VISTA WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 6TH DAY OF SEPTEMBER, 2011.

THIS FINAL MAP, THE OFFICIAL PLAT OF MONTE VISTA AT THE ESTATES AT MOUNT ROSE, 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, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

THIS IS THE ONLY FINAL MAP FOR TM11-001 AND MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 6TH DAY OF SEPTEMBER, 2015, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS _____ DAY OF _____, 2015, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, AVENUES, DRIVES, COURTS, OPEN SPACE, HIGHWAYS, SEWER FACILITIES IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

_____ DATE _____
BILL WHITNEY
COMMUNITY DEVELOPMENT DIRECTOR

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 MT ROSE ESTATES, LP, A CALIFORNIA LIMITED PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2015.
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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



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

FILE NO. _____
FILED FOR RECORD AT THE REQUEST
OF _____
ON THIS _____ DAY OF _____
2015, AT _____ MINUTES PAST
O'CLOCK, _____, OFFICIAL RECORDS
OF WASHOE COUNTY NEVADA.

COUNTY RECORDER

BY: _____ DEPUTY
FEEL: _____

**OFFICIAL PLAT OF
MONTE VISTA AT
THE ESTATES AT MOUNT ROSE
A COMMON INTEREST COMMUNITY**
A DIVISION OF PARCEL 3-F-A PER DOCUMENT NO. 4144694 AND
SHOWN ON RECORD OF SURVEY NO. 5449
SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.
WASHOE COUNTY NEVADA



JOB NO. 1558.007
SHEET 1
OF 5

MATCHLINE SEE SHEET 2

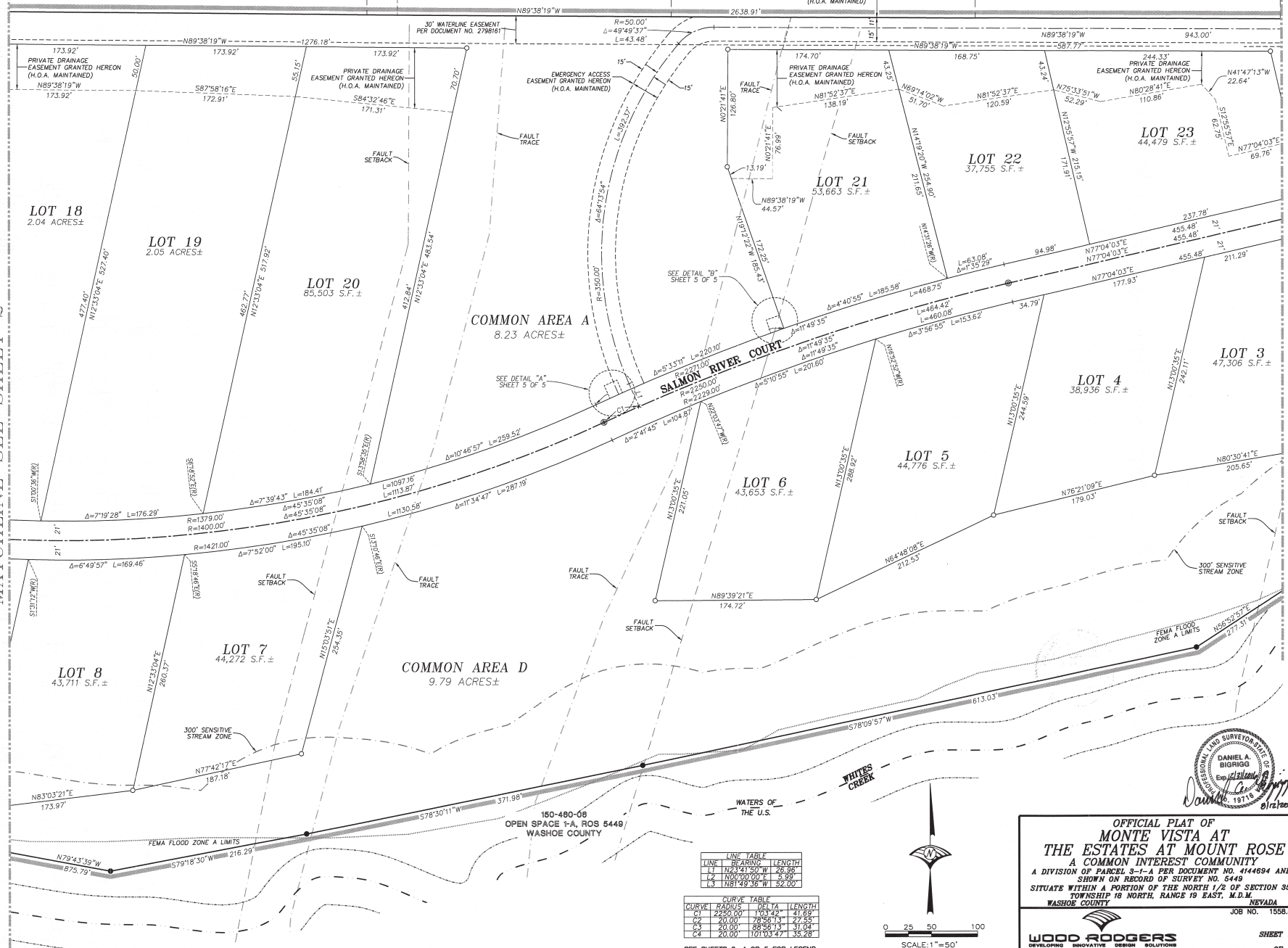
MATCHLINE SEE SHEET 4

150-280-30
PARCEL D, PM NO. 1388
DEBRA L. STORTZ

150-280-40
U.S.A.

150-280-38
U.S.A.

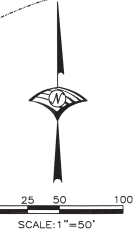
150-280-38
U.S.A.



LINE	BEARING	LENGTH
L1	N23°41'50"W	26.36'
L2	N20°29'09"W	3.39'
L3	N81°49'36"W	52.00'

CURVE	RADIUS	DELTA	LENGTH
C1	2250.00'	153.82°	41.62'
C2	20.00'	78°56'13"	27.55'
C3	20.00'	88°56'13"	31.04'
C4	20.00'	101°03'42"	35.28'

SEE SHEETS 2, 4 OR 5 FOR LEGEND



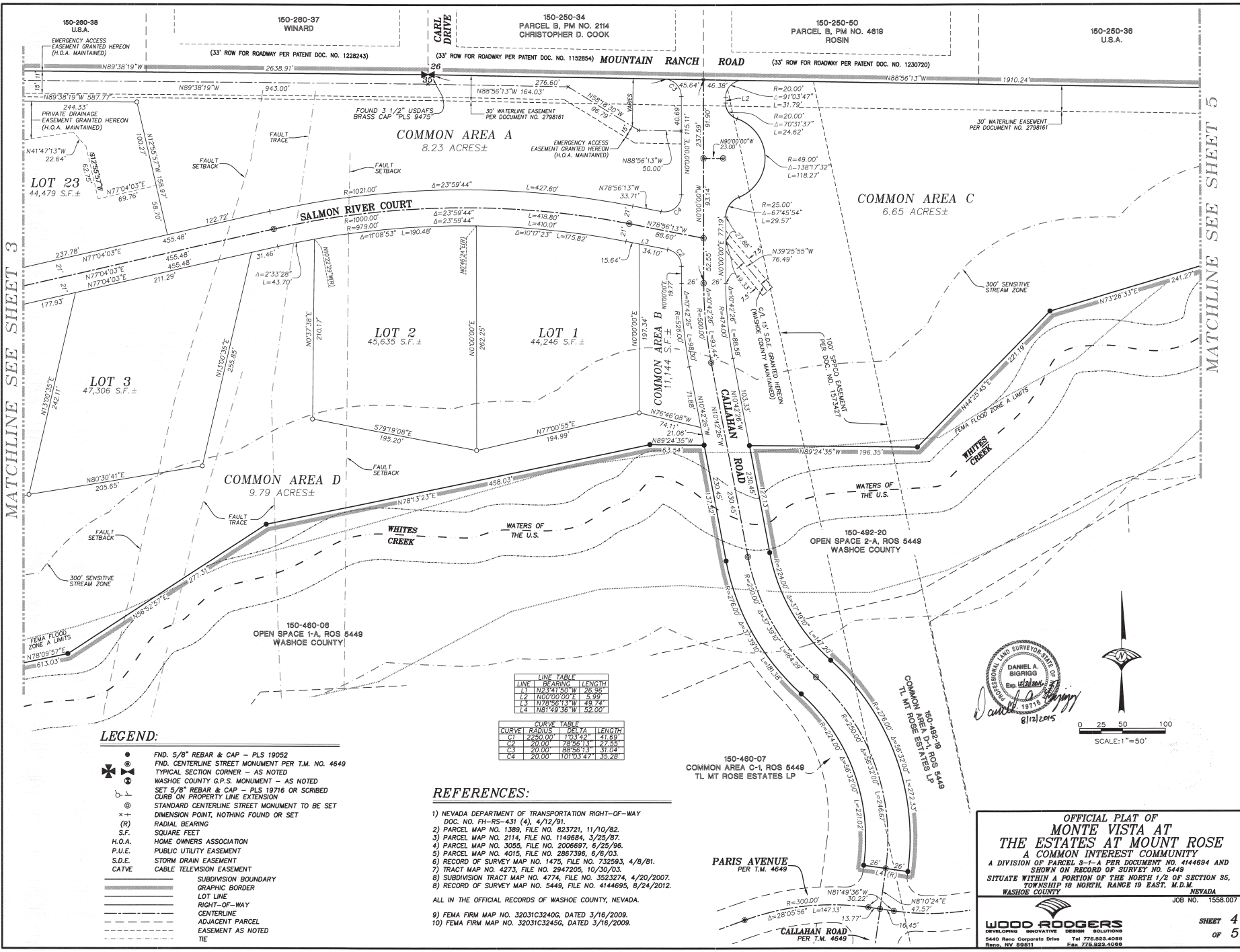
OFFICIAL PLAT OF
THE MONTE VISTA AT
THE ESTATES AT MOUNT ROSE
 A COMMON INTEREST COMMUNITY
 A DIVISION OF PARCEL 3-A PER DOCUMENT NO. 4144694 AND
 SHOWN ON RECORD OF SURVEY NO. 5449
 SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 35,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.
 WASHOE COUNTY, NEVADA

WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel 775.823.4088
 Reno, NV 89511 Fax 775.823.6080

JOB NO. 1558.007
 SHEET 3
 OF 5

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5



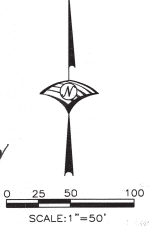
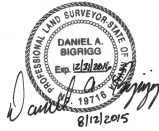
LEGEND:

- FND. 5/8" REBAR & CAP - PLS 19052
- ⊕ FND. CENTERLINE STREET MONUMENT PER T.M. NO. 4649
- ⊙ TYPICAL SECTION CORNER - AS NOTED
- ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
- ⊙ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- ⊙ STANDARD CENTERLINE STREET MONUMENT TO BE SET
- ⊙ DIMENSION POINT, NOTHING FOUND OR SET
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- H.O.A. HOME OWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- SUBDIVISION BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED
- TIE

LINE TABLE		CURVE TABLE	
LINE	BEARING	RADIUS	CHORD LENGTH
L1	N89°38'19"W	2638.91'	2638.91'
L2	N89°38'19"W	843.00'	843.00'
L3	N88°56'13"W	50.00'	50.00'
L4	N88°56'13"W	50.00'	50.00'

REFERENCES:

- 1) NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DOC. NO. FH-RS-431 (4), 4/12/91.
 - 2) PARCEL MAP NO. 1389, FILE NO. 923721, 11/10/82.
 - 3) PARCEL MAP NO. 2114, FILE NO. 1149684, 3/25/87.
 - 4) PARCEL MAP NO. 3055, FILE NO. 2006897, 6/25/96.
 - 5) PARCEL MAP NO. 4015, FILE NO. 2867396, 6/6/03.
 - 6) RECORD OF SURVEY MAP NO. 1475, FILE NO. 732593, 4/8/01.
 - 7) TRACT MAP NO. 4273, FILE NO. 2947205, 10/30/03.
 - 8) SUBDIVISION TRACT MAP NO. 4774, FILE NO. 3523274, 4/20/2007.
 - 8) RECORD OF SURVEY MAP NO. 5449, FILE NO. 4144695, 8/24/2012.
- ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 9) FEMA FIRM MAP NO. 3203IC3240G, DATED 3/16/2009.
 - 10) FEMA FIRM MAP NO. 3203IC3245G, DATED 3/16/2009.



OFFICIAL PLAT OF
MONTE VISTA AT
THE ESTATES AT MOUNT ROSE
 A COMMON INTEREST COMMUNITY
 A DIVISION OF PARCEL 3-1-A PER DOCUMENT NO. 4144694 AND
 SHOWN ON RECORD OF SURVEY NO. 5449
 SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 35,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.
 NEVADA
 WASHOE COUNTY JOB NO. 1558.007

WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 8640 Reno Corporate Drive Tel 775.853.4098
 Reno, NV 89511 Fax 775.853.4098