

My name is Damon Vincent. I live at 1230 Chance Ln, Reno, NV 89521. I am writing in regard to the effort to rezone land between Chance Lane and Rocky Vista for a lift station. The road access to this property is currently marginally viable for the current use of the residents who live in the area. From Rhodes Rd, there is 300 feet of unmaintained county road which requires maintenance by the local residents. This is followed by 220 feet of private dirt road easement on Mr. Fry's property which we use to access our home. This 220 feet of dirt road is not maintained by Mr. Fry but is used to access his property by the current renter and construction personnel. As he uses this road for the current construction it has become so deeply rutted and potholed that it has become impassable to passenger vehicles. I have had to personally shovel dirt into potholes created by his construction access vehicles to be able to get down the easement with a passenger vehicle.

The current unmaintained county dirt road and dirt road easement are not sufficient to support the current use with construction vehicles and certainly not sufficient for increased use associated with a lift station.

With increased use for the lift station I am concerned that we will not be able to access our house with passenger vehicles due to further degradation of the easement road.

Sincerely,

Damon Vincent
1230 Chance Lane
Reno, NV 19521

Hello Commissioner and others.

I live on Rhodes Road, a rural road in Steamboat, two miles south of the Summit Mall in Washoe County. Steamboat is a tight knit rural community that appreciates the quality of life in the small valley. Our traffic is local, there are only two roads into Steamboat Valley: Rhodes Road on the north end of the valley and Andrew Lane at the south end of the valley. Rhodes Road at Old 395 goes east for about a mile then turns south for about a mile then it turns west for about a half a mile until it gets near Andrew Lane.

The people in Steamboat are not opposed to development, they do not have the NIMBY mentality but do believe all development should be reasonable and preserve the existing character of the community. There are others that have little regard for preserving community characteristics and zoning such as accomplished by Judge Hardesty when he resolved the litigation between Reno, Sparks and the County some years ago. The resolution of that litigation provided that specific areas such as Steamboat should preserve their character and zoning.

Some developers are forthright in their attempts to change zoning and increase density. Other developers are less candid. The latter type of developer may use undisclosed motives in an attempt to achieve a long term goal by using piecemeal strategies. Such a strategy is what Developer Fry is again attempting to accomplish.

Dr. Fry has developed land off Toll Road for years. He owns land between Toll Road and Rhodes Road. Toll Road is to the east of Steamboat Valley. He has attempted several times to increase the density of the land he owns off Toll Road and has attempted (unsuccessfully) to connect Toll Road to Rhodes Road via Chance Lane.

Dr. Fry's present attempt is a building block to change zoning in the future, disguised as a gift to the County. He will give the County land for a sewer lift station. That lift station is contiguous to 40 acres he has tried to develop with density higher than it is presently zoned for and higher than it was zoned for when he acquired the property.

A litmus test you should use to reveal his intent is to ask if he would formally agree, on the record to never ask to have the zoning/density of the adjoining land he owns increased if the lift station is approved. If you ask that question you may learn the undisclosed development strategy or hear an artful avoidance of your direct question.

Please DO NOT approve the requested lift station. Approval will bring future applications to modify zoning and this developer will AGAIN attempt to connect Toll Road to Rhodes Road via Chance Lane and ask to increase the density of the land he owns adjacent to the desired lift station. His attempts to connect his property off Toll Road to Rhodes Road has been previously denied. (He may acknowledge the prior request and denial.)

I always vote, I share my opinions and experiences with other citizens and hope you will fulfill your representative roll by voting against the proposed lift station.

Thank you.

Curtis

Curtis B. Coulter
COULTER HARSH LAW
403 Hill Street
Reno, Nevada 89501
Tel: 775-324-3380
Fax: 775-324-3381

Dear county I along with the majority of people in steamboat Valley adamantly oppose Harry Frys proposal to donate land for a lift station on his 5 acre parcel.

My biggest concern is that this is Harry Fry's first step to donate land to the County for a sewer lift station. This will provide him with sewer access for his adjacent land of 40+ acres in the future. At that point, he may ask for zoning changes to build on the additional 40 acres he owns. In order to build additional a greater number of homes, he will have to provide egress which will likely be Rhodes Road via Chance Lane which will connect Gieger Road to Rhodes Road. He has attempted several times to connect access between Gieger Road and Rhodes Road so he can have greater development.

It seems that his request for something similar has been denied WITH PREJUDICE in the past.

Rhodes Rd is already unsafe and overcrowded and has become a danger to our children, our animals and our way of life. Harry Fry does not live on Rhodes Rd and has no business making it more unsafe just so he can make more money as a greedy developer. Heck, the bridge has been out of commission for nearly 4 years now... who's gonna maintain it with more traffic.

Please help us keep Rhodes Road the mostly pleasant and serene country Road that it has been for many years.

With gratitude and abundance,

Robert Floyd MD IFMCP

To whom it may concern:

I live at 121 Andrew Lane. I am opposed to the Harry Fry project in which he wants to donate land for a sewer lift station and also build multiple housing units on his land via a land zoning change.

Thank you,

Reed Simmons
Sent from my iPad

Dear All,

I am Judy Coulter and live at 515 Rhodes Rd, Reno, NV 89521. For the past 5 years, the residents of the Steamboat Valley have endured the constant effort of Dr. Harry Fry to develop land he purchased with low density zoning into higher density parcels. For the past 7 years we have been challenged with outside developers trying to change the character of the Steamboat Valley.

In 2020 Dr. Harry Fry appealed a Planning Commission denial of his proposed subdivision Pleasant Valley Estates (PDF attached). The Commission dismissed the appeal with prejudice.

I understand that Harry Fry has now proposed to donate 480 SF of land to the County for a new sewer lift station. Harry Fry is proposing to subdivide 480 sq feet from one of the 5 acre parcela he owns which happens to be adjacent to 40+ additional acres he owns. This is the same land he asked to develop that the Commissioners denied in 2020.

I am opposed to this lift station. I understand that this particular application is a lot line adjustment; however, it appears to be an alternative approach to submit future applications for zoning and egress changes which have previously been denied.

For the past 7 years, the Steamboat Valley has endured the aggressive efforts of developers to try to change zoning. The residents of this valley have lost the quiet enjoyment of their property and have endured tremendous on-going expenses while having to keep a vigilant eye on proposed development(s). Changing zoning should not be allowed. When a piece of land is purchased in a community the buyer knows the zoning, can see the character of the community and the zoning should be enforced.

Each person living in this valley, invested in their property and community because of the existing zoning. This is a rural environment.

Our community is so fatigued with the constant threat, however, we will keep watch to protect this beautiful historic valley from inappropriate development.

Please deny this application. If you grant it, Dr. Fry is very likely to try to increase the density on the adjacent 40 + acre parcels and try to connect Toll Road to Rhodes Road via Chance Lane. Rhodes Road cannot be the egress for the Pleasant Valley Estates as it supports a tremendous amount of traffic with multiple equestrian center businesses, new custom home projects on rural lots and a very large herd of wild horses.

Sincerely,
Judy Coulter
775-224-6620

Dear Commissioners,

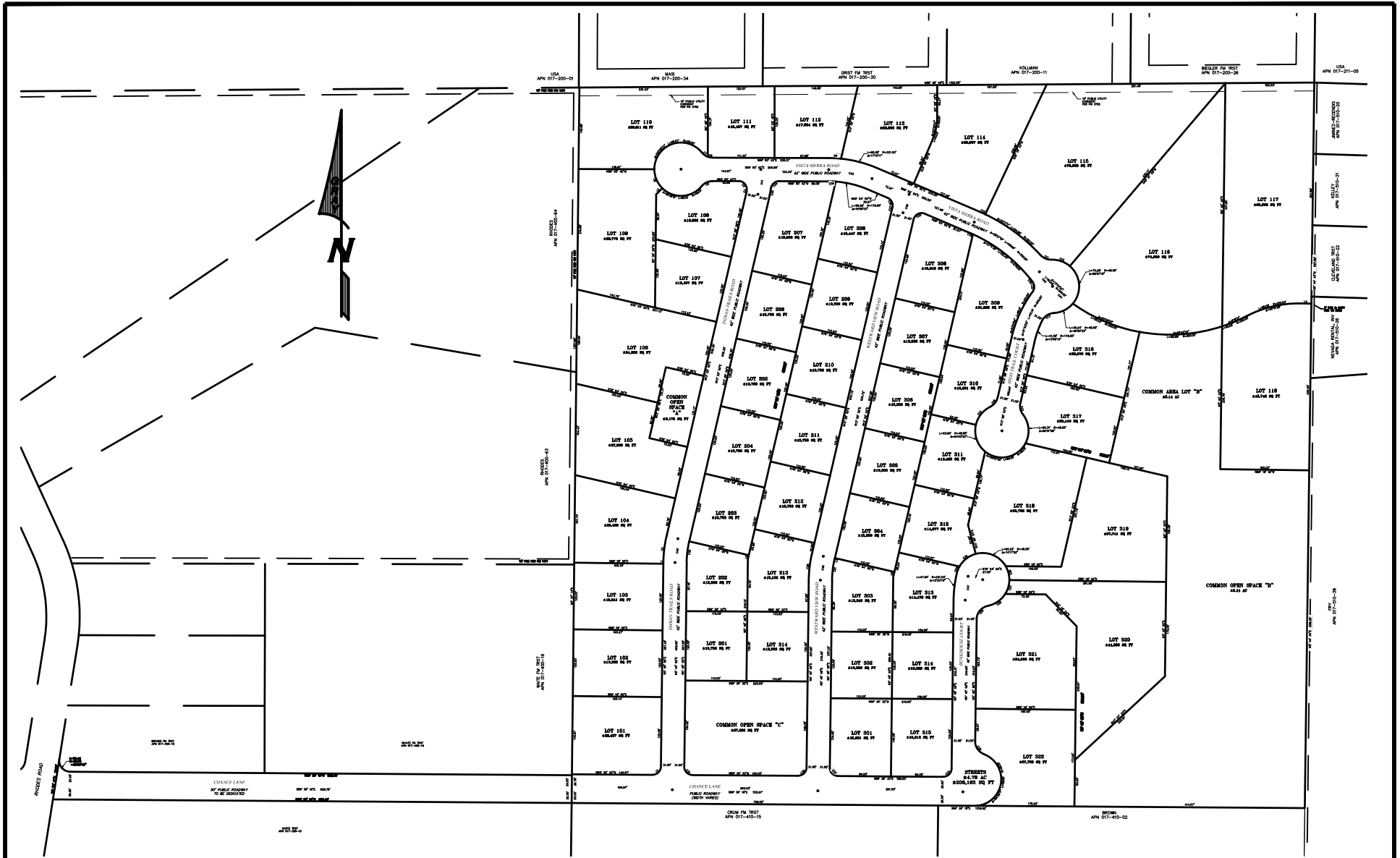
Attached please find copies of the previous applications submitted by Harry Fry for the Pleasant Valley Estates.

To develop this land into a subdivision is dodgy at best. There is a seasonal drainage that runs down the center of these lots and becomes a raging river some years.

Please deny this new attempt to gain approval for a subdivision on this land. It has been previously denied for good reason.

Regards,
Judy Coulter

**WTPM23-0015
PUBLIC COMMENT
Judy Coulter**



PLEASANT VALLEY ESTATES
TENTATIVE MAP
OVERALL VIEW

SCALE: 1"=250'

DRAWN BY: ECT

DATE: 11-15-16

JOB NO.: 16003



Gray & Associates INC.

CIVIL ENGINEERS * PLANNERS * SURVEYORS

130 Vine Street Reno, Nevada 89503

(775) 329-2911 * (775) 329-6469 Fax * admin@grayassociates.net

Courtesy Notice*

Participate in the Future of Your Neighborhood

November 28, 2016

Dear Property Owner:

The Washoe County Planning and Development Division received an application from one of your neighbors for a 54-lot residential subdivision located between the eastern end of Chance Lane and the southern end of Rocky Vista Road. If you are interested in learning more about the proposed project, the application is available on line at washoecounty.us/csd/planning_and_development. Click on the "applications" box and choose the Commission District listed below.

Case Number: WTM16-001 (Pleasant Valley Estates)

Commission District: #2

Tentative Date for the South Truckee Meadows/Washoe Valley Citizen Advisory Board:
December 8, 2016

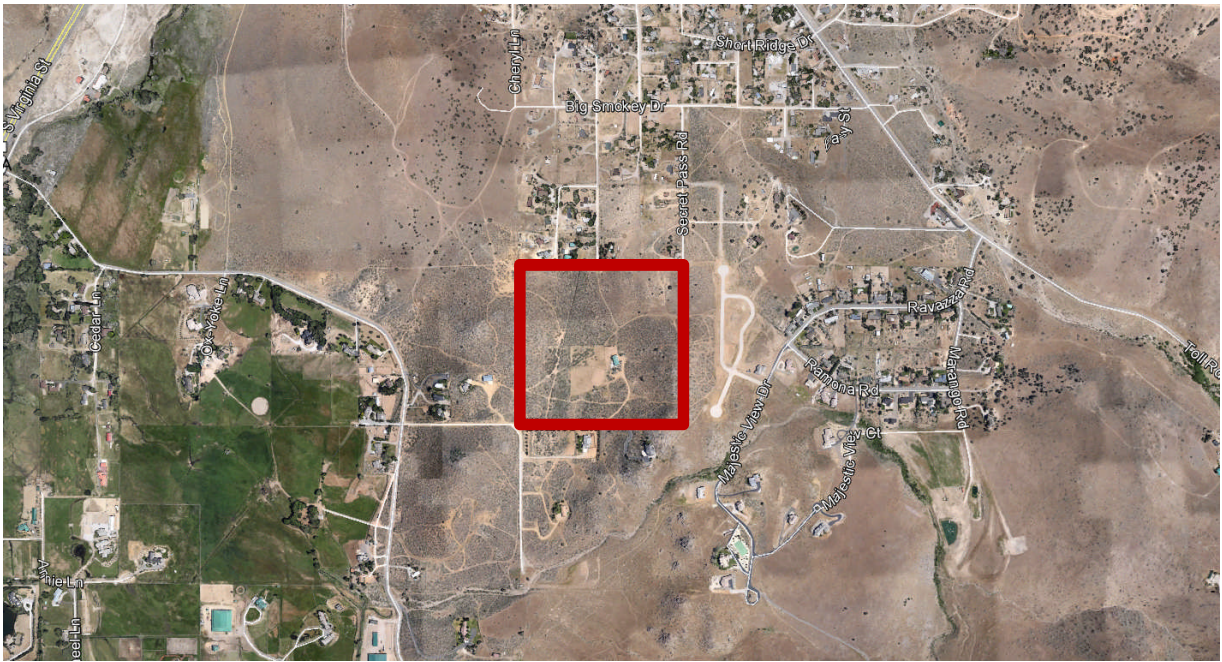
Tentative Public Hearing Date: January 3, 2017, Washoe County Planning Commission

You will receive an official notification when the request is set for a public hearing. For more information, please contact: Roger Pelham, 775-328-3622, rpelham@washoecounty.us

*This is not a legally required notice, but rather is provided to you as a courtesy to engage you early in the planning process with Planning and Development

WTPM23-0015
PUBLIC COMMENT
Judy Coulter

PLEASANT VALLEY ESTATES TENTATIVE SUBDIVISION MAP APPLICATION



Prepared by:



November 15, 2016

**WTPM23-0015
PUBLIC COMMENT
Judy Coulter**

PLEASANT VALLEY ESTATES TENTATIVE SUBDIVISION MAP

Prepared for:

Harry Fry
761 Greenbrae Drive
Sparks, NV 89431

Prepared by:

Rubicon Design Group, LLC
100 California Avenue, Suite 202
Reno, NV 89509
(775) 425-4800

November 15, 2016

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• Sewer Study	
• Drainage/Hydrology Report	
Full-size Exhibits	
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Introduction

This application includes the following request:

- A **Tentative Subdivision Map with Common Open Space** to create 54 single-family lots on approximately 39.34 acres within the South Valleys Area Plan.

Project Location

The Pleasant Valley Estates site (APNs 017-410-38 and 017-410-39) consists of approximately 39.34 acres and is located north of Chance Lane, east of Rhodes Road, south of Big Smokey Drive, and west of Toll Road.



Figure 1 – Vicinity Map

The proposed property consists of several different zoning designations, including MDS (Medium Density Suburban), LDS (Low Density Suburban), MDR (Medium Density Rural), and GR (General Rural). The property is currently vacant except for one single-family residential unit in the center of the site. Adjacent zoning designations consist of MDS to the north, a combination of MDS and LDS to the west, a combination of MDR and HDR (High Density Residential) to the south, and LDS to the east.

Figure 2 (below) depicts the existing site conditions.

PLEASANT VALLEY ESTATES



Looking North Across Site



Looking East Across Site

PLEASANT VALLEY ESTATES



Looking South Across Site



Looking West Across Site

Figure 2 – Existing Conditions

Project Summary

As noted previously, this application includes a tentative Subdivision Map request to create 54 single-family lots at the project site. It is planned to develop Pleasant Valley Estates utilizing a Common Open Space Development approach, per the standards contained in Article 408 of the Washoe County Development Code.

The plan developed for Pleasant Valley Estates includes 54 lots for an overall density of 1.37 units per acre. Included within the project are 5.35 acres of open space. This includes a 5.14-acre open space area on the east side that will provide passive and active recreational opportunities for residents. It is envisioned that this area will serve much like a neighborhood park and can accommodate a wide range of recreational uses. The park area was located based the existence of a fairly substantial hillside that runs on the eastern side of the subject property. It is also noteworthy that no motorized vehicles will be allowed in this area. In addition, a .21-acre open space lot has been provided near the western property line to protect a large boulder with historical markings on it, shown in Figure 3 (below).



Figure 3 – Existing Historical/Cultural Resource

Although the open space areas within Pleasant Valley Estates will be private and maintained by a planned LMA (Landscape Maintenance Association), a public use easement will be dedicated to allow all residents access.

PLEASANT VALLEY ESTATES

Lot sizes within Pleasant Valley Estates are consistent with the MDS zoning and are complementary to the existing subdivision to the north. Lots within Pleasant Valley Estates range in size from 12,508 square feet to 1.65 acres with an overall average lot size of 22,577± square feet.

Figure 4 (below) depicts the overall layout proposed for Pleasant Valley Estates.

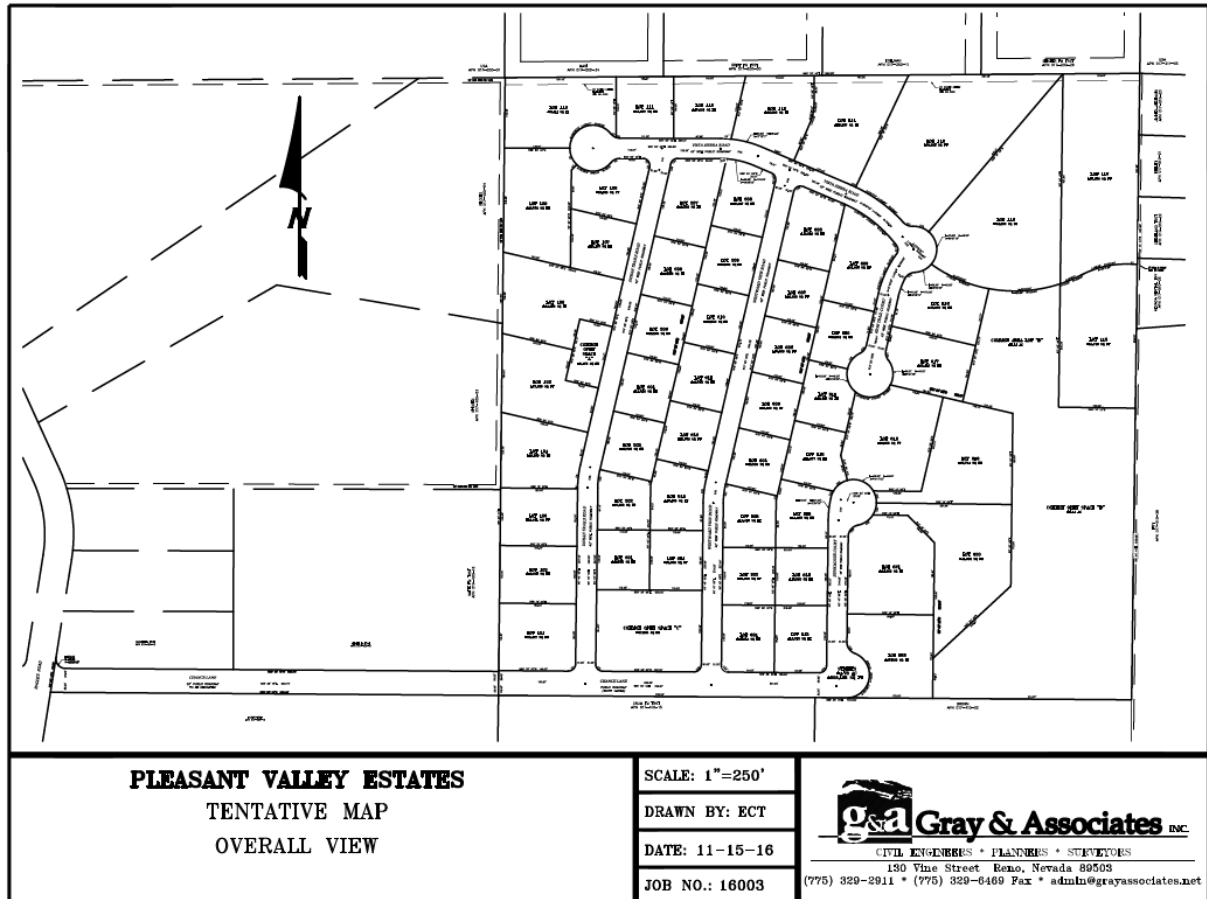


Figure 4 – Proposed Subdivision Map

Primary access will be provided from Chance Lane with a secondary access connecting to Rocky Vista Road to the north. This will ensure proper emergency access and meets all applicable Washoe County requirements. As a relatively small single-family development, the AM and PM peak trips are below the threshold for requiring a traffic study. To accommodate the small amount of increased traffic, existing roads around the site will be improved to Washoe County standards. Roadways within Pleasant Valley Estates will also be constructed to Washoe County standards and will be dedicated as public rights-of-

way. Roads will include 42-foot right of way with curb, gutter, and sidewalk.

Phasing for the project will largely be dependent on current market conditions. It is envisioned that there will be no more than 5 phases for the project. Final maps may be recorded separately or concurrently for each phase and bonding for improvements shall occur in accordance with Washoe County requirements and policies.

Home plans for Pleasant Valley Estates are still being developed and are envisioned to complement surrounding development. Larger lots included within Pleasant Valley Estates are conducive to larger single story floor plans although no limitation on two-story models is proposed. Consistent with Washoe County policy, final home plans and elevations will be subject to the review and approval of the Washoe County Design Review Committee for compliance with development code and Area Plan standards.

Fencing for the project will include six-foot wood fences for side and rear yards. Lots adjoining open space areas will include a 4-foot open fence such as split rail or wrought iron.

Site Analysis

Common Open Space:

Article 408 of the Washoe County Development Code establishes regulations related to Common Open Space Developments (COSD). Specifically, Section 110.408.30 requires a site analysis be conducted. This site analysis criteria is listed below and addressed in **bold face** type.

Section 110.408.30 Site Analysis to Determine Common Open Space and Lot Size Variations. A site analysis showing development opportunities and constraints shall be prepared as a key consideration, along with the project design objectives, to determine the total area covered by lots and roads, lot areas, and the total area to be designated as common open space. The site analysis shall include information and maps, including a site opportunities and constraints map, describing all significant physical and contextual features or factors which may affect the development of the property. The elements of the site analysis shall include, as a minimum, the following information:

(a) Location Map. A general location map providing the context of location and vicinity of the site.

Figure 1 included in this report provides an overall location/vicinity map for Pleasant Valley Estates. Additionally, a vicinity map is also included on the Tentative Map Title Sheet in the attached map pocket.

(b) Land Use. Current and planned land use on the site and adjacent current, planned and approved, but unbuilt land uses.

As depicted in Figures 1 and 2 of this report, the project site is currently vacant except for one single-

PLEASANT VALLEY ESTATES

family residence. Surrounding parcels consist of scattered single-family residences or vacant lots as shown in Figure 1. The surrounding lots are complementary to the proposed lot sizes within Pleasant Valley Estates.

- (c) Existing Structures. A description of the location, physical characteristics, condition and proposed use of any existing structures.

The existing single-family residence is located near the center of the two properties included in this proposal. The residence is in fairly good condition and will continue to function as a single-family residence. The proposed tentative map has created a separate lot for this residence.

- (d) Existing Vegetation. A description of existing vegetation, including limits of coverage, and major tree sizes and types. In the instance of heavily wooded sites, typical tree sizes, types and limits of tree coverage may be substituted.

The Pleasant Valley Estates site is characterized by natural vegetation consisting mostly of sagebrush, rabbit brush, and patches of cheat grass. There are no existing trees on the property no are there any known foreign species, etc.

- (e) Prevailing Winds. An analysis of prevailing winds.

Prevailing winds in the area are from west to east with occasional northerly winds during storm events. The proposed project layout should not be negatively impacted by the prevailing winds in the area.

- (f) Topography. An analysis of slopes on the site using contour interval of five (5) feet, or at a contour interval appropriate for the site and agreed to by the Director of Community Development.

The project site qualifies as a hillside development and contains slopes greater than 30 percent on approximately 4.5 percent of the site. A slope analysis has been performed by the project engineer (see Figure 5 below) showing the amount of the subject parcels that contain slopes. The engineering plans included with this application provide for grading and drainage plans that clearly depict the site topography. The portion of hillside area that cannot reasonably be graded will be included in the common open space area.

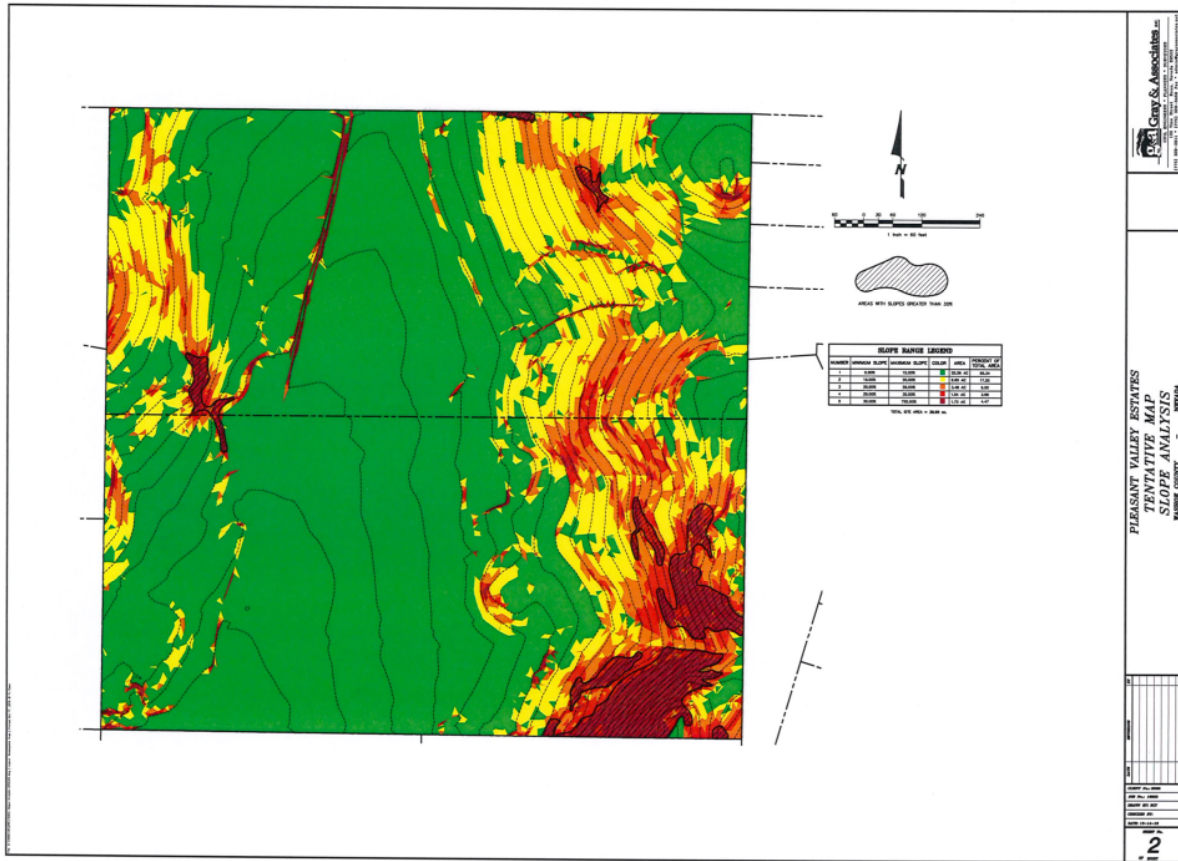


Figure 5 – Slope Analysis

(g) Soil. An analysis of the soil characteristics of the site using Soil Conservation Service (SCS) information.

The site characteristics are comparable to surrounding developed areas, which have shown no soil or geologic conditions that would preclude residential development at the densities proposed.

(h) Natural Drainageways. Identification of natural drainageways on and adjacent to the site.

Natural drainage that occurs within the site will be retained and is incorporated into the provided open space. A detailed hydrology study is also included as an appendix to this report.

(i) Wetlands and Water Bodies. Identification of existing or potential wetlands and water bodies on the site.

Not applicable. No wetlands or water bodies exist onsite.

- (j) Flood Hazards. Identification of existing and potential flood hazards using Federal Emergency Management Agency (FEMA) information.

There are no flood hazard areas within the Pleasant Valley Estates site.

- (k) Seismic Hazards. Identification of seismic hazards on or near the site, including location of Holocene faults.

The site characteristics are comparable to surrounding developed areas, which have shown no geologic conditions that would preclude residential development at the densities proposed.

- (l) Avalanche Hazards. An analysis of avalanche and other landslide hazards.

The site characteristics are comparable to surrounding developed areas, which have shown no avalanche hazards that would preclude residential development at the densities proposed.

- (m) Sensitive Habitat and Migration Routes. An analysis of sensitive habitat areas and migration routes.

Not applicable. There are no known or identified sensitive habitats or migration routes onsite.

- (n) Significant Views. A description and analysis of all on and off site significant views.

Views across the property are previously depicted in Figure 2. In general, houses in the area enjoy views of surrounding mountains, including Slide Mountain and Mt. Rose to the west. Housing lots in this tentative map will be able to take advantage of these views without impacting the views from existing houses. This is due to the continuously variable terrain of the area and substantial southern and southwestern exposure of the area.

- (o) Easements. A description of the type and location of any easements on the site.

All existing and proposed easements are clearly depicted on the engineering plans included with this report. Additionally, a preliminary title report is being submitted with the original report that identifies and describes all existing easements.

- (p) Utilities. A description of existing or available utilities, and an analysis of appropriate locations for water, power, sanitary sewer and storm water sewer services.

The attached engineering plans and drawings depict all existing utilities/infrastructure and proposed extensions, etc. The project will connect to all municipal services including sewer, water, natural gas, cable television, etc.

(q) Appropriate Access Points. An analysis of appropriate access points based upon existing and proposed streets and highways and site opportunities and constraints.

Primary access is provided from Chance Lane with secondary access from Rocky Vista Road. The primary access is situated and sized such that conflicts with existing driveways and circulation patterns will not result.

(r) Other Information. All other information deemed appropriate and necessary by the Director of Community Development.

This report provides for all pertinent and required details. Additional information and analysis can be provided on an as-needed basis as it may arise during the public review process.

Hillside:

Article 424 of the Washoe County Development Code establishes regulations related to Hillside Development. Specifically, Section 110.424.15(a) requires a site analysis be conducted. This site analysis criteria is listed below and addressed in **bold face** type.

Section 110.424.15(a) Site Analysis. A site analysis, prepared by a qualified engineer, planner, landscape architect, or architect shall be submitted. This analysis shall provide the basis for assessing the opportunities and constraints of the site for development and shall be in the form of a design standards handbook incorporating both textual and graphical representations of the requested action. At a minimum, a site analysis shall include:

- (1) Major topographic conditions including ridgelines, ravines, canyons, and knolls.

The site does contain significant topographic features with part of it being considered a hillside. The engineering plans included with this application provide for grading and drainage plans that clearly depict the site topography.

- (2) Preliminary geological conditions including major rock outcroppings, slide areas, and areas underlain with faults that have been active during the Holocene epoch of geological time.

The site characteristics are comparable to surrounding developed areas, which have shown no geologic conditions that would preclude residential development at the densities proposed. A large boulder is located near the western edge of the site which is being left in place due to some culturally significant markings. An open space lot and access trail have been created to provide the public access to this boulder.

- (3) Preliminary soil conditions including soil type, expansiveness, slumping, erodibility, and permeability.

The site characteristics are comparable to surrounding developed areas, which have shown no soil or geologic conditions that would preclude residential development at the densities proposed. Foundation requirements for each individual unit will be determined as part of the Final Map.

- (4) Significant surface hydrological conditions including natural drainage courses, perennial streams, floodplains, wetlands, and ponding areas.

Natural drainage that occurs within the site will be retained and is incorporated into the provided open space. Hydrology information is shown on the grading/drainage plan.

- (5) The location and types of significant vegetation including known rare and endangered plant species and general plant communities.

Initial examination indicates that the site vegetation is typical brush-type plants found throughout the area. No known rare and/or endangered plant species are found onsite.

- (6) Habitat areas for rare or endangered animal species.

Initial examination indicates that there are no known rare or endangered animal species on the site. Typical animals such as rabbits, mice, and coyotes are the only known fauna in the immediate vicinity.

- (7) Preliminary viewshed analysis including cross sections of views to and from the development site from all major roadways within one (1) mile of the project site, and from major focal points on the project site.

Views across the property are previously depicted in Figure 2. In general, houses in the area enjoy views of surrounding mountains, including Slide Mountain and Mt. Rose to the west. Housing lots in this tentative map will be able to take advantage of these views without impacting the views from existing houses. This is due to the continuously variable terrain of the area and substantial southern and southwestern exposure of the area.

- (8) How the development responds to the unique conditions of the hillside.

The tentative subdivision map responds to the unique conditions of the hillside by creating a common open space area where no houses will be located.

- (9) A slope analysis, submitted on a topographic map with contour intervals of a least five (5) feet for planning purposes. This analysis shall indicate the location and amount of land included with the following slope categories, tabulated in acres: 0-15 percent, 15-20 percent, 20-25 percent, 25-30 percent, greater than 30 percent.

A slope analysis (see Figure 5 above) has been prepared by the project engineer showing the amount of land following the indicated slope categories.

Potential Impacts

This section aims to provide a cursory impact analysis based on the conceptual plan developed for the project, as presented in Figure 3.

- **Schools**

As part of this Tentative Map process, the Washoe County School District was consulted as to the capacities of schools that serve the project area. It was determined that the project site is zoned for the following schools:

- Pleasant Valley Elementary School
- Depoali Middle School
- Damonte Ranch High School

Washoe County School District provided the School District’s accepted student generation formulas. Assuming a total of 54 lots, the following table summarizes potential school impacts.

School	Generation Rate¹	Number of New Students
Pleasant Valley Elem. School	0.277/unit	15 students
Depoali Middle School	0.064/unit	4 students
Damonte Ranch High School	0.136/unit	8 students

¹ – provided by the Washoe County School District.

It is important to note that this analysis does not consider the potential for children to attend charter schools, private institutions, or home schooling and is therefore a worst-case scenario in terms of student generation projections. In addition, school impacts will now be addressed regionally with the recent passing of WC-1, which is intended to provide funding for new schools throughout Washoe County.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. All municipal services (i.e. water, sewer, storm drain, etc.) are either in place or can easily be extended (at the developer’s expense) to serve

PLEASANT VALLEY ESTATES

Pleasant Valley Estates. All new lots within Pleasant Valley Estates will be served by municipal water and sewer. Power, natural gas, cable television, and high speed internet service all exist at or adjacent to the project site.

Another noteworthy point is that the proposed clustering of units (through a common open space subdivision) will result in resource conservation, reduction in water use, etc. All of the applicable infrastructure is analyzed with the preliminary engineering plans and reports included with this report and compliance is demonstrated.

Preliminary utility plans are included with the engineering plans located in the map pocket of this report.

- **Public Services**

The project has been reviewed by/commented on by the Truckee Meadows Fire Protection District, which has indicated that the property is within an acceptable response time of the Truckee Meadows Fire Protection District station number 237 located on 395-A at Pagni Lane. Also, the Washoe County Sherriff's Office has existing patrols within the project area.

Planning Policy Analysis

The proposed request must be reviewed for consistency with the goals and policies of the Washoe County Master Plan and South Valleys Area Plan. Each of these planning documents is addressed below:

- **Washoe County Master Plan/South Valleys Area Plan**

The South Valleys Area Plan is an element of the Washoe County Master Plan that establishes the overall theme and vision that the community has in terms of how they wish to see the area develop over the next 20 years. Last updated in 2010, there has been very little change within the plan area in the last 5 years. However, as the region's economy continues to recover, there is now opportunity to implement change within the plan area, consistent with the goals and policies of the Area Plan.

The Introduction section of the Area Plan states that the *"South Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in South Valleys in a manner that:*

- *Respects the scenic and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;*
- *Maintains a rural agricultural character in the landscape between the urban areas of Reno and Carson City;*
- *Respects private property rights;*
- *Provides a limited range of housing opportunities complementary to the area's rural and historic character;*

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- *Encourages the development of commercial opportunities in a manner that helps define the community, provide needed services, and otherwise highlight the character of the community as defined by the Lane Use Table in Appendix A;*
- *Provides ample open space and recreational opportunities;*
- *Promotes the educational and scientific opportunities inherent in the area's natural history and rural character;*
- *Addresses the conservation of natural, scenic, and cultural resources;*
- *Ensures that infrastructure in coincident with development and appropriate in scale and character to the community character articulated below; and*
- *Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.*

This Tentative Map request is entirely consistent with this intent of the Area Plan. Pleasant Valley Estates will provide residential uses that will complement existing development patterns in the area as well as provide significant open space and linkages to informal trails in the area. The existing cultural resource on the site will be kept in place within an accessible open space area for residents and the public to enjoy. Infrastructure including streets and utilities will be improved and/or provided in the appropriate scale for the development, while complying with Washoe County standards.

The project site is located within the Steamboat Valley Rural Transition Character Management Area defined in the Area Plan. This "transition zone" as discussed in the area plan specifies that in the areas *"to the north and east of Rhodes Road, the densities and land use patterns should provide a transition to the urban land use patterns likely to be implemented in the incorporated areas north of Rhodes Road."* The density proposed with Pleasant Valley Estates is consistent with the MDS zoning maximum of 3 du/ac (1.37 du/ac proposed) identified in the plan and provides for an appropriate transition to adjoining properties and City of Reno development to the north.

The Area Plan also contains goals and policies which are applicable to this proposed tentative map. These policies are listed below and are addressed in **bold face** type.

Goal One: The pattern of land use designations in the South Valleys Area Plan will implement and preserve the community character described in the Character Statement.

As described in the previous section, Pleasant Valley Estates conforms to the Character Statement in terms of location within the Steamboat Valley Rural Transition Character Management Area, allowable suburban densities, preservation of open space, informal trail connections, and resource conservation.

Goal Two: Common Development Standards in the South Valleys planning area. Establish development guidelines that will implement and preserve the community character commonly found within the South Valleys planning area.

As described earlier, Pleasant Valley Estates has been designed to be complementary to surrounding

uses and properties, keeping the community character intact.

SV.2.2: Whenever possible, grading for residential purposes after the date of final adoption of this plan will: a) minimize disruption to natural topography; b) utilize natural contours and slopes; c) complement the natural characteristics of the landscape; d) preserve existing vegetation and ground coverage to minimize erosion; and e) minimize cuts and fills.

Pleasant Valley Estates has been designed to minimize disruption to the natural topography, utilize natural contours, and minimize cuts and fills by creating a large open space lot on the portion of the site with the steepest slopes. This area will also serve to preserve natural characteristics and existing vegetation.

SV.2.14: Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.

Access to the site is located along existing roadways within the area, making efficient use of that infrastructure. Future utility infrastructure will tie into existing lines already in place in the surrounding area. No recharge areas or significant habitat are located on the site.

SV.3.5: Potential historic and cultural resources exist throughout the Steamboat Valley Community. Development should be preceded by efforts to identify cultural and historical resources and provide for their conservation.

A large boulder with historical markings is located within the project site. To preserve this cultural/historic resource, a separate open space lot has been created near the western edge of the site. This will provide an area for people to view the rock without disturbing it.

SV.3.6: Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established.

The design of Pleasant Valley Estates includes the development of an additional stretch of Chance Lane that does not currently exist. This extension of Chance Lane brings the desired access from Toll Road to Highway 395-A that much closer to reality.

Tentative Map Findings

Section 110.608.20 of the Washoe County Development Code establishes legal findings that must be made by the Planning Commission or Board of County Commissioners in order to approve a Tentative Map request. These findings are listed below and are addressed in **bold face** type.

PLEASANT VALLEY ESTATES

- (a) Environmental and Health Laws. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

Pleasant Valley Estates will be served by municipal water and sewer service, ensuring full compliance with this finding. Additionally, solid waste disposal service will be provided through Waste Management which currently operates routes in Pleasant Valley and the surrounding areas.

- (b) Availability of Water. The availability of water which meets applicable health standards as well as requirements for water rights, quality or will-serve commitments;

The project site is within the service boundary of the Truckee Meadows Water Authority and has completed a Discovery process through TMWA. Water rights will be dedicated to TMWA to serve the project, ensuring full compliance with this finding. Water rights can be purchased directly from TMWA or on the open market (with full TMWA acceptance).

- (c) Utilities. The availability and accessibility of utilities;

The project will be served by all municipal utilities, infrastructure, and services as detailed within this report and on the attached engineering plans.

- (d) Public Services. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

The project is within an acceptable response time of the Truckee Meadows Fire Protection District's station number 237 located on Highway 395-A at Pagni Lane and is in an area of existing Sherriff patrols. Schools that will serve the project along with the anticipated number of new students are detailed within this report. It is further recognized that it will be disclosed to all new residents (at time of purchase) that school zoning is subject to change based on current enrollments, capacities, etc.

- (e) Plan Consistency. General conformance with the Development Code and Master Plan;

Pleasant Valley Estates will provide residential uses that will complement existing development patterns in the area as well as provide significant open space and linkages to informal trails in the area. The existing cultural resource on the site will be kept in place within an accessible open space area for residents and the public to enjoy. Infrastructure including streets and utilities will be improved and/or provided in the appropriate scale for the development, while complying with Washoe County standards.

- (f) Impact on Existing Streets. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

PLEASANT VALLEY ESTATES

As part of this project, Chance Lane will be improved to conform with Washoe County standards. The amount of AM and PM peak trips created by this subdivision does not warrant the need for a traffic study to examine any impacts to other existing roads such as Rhodes Road or Highway 395-A.

(g) Physical Characteristics. Physical characteristics of the land such as flood plain, slope and soil;

The site is well suited for the type and intensity of development proposed. The site contains no slope or soil conditions that would preclude development nor does it contain any significant wildlife habitats, etc. Drainage will be directed into a detention basin so as not to impact downstream parcels. The hillside area is incorporated into the provided open space and will not impact individual lots within the project.

(h) Agency Review. The recommendations and comments of the entities reviewing the tentative map; and

Copies of this report and the included plans will be circulated to all applicable reviewing agencies for review and comment. Specific requirements and relevant comments can be included as conditions tied to this request and implemented with final map(s).

(i) Impact on Existing Drainage System. The effect of the proposed subdivision on the existing natural and man-made drainage system.

The project will provide for onsite detention to ensure that no additional flows over what currently exist will occur from the site with development of Pleasant Valley Estates. A highly detailed hydrology study is also included in the appendices of this report demonstrating compliance with all applicable Washoe County requirements related to drainage.



WTPM23-0015
PUBLIC COMMENT
Judy Coulter



WTPM23-0015
PUBLIC COMMENT
Judy Coulter



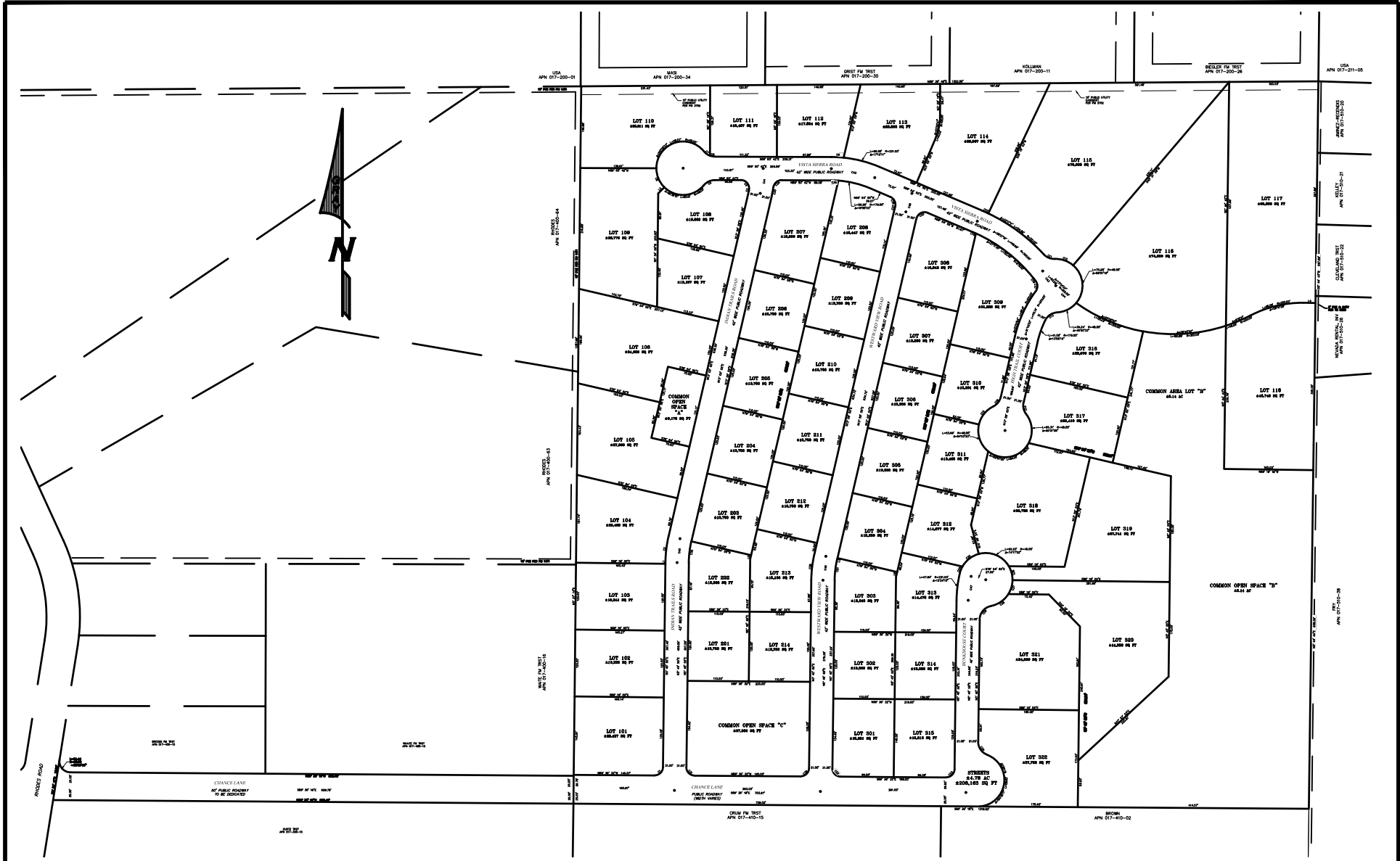
FOR SALE

16100*

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Judy Coulter



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PUBLIC COMMENT
Judy Coulter



PLEASANT VALLEY ESTATES
TENTATIVE MAP
OVERALL VIEW

SCALE: 1"=250'
 DRAWN BY: ECT
 DATE: 11-15-16
 JOB NO.: 16003



CIVIL ENGINEERS * PLANNERS * SURVEYORS
 130 Vine Street Reno, Nevada 89503
 (775) 329-2911 * (775) 329-6469 Fax * admin@grayandassociates.com

WT-PM-23-0015
PUBLIC COMMENT

Judy Coulter

Community Services Department
Planning and Development
TENTATIVE SUBDIVISION MAP
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

WTPM23-0015
PUBLIC COMMENT
Judy Coulter

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):	

Tentative Subdivision 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 subdivision maps may be found in Article 608, Tentative Subdivision Maps.

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

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

3. Density and lot design:

a. Acreage of project site	
b. Total number of lots	
c. Dwelling units per acre	
d. Minimum and maximum area of proposed lots	
e. Minimum width of proposed lots	
f. Average lot size	

4. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

5. For common open space subdivisions (Article 408), please answer the following:

a. Acreage of common open space:

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

c. Range of lot sizes (include minimum and maximum lot size):

d. Average lot size:

e. Proposed yard setbacks if different from standard:

f. Justification for setback reduction or increase, if requested:

g. Identify all proposed non-residential uses:

h. Improvements proposed for the common open space:

i. Describe or show on the tentative map any public or private trail systems within common open space of the development:

j. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

k. If there are ridgelines on the property, how are they protected from development?

l. Will fencing be allowed on lot lines or restricted? If so, how?

m. Identify the party responsible for maintenance of the common open space:

--

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

--

7. Is the parcel within the Truckee Meadows Service Area?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, within what city?
------------------------------	-----------------------------	---------------------------

9. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

--

10. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

--

11. Indicate the type and quantity of water rights the application has or proposes to have available:

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):

12. Describe the aspects of the tentative subdivision that contribute to energy conservation:

13. Is the subject property in an area identified by Planning and Development as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

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

15. 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:

16. 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?

17. 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?

18. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

--

19. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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20. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include separate attachments.
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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:

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

--

22. 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?

--

23. 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?

24. 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?

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

26. 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?

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

28. 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?

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

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

Tahoe Basin

Please complete the following additional questions if the project is within the Tahoe Basin:

31. Who is the Tahoe Regional Planning Agency (TRPA) project planner and what is his/her TRPA extension?

--

32. Is the project within a Community Plan (CP) area?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, which CP?
------------------------------	-----------------------------	-------------------

33. State how you are addressing the goals and policies of the Community Plan for each of the following sections:

- a. Land Use:

--

- b. Transportation:

--

- c. Conservation:

--

d. Recreation:

--

e. Public Services:

--

34. Identify where the development rights for the proposed project will come from:

--

35. Will this project remove or replace existing housing?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, how many units?
------------------------------	-----------------------------	-------------------------

36. How many residential allocations will the developer request from Washoe County?

--

37. Describe how the landscape plans conform to the Incline Village General Improvement District landscaping requirements:

--

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____
Address: _____

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 Subdivision Map Development Application Submittal Requirements

1. **Fees:** See Tentative Subdivision Map and Tentative Map with Common Open Space Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Planning and Development. Submit Fee Worksheet with “Original Packet” only. Do not include Fee Worksheet in other copies of the packet.**
 - A separate check made payable to the Nevada Division of Environmental Protection (\$100 base fee plus \$1 per lot) is required upon submittal
 - A separate check made payable to the Nevada Division of Water Resources (\$150 base fee plus \$1 per lot) 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 Subdivision Map Application materials.
6. **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.
7. **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.
8. **Traffic Impact Report:** 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. 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 Engineering staff prior to preparing a traffic impact report. (See attached Traffic Impact Report Guidelines.)
9. **General Title Sheet Information:**
 - a. Vicinity map showing the proposed development in relation to the surrounding area with distance to primary and secondary access/egress and in relationship to Interstate 80, Highway 395 or other major arterials.
 - b. Date, north arrow, standard engineering scale (e.g. scale 1" = 100', 1" = 200', or 1" = 500') and index with number of each sheet in relation to the total number of sheets.
 - c. Name of subdivision, applicant, property owner and engineer.

- d. General notes as required.
- e. Land use data (number of lots, total area, common area, gross density, average lot size, largest and smallest lot at a minimum).
- f. Engineer's statement with wet stamp including a note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.

10. Map Series (the following at a minimum must be shown):

- a. Lot size with dimensions showing all streets and ingress/egress to the property.
- b. Property boundary lines, distances and bearings.
- c. Show the location of all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
- d. Show the location and configuration of all existing and proposed wells, septic systems and leach fields, overhead utilities, and water and sewer lines.
- e. Show locations of parking, landscaping, signage and lighting (if applicable).
- f. Contours (labeled) 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.
- g. Indication of prominent landmarks, areas of unique natural beauty, rock outcroppings, vistas and natural foliage which will be deciding considerations in the design of the development.
- h. 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. Plans to mitigate visual impacts of all cuts and fills over five (5) feet in height.
- i. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation or public utility purposes.
- j. Location and size of any land to be reserved or dedicated for parks, recreation areas, common open space areas, schools or other public uses.
- k. 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.
- l. Existing roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
- m. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- n. 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 together with lines delineating required building setbacks.
- o. Boundary of any wetland areas and the location of any springs within the project site.
- p. Emergency access roadway.

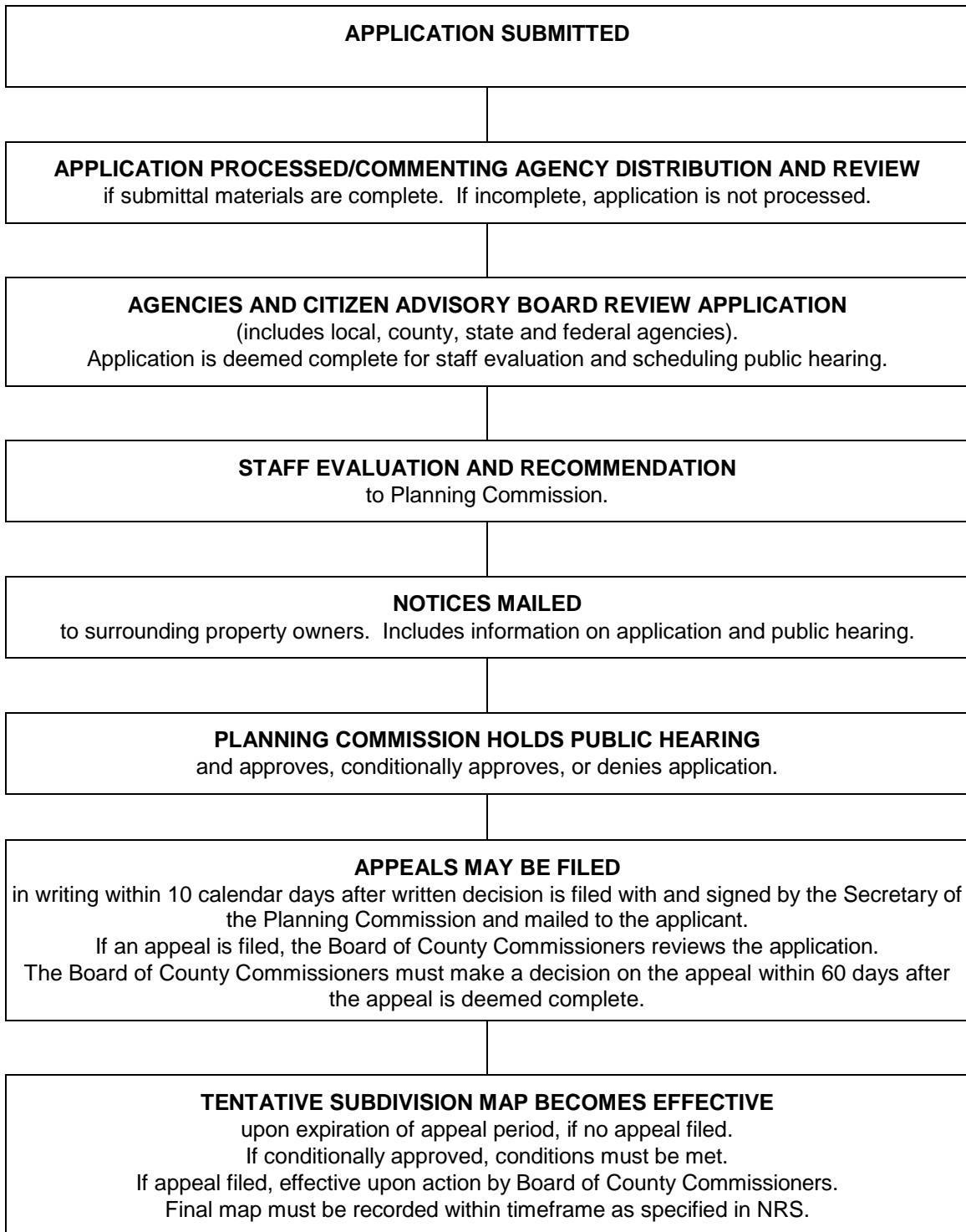
- q. Building envelopes if a hillside development is proposed and areas that may be fenced and type of fencing to be allowed.
 - r. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
 - s. Preliminary landscape plan for all cuts and fill slopes, utility trenches not contained within roadways, entrances, buffer zones and all arterial roadway treatment.
 - t. Easements over trail systems, if required.
11. **Grading Plan (in addition to requirements above):**
- a. Location and limits of all work to be done.
 - b. Existing contours and proposed contours.
 - c. Existing drainage (natural and man-made) and proposed drainage patterns.
 - d. Quantities of excavation, fill and disturbed surface area shall be calculated and shown on the site plan.
 - e. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the site plan.
 - f. Limiting dimensions of cut and fill.
 - g. Proposed BMP's (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for over thirty (30) days.
 - h. Walls and terraces with proposed height.
 - i. A minimum of two (2) cross sections of the project site depicting the major grading as proposed and the relationship of the project site to existing development within two hundred (200) feet.
12. **Hillside Ordinance:** Applications on properties containing slopes in excess of fifteen (15) percent or greater on twenty (20) percent or more of the site must submit all requirements of Article 424, Hillside Development. The Site Analysis Map, Developable Area Map, Constraint and Mitigation Analysis and Detailed Contour Analysis are required. Building envelopes, disturbed areas and areas to remain undisturbed for each created lot shall be shown on the tentative and final map.
13. **Street Names:** A completed "Request to Reserve New Street Name" form (included in application packet). Please print all street names on the tentative map. Note whether they are existing or proposed.
14. **Survey Computations:** All survey computations for verification check by the Engineering and Capital Projects Division. Provide two (2) sets in a separate envelope with the project submittal.
15. **Washoe County Assessors Office Map:** A site map (labeled Assessors Site Map) utilizing the Assessors parcel page(s) as a base, must be submitted showing the development to scale. (The Assessors pages may be combined and the scale utilized by the Assessor may be altered to show the development in the most graphic method. If so, please note the scale and label accordingly on the submitted site plan.)
16. **Washoe County District Health Department:** An "Acknowledgment of Water Service" letter from the water purveyor shall be submitted with the tentative map application. The Washoe County District Health Department will consider the application incomplete without compliance with NAC 445A.666.
17. **Packets:** Either one electronic packet (DVD or flash drive) with 10 paper copies **OR** 20 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** 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. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application

map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. 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. **Applicants are encouraged to mail an application packet to the Citizen Advisory Board members prior to their CAB meeting review.**

18. **Special Packets:** In addition to the forty (40) packets, the following information in the number specified shall be included with the project submittal:
- a. **Geotechnical Report:** Six (6) copies of a preliminary geotechnical report prepared by a Nevada registered civil engineer, including soils characteristics sufficient for use in tentative structural design (i.e. street sections, building pads, etc.) and potential geologic hazards.
 - b. **Preliminary Grading, Drainage and Erosion Control Plan:** Six (6) copies of a preliminary grading, drainage, and erosion control plan for the entire project, prepared by a Nevada registered civil engineer, showing existing contours at maximum five (5) foot intervals, approximate street grades, proposed surface drainage, approximate extent of cut and fill slopes, approximate building envelopes and all pad elevations sufficient to convey the impact of grading.
 - c. **Hydrological Report:** Six (6) copies of a hydrological report including such conditions as ground water or seepage conditions, and location of wells and springs, to be prepared by a qualified civil engineer registered with the State of Nevada.
 - d. **Tree Preservation and Protection Plan:** Six (6) copies of a tree preservation and protection plan, where applicable, shall be made a part of the tentative plat with indication thereon of those trees proposed to be removed, those to remain and where new trees are to be planted.
 - e. **Preliminary Landscape Plan:** If the subject property is adjacent to an arterial roadway, submit six (6) copies of a preliminary landscape plan for the area along the roadway. The plans shall comply with the provisions of Article 412 of the Development Code.

-
- 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) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.**

Tentative Subdivision Map Application Process



See below for detailed procedures.

1. **Application Accepted and Processed:** Planning and Development staff reviews the submitted packet and determines whether the application appears to have all necessary components for the preliminary review. An application is distributed to agencies when all required information is received. Incomplete applications are not processed.
2. **Agency Review:** An agency review memorandum is circulated to the appropriate citizen advisory board and local, county, state and other interested agencies. A copy is also mailed to the applicant, consultant and other interested parties noted on the development application and applicable general improvement district. The memorandum includes brief descriptions of accepted applications. Each agency and appropriate citizen advisory board reviews the applications and forwards their comments to Planning and Development staff. Applications can be deemed incomplete if commenting review agencies cannot ascertain the nature and extent of the application request or do not receive supporting documentation. Applications must be deemed complete to proceed.
3. **Staff Evaluation and Recommendation:** Planning and Development staff evaluates the application and recommends approval, denial or approval with conditions. The evaluation and recommendation are summarized in a staff report to the Washoe County Planning Commission. The applicant and representatives also receive a copy of the staff report.
4. **Public Notice:** Planning and Development staff notifies (by mail) owners of property within five hundred (500) feet of the subject site and any applicable citizen advisory board or general improvement district. The notice outlines the request and the time, date and place of the Planning Commission hearing.
5. **Planning Commission Hearing:** The Planning Commission holds a public hearing at which time the applicant and all other interested parties have an opportunity to speak. The public hearing is held within sixty (60) days from the date of acceptance of the application. The commission must take action on a tentative subdivision map within sixty (60) days of application acceptance. The Planning Commission meets the first and third Tuesday of every month commencing at 6:30 p.m. The meetings are held in the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada.
6. **Appeal Period:** The decision by the Planning Commission may be appealed to the Washoe County Board of County Commissioners. The appeal must be filed within ten calendar days after the written decision is filed with and signed by the Secretary of the Planning Commission and mailed to the applicant. If appealed, the application is reviewed by the Board of County Commissioners at a public hearing. The Board of County Commissioners must takes final action within 60 days after the appeal is deemed complete.
7. **Effective Date of a Tentative Subdivision Map:** If not appealed, the tentative subdivision map becomes effective upon expiration of the appeal period. If the tentative subdivision map is approved with conditions, the conditions must be satisfied or the tentative subdivision map will become null and void. If appealed, the tentative subdivision map becomes effective upon the date of action of the Board of County Commissioners. If approved, the final map must be recorded within the timeframe as specified in the Nevada Revised Statutes.

Applications Must be Complete

Staff reserves the right to return any incomplete packet to the applicant and to reschedule the application upon resubmittal. No application will be deemed complete until all information is received. Only complete applications will be processed.

PUBLIC HEARING APPLICATION AND MEETING DATES								
PLANNING COMMISSION		BOARD OF ADJUSTMENT		AGENCY COMMENTS	ADMINISTRATIVE PERMITS		PARCEL MAP REVIEW COMMITTEE	
Intake Date	Meeting Date	Intake Date	Meeting Date	Due Date	Intake Date	BOA Mtg Date	Intake Date	Meeting Date
11/16/2015	01/05/2016			12/08/2015			12/01/2015	01/14/2016
12/15/2015	02/02/2016	12/15/2015	02/04/2016	01/05/2016	01/04/2016	02/04/2016	01/04/2016	02/11/2016
01/15/2016	03/01/2016			02/02/2016			02/01/2016	03/10/2016
02/16/2016	04/05/2016	02/16/2016	04/07/2016	03/08/2016	03/01/2016	04/07/2016	03/01/2016	04/14/2016
03/15/2016	05/03/2016			04/05/2016			04/01/2016	05/12/2016
04/15/2016	06/07/2016	04/15/2016	06/02/2016	05/05/2016	05/02/2016	06/02/2016	05/02/2016	06/09/2016
05/16/2016	07/05/2016			06/07/2016			06/01/2016	07/14/2016
06/15/2016	08/02/2016	06/15/2016	08/04/2016	07/05/2016	07/01/2016	08/04/2016	07/01/2016	08/11/2016
07/15/2016	09/06/2016			08/09/2016			08/01/2016	09/08/2016
08/15/2016	10/04/2016	08/15/2016	10/06/2016	09/06/2016	09/01/2016	10/06/2016	09/01/2016	10/13/2016
09/15/2016	11/01/2016			10/04/2016			10/03/2016	11/10/2016
10/17/2016	12/06/2016	10/17/2016	12/01/2016	11/03/2016	11/01/2016	12/01/2016	11/01/2016	12/08/2016
11/15/2016	01/03/2017			12/06/2016			12/01/2016	01/12/2017
12/15/2016	02/07/2017	12/15/2016	02/02/2017	01/05/2017	01/03/2017	02/02/2017	01/03/2017	02/09/2017

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

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES					HEALTH FEES		TOTAL
	Planning		ENGINEERING	PARKS	UTILITIES	Health District		
	PLANNING	NOTICING				ENVIRON.	VECTOR	
ABANDONMENT								
Not Tahoe	\$1,111	\$200	\$195	-	\$26	\$115	\$213	\$1,860
Tahoe	\$1,111	\$200	\$195	-	-	\$115	\$213	\$1,834
ADMINISTRATIVE PERMIT								
Not Tahoe	\$1,265	\$200	\$65	-	\$38	\$115	\$213	\$1,896
Tahoe	\$1,265	\$200	\$65	-	-	\$115	\$213	\$1,858
AGRICULTURAL EXEMPTION LAND DIVISION (See Note 5)	\$250	-	\$500	-	-	\$1,208	-	\$1,958
AMENDMENT OF CONDITIONS	\$700	\$200	\$390	-	-	-	-	\$1,290
APPEALS/INITIATION OF REVOCATION								
No Map	\$803	\$200	-	-	-	-	-	\$1,003
With Map	\$803	\$200	\$390	-	-	-	-	\$1,393
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	\$0
BOUNDARY LINE ADJUSTMENT (See Note 5)								
Not Tahoe	\$51	-	\$268	-	\$38	\$115	-	\$472
Tahoe	\$51	-	\$268	-	-	\$115	-	\$434
CONSTRUCTION PLAN REVIEW	\$308	-	\$1,949	-	-	-	-	\$2,257
COOPERATIVE PLANNING	\$1,230	-	-	-	-	-	-	\$1,230
DETACHED ACCESSORY DWELLING ADMIN REVIEW								
Not Tahoe	\$1,000	\$200	\$65	-	\$203	\$383	\$162	\$2,013
Tahoe	\$1,000	\$200	\$121	-	-	\$383	\$162	\$1,866
DEVELOPMENT AGREEMENT								
Less Than 5 Parcels	\$3,500	\$200	-	-	-	\$383	\$162	\$4,245
5 or More Parcels (See Note 1)	\$5,000	\$200	-	-	-	\$383	\$162	\$5,745
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$1,299	-	-	-	-	\$3,741
DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS	\$338	-	-	-	-	-	-	\$338

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES					HEALTH FEES		TOTAL
	Planning					Health District		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	
DISPLAY VEHICLES	\$65	-	-			\$115		\$180
DIVISION OF LARGE PARCELS (See Notes 2 & 5)	\$252	-	\$416	-	\$35	\$47	-	\$750
EXTENSION OF TIME REQUESTS								
Subdivision	\$340	-	-	-	-	-	-	\$340
Not Subdivision	\$546	-	-	-	-	-	-	\$546
FINAL MAP CERTIFICATE OF AMENDMENT	-	-	\$70	-	-	-	-	\$70
FINAL MAP AMENDMENT (NRS 278.480)								
With Sewer	\$520	-	\$429	-	-	\$584	\$265	\$1,798
No Sewer	\$520	-	\$429	-	-	\$1,586	\$265	\$2,800
FINAL SUBDIVISION MAP (See Note 5)								
Not Tahoe	\$520	-	\$780	-	\$102	\$383	\$162	\$1,947
Tahoe	\$520	-	\$780	-	-	\$383	\$162	\$1,845
With Hillside Ordinance - ADD	\$520	-	-	-	-	-	-	\$520
With a Significant Hydrologic Resource - ADD	\$520	-	-	-	-	-	-	\$520
With CC&Rs - ADD	\$520	-	-	-	-	-	-	\$520
MASTER PLAN AMENDMENT								
Not Tahoe	\$3,576	\$400	\$54	-	\$2,549	-	-	\$6,579
Tahoe	\$3,576	\$400	\$54	-	-	-	-	\$4,030
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST	\$52	-	-	-	-	-	-	\$52
RECORDING PARCEL, DLP, REVERSION TO ACREAGE, RECORD OF SURVEY	-	-	\$155	-	-	-	-	\$155
REGULATORY ZONE AMENDMENT								
Not Tahoe	\$2,481	\$200	\$54	-	\$2,549	\$383	\$110	\$5,777
Tahoe	\$2,481	\$200	\$54	-	-	\$383	\$110	\$3,228
REGULATORY ZONE AMEND WITH SPECIFIC PLAN								
Not Tahoe	\$3,449	\$200	\$1,039	\$65	\$1,274	\$383	\$162	\$6,572
Tahoe	\$3,449	\$200	\$1,039	\$65	-	\$383	\$162	\$5,298
REINSPECTION FEE	-	-	-	-	-	-	-	\$50/hr.
RESEARCH/COPIES	-	-	-	-	-	-	-	Note 3

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES					HEALTH FEES		TOTAL
	Planning					Health District		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	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

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES					HEALTH FEES		TOTAL
	<i>Planning</i>					<i>Health District</i>		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE	See Note 4							
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL								
Not Tahoe	\$1,060	\$200	\$65	-	\$26	\$115	\$213	\$1,679
Tahoe	\$1,060	\$200	\$65	-	-	\$115	\$213	\$1,653

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

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

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

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

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

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

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

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

INSPECTION FEES	
<i>CHARGES FOR PROJECT DURATION AND/OR LOCATION</i> (See Note 8)	<i>CHARGES PER ACRE</i>
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
<i>ADMINISTRATIVE SERVICE FEE</i> (See Note 8)	<i>FOR EACH APPLICATION</i>
Per Site	\$30

NOTE 8: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt.
This does not guarantee the application is complete.

Property Owner Affidavit

Applicant Name: Harry C. Fry

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

STATE OF NEVADA)

COUNTY OF WASHOE)

I, Harry C Fry
(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): APN 017-410-38 & 39

Printed Name Harry C. Fry

Signed Harry C. Fry

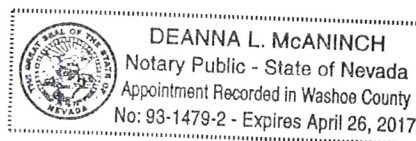
Address 761 Greenbrae Dr.
SPARKS, NV 89431

Subscribed and sworn to before me this 8th day of November, 2016.

Deanna L. McAninch
Notary Public in and for said county and state

My commission expires: 4/26/2017

(Notary Stamp)



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

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

Washoe County Treasurer
 Tammi Davis

Bill Detail

Washoe County Parcel Information		
Parcel ID	Status	Last Update
01741038	Active	11/10/2016 2:10:06 AM
Current Owner: PLEASANT VALLEY ESTATES LLC 301 FLINT ST RENO, NV 89501		SITUS: 16100 ROCKY VISTA RD WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section Lot A		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$454.05	\$0.00	\$0.00	\$454.05
INST 4	3/6/2017	2016	\$454.04	\$0.00	\$0.00	\$454.04
Total Due:			\$908.09	\$0.00	\$0.00	\$908.09

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$95.20	\$0.00	\$95.20
Truckee Meadows Fire Dist	\$302.40	\$0.00	\$302.40
Washoe County	\$779.34	\$0.00	\$779.34
Washoe County Sc	\$637.56	\$0.00	\$637.56
PLEASANT VALLEY WATER BASIN	\$1.69	\$0.00	\$1.69
Total Tax	\$1,816.19	\$0.00	\$1,816.19

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016131704	B16.130010	\$454.05	10/10/2016
2016	2016131704	B16.72186	\$454.05	8/24/2016

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

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.

WTPM23-0015
PUBLIC COMMENT
Judy Coulter

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
01741039	Active	11/10/2016 2:10:06 AM
Current Owner: PLEASANT VALLEY RANCH ESTATES LLC 301 FLINT ST RENO, NV 89501		SITUS: 1221 CHANCE LN WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Block Lot B Township 17 Range 20 Section		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$752.11	\$0.00	\$0.00	\$752.11
INST 4	3/6/2017	2016	\$752.11	\$0.00	\$0.00	\$752.11
Total Due:			\$1,504.22	\$0.00	\$0.00	\$1,504.22

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$157.75	\$0.00	\$157.75
Truckee Meadows Fire Dist	\$501.09	\$0.00	\$501.09
Washoe County	\$1,291.44	\$0.00	\$1,291.44
Washoe County Sc	\$1,056.47	\$0.00	\$1,056.47
PLEASANT VALLEY WATER BASIN	\$1.69	\$0.00	\$1.69
Total Tax	\$3,008.44	\$0.00	\$3,008.44

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016131765	B16.62935	\$752.11	8/22/2016
2016	2016131765	B16.72287	\$752.11	8/24/2016

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

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

WTPM23-0015
PUBLIC COMMENT
Judy Coulter



PRELIMINARY REPORT

Assessor's Parcel No.:	017-410-38	Order No.:	084564-MDD
Property Address:	16100 Rocky Vista Road Reno NV	Escrow Officer:	Michele Davis
		Office Location:	Western Title Company Kietzke Office 5390 Kietzke Ln Suite 101 Reno NV
Buyers/Borrowers:	to follow	Reference No.:	

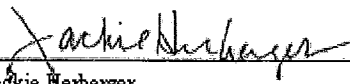
In response to the above referenced application for a Policy of Title Insurance, **Westcor Land Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein, hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms. The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth on the attached cover. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth on the attached cover. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of 10/20/2016 at 07:30 am

Western Title Company, an authorized agent

By



 Jackie Herberger

The form of Policy of Title Insurance contemplated by this report is:

ALTA 2006 Standard Owner's
ALTA 2006 Extended Lender's

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in: **Pleasant Valley Ranch Estates, LLC, a Nevada Limited Liability Company**

Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth on the attached cover of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Order No. 084564-MDD

EXCEPTIONS

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. State and County Taxes for the fiscal year **July 1, 2016 to June 30, 2017**, together with any other taxes or assessments collected therewith, a lien, now due and payable:
 ASSESSORS PARCEL NUMBER: **017-410-38**
 QUARTERLY INSTALLMENTS
 1st \$454.05
 Status **Paid** (Due 08/15/2016)
 2nd \$454.05
 Status **Paid** (Due 10/03/2016)
 3rd \$454.05
 Status **Open** (Due 01/02/2017)
 4th \$454.04
 Status **Open** (Due 03/06/2017)
 Total \$1,816.19
2. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
3. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the **City of Reno/Sparks, the County of Washoe (Sewer)**. Contact the following for Sewer/Water, and/or Tax Assessment information: **City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510**. Delinquent amounts may be added to and collected through the secured real property tax roll of the **Washoe County Assessor's Office** and included in the tax installments referenced above.
4. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
5. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
6. Water rights, claims or title to water, whether or not recorded.
7. Rights of parties in possession.
8. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. **3702**, filed in the office of the County Recorder of Washoe County, State of Nevada, on **October 13, 2000**, as Document No. **2490964**. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.
9. Any liens that may be created for Delinquent Water and/or Sewer Charges by reason of said premises lying within the **SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT**.
10. The requirement that an Owner's Declaration/Affidavit be completed, and supplied for review prior to the issuance of a policy of title insurance.

11. Prior to the issuance of any policy of title insurance, the following must be furnished to the Company with respect to **Pleasant Valley Ranch Estates, LLC., a Nevada Limited Liability Company**:

This Company will require a copy of the articles of organization for **Pleasant Valley Ranch Estates, LLC, a Nevada Limited Liability Company**, and any certificates of amendments filed with the Secretary of State, together with copies of any management agreements or operating agreements, together with a current list of all members of said limited liability company.

12. A property inspection will be made prior to recording the trust deed to be insured. If such inspection discloses any evidence of commencement of a work of improvement, the coverage for mechanic's lien insurance will be deleted from the policy, unless all the necessary documents for indemnification have been submitted to the Company and such indemnification has been formally approved by the Company, prior to recording the trust deed.
13. Any liens that may be filed for work of improvement in progress or recently completed on said land. (NO NOTICE OF COMPLETION HAS BEEN RECORDED)

Note: The following matters require special consideration and/or resolution prior to the close of escrow:

1. The subject property appears to be free and clear of any liens or mortgages. Please make inquiry of the parties in title to verify that this property is in fact unencumbered by any loans or liens.

2. **Items 12 and 13**

3. **See Notes to Closer**

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

WESTERN TITLE COMPANY RESERVES THE RIGHT TO AMEND THIS PRELIMINARY TITLE REPORT AT ANY TIME.

*******ATTENTION LENDERS*******

THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE IS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE PRELIMINARY TITLE REPORT.

NOTE: A search of the Official Records for the county referenced in the above order number, for the 24 months immediately preceding the date above discloses the following instruments purporting to convey the title to said land: **Grant, Bargain and Sale Deed recorded November 9, 2015, as Document No. 4531613 and re-recorded December 2, 2015, as Document No. 4538111, Official Records of Washoe County, State of Nevada.**

NOTE:

If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this report or a resulting title policy for such rights or ownership.

NOTE: Notwithstanding anything to the contrary in this Report, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Report. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

WESTERN TITLE COMPANY does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

NOTE: Short Term Rate Applicable

Legal Description

All that certain real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

Parcel A of Parcel Map No. 3702 filed in the office of the County Recorder of Washoe County, State of Nevada on October 13, 2000, as File No. 2490864.

Assessor's Parcel Number(s):
017-410-38

Exhibit A (Revised 02-07-14)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:

- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
- b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 _____ (whichever is less)	\$ 10,000.00 _____
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 _____ (whichever is less)	\$25,000.00 _____
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 _____ (whichever is less)	\$25,000.00 _____
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 _____ (whichever is less)	\$ 5,000.00 _____

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

PART I

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. Variable exceptions such as taxes, easements, CC&R's, etc. shown here.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or

- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
- 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
- 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
- 9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
- 10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

PRIVACY POLICY

The Financial Services Modernization Act recently enacted by Congress has brought many changes to the financial services industry, which includes insurance companies and their agents. One of the changes requires Western Title Company, LLC, a Nevada limited liability company, to explain to you how we collect and use customer information.

Western Title Company has always and will continue to adhere to strict standards of confidentiality when it comes to protecting the privacy, accuracy and security of customer information provided to us.

PERSONAL INFORMATION WE MAY COLLECT:

Western Title collects information about you (for instance, your name, address and telephone number), and information about your transaction, including the identity of the real property you are buying or refinancing. We obtain copies of deeds, notes or mortgages that may be involved in the transaction. We may obtain this information directly from you or from the lender, attorney, or real estate broker or agent that you have chosen. When we provide escrow, or settlement services, or mortgage loan servicing, we may obtain your social security number, along with other information from third parties including appraisals, credit reports, land surveys, loan account balances, and sometimes your bank account information in order to facilitate your transaction.

HOW WE USE THIS INFORMATION:

Western Title Company does *NOT* share your information with marketers outside our own family. There is *NO* need to tell us to keep your information to ourselves because we share your information only to provide the service requested by you, your lender or in other ways permitted by law. The privacy law permits some sharing of information without your approval. We may share your information internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control and to provide information to government and law enforcement agencies. Companies within a family may share certain information among themselves in order to identify and market their own products that they think may be useful to you. Credit information about you is shared only to facilitate your transaction or for some other purpose permitted by law.

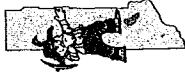
HOW WE PROTECT YOUR INFORMATION:

We restrict access to nonpublic information about you to our employees that need the information to provide products and services to you. We maintain physical, electronic and procedural safeguards that comply with the law to guard your nonpublic information. We reinforce Western Title's privacy policy with our employees.

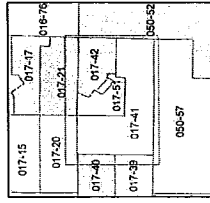
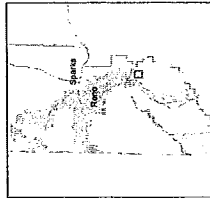
You do not need to respond to this notice, unless you have concerns about any information we have obtained. You can write us at:

Western Title Company, LLC, a Nevada limited liability company
Attention: Operations Manager
P.O. Box 3059
Reno, NV 89505

Western Title Company, LLC, is an agent for Chicago Title Insurance, Westcor Land Title Insurance Company, Fidelity National Title Insurance Company, Old Republic National Title Insurance Company, Commonwealth Land Title, and Stewart Title Guaranty Company. You may receive additional Privacy Policy information from these companies.



Feet
0 100 200 300
1 inch = 300 feet



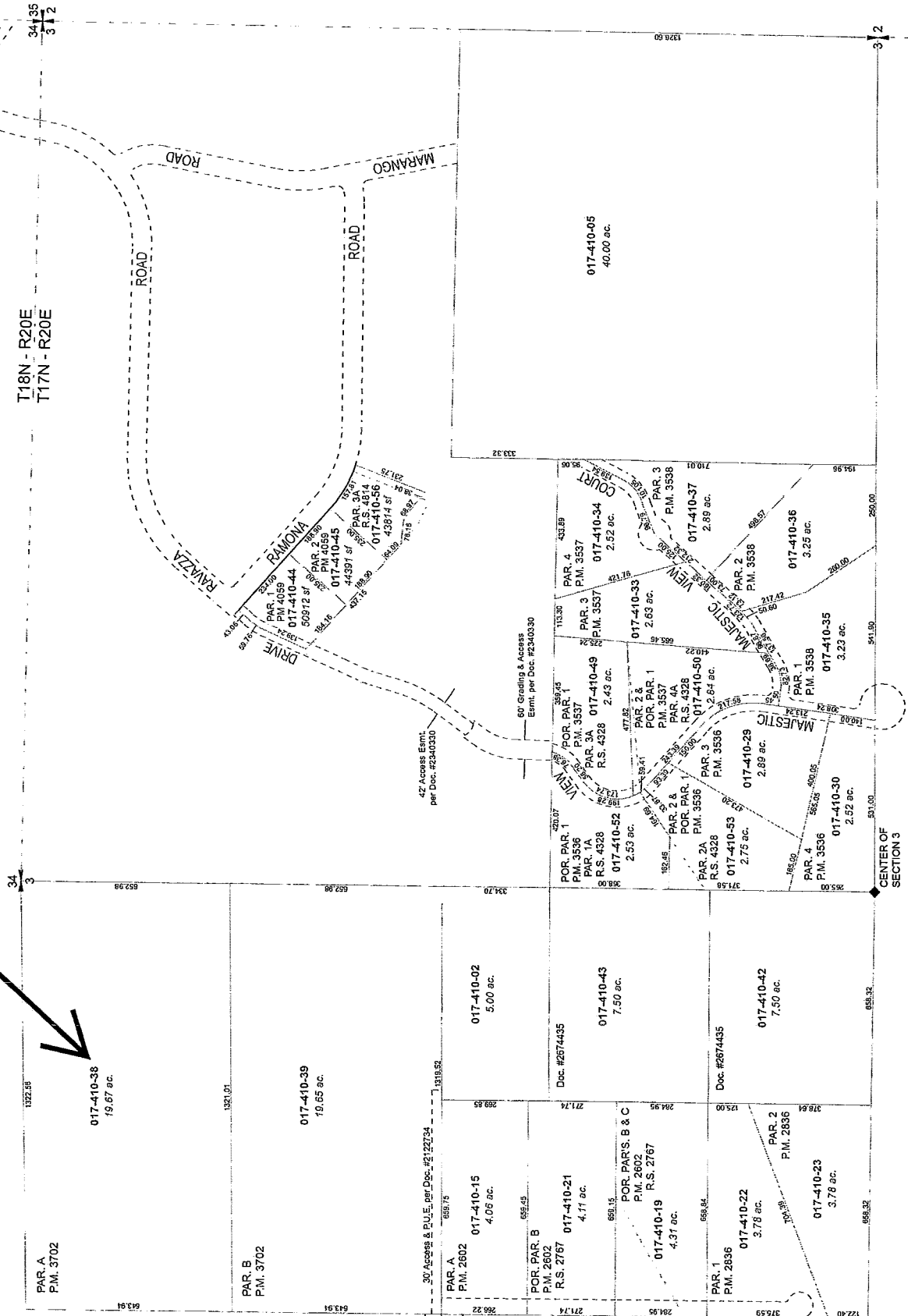
created by: TWT 7/10/2014
last updated:

area previously shown on maps(s)

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

**PORTION OF THE NORTH 1/2 OF SECTION 3
T17N - R20E**

T18N - R20E
T17N - R20E





PRELIMINARY REPORT

Assessor's Parcel No.: 017-410-39

Order No.: 084563-MDD

Property Address: 1221 Chance Lane
Reno NV

Escrow Officer: Michele Davis
Office Location: Western Title Company
Kietzke Office
5390 Kietzke Ln Suite 101
Reno NV

Buyers/Borrowers: to follow

Reference No.:

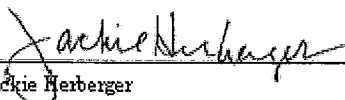
In response to the above referenced application for a Policy of Title Insurance, **Westcor Land Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein, hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms. The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth on the attached cover. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth on the attached cover. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of 10/20/2016 at 07:30 am

Western Title Company, an authorized agent

By



Jackie Herberger

The form of Policy of Title Insurance contemplated by this report is:

**ALTA 2006 Standard Owner's
ALTA 2006 Extended Lender's**

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in: **Pleasant Valley Ranch Estates, LLC, a Nevada Limited Liability Company**

Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth on the attached cover of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Order No. 084563-MDD

EXCEPTIONS

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. State and County Taxes for the fiscal year **July 1, 2016 to June 30, 2017**, together with any other taxes or assessments collected therewith, a lien, now due and payable:
 ASSESSORS PARCEL NUMBER: **017-410-39**
 QUARTERLY INSTALLMENTS
 1st \$752.11
 Status **Paid** (Due 08/15/2016)
 2nd \$752.11
 Status **Paid** (Due 10/03/2016)
 3rd \$752.11
 Status **Open** (Due 01/02/2017)
 4th \$752.11
 Status **Open** (Due 03/06/2017)
 Total \$3,008.44
2. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
3. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the **City of Reno/Sparks, the County of Washoe (Sewer)**. Contact the following for Sewer/Water, and/or Tax Assessment information: **City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510**. Delinquent amounts may be added to and collected through the secured real property tax roll of the **Washoe County Assessor's Office** and included in the tax installments referenced above.
4. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
5. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
6. Water rights, claims or title to water, whether or not recorded.
7. Rights of the public, county and/or city in that portion lying within the street as it now exists:
 Street Name: **Chance Lane**
8. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. **3702**, filed in the office of the County Recorder of Washoe County, State of Nevada, on **October 13, 2000**, as Document No. **2490964**. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.
9. Easement to construct, operate and maintain electric facilities, and incidental purposes, granted to **Sierra Pacific Power Company**, by **Grant of Easement**, recorded on **March 1, 2002**, as Document No. **2659247**, Official Records of Washoe County, Nevada.

10. Any additional liens which may be levied by reason of said premises being within the **South Truckee Meadows General Improvement District**.
11. A Deed of Trust to secure an indebtedness in the amount of **\$246,500.00**, dated **November 16, 2004**, executed by **Catherine A. Barcomb, an unmarried woman**, as Trustor, to **California Reconveyance Company**, as Trustee, in favor of **Washington Mutual Bank, FA, a federal association**, as Beneficiary, recorded on **November 24, 2004**, as Document No. **3133196**, Official Records of Washoe County, Nevada.
12. A Open End Deed of Trust Assignment of Rents Securing a Line of Credit, to secure an indebtedness in the amount of **\$153,000.00**, dated **April 27, 2005**, executed by **Catherine Barcomb, an unmarried woman**, as Trustor, to **Nationwide Appraisal & Title**, as Trustee, in favor of **Citibank (West), FSB**, as Beneficiary, recorded on **June 23, 2005**, as Document No. **3234773**, Official Records of Washoe County, Nevada.

Said document was re-recorded on **December 26, 2006**, as Document No. **3479040**, Official Records of Washoe County, Nevada.
13. Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated **February 26, 2016**, by and between **Plesant Valley Ranch, LLC, a Nevada limited liability company** and **Cathy Barcomb, Trustee of the Cathy Barcomb Trust, dated April 19, 2007**, recorded on **February 26, 2016**, as Document No. **4564479**, Official Records of Washoe County, Nevada.
14. A Performance Deed of Trust to secure an indebtedness in the amount of **Not Available**, dated **February 26, 2016**, executed by **Plesant Valley Ranch Estates, LLC, a Nevada limited liability company**, as Trustor, to **Western Title Company, Inc., a Nevada Corporation**, as Trustee, in favor of **Cathy Barcomb, Trustee of the Cathy Barcomb Trust**, as Beneficiary, recorded on **February 26, 2016**, as Document No. **4564480**, Official Records of Washoe County, Nevada.
15. Rights of parties in possession.
16. The requirement that an Owner's Declaration/Affidavit be completed, and supplied for review prior to the issuance of a policy of title insurance.
17. Prior to the issuance of any policy of title insurance, the following must be furnished to the Company with respect to **Plesant Valley Ranch Estates, LLC, a Nevada Limited Liability Company**:

This Company will require a copy of the articles of organization for **Plesant Valley Ranch Estates, LLC, a Nevada Limited Liability Company**, and any certificates of amendments filed with the Secretary of State, together with copies of any management agreements or operating agreements, together with a current list of all members of said limited liability company.

Note: The following matters require special consideration and/or resolution prior to the close of escrow:

Please see Notes to Closer

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

WESTERN TITLE COMPANY RESERVES THE RIGHT TO AMEND THIS PRELIMINARY TITLE REPORT AT ANY TIME.

*****ATTENTION LENDERS*****

THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE IS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE PRELIMINARY TITLE REPORT.

ALTA SUPPLEMENT: This report is preparatory to the issuance of a 2006 ALTA Extended Coverage Lenders Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA Policy with an ALTA 9.10-06 and a CLTA 116.01-06/ALTA 22-06 attached. The CLTA 116.01-06/ALTA 22-06 Endorsement will read as follows: There is located on said land a **Single Family Residence, known as 1221 Chance Lane, Reno, NV.**

NOTE: A search of the Official Records for the county referenced in the above order number, for the **24** months immediately preceding the date above discloses the following instruments purporting to convey the title to said land: **Grant, Bargain and Sale Deed recorded February 26, 2016 as Document No. 4564478, Official Records, County of Washoe, State of Nevada.**

NOTE:

If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this report or a resulting title policy for such rights or ownership.

NOTE: Notwithstanding anything to the contrary in this Report, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Report. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

WESTERN TITLE COMPANY does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

NOTE: Short Term Rate Applicable

Legal Description

All that certain real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

Parcel B of Parcel Map No. 3702 filed in the office of the County Recorder of Washoe County, State of Nevada on October 13, 2000, as File No. 2490864.

Assessor's Parcel Number(s):
017-410-39

Initial

Initial

Initial

Initial

Exhibit A (Revised 02-07-14)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:

- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
- b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 _____ (whichever is less)	\$ 10,000.00 _____
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 _____ (whichever is less)	\$25,000.00 _____
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 _____ (whichever is less)	\$25,000.00 _____
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 _____ (whichever is less)	\$ 5,000.00 _____

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

PART I

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. Variable exceptions such as taxes, easements, CC&R's, etc. shown here.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not

disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
 9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
 10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

PRIVACY POLICY

The Financial Services Modernization Act recently enacted by Congress has brought many changes to the financial services industry, which includes insurance companies and their agents. One of the changes requires Western Title Company, LLC, a Nevada limited liability company, to explain to you how we collect and use customer information.

Western Title Company has always and will continue to adhere to strict standards of confidentiality when it comes to protecting the privacy, accuracy and security of customer information provided to us.

PERSONAL INFORMATION WE MAY COLLECT:

Western Title collects information about you (for instance, your name, address and telephone number), and information about your transaction, including the identity of the real property you are buying or refinancing. We obtain copies of deeds, notes or mortgages that may be involved in the transaction. We may obtain this information directly from you or from the lender, attorney, or real estate broker or agent that you have chosen. When we provide escrow, or settlement services, or mortgage loan servicing, we may obtain your social security number, along with other information from third parties including appraisals, credit reports, land surveys, loan account balances, and sometimes your bank account information in order to facilitate your transaction.

HOW WE USE THIS INFORMATION:

Western Title Company does *NOT* share your information with marketers outside our own family. There is *NO* need to tell us to keep your information to ourselves because we share your information only to provide the service requested by you, your lender or in other ways permitted by law. The privacy law permits some sharing of information without your approval. We may share your information internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control and to provide information to government and law enforcement agencies. Companies within a family may share certain information among themselves in order to identify and market their own products that they think may be useful to you. Credit information about you is shared only to facilitate your transaction or for some other purpose permitted by law.

HOW WE PROTECT YOUR INFORMATION:

We restrict access to nonpublic information about you to our employees that need the information to provide products and services to you. We maintain physical, electronic and procedural safeguards that comply with the law to guard your nonpublic information. We reinforce Western Title's privacy policy with our employees.

You do not need to respond to this notice, unless you have concerns about any information we have obtained. You can write us at:

Western Title Company, LLC, a Nevada limited liability company
Attention: Operations Manager
P.O. Box 3059
Reno, NV 89505

Western Title Company, LLC, is an agent for Chicago Title Insurance, Westcor Land Title Insurance Company, Fidelity National Title Insurance Company, Old Republic National Title Insurance Company, Commonwealth Land Title, and Stewart Title Guaranty Company. You may receive additional Privacy Policy information from these companies.

_____ Initial

_____ Initial

_____ Initial

_____ Initial



Truckee Meadows Water Authority

Print Date: 11/10/2016

P.O. Box 30013

Reno, NV 89520

Phone: 775-834-8080

ENGINEERING AND RESOURCES RECEIPT

Agent: Nancy Raymond

Customer: Pleasant Valley Estates LLC - Harry Fry
301 Flint St
Reno, NV 89501

Project Info:

Project Number:	Name:	Project Sub Type:
16-5262	Pleasant Valley Estates_TENT NAC	Tentative NAC

DESCRIPTION	ACCOUNT	RATE	QUANTITY	FEE AMOUNT	TENDER	PAID AMOUNT
Acknowledgement letter - Tentative NAC	4903	100.00		\$100.00	Check	\$100.00
			Check/Ref #: 1009			\$100.00

Thank you.

TOTAL PAID TMWA: \$100.00

PLL Payment Receipt Number(s): 1,164

HARRY C. FRY
761 GREENBRAE DRIVE
SPARKS, NV 89431

1009
94-169/1212

11/9 2016

PAY TO THE ORDER OF TMWA \$ 100⁰⁰

one hundred dollars DOLLARS

U.S. BANK

FOR Harry C. Fry **WTPM23-0015**
PUBLIC COMMENT
Judy Coulter

⑆ 121201⑉91⑆ 153755⑉10081⑉1008