



Washoe County  
Department of  
Community  
Development

1001 E. Ninth St., Bldg. A  
Post Office Box 11130  
Reno, NV 89520-0057  
Tel: 775-328-3600  
Fax: 775-328-3648

## ACTION ORDER

June 22, 2004

Lauren Ward  
American Land Conservancy  
1338 Sutter Street Suite 810  
San Francisco, CA 94109

Dear Applicant:

As filed with the Department of Community Development, the Washoe County Parcel Map Review Committee, at its regular meeting of Friday, June 18, 2004, approved, with thirteen (13) conditions, the following:

PARCEL MAP CASE NO. PM04-010 (AMERICAN LAND CONSERVANCY) - To divide a  $\pm 76.12$ -acre parcel into three parcels of  $\pm 50.75$  acres,  $\pm 21.66$  acres and  $\pm 3.71$  acres. The  $\pm 3.71$  acre parcel has been requested by the Washoe County Department of Water Resources and is being created for public purposes. Two of the parcels will have a land use designation of General Rural (GR) and one will have a land use designation of Medium Density Suburban (MDS). The property is located at the end of Kiowa Way approximately 250 feet south of the intersection of Kiowa Way and the Hopi Court. The property is designated Medium Density Suburban (MDS) and General Rural (GR) within the North Valleys Area Plan. The parcel is located within Section 17, T20N, R19E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District No. 5. (APN 082-180-12).

The approval for the parcel map was based on the following findings:

1. That the division is in conformance with the Comprehensive Plan and the North Valleys Area Plan;
2. That the proposal will adequately provide for access, floodwaters, utilities, wastewater disposal, water supply and fire protection; and
3. That the Committee gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Adrian P. Freund,  
AICP, Director



Washoe County ... Where Quality Is At Home  
"Dedicated to Excellence in Public Service"

American Land Conservancy

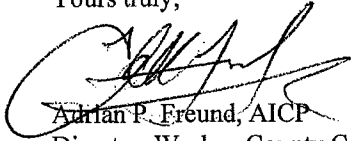
June 21, 2004

PM04-010

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If no appeals have been filed within 30 days of the date of this notification, the decision by the Parcel Map Review Committee is final.

Yours truly,



Adrian P. Freund, AICP

Director, Washoe County Community Development  
Secretary to the Parcel Map Review Committee

APF/RP/ds (PM04-010f1)

Attachments: Conditions

xc Representatives: Stantee Consulting, c/o Raymond Hebert, 6980 Sierra Center Parkway  
#100, Reno, NV 89511

James Barnes, DA's Office; Marge Claussen, Assessor's Office (CAAS); Steve Churchfield, Chief Appraiser, Assessor's Office; Kathy Laster, Utility Division; Engineering Division; Nevada Division of Forestry, 885 Eastlake Boulevard, Carson City, NV 89701, North Valleys Citizen Advisory Board.

**SURVEYOR'S CERTIFICATE**

I, Raymond R. Hebert, a Professional Land Surveyor licensed in the State of Nevada, do hereby certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of American Land Conservancy.
2. The lands surveyed lie within Section 17, T20N, R19E, MDM and the survey was completed on \_\_\_\_\_.
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date the governing body gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

RAYMOND R. HERBERT  
PROFESSIONAL LAND SURVEYOR NO. 6630

**NOTES**

1. A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility services (including but not limited to electric, gas, water, sewer, telephone, cable television, and other services) for the use of the public utility company. Public utility easements shall include use by cable television providers, and the utility company. The natural drainage will not be impeded during the development or improvement of these parcels.
2. Sewage disposal shall be by connection to a public sewer system unless otherwise approved at the time of development.
3. Easements are hereby granted for Public Utilities (including Cable Television) ten (10) feet in width centered on all interior lot lines and ten (10) feet in width within all exterior boundaries.
4. Easements shown hereon are subject to relocation by individual property owners.
5. Access easement shown hereon is subject to relocation by individual property owners.

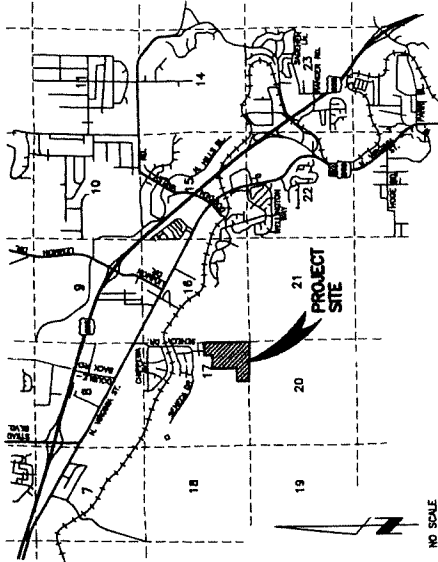
**TITLE COMPANY CERTIFICATE**

The undersigned hereby certifies that this plat has been examined and that American Land Conservancy is the owner of record of the lands delineated hereon and that they are the only owner of record of said land; that all the owners of record of the land have signed the final map; that no one holds of record a security interest in the land to be divided, and that there are no recorded claims against the lands delineated hereon for recordable liens or encumbrances, federal or local taxes, or assessment collected on taxes or special assessments and that the lands have been surveyed for the benefit of the County of Washoe, State of Nevada has been issued with regard to all of the above.

FIRST AMERICAN TITLE COMPANY OF NEVADA

NICKIE TAYLOR  
VICE PRESIDENT

DATE



**VICINITY MAP**

**UTILITY COMPANIES' CERTIFICATE**

The utility easements shown on this plat have been checked, accepted and approved by the undersigned utility companies.

SIERRA PACIFIC POWER COMPANY

DATE

SBC NEVADA

DATE

CHARTER COMMUNICATIONS

DATE

TRUCKEE MEADOWS WATER AUTHORITY

DATE

**DEPT. OF COMMUNITY DEVELOPMENT CERTIFICATE**

This final map is in substantial compliance with the tentative map, PH 0005-000 and all conditions of approval have 2004. The offer of dedication of streets is hereby accepted by the County of Washoe, State of Nevada, and the plat is hereby recorded at this time with this offer to remain open in accordance with the provisions of NRS Chapter 278.

JOHN B. FREUND, MCP  
COMMUNITY DEVELOPMENT DIRECTOR

DATE

**OWNER'S CERTIFICATE**

This is to certify that the undersigned, American Land Conservancy, is the owner of the tract of land shown on this plat, and has consented to the preparation of the plat of this land, and that the same is executed in compliance with and subject to the provisions of N.R.S. Chapter 278, and that the streets, avenues and highways and all appurtenances thereto as shown are hereby dedicated, and consent to be used as public thoroughfares forever, and hereby grants the access and utility easements as shown hereon.

AMERICAN LAND CONSERVANCY

HARRIET BURGESS  
PRESIDENT

DATE

**NOTARY'S CERTIFICATE**

STATE OF } SS  
COUNTY OF }

This instrument was acknowledged before me on \_\_\_\_\_  
by Harriet Burgess as President of the American Land Conservancy.

NOTARY PUBLIC

My commission expires on \_\_\_\_\_

**TAX CERTIFICATE**

The undersigned hereby certifies that all property taxes on this land for the fiscal year here have been paid and that the full amount of the delinquent property taxes has been paid to the County of Washoe, State of Nevada, and that the full amount of the property taxes for agricultural use has been paid pursuant to NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY TREASURER

DATE

**WATER RIGHTS DEDICATION CERTIFICATE**

The water and sewer resource requirements set forth in Article 422 of the Washoe County Development Code related to the dedication of water resources have been satisfied.

WASHOE COUNTY UTILITY SERVICES DIVISION

DATE

FOURTH PARCEL MAP FOR

**AMERICAN LAND CONSERVANCY**  
A PORTION OF THE SE1/4 OF SECTION 17, T. 20 N., R. 19 E., MDM



Stantec Consulting  
6980 Sierra Center Parkway  
Suite 100  
Reno, Nevada 89511  
Tel: (775) 850-0777  
Fax: (775) 850-0787  
stantec.com

WASHOE COUNTY

FILE NO. \_\_\_\_\_  
FEE: \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2003, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_  
O'CLOCK, \_\_\_\_\_ M., OFFICIAL RECORDS  
OF WASHOE COUNTY, NEVADA  
COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

NEVADA  
JOB NO. 17000103  
DRAWN BY  
CHECKED  
DATE  
SHEET 1 OF 2

# **BASIS OF BEARINGS**

NAD 1983 (NAD 83) COORDINATE SYSTEM  
 BEARINGS DETERMINED BY  
 TRIPLE TRANSIT METHOD  
 BASED UPON GPS OBSERVATION BETWEEN  
 CHALK BLUFF AND VISTA 2  
 (DISTANCES SHOWN ARE GROUND DISTANCES)  
 COMBINED GROUND TO GRID FACTOR: 0.99981135

**TOTAL AREA = 76.12 ACRES \***

## **LEGEND**

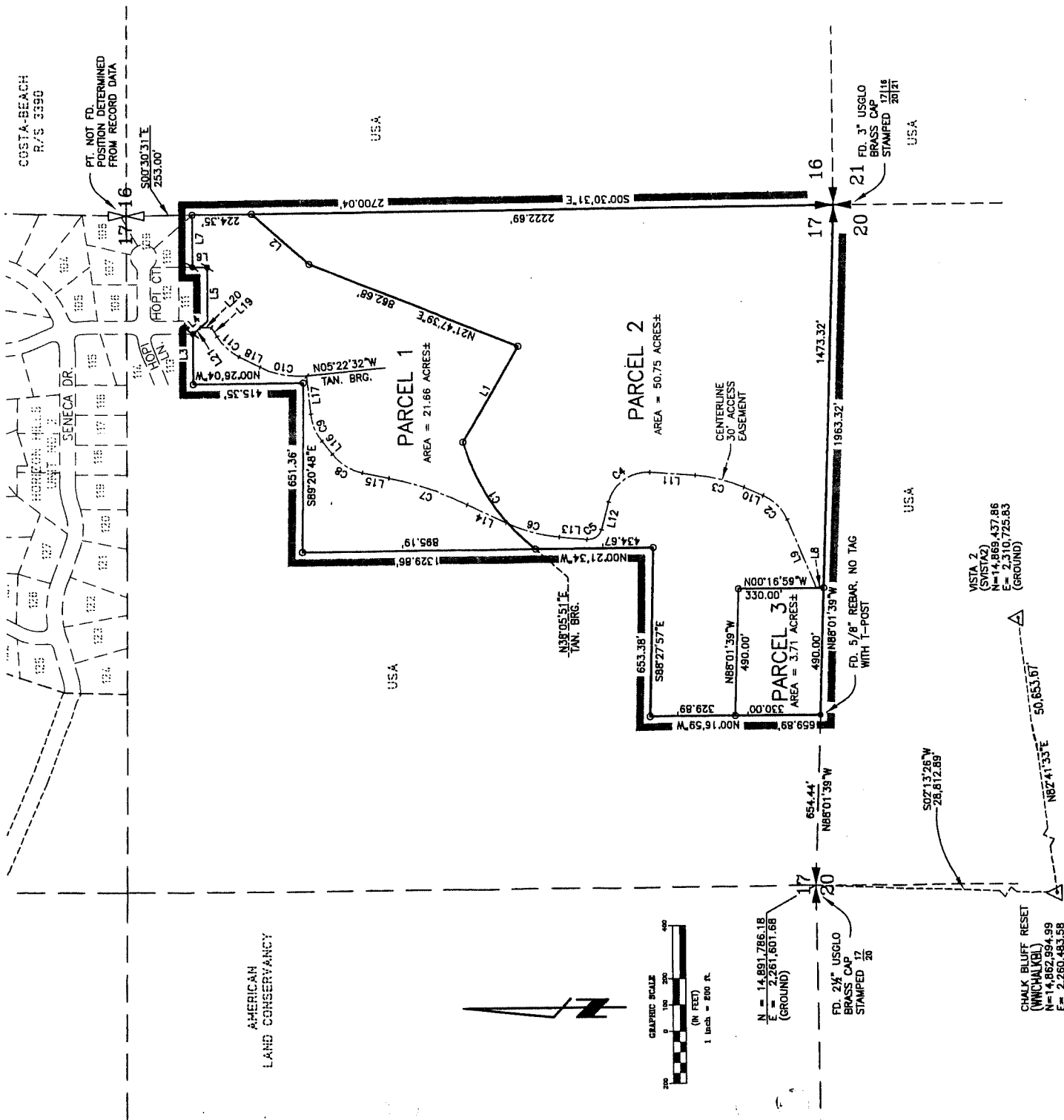
- ✕ LAND CORNER AS INDICATED
- FOUND MONUMENT AS INDICATED
- TO SET 5/8" REBAR
- DIMENSION POINT - NOTHING FD. NOR SET
- FOUND 5/8" REBAR CAPPED RLS 1569

## **REFERENCES**

1. "Plot of Horizon Hills Unit No. 2," recorded on July 16, 1964, as Tract Map No. 910, File No. 1391, Official Records of Washoe County.
2. Preliminary Title Report prepared by Western Title Company, Inc., dated as of March 2, 2004 as Order No. 00130556-2.
3. Parcel Map for American Land Conservancy, recorded April 15, 2004, as Parcel Map No. 2004, File No. 2004, Official Records of Washoe County.

LINE	BEARING	DISTANCE
L1	N07°48'27"E	224.35'
L2	N07°02'51"E	222.69'
L3	S08°42'37"E	183.33'
L4	S52°03'17"E	183.11'
L5	S08°48'37"E	200.72'
L6	S08°42'37"E	200.64'
L7	S08°42'37"E	200.64'
L8	N07°16'30"E	200.64'
L9	N07°16'30"E	200.64'
L10	N07°16'30"E	200.64'
L11	N07°16'30"E	200.64'
L12	N07°16'30"E	200.64'
L13	N07°16'30"E	200.64'
L14	N07°16'30"E	200.64'
L15	N07°16'30"E	200.64'
L16	N07°16'30"E	200.64'
L17	N07°16'30"E	200.64'
L18	N07°16'30"E	200.64'
L19	N07°16'30"E	200.64'
L20	N07°16'30"E	200.64'
L21	N07°16'30"E	200.64'

CURVE	BEARING	RADIUS	LENGTH
C1	N07°48'27"E	224.35'	224.35'
C2	N07°02'51"E	222.69'	222.69'
C3	S08°42'37"E	183.33'	183.33'
C4	S52°03'17"E	183.11'	183.11'
C5	S08°48'37"E	200.72'	200.72'
C6	S08°42'37"E	200.64'	200.64'
C7	S08°42'37"E	200.64'	200.64'
C8	N07°16'30"E	200.64'	200.64'
C9	N07°16'30"E	200.64'	200.64'
C10	N07°16'30"E	200.64'	200.64'
C11	N07°16'30"E	200.64'	200.64'



VISTA 2  
 (WISCONSIN)  
 N=14,861,437.86  
 E=2,310,725.83  
 (GROUND)

CHALK BLUFF RESET  
 (WHICHKBL)  
 N=14,862,994.99  
 E=2,260,483.58  
 (GROUND)

**AMERICAN LAND CONSERVANCY**  
 A PORTION OF THE SE1/4 OF SECTION 17, T. 20 N., R. 19 E., W. 104  
 WASHOE COUNTY, NEVADA

**Stantec Consulting**  
 6980 Sierra Center Parkway  
 Suite 100  
 Reno, Nevada 89511  
 Tel: (775) 850-0777  
 Fax: (775) 850-0787  
 DATE: APRIL 2004  
 SHEET 2 OF 2