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September 12, 2019

Dave Solaro, Interim County Manager
Washoe County
1001 East Ninth Street, Bldg A
Reno, Nevada 89512

**Re: Development Agreement for Sierra Reflections to
Provide for an Extension of Time
Our File No. 90.8011**

Dear Dave:

We respectfully request that Washoe County take action to approve the attached Development Agreement to grant an extension of time on the approved Tentative Map for Sierra Reflections, Case File No. TM 06-001. Sierra Reflections consist of approximately 760 acres in Pleasant Valley and is planned for 938 residential lots. On March 18, 2008, June 14, 2010, and May 13, 2014, Washoe County and World Properties, Inc. (the Landowner) entered into agreements concerning the development of the land authorized by NRS 278.0201 and Article 814 of the Washoe County development code to provide an extension of time for the landowner to record the first final map. The attached Development Agreement would provide for one more two-year extension of time such that the first final map must be recorded by June 14, 2022.

Justification for this requested extension of time is as follows:

1. While the real estate market has finally improved to allow this important project to move forward with recordation of final maps and construction of homes, this large and complex project faces many issues that need to be resolved prior to commencement of work that include:
 - a. Construction of the Reach 3 and Reach 4 sanitary sewer lines through Pleasant Valley and south Meadows. – *Both Reach 3 and reach 4 projects have numerous complex issues associated with them that are only now beginning to be fully understood and resolved. While Reach 3 is under design and the county plans to award a contract and start construction in early 2020, environmental, cultural resource, and engineering design issues are such that a significant delay could easily result once construction commences. The depth of the gravity flow sewer line south of Towne Drive coupled with hot water from*

Dave Solaro, Interim County Manager
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geothermal activity, cultural resources, and NDEP permitting issues are such that a single issue that arises during construction could cause significant delays to the project. Based on these concerns, we plan to connect to reach 3 north of Town Drive in lieu of the original planned connection at the lift station located at the south end of the nearby mobile home park at 40 Zircon Drive to eliminate a creek crossing and associated Waters of the US, environmental, and cultural resource issues. This will also require an amendment to the current approved reimbursement agreement with the county regarding surcharge payments.

In addition, Reach 4 is planned for the west side of SR 430 through Pleasant Valley. NDOT is currently working with the Regional Transportation Commission on a joint use path along the west side of the highway and NDOT has expressed concern in reviewing Reach 4 plans before the alignment is set. NDOT has strongly expressed the willingness to cooperate on the design and Row [permitting but we understand the need to set the alignment before final design commences.

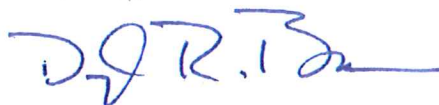
- b. Completion of a Jurisdictional Determination for Steamboat Creek and Browns Creek and approval from both the Army Corp of Engineers and Environmental Protection Agency on a 4040 permit. – Significant due-diligence work has been done on this issue, but the ultimate developer of the project will have the final say in permitting. It is premature to set the alignment for the high-water mark for Steamboat Creek through the project without full cooperation from the ultimate developer. We believe that said alignment will allow for a greater flow path than shown in the tentative map to improve the flood carrying ability of the channel, reduce the amount of fill required in this area, and allow more common open space area along Steamboat Creek. But until final issues were resolved with Reach 3 and Reach 4 sanitary sewer alignments and designs, it has not been possible to this point to reach agreement with a future developer.*
- c. Additional geotechnical investigation to accurately determine areas with solid rock and revision to grading plans to minimize the amount of rock that must be removed by blasting to reduce impacts on area residents. Work also includes engineering to minimize cuts and fills and balance the site to avoid having to import or export material to lessen the impact to the local highway, SR 430. – Similar to the JD and 404 permit issues above, it has not been to this point to reach agreement with a future developer as grading will depend on Steamboat Creek alignments and it is clear that minimizing blasting, cut and fill will all be for the betterment of the project and greatly reduce impacts on nearby residents.*
- d. With the absorption of Washoe County Water Resources into the Truckee Meadows Water Authority, a new water plan must be developed to meet TMWA requirements that is compatible with TMWA facilities and systems. – We have had numerous meetings with TMWA and based on those meetings recently completed a major flow test of a nearby well (10-day pumping test) to better determine the long-term ability of*

Dave Solaro, Interim County Manager
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the local groundwater system to accommodate the project. This work is ongoing and one additional long-term test is required to fully understand the capabilities of the local groundwater system and additional infrastructure required to meet TMWA requirements. The work we are doing will benefit the residents of this area by helping to achieve a sustainable water delivery system.

In summary, many issues remain to be resolved and the current expiration date is such that many issues will likely remain outstanding on June 14, 2020. But we are confident that granting of our request and approval and recordation of the attached development agreement will ensure the best possible project and allow development of Sierra Reflections to be the successful project that was originally envisioned for this area. Thank you for your help on this matter and please do not hesitate to contact me with any questions. We look forward to moving this project forward for the betterment of the county.

Sincerely,



Douglas R. Brown

DRB/sgd

Enclosure: Proposed Development Agreement

c: Fred Woodside
Kenneth Krater

AGREEMENT

THIS AGREEMENT ("Agreement") is made by and between **WORLD PROPERTIES, INC.**, a Nevada corporation (the "Landowner"), and the **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, ("County").

1. GENERAL.

1.1 Property. The Landowner is the owner of real property located in Washoe County, Nevada consisting of approximately 760 acres in Pleasant Valley (the "Property") as more particularly described in Exhibit A, attached hereto.

1.2 Tentative Map. The Property has a County land use designation including General Rural, Medium Density Rural, Low Density Suburban, Medium Density Suburban, and Public/Semi Public Facilities with a total number of residential dwelling units allowed by the existing land use designations being 1,087. On May 5, 2006, the County issued its Action Order approving a tentative map application of the Landowner for the Property known as Tentative Subdivision Map Case File No. TM06-001 (Sierra Reflections) (the "Tentative Map") attached hereto as Exhibit B. The Tentative Map was a project of Regional Significance and received its final approval from the Truckee Meadows Regional Planning Commission on June 14, 2006. The development of the Property must be conducted pursuant to the provisions of the Tentative Map and the Washoe County Development Code (the "Code").

1.3 Previous Final Maps. Landowner has not recorded a final map for any portion of the project.

1.4 Prior Development Agreements. On March 18, 2008, June 14, 2010, and May 13, 2014 the parties entered into Agreements concerning the development of land (the "Prior Agreements") authorized by NRS 278.0201 and Article 814 of the Code. The Prior Agreements among other things provides for an extension of time for Landowner to record the first final map (the "Final Map") to June 14, 2020. The Prior Agreements are amended, restated and superseded in their entirety by this Agreement, and this Agreement constitutes an amendment to a development agreement(s) authorized by NRS 278.0205 and Section 110.814.40 of the Code. By approving this Agreement upon recommendation of the Director of Planning and Development, the Board of County Commissioners has reviewed the Prior Agreements and agreed to amend them, hereby as provided in NRS 278.0205 and Section 110.814.35 of the Code. Pursuant to Section 110.814.35 of the Code, County acknowledges notice that the terms and conditions of the Prior Agreements have been complied with, and Landowner has demonstrated its good faith compliance with the terms of the Prior Agreements.

1.5 Next Final Map Requirement. Pursuant to NRS 278.360(1), unless the parties have entered into this agreement concerning the development of land authorized by NRS 278.0201, the Landowner must cause a final map (the "Final Map") to be submitted prior to the expiration of the current recorded Development Agreement by June 14, 2020.

1.6 Circumstances Requiring an Extension of Time and Benefit to the County. Additional time is requested to work through several issues related to this development which benefits both the developer and County. Key issues include 1) Construction of the Reach 3 and Reach 4 sanitary sewer lines through Pleasant Valley and South Meadows that will require an

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amendment to the current approved reimbursement agreement with the county regarding surcharge payments based on current proposed connection plans from Reach 4 to Reach 3 south of Towne Drive. In addition, Reach 4 is planned for the west side of SR 430 through Pleasant Valley where the Nevada Department of Transportation (NDOT) is currently working with the Regional Transportation Commission on a joint use path along the west side of the highway. NDOT has expressed concern in reviewing Reach 4 plans before the alignment is set; 2) completion of a Jurisdictional Determination for Steamboat Creek and Browns Creek and approval from both the Army Corp of Engineers and Environmental Protection Agency on a 4040 permit; 3) additional geotechnical investigation to accurately determine areas with solid rock and revision to grading plans to minimize the amount of rock that must be removed by blasting to reduce impacts on area residents. Engineering must also be completed to develop a grading plan to minimize cuts and fills and balance the site to avoid having to import or export material to lessen the impact to the local highway, SR 430; and 4) with the absorption of Washoe County Water Resources into the Truckee Meadows Water Authority, a new water plan must be developed to meet TMWA requirements that is compatible with TMWA facilities and systems.

The parties believe it is in the public interest to enter into this Agreement and provide, among other matters, additional time to design and establish phasing and financing for the infrastructure and construction of the development.

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

2.1 Compliance with NRS 278.0201 and Code. This Agreement is an agreement concerning the development of land under NRS 278.0201 and Article 814 of the Code. The Landowner is the owner of fee title to the Property, and therefore has a legal interest in the Property. In compliance with NRS 278.0201(1), the following covenants, terms and conditions are set forth:

2.1.1. The land which is subject to this Agreement is approximately 760 acres in Pleasant Valley, more particularly described in Exhibit A: Legal Description.

2.1.2. The duration of this Agreement shall be for two (2) years from the date of signing by the Board of County Commissioners, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of expiration of this Agreement.

2.1.3.

This agreement shall terminate and all original conditions of approval for TM06-001 shall be in full force and effect upon recordation of the final map or the first final map in a series. Changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit. Final maps must then be filed in accordance with NRS 278.360.

2.1.4. The permitted uses on the Property and the density or intensity of its use, are as provided in the Tentative Map and the Code. The permitted use of the Property pursuant to the Tentative Map is a 938-lot single family dwelling development on 760 acres, which complies with the Property's land use designation.

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2.1.5. The maximum height and size of the proposed buildings will comply with the Tentative Map.

2.1.6. The provisions for the dedication of any portion of the Property for public use are as provided in the Tentative Map and the Code. As part of this common open space development there is a public trail planned through the Project that will provide access to and through common areas to adjoining properties. With the approval of this Agreement, the Landowner agrees to grant to the County a non-exclusive public trail easement as generally depicted on the Tentative Map on terms and conditions mutually acceptable to the County and the Landowner specifically reserving to the Landowner the right to relocate this easement as development of the Project proceeds.

2.1.7. Terms and conditions relating to construction and financing of necessary public improvements and facilities are in accordance with and as provided for in the Tentative Map and the Code, and will also be in accordance with any subdivision improvement agreements for future final maps.

2.1.8. Phasing and deadline dates for project grading and development with information on required bonding or other acceptable guarantees of performance and completion (Article 110.610 Washoe County Development Code) for each development phase or stage will be addressed with the submittal of each final map.

2.1.9 The next final map, to be a minimum of five lots, shall be recorded on or before the date of expiration of this Agreement. All successive final maps, if the Landowner chooses to record in a series, must include a minimum of five lots. Unless otherwise provided herein, the deadlines for any final maps shall be governed by NRS 278.360.

2.1.10 Development standards for the Project are set forth in the conditions and requirements of the Tentative Map, the Board of County Commission's Action Order dated May 5, 2006 attached hereto as Exhibit B, and future final maps.

2.1.11 No disturbance of any kind shall occur within any sensitive or critical stream zone buffer without an approved Special Use Permit.

2.2 Code and Changes to the Law. The parties agree that changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit.

2.3 Public Notice. Any and all public notices required to be given in connection with this amendment to the Prior Agreements shall be given in accordance with Section 110.814.25 of the Code.

2.4 Assumption of Risk. The Landowner acknowledges and agrees that the Landowner is proceeding voluntarily and at its own risk in entering into this Agreement and without advice, promises or guarantees of any kind from the County, other than as expressly set forth herein. The Landowner waives any claims for damages against the county that might arise out of, or relate to, a subsequent court determination that this Agreement or any provision in it is invalid and/or

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unenforceable, including any claim based on NRS 278.0233(1) regarding the requirements, limitations, or conditions imposed pursuant to this Agreement.

2.5 Default and Termination of Agreement. This Agreement shall become null and void, in the event of noncompliance with any term or deadline set forth in this Agreement if the breaching party fails to fully cure such noncompliance after reasonable written notice and opportunity to cure, and all proceedings concerning the Tentative Map shall be terminated, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of termination of this Agreement.

3. MISCELLANEOUS PROVISIONS.

3.1 Time is of the Essence. Time is of the essence of this Agreement.

3.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.

3.3 Assignability of the Agreement. This Agreement shall be binding upon and inure to the benefit of all future successors in interest of the Property as described in Exhibit A (Legal Description), and the successor shall assume the duties and obligations under this Agreement.

3.4 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

3.5 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action shall be solely in state district court for Washoe County, Nevada.

3.6 Days of Week. If any date for performance herein falls on a Saturday, Sunday or holiday, pursuant to the laws of the State, the time for such performance shall be extended to 5:00 p.m. on the next business day.

3.7 Written Amendments. Amendments to this Agreement shall be defined as changes which are not in substantial compliance with the Tentative Map and this Agreement. Amendments, if any, shall be approved as provided in NRS 278.0205. Changes hereto which are in substantial compliance with the overall Tentative Map and this Agreement may be requested by Owners and approved or denied by the Director of Community Development. The Director of Community Development shall also decide whether or not a proposed change is in substantial compliance with

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the overall Tentative Map. The Owners may appeal an adverse decision by the Director of Community Development to the Board of County Commissioners by written notice filed with the Director of Community Development, if filed within twenty (20) days of receipt of the notice of the adverse decision unless an appeal to the Board of Adjustment is required to occur first. No oral statements or representations subsequent to the execution hereof by either party are binding on the other party, and neither party shall have the right to rely on such oral statements or representations.

3.8 Future Cooperation. Each party shall, at the request of the other, at any time, execute and deliver to the requesting party all such further instruments as may be reasonably necessary or appropriate in order to effectuate the purpose and intent of this Agreement.

3.9 Third Party Beneficiary Rights. This Agreement is not intended to create any third-party beneficiary rights in any person not a party hereto.

3.10 Interpretation. The parties hereto acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and intend the plain meaning of the provisions herein. In the event of an ambiguity in or dispute regarding the interpretation of the Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist, or against the draftsmen.

3.11. Counterparts. This instrument may be executed in two or more counterparts, which, when taken together, shall constitute one and the same instrument. Any signature page of this instrument may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart identical in form thereto, but having attached to it one or more additional signature pages.

[Signatures appear on following page]

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[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

LANDOWNER:

WORLD PROPERTIES, INC., a Nevada CORPORATION

By: Frederick D. Woodside

Date: 9/12/19

Name: Frederick D Woodside

Title: Authorized agent

COUNTY:

COUNTY OF WASHOE, a political subdivision of the State of Nevada, by its BOARD OF WASHOE COUNTY COMMISSIONERS

By: _____,
_____, Chairman

Date: _____

ATTEST:

_____, County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on September 12, 2019, by
Frederick D. Woodside as a Authorized Agent of World Properties, Inc., a Nevada corporation.



Susan G. Davis
My Commission Expires: 7-24-23

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on April _____, 2009, by
_____, as Director of Community Development, County of Washoe.

Notary Public
My Commission Expires: _____

Exhibit “A

LEGAL DESCRIPTION OF PROJECT PROPERTY

DESCRIPTION

SIERRA REFLECTIONS SUBDIVISION

A parcel of land situated within Sections 13, 14 and 23, T17N, R19E, and Section 18, T17N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Beginning at the northwest corner of said Section 18;
thence along the north line of said Section 18, S 89°25'39" E, 330.12 feet to the terminus of Pagni Lane;
thence along said terminus, S 02°52'29" E, 36.38 feet;
thence along the south line of said Pagni Lane the following five (5) courses and distances:
N 89°44'46" E, 1012.27 feet;
on the arc of a 612.12 foot radius curve to the left through a central angle of 10°13'50" a distance of 109.30 feet to a point of reverse curvature;
on the arc of a 561.11 foot radius curve to the right through a central angle of 11°03'25" a distance of 108.28 feet to a point on the said north line of Section 18;
along said north line of Section 18, S 89°25'39" E, 730.02 feet;
S 87°36'44" E, 667.25 feet to a point on the westerly line of U. S. Highway 395;
thence along said westerly line the following nine (9) courses and distances:
on the arc of a 2050.00 foot radius curve to the left from a tangent bearing S 08°32'54" E through a central angle of 05°50'57" a distance of 209.28 feet;
S 14°23'51" E, 743.62 feet;
on the arc of a 1950.00 foot radius curve to the right through a central angle of 22°10'10" a distance of 754.51 feet;
S 19°07'09" W, 262.20 feet;
on the arc of a 1180.00 foot radius curve to the left through a central angle of 02°04'41" a distance of 42.80 feet;
N 70°50'30" W, 6.58 feet;
S 19°09'30" W, 703.91 feet;
N 89°16'28" W, 167.75 feet;
S 19°09'30" W, 472.78 feet to a point on the north-south centerline of said Section 18;
thence along said north-south centerline N 00°28'08" E, 448.53 feet to the center of said Section 18;
thence along east-west centerline of said Section 18, N 89°16'28" W, 660.01 feet to the northeast corner of the NW1/4 NE1/4 SW1/4 of said Section 18;
thence along the north-south centerline of the said NE1/4 SW1/4 of said Section 18, S 00°28'08" W, 1322.21 feet to the southeast corner of the SW1/4 NE1/4 SW1/4 of said Section 18;
thence along the east-west centerline of the SW1/4 of said Section 18, N 89°09'42" W, 333.42 feet to the northeast corner of the W1/2 NW1/4 SE1/4 SW1/4 of Section 18;
thence along the east line of said W1/2 NW1/4 SE1/4 SW1/4 of Section 18, S 00°29'00" W, 217.31 feet to a point on the northwesterly line of said U. S. Highway 395;
thence along said northwesterly line the following five (5) following courses and distances:
S 73°05'49" W, 1702.62 feet to a point on the west line of said Section 18;
along said west line of Section 18, S 00°46'13" W, 156.71 feet;
S 72°39'10" W, 176.57 feet;

on the arc of a non-tangent 1250.00 foot radius curve to the left from a tangent bearing S 72°58'25" W through a central angle of 22°01'32" a distance of 480.52 feet;
S 71°25'58" W, 529.92 feet to a point on the south line of said Section 13;
thence along said south line, S 89°00'31" W, 1548.93 feet to the south one quarter corner of said Section 13;
thence N 88°28'49" W, 2596.63 feet to the southwest corner of said Section 13;
thence along the east line of said Section 23, S 01°20'54" W, 660.14 feet to the southeast corner of the N1/2 NE1/4 NE1/4 of said Section 23;
thence along said south line of said N1/2 NE1/4 NE1/4 of Section 23, N 89°31'48" W, 1138.21 feet to a point on the easterly line of U. S. Highway 395 Freeway;
thence along said easterly line the following twenty-four (24) courses and distances:
N 27°25'39" E, 132.09 feet;
N 18°58'21" E, 613.62 feet;
N 14°53'55" E, 302.48 feet;
N 27°25'39" E, 1246.72 feet;
N 15°22'17" E, 294.99 feet;
N 35°22'52" E, 410.04 feet;
N 58°33'47" E, 134.38 feet;
on the arc of a non-tangent 3789.36 foot radius curve to the right from a tangent bearing N 38°01'22" E through a central angle of 10°11'54" a distance of 674.49 feet;
S 89°51'17" E, 345.00 feet;
N 37°39'12" W, 270.48 feet;
on the arc of a non-tangent 3838.57 foot radius curve to the right from a tangent bearing N 52°20'48" E through a central angle of 10°25'00" a distance of 697.87 feet;
N 62°45'48" E, 474.02 feet;
N 63°15'50" E, 650.74 feet;
S 52°30'22" E, 264.13 feet;
N 63°15'48" E, 86.44 feet;
N 63°15'00" E, 28.39 feet;
N 41°48'56" E, 246.74 feet;
N 63°15'48" E, 803.80 feet;
N 33°56'51" E, 170.99 feet;
N 71°45'55" E, 299.98 feet;
N 53°09'00" E, 185.70 feet;
N 31°03'47" E, 412.27 feet;
N 49°19'32" W, 32.81 feet;
on the arc of a non-tangent 2165.35 foot radius curve to the left from a tangent bearing N 40°40'28" E through a central angle of 11°47'07" a distance of 445.39 feet to a point on the north line of said Section 13;
thence along said north line, N 89°25'57" E, 717.68 feet to the point of beginning.
Containing 758.99 acres, more or less.



9/18/19

Basis of bearings is Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

C and M Engineering
5488 Reno Corporate Drive, Suite 200B
Reno, NV 89511

Exhibit "B"
Action Order

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

XX
Amendment of Conditions
Development Application Submittal Requirements

Applications are accepted on the 15th of each month (if the 15th is a non-work day, the first working day after the 15th)

- XX** 1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
- XX** 2. **Development Application:** A completed Washoe County Development Application form.
- XX** 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- XX** 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.
- XX** 5. **Application Materials:** The completed Amendment of Conditions Application materials.
- N/A** 6. **Site Plan Specifications:**
- a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), 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.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
- XX** 7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
- N/A** 8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
- XX** 9. **Packets:** Three (3) packets and flash drive or DVD – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include 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.

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 Building and/or Engineering and Capital Projects.
 - (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 Building.
- N/A
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Sierra Reflections			
Project Description: An approved 938-unit single family residential, common open space subdivision.			
Project Address: Not assigned.			
Project Area (acres or square feet): 758.99 Acres			
Project Location (with point of reference to major cross streets AND area locator): South of Pagni Lane, West of Old Highway 395 (SR 430) and as far south as Little Washoe Lake			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See attached list			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM06-001 and SW06-001			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: World Properties, Inc.		Name: Krater Consulting Group, PC	
Address: 4100 Joy Lake Road		Address: 226 California Avenue	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone: (775) 849-9070	Fax: 849-3919	Phone: 775-815-9561	Fax: 786-2702
Email: fred.woodside@att.net		Email: ken@kraterconsultinggroup.com	
Cell: (775) 722-1499		Cell: 775-815-9561	
Other:		Other:	
Contact Person: Fred Woodside		Contact Person: Ken Krater	
Applicant/Developer:		Other Persons to be Contacted:	
Name: World Properties, Inc.		Name: Lemons, Grundy, & Eisenbergdy	
Address: 4100 Joy Lake Road		Address: 6005 Plumas Street, Third Floor	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89519
Phone: (775) 849-9070	Fax: 849-3919	Phone: (775) 786-6868	Fax:
Email: fred.woodside@att.net		Email: drb@lge.net	
Cell: (775) 722-1499		Cell: (775) 750-7149	
Other:		Other:	
Contact Person: Fred Woodside		Contact Person: Doug Brown	
For Office Use Only			
Date Received:		Planning Area:	
Initial:		Master Plan Designation(s):	
County Commission District:		Regulatory Zoning(s):	
CAB(s):			

Sierra Reflections

Washoe County Assessor Parcels

Parcel Number	Area
046-080-40	15.290 acres
046-060-45	185.180 acres
046-060-47	23.630 acres
046-060-55	54.980 acres
046-100-02	40.000 acres
046-100-03	19.446 acres
046-100-04	36.000 acres
046-100-07	146.660 acres
046-100-10	5.430 acres
046-090-01	0.800 acres
046-090-04	5.000 acres
046-090-05	5.000 acres
046-090-06	5.000 acres
046-090-07	5.000 acres
046-090-08	5.000 acres
046-090-09	4.400 acres
046-090-10	4.400 acres
046-090-11	5.000 acres
046-090-12	5.000 acres
046-090-13	2.960 acres
046-090-14	0.990 acres
046-090-15	0.870 acres
046-090-16	0.180 acres
046-090-17	5.000 acres
046-090-18	5.000 acres
046-090-23	0.910 acres
046-090-24	1.100 acres
046-090-25	16.560 acres
046-090-26	154.815 acres
	759.601 acres

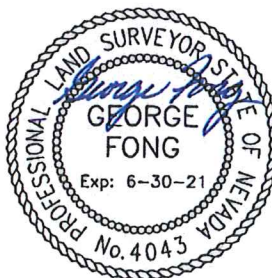
DESCRIPTION

SIERRA REFLECTIONS SUBDIVISION

A parcel of land situated within Sections 13, 14 and 23, T17N, R19E, and Section 18, T17N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Beginning at the northwest corner of said Section 18;
thence along the north line of said Section 18, S 89°25'39" E, 330.12 feet to the terminus of Pagni Lane;
thence along said terminus, S 02°52'29" E, 36.38 feet;
thence along the south line of said Pagni Lane the following five (5) courses and distances:
N 89°44'46" E, 1012.27 feet;
on the arc of a 612.12 foot radius curve to the left through a central angle of 10°13'50" a distance of 109.30 feet to a point of reverse curvature;
on the arc of a 561.11 foot radius curve to the right through a central angle of 11°03'25" a distance of 108.28 feet to a point on the said north line of Section 18;
along said north line of Section 18, S 89°25'39" E, 730.02 feet;
S 87°36'44" E, 667.25 feet to a point on the westerly line of U. S. Highway 395;
thence along said westerly line the following nine (9) courses and distances:
on the arc of a 2050.00 foot radius curve to the left from a tangent bearing S 08°32'54" E through a central angle of 05°50'57" a distance of 209.28 feet;
S 14°23'51" E, 743.62 feet;
on the arc of a 1950.00 foot radius curve to the right through a central angle of 22°10'10" a distance of 754.51 feet;
S 19°07'09" W, 262.20 feet;
on the arc of a 1180.00 foot radius curve to the left through a central angle of 02°04'41" a distance of 42.80 feet;
N 70°50'30" W, 6.58 feet;
S 19°09'30" W, 703.91 feet;
N 89°16'28" W, 167.75 feet;
S 19°09'30" W, 472.78 feet to a point on the north-south centerline of said Section 18;
thence along said north-south centerline N 00°28'08" E, 448.53 feet to the center of said Section 18;
thence along east-west centerline of said Section 18, N 89°16'28" W, 660.01 feet to the northeast corner of the NW1/4 NE1/4 SW1/4 of said Section 18;
thence along the north-south centerline of the said NE1/4 SW1/4 of said Section 18, S 00°28'08" W, 1322.21 feet to the southeast corner of the SW1/4 NE1/4 SW1/4 of said Section 18;
thence along the east-west centerline of the SW1/4 of said Section 18, N 89°09'42" W, 333.42 feet to the northeast corner of the W1/2 NW1/4 SE1/4 SW1/4 of Section 18;
thence along the east line of said W1/2 NW1/4 SE1/4 SW1/4 of Section 18, S 00°29'00" W, 217.31 feet to a point on the northwesterly line of said U. S. Highway 395;
thence along said northwesterly line the following five (5) following courses and distances:
S 73°05'49" W, 1702.62 feet to a point on the west line of said Section 18;
along said west line of Section 18, S 00°46'13" W, 156.71 feet;
S 72°39'10" W, 176.57 feet;

on the arc of a non-tangent 1250.00 foot radius curve to the left from a tangent bearing
S 72°58'25" W through a central angle of 22°01'32" a distance of 480.52 feet;
S 71°25'58" W, 529.92 feet to a point on the south line of said Section 13;
thence along said south line, S 89°00'31" W, 1548.93 feet to the south one quarter corner of said
Section 13;
thence N 88°28'49" W, 2596.63 feet to the southwest corner of said Section 13;
thence along the east line of said Section 23, S 01°20'54" W, 660.14 feet to the southeast corner
of the N1/2 NE1/4 NE1/4 of said Section 23;
thence along said south line of said N1/2 NE1/4 NE1/4 of Section 23, N 89°31'48" W, 1138.21
feet to a point on the easterly line of U. S. Highway 395 Freeway;
thence along said easterly line the following twenty-four (24) courses and distances:
N 27°25'39" E, 132.09 feet;
N 18°58'21" E, 613.62 feet;
N 14°53'55" E, 302.48 feet;
N 27°25'39" E, 1246.72 feet;
N 15°22'17" E, 294.99 feet;
N 35°22'52" E, 410.04 feet;
N 58°33'47" E, 134.38 feet;
on the arc of a non-tangent 3789.36 foot radius curve to the right from a tangent bearing
N 38°01'22" E through a central angle of 10°11'54" a distance of 674.49 feet;
S 89°51'17" E, 345.00 feet;
N 37°39'12" W, 270.48 feet;
on the arc of a non-tangent 3838.57 foot radius curve to the right from a tangent bearing
N 52°20'48" E through a central angle of 10°25'00" a distance of 697.87 feet;
N 62°45'48" E, 474.02 feet;
N 63°15'50" E, 650.74 feet;
S 52°30'22" E, 264.13 feet;
N 63°15'48" E, 86.44 feet;
N 63°15'00" E, 28.39 feet;
N 41°48'56" E, 246.74 feet;
N 63°15'48" E, 803.80 feet;
N 33°56'51" E, 170.99 feet;
N 71°45'55" E, 299.98 feet;
N 53°09'00" E, 185.70 feet;
N 31°03'47" E, 412.27 feet;
N 49°19'32" W, 32.81 feet;
on the arc of a non-tangent 2165.35 foot radius curve to the left from a tangent bearing
N 40°40'28" E through a central angle of 11°47'07" a distance of 445.39 feet to a point on the
north line of said Section 13;
thence along said north line, N 89°25'57" E, 717.68 feet to the point of beginning.
Containing 758.99 acres, more or less.



9/18/19

Basis of bearings is Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

C and M Engineering
5488 Reno Corporate Drive, Suite 200B
Reno, NV 89511

Property Owner Affidavit

Applicant Name: _____

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, Frederick D. Woodside
(please print name)

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

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

Assessor Parcel Number(s): _____

Printed Name Frederick D. Woodside

Signed Frederick D. Woodside

Address 4100 JOY LAKE RD
RENO NV 89511
Susan G. Davis

Subscribed and sworn to before me this
8th day of November, 2019.

Susan G. Davis

Notary Public in and for said county and state

My commission expires: 7-24-23

(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

**CORPORATE RESOLUTION AND AUTHORIZATION OF CORPORATE
REPRESENTATIVE OF WORLD PROPERTIES, INC.**

The Board of Directors of World Properties, Inc., a Nevada corporation (the "Corporation") through its Board of Directors hereby resolves and authorizes Frederick D. Woodside to act as the authorized agent of the Corporation to execute on behalf of the Corporation any and all real estate related documents, including but not limited to execution of documents from a state or local regulatory agency for land use, entitlements or water use.

Dated Mar. 4, 2019

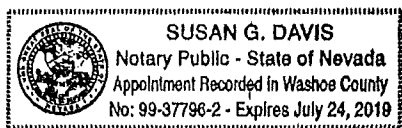
WORLD PROPERTIES, INC., a Nevada corporation

By: _____

Ghassan Al Dahlawi, Chairman and President

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 4, 2019 by Ghassan Al Dahlawi, as Chairman and President of World Properties, Inc.



Susan G. Davis
Notary Public

Proof of Property Tax Payment

Sierra Reflections – Condition Amendment

Washoe County Treasurer
Tammi Davis

Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04608040	Active	11/8/2019 2:08:30 AM
Current Owner: ST JAMES'S VILLAGE INC 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 0 S VIRGINIA ST WCTY NV		
Taxing District: 4000		
Geo CD:		
Legal Description Range 19 Township 17 SubdivisionName _UNSPECIFIED Section 23		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$10.39	\$10.39	\$0.00	\$0.00	\$0.00
2018	\$9.91	\$9.91	\$0.00	\$0.00	\$0.00
2017	\$9.51	\$9.20	\$0.00	\$0.00	\$0.00
2016	\$9.27	\$15.97	\$0.00	\$0.00	\$0.00
2015	\$9.25	\$16.87	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Payment Information

Special Assessment District

Installment Date Information

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04606045	Active	11/8/2019 2:08:30 AM
Current Owner: ST JAMES'S VILLAGE INC 4100 JOY LAKE RD RENO, NV 89511		SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Block Range 19 SubdivisionName _UNSPECIFIED Township 17 Section 13 Lot		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$418.14	\$0.00	\$0.00	\$418.14
INST 4	3/2/2020	2019	\$418.14	\$0.00	\$0.00	\$418.14
Total Due:			\$836.28	\$0.00	\$0.00	\$836.28

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$104.42	(\$16.67)	\$87.75
▼ Truckee Meadows Fire Dist	\$331.70	(\$52.95)	\$278.75
▼ Washoe County	\$854.85	(\$136.46)	\$718.39
▼ Washoe County Sc	\$699.33	(\$111.64)	\$587.69
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$1,991.16	(\$317.72)	\$1,673.44

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019130104	U19.12046	\$418.15	10/7/2019
2019	2019130104	U19.5823	\$419.01	8/14/2019

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) 328-3642Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04606047	Active	11/8/2019 2:08:30 AM
Current Owner: ST JAMES'S VILLAGE INC 4100 JOY LAKE RD RENO, NV 89511		SITUS: 0 UNSPECIFIED WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Township 17 Section 14 Lot Block Range 19 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$14.06	(\$13.51)	\$0.55
▼ <u>Truckee Meadows Fire Dist</u>	\$44.66	(\$42.99)	\$1.67
▼ <u>Washoe County</u>	\$115.11	(\$110.61)	\$4.50
▼ <u>Washoe County Sc</u>	\$94.16	(\$90.50)	\$3.66
Total Tax	\$267.99	(\$257.61)	\$10.38

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019130446	U19.5823	\$10.38	8/14/2019

Pay By Check

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P.O. Box 30039
Reno, NV 89520-3039**Overnight Address:**
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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1001 E 9th Street
Reno, NV 89512-2845

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Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04606055	Active	11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		SITUS: 0 PAGNI LN WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Range 19 Block SubdivisionName _UNSPECIFIED Township 17 Section 13 Lot 2		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$715.87	\$0.00	\$0.00	\$715.87
INST 4	3/2/2020	2019	\$715.87	\$0.00	\$0.00	\$715.87
Total Due:			\$1,431.74	\$0.00	\$0.00	\$1,431.74

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$163.57	(\$13.33)	\$150.24
▼ Truckee Meadows Fire Dist	\$519.56	(\$42.34)	\$477.22
▼ Washoe County	\$1,339.02	(\$109.12)	\$1,229.90
▼ Washoe County Sc	\$1,095.41	(\$89.27)	\$1,006.14
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$3,118.42	(\$254.06)	\$2,864.36

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019170941	U19.12055	\$715.88	10/7/2019
2019	2019170941	U19.5818	\$716.74	8/14/2019

Pay By Check

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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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1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04610002	Active	11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District 4000		
Geo CD:		
Legal Description		
Lot Block Range 19 SubdivisionName _UNSPECIFIED Township 17 Section 13		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$1.26	(\$0.32)	\$0.94
▼ <u>Truckee Meadows Fire Dist</u>	\$4.01	(\$1.01)	\$3.00
▼ <u>Washoe County</u>	\$10.33	(\$2.58)	\$7.75
▼ <u>Washoe County Sc</u>	\$8.46	(\$2.12)	\$6.34
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$24.92	(\$6.03)	\$18.89

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071126	U19.5818	\$18.89	8/14/2019

Pay By Check

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P.O. Box 30039
Reno, NV 89520-3039**Overnight Address:**
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

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Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04610003	Active	11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		SITUS: 0 PAGNI LN WCTY NV
Taxing District 4000		Geo CD:
Legal Description Range 19 Township 17 SubdivisionName _UNSPECIFIED Lot 1		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$224.61	\$0.00	\$0.00	\$224.61
INST 4	3/2/2020	2019	\$224.61	\$0.00	\$0.00	\$224.61
Total Due:			\$449.22	\$0.00	\$0.00	\$449.22

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$57.83	(\$10.69)	\$47.14
▼ <u>Truckee Meadows Fire Dist</u>	\$183.71	(\$33.97)	\$149.74
▼ <u>Washoe County</u>	\$473.44	(\$87.56)	\$385.88
▼ <u>Washoe County Sc</u>	\$387.32	(\$71.62)	\$315.70
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$1,103.16	(\$203.84)	\$899.32

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070921	U19.12055	\$224.62	10/7/2019
2019	2019070921	U19.5818	\$225.48	8/14/2019

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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Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID 04610004	Status Active	Last Update 11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511	SITUS: 160 PAGNI LN WCTY NV	
Taxing District 4000	Geo CD:	
Legal Description Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18 Lot		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$245.94	\$0.00	\$0.00	\$245.94
INST 4	3/2/2020	2019	\$245.94	\$0.00	\$0.00	\$245.94
Total Due:			\$491.88	\$0.00	\$0.00	\$491.88

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$96.02	(\$44.41)	\$51.61
▼ <u>Truckee Meadows Fire Dist</u>	\$305.01	(\$141.06)	\$163.95
▼ <u>Washoe County</u>	\$786.08	(\$363.54)	\$422.54
▼ <u>Washoe County Sc</u>	\$643.07	(\$297.40)	\$345.67
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$1,831.04	(\$846.41)	\$984.63

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070990	U19.12055	\$245.94	10/7/2019
2019	2019070990	U19.5818	\$246.81	8/14/2019

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURERMailing Address:
P.O. Box 30039
Reno, NV 89520-3039Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

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(775) 328-3642Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

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
04610007	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
23455 US HIGHWAY 395 S
WASHOE COUNTY NV**Taxing District**
4000**Geo CD:**

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$77.08	\$0.00	\$0.00	\$77.08
INST 4	3/2/2020	2019	\$77.08	\$0.00	\$0.00	\$77.08
Total Due:			\$154.16	\$0.00	\$0.00	\$154.16

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$16.45	(\$0.28)	\$16.17
▼ Truckee Meadows Fire Dist	\$52.26	(\$0.88)	\$51.38
▼ Washoe County	\$134.69	(\$2.25)	\$132.44
▼ Washoe County Sc	\$110.18	(\$1.85)	\$108.33
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$314.44	(\$5.26)	\$309.18

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071391	U19.12055	\$77.08	10/7/2019
2019	2019071391	U19.5818	\$77.94	8/14/2019

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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Address change requests may also be mailed to: Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04610010	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
120 PAGNI LN
WCTY NV**Taxing District:**
4000**Geo CD:**

Legal Description

Range 20 Township 17 SubdivisionName _UNSPECIFIED Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$188.50	\$0.00	\$0.00	\$188.50
INST 4	3/2/2020	2019	\$188.49	\$0.00	\$0.00	\$188.49
Total Due:			\$376.99	\$0.00	\$0.00	\$376.99

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$101.56	(\$62.00)	\$39.56
▼ <u>Truckee Meadows Fire Dist</u>	\$322.60	(\$196.94)	\$125.66
▼ <u>Washoe County</u>	\$831.41	(\$507.56)	\$323.85
▼ <u>Washoe County Sc</u>	\$680.15	(\$415.23)	\$264.92
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$1,936.58	(\$1,181.73)	\$754.85

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019149559	U19.12055	\$188.50	10/7/2019
2019	2019149559	U19.5818	\$189.36	8/14/2019

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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1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609001	Active	11/8/2019 2:08:30 AM
Current Owner: RENO HIGHLANDS 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District 4000		
Geo CD:		
Legal Description		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$41.90	\$0.00	\$0.00	\$41.90
INST 4	3/2/2020	2019	\$41.89	\$0.00	\$0.00	\$41.89
Total Due:			\$83.79	\$0.00	\$0.00	\$83.79

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$35.70	(\$26.72)	\$8.98
▼ <u>Truckee Meadows Fire Dist</u>	\$113.40	(\$88.49)	\$24.91
▼ <u>Washoe County</u>	\$292.25	(\$218.71)	\$73.54
▼ <u>Washoe County Sc</u>	\$239.09	(\$178.93)	\$60.16
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$681.30	(\$512.85)	\$168.45

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071241	U19.12100	\$41.90	10/7/2019
2019	2019071241	U19.5824	\$42.76	8/14/2019

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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Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609004	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
0 US HIGHWAY 395 S
WASHOE COUNTY NV**Taxing District**
4000**Geo CD:**

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

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

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$38.68	(\$14.55)	\$24.13
▼ <u>Truckee Meadows Fire Dist</u>	\$122.85	(\$46.21)	\$76.64
▼ <u>Washoe County</u>	\$316.63	(\$119.09)	\$197.54
▼ <u>Washoe County Sc</u>	\$259.01	(\$97.42)	\$161.59
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071357	U19.12055	\$114.98	10/7/2019
2019	2019071357	U19.5818	\$115.84	8/14/2019

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Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609005	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
0 US HIGHWAY 395 S
WASHOE COUNTY NV**Taxing District**
4000**Geo CD:**

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$38.68	(\$14.55)	\$24.13
▼ <u>Truckee Meadows Fire Dist</u>	\$122.85	(\$46.21)	\$76.64
▼ <u>Washoe County</u>	\$316.63	(\$119.09)	\$197.54
▼ <u>Washoe County Sc</u>	\$259.01	(\$97.42)	\$161.59
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071472	U19.12055	\$114.98	10/7/2019
2019	2019071472	U19.5818	\$115.84	8/14/2019

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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Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609006	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
0 US HIGHWAY 395 S
WASHOE COUNTY NV**Taxing District**
4000**Geo CD:**

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$38.68	(\$14.55)	\$24.13
▼ <u>Truckee Meadows Fire Dist</u>	\$122.85	(\$46.21)	\$76.64
▼ <u>Washoe County</u>	\$316.63	(\$119.09)	\$197.54
▼ <u>Washoe County Sc</u>	\$259.01	(\$97.42)	\$161.59
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071421	U19.12055	\$114.98	10/7/2019
2019	2019071421	U19.5818	\$115.84	8/14/2019

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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Address change requests may also be mailed to: Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609007	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
23887 US HIGHWAY 395 S
WASHOE COUNTY NV**Taxing District**
4000**Geo CD:**

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$38.68	(\$14.55)	\$24.13
▼ <u>Truckee Meadows Fire Dist</u>	\$122.85	(\$46.21)	\$76.64
▼ <u>Washoe County</u>	\$316.63	(\$119.09)	\$197.54
▼ <u>Washoe County Sc</u>	\$259.01	(\$97.42)	\$161.59
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070768	U19.12055	\$114.98	10/7/2019
2019	2019070768	U19.5818	\$115.84	8/14/2019

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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Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609008	Active	11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District 4000		
Geo CD:		
Legal Description		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$38.68	(\$14.55)	\$24.13
▼ <u>Truckee Meadows Fire Dist</u>	\$122.85	(\$46.21)	\$76.64
▼ <u>Washoe County</u>	\$316.63	(\$119.09)	\$197.54
▼ <u>Washoe County Sc</u>	\$259.01	(\$97.42)	\$161.59
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070653	U19.12055	\$114.98	10/7/2019
2019	2019070653	U19.5818	\$115.84	8/14/2019

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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Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609009	Active	11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$38.68	(\$14.55)	\$24.13
▼ Truckee Meadows Fire Dist	\$122.85	(\$46.21)	\$76.64
▼ Washoe County	\$316.63	(\$119.09)	\$197.54
▼ Washoe County Sc	\$259.01	(\$97.42)	\$161.59
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070795	U19.12055	\$114.98	10/7/2019
2019	2019070795	U19.5818	\$115.84	8/14/2019

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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1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609010	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
0 US HIGHWAY 395 S
WASHOE COUNTY NV**Taxing District**
4000**Geo CD:**

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$38.68	(\$14.55)	\$24.13
▼ <u>Truckee Meadows Fire Dist</u>	\$122.85	(\$46.21)	\$76.64
▼ <u>Washoe County</u>	\$316.63	(\$119.09)	\$197.54
▼ <u>Washoe County Sc</u>	\$259.01	(\$97.42)	\$161.59
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071251	U19.12055	\$114.98	10/7/2019
2019	2019071251	U19.5818	\$115.84	8/14/2019

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

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Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609011	Active	11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$38.68	(\$14.55)	\$24.13
▼ <u>Truckee Meadows Fire Dist</u>	\$122.85	(\$46.21)	\$76.64
▼ <u>Washoe County</u>	\$316.63	(\$119.09)	\$197.54
▼ <u>Washoe County Sc</u>	\$259.01	(\$97.42)	\$161.59
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071158	U19.12055	\$114.98	10/7/2019
2019	2019071158	U19.5818	\$115.84	8/14/2019

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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Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609012	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
0 US HIGHWAY 395 S
WASHOE COUNTY NV**Taxing District**
4000**Geo CD:**

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$38.68	(\$14.55)	\$24.13
▼ Truckee Meadows Fire Dist	\$122.85	(\$46.21)	\$76.64
▼ Washoe County	\$316.63	(\$119.09)	\$197.54
▼ Washoe County Sc	\$259.01	(\$97.42)	\$161.59
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071495	U19.12055	\$114.98	10/7/2019
2019	2019071495	U19.5818	\$115.84	8/14/2019

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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1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609013	Active	11/8/2019 2:08:30 AM
Current Owner: RENO HIGHLANDS 4100 JOY LAKE RD RENO, NV 89511	SITUS: 23857 US HIGHWAY 395 S WASHOE COUNTY NV	
Taxing District 4000	Geo CD:	
Legal Description		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$90.46	\$0.00	\$0.00	\$90.46
INST 4	3/2/2020	2019	\$90.46	\$0.00	\$0.00	\$90.46
Total Due:			\$180.92	\$0.00	\$0.00	\$180.92

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$37.35	(\$18.36)	\$18.99
▼ Truckee Meadows Fire Dist	\$118.64	(\$58.33)	\$60.31
▼ Washoe County	\$305.77	(\$150.34)	\$155.43
▼ Washoe County Sc	\$250.13	(\$123.00)	\$127.13
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$712.75	(\$350.03)	\$362.72

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071315	U19.12100	\$90.47	10/7/2019
2019	2019071315	U19.5824	\$91.33	8/14/2019

Pay By Check

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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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Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609014	Active	11/8/2019 2:08:30 AM
Current Owner: RENO HIGHLANDS 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 23855 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District: 4000		
Geo CD:		
Legal Description		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$89.99	\$0.00	\$0.00	\$89.99
INST 4	3/2/2020	2019	\$89.99	\$0.00	\$0.00	\$89.99
Total Due:			\$179.98	\$0.00	\$0.00	\$179.98

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$37.35	(\$18.46)	\$18.89
▼ Truckee Meadows Fire Dist	\$118.64	(\$58.65)	\$59.99
▼ Washoe County	\$305.77	(\$151.16)	\$154.61
▼ Washoe County Sc	\$250.13	(\$123.66)	\$126.47
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$712.75	(\$351.93)	\$360.82

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071069	U19.12100	\$89.99	10/7/2019
2019	2019071069	U19.5824	\$90.85	8/14/2019

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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Washoe County Treasurer
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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609015	Active	11/8/2019 2:08:30 AM

Current Owner:
RENO HIGHLANDS
4100 JOY LAKE RD
RENO, NV 89511

SITUS:
23853 US HIGHWAY 395 S
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$90.46	\$0.00	\$0.00	\$90.46
INST 4	3/2/2020	2019	\$90.46	\$0.00	\$0.00	\$90.46
Total Due:			\$180.92	\$0.00	\$0.00	\$180.92

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$37.35	(\$18.36)	\$18.99
▼ <u>Truckee Meadows Fire Dist</u>	\$118.64	(\$58.33)	\$60.31
▼ <u>Washoe County</u>	\$305.77	(\$150.34)	\$155.43
▼ <u>Washoe County Sc</u>	\$250.13	(\$123.00)	\$127.13
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$712.75	(\$350.03)	\$362.72

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070948	U19.12100	\$90.47	10/7/2019
2019	2019070948	U19.5824	\$91.33	8/14/2019

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

Overnight Address:
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Reno, NV 89512-2845

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Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609016	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511**SITUS:**
0 US HIGHWAY 395 S
WASHOE COUNTY NV**Taxing District**
4000**Geo CD:**

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$0.30	\$0.00	\$0.30
▼ Truckee Meadows Fire Dist	\$0.95	\$0.00	\$0.95
▼ Washoe County	\$2.46	\$0.00	\$2.46
▼ Washoe County Sc	\$1.99	\$0.00	\$1.99
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$6.56	\$0.00	\$6.56

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071023	U19.5818	\$6.56	8/14/2019

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P.O. Box 30039
Reno, NV 89520-3039**Overnight Address:**
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Reno, NV 89512-2845

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Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609017	Active	11/8/2019 2:08:30 AM

Current Owner:
WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO, NV 89511

SITUS:
0 US HIGHWAY 395 S
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description

Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$122.84	\$0.00	\$0.00	\$122.84
INST 4	3/2/2020	2019	\$122.84	\$0.00	\$0.00	\$122.84
Total Due:			\$245.68	\$0.00	\$0.00	\$245.68

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$40.32	(\$14.54)	\$25.78
▼ <u>Truckee Meadows Fire Dist</u>	\$128.09	(\$46.20)	\$81.89
▼ <u>Washoe County</u>	\$330.11	(\$119.05)	\$211.06
▼ <u>Washoe County Sc</u>	\$270.05	(\$97.40)	\$172.65
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$769.43	(\$277.19)	\$492.24

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070867	U19.12055	\$122.85	10/7/2019
2019	2019070867	U19.5818	\$123.71	8/14/2019

Pay By Check

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Mailing Address:
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Reno, NV 89520-3039

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

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Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID 04609018	Status Active	Last Update 11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District 4000		
Geo CD:		
Legal Description Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
INST 4	3/2/2020	2019	\$114.97	\$0.00	\$0.00	\$114.97
Total Due:			\$229.94	\$0.00	\$0.00	\$229.94

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$38.68	(\$14.55)	\$24.13
▼ <u>Truckee Meadows Fire Dist</u>	\$122.85	(\$46.21)	\$76.64
▼ <u>Washoe County</u>	\$316.63	(\$119.09)	\$197.54
▼ <u>Washoe County Sc</u>	\$259.01	(\$97.42)	\$161.59
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$738.03	(\$277.27)	\$460.76

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070801	U19.12055	\$114.98	10/7/2019
2019	2019070801	U19.5818	\$115.84	8/14/2019

Pay By Check

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Reno, NV 89520-3039**Overnight Address:**
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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Washoe County Treasurer
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Bill Detail

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Washoe County Parcel Information

Parcel ID 04609023	Status Active	Last Update 11/8/2019 2:08:30 AM
Current Owner: RENO HIGHLANDS 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District 4000		
Geo CD:		
Legal Description Lot Block Range 20 SubdivisionName UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$82.12	\$0.00	\$0.00	\$82.12
INST 4	3/2/2020	2019	\$82.12	\$0.00	\$0.00	\$82.12
Total Due:			\$164.24	\$0.00	\$0.00	\$164.24

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$35.70	(\$18.47)	\$17.23
▼ Truckee Meadows Fire Dist	\$113.40	(\$58.65)	\$54.75
▼ Washoe County	\$292.25	(\$151.16)	\$141.09
▼ Washoe County Sc	\$239.09	(\$123.66)	\$115.43
▼ PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$681.30	(\$351.94)	\$329.36

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070567	U19J2100	\$82.13	10/7/2019
2019	2019070567	U19J824	\$82.99	8/14/2019

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

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Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609024	Active	11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 23795 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District 4000		
Geo CD:		
Legal Description		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$82.12	\$0.00	\$0.00	\$82.12
INST 4	3/2/2020	2019	\$82.12	\$0.00	\$0.00	\$82.12
Total Due:			\$164.24	\$0.00	\$0.00	\$164.24

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$35.70	(\$18.47)	\$17.23
▼ <u>Truckee Meadows Fire Dist</u>	\$113.40	(\$58.65)	\$54.75
▼ <u>Washoe County</u>	\$292.25	(\$151.16)	\$141.09
▼ <u>Washoe County Sc</u>	\$239.09	(\$123.66)	\$115.43
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$681.30	(\$351.94)	\$329.36

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019070902	U19.12055	\$82.13	10/7/2019
2019	2019070902	U19.5818	\$82.99	8/14/2019

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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Washoe County Treasurer
Tammil Davis

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04609025	Active	11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 23805 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District 4000		
Geo CD:		
Legal Description		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 18		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$174.72	\$0.00	\$0.00	\$174.72
INST 4	3/2/2020	2019	\$174.72	\$0.00	\$0.00	\$174.72
Total Due:			\$349.44	\$0.00	\$0.00	\$349.44

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$44.48	(\$7.81)	\$36.67
▼ <u>Truckee Meadows Fire Dist</u>	\$141.28	(\$24.81)	\$116.47
▼ <u>Washoe County</u>	\$364.12	(\$63.94)	\$300.18
▼ <u>Washoe County Sc</u>	\$297.86	(\$52.29)	\$245.57
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$848.60	(\$148.85)	\$699.75

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071307	U19.12055	\$174.72	10/7/2019
2019	2019071307	U19.5818	\$175.59	8/14/2019

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) 328-3642Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Treasurer
Tammi Davis

Bill Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information

Parcel ID 04609026	Status Active	Last Update 11/8/2019 2:08:30 AM
Current Owner: WORLD PROPERTIES INC 4100 JOY LAKE RD RENO, NV 89511		
SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV		
Taxing District: 4000		
Geo CD:		
Legal Description		
Lot Block Range 19 SubdivisionName _UNSPECIFIED Township 17 Section 13		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
▼ <u>State of Nevada</u>	\$3.54	(\$0.59)	\$2.95
▼ <u>Truckee Meadows Fire Dist</u>	\$11.23	(\$1.87)	\$9.36
▼ <u>Washoe County</u>	\$28.95	(\$4.82)	\$24.13
▼ <u>Washoe County Sc</u>	\$23.68	(\$3.96)	\$19.72
▼ <u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$68.26	(\$11.24)	\$57.02

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019071287	U19.5818	\$57.02	8/14/2019

Pay By Check

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WASHOE COUNTY TREASURER

Mailing Address:
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Reno, NV 89520-3039

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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.

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

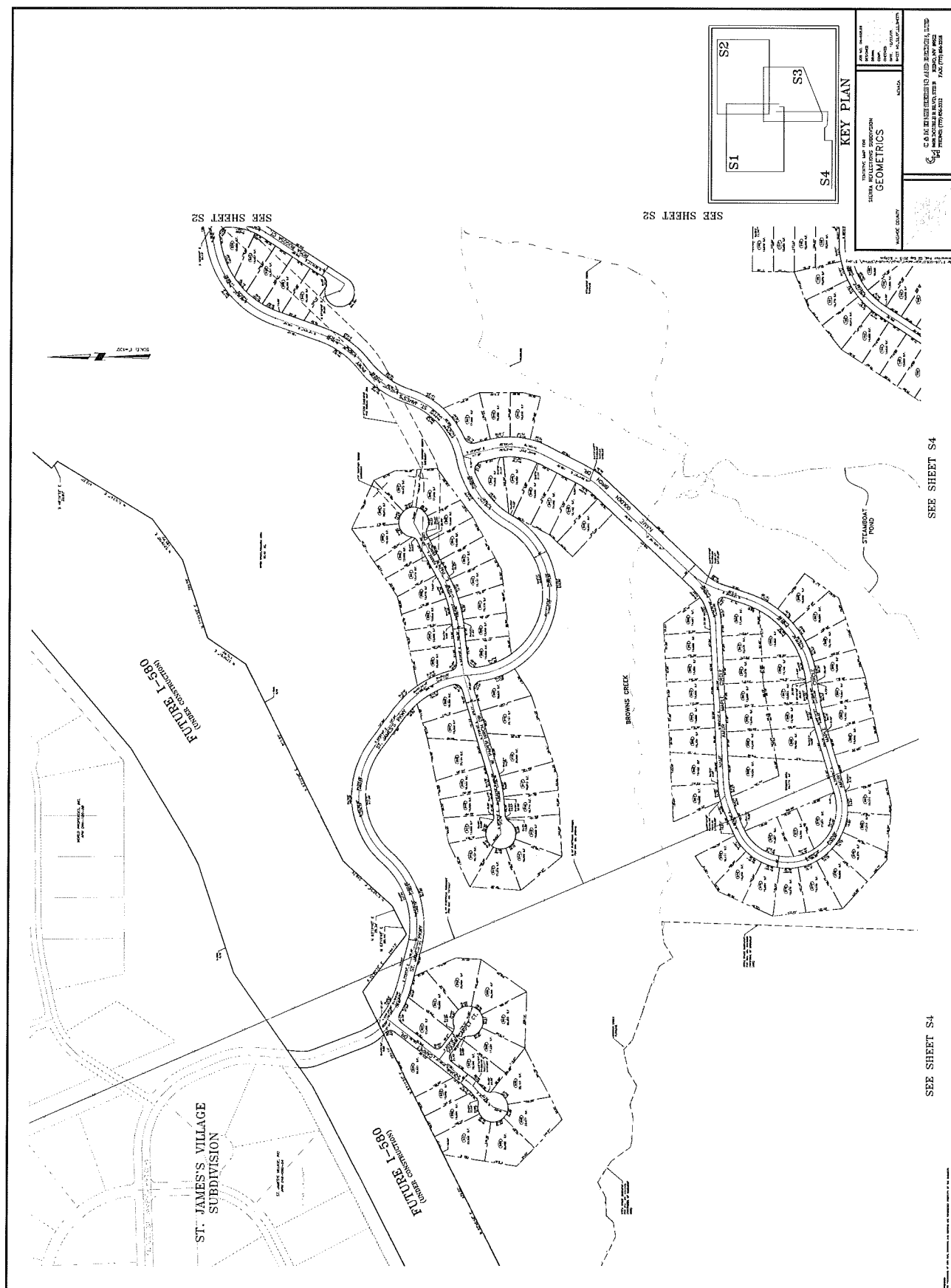
We are requesting a condition amendment to add a condition of approval to allow for a two-year extension of the time frame to record a final map. The current approved development agreement expires on June 14th, 2020. Thus, we are requesting a condition amendment to allow for a new development agreement to be approved and recorded that will allow the tentative map to stay active as long as a final map is recorded by June 14, 2022. The attached cover letter specifically details the reasons behind the request. Condition as follows:

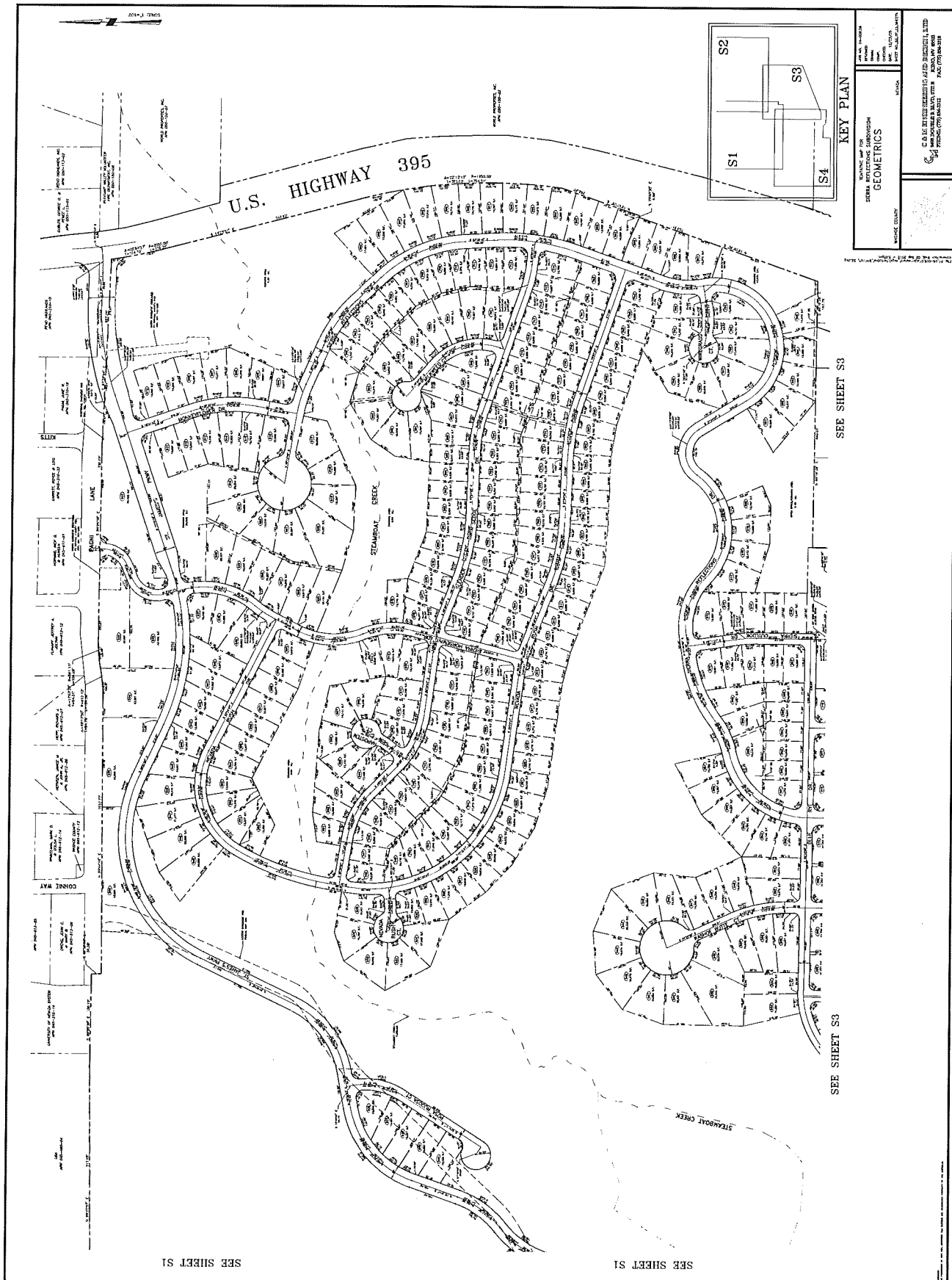
1. The first Final Map shall be recorded on or before June 14, 2022.

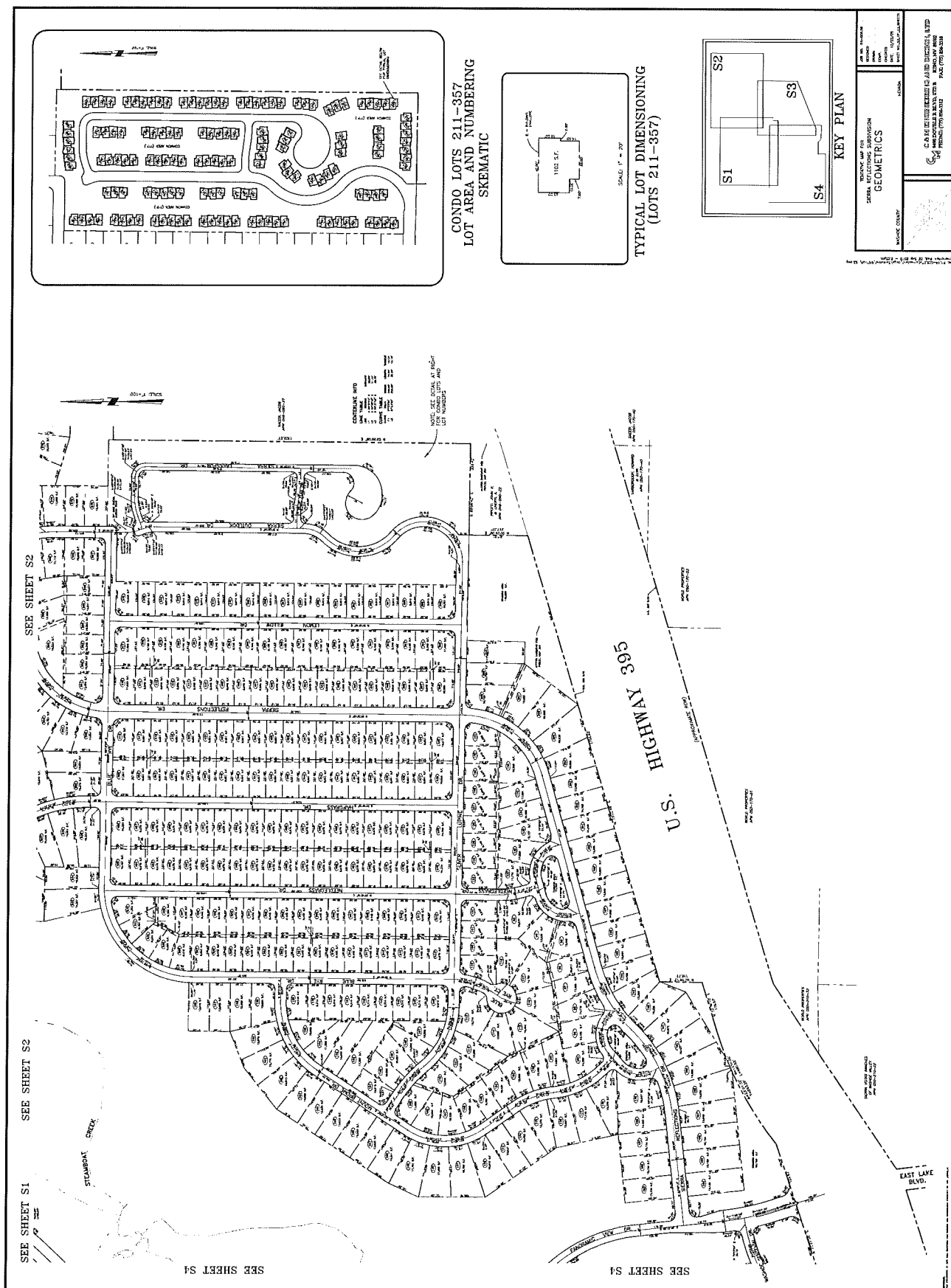
2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

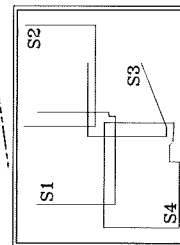
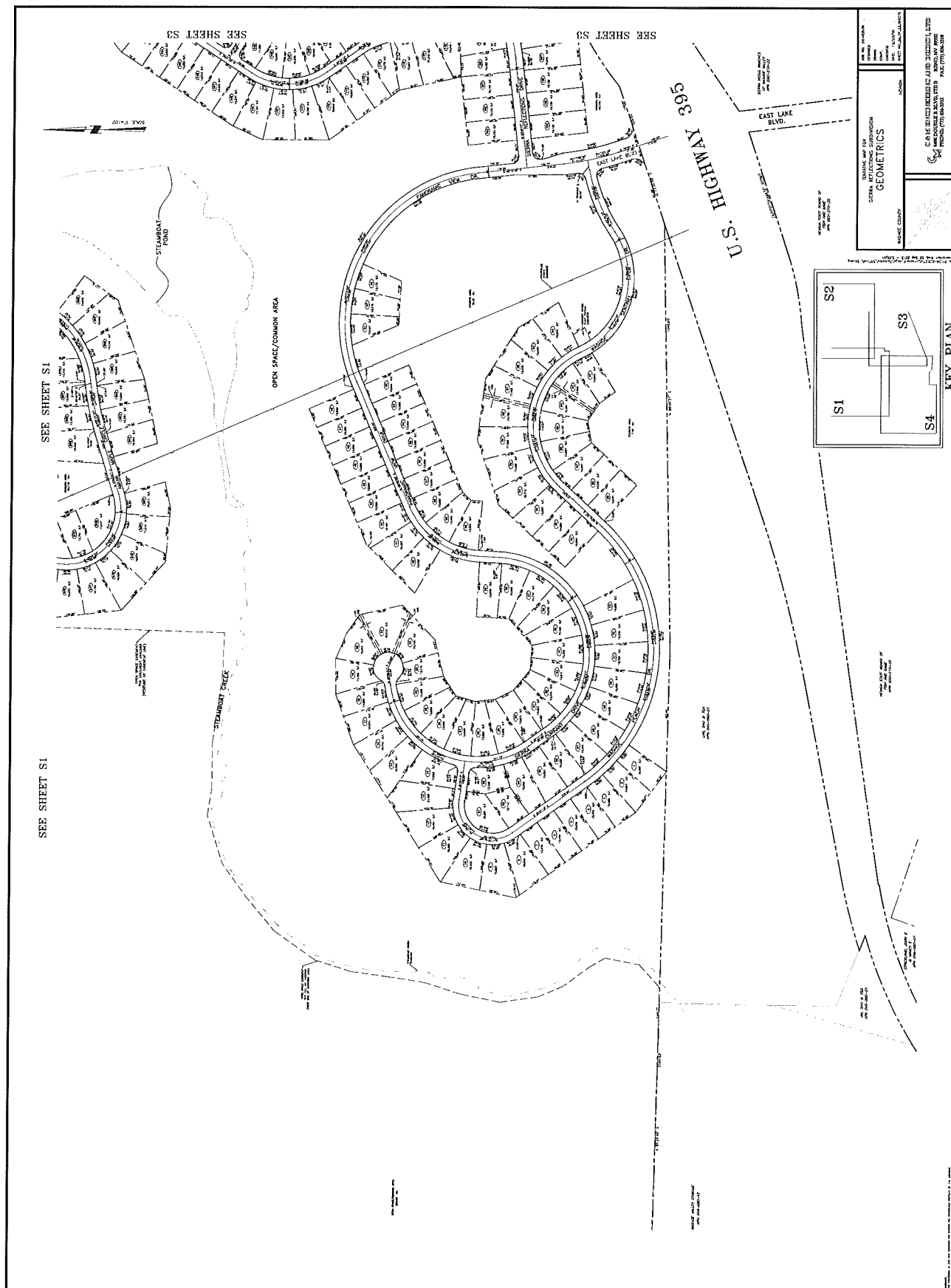
An extension of time will in no way affect public health, safety, or welfare of the community but simply reflects the fact that the great recession and delays in the construction of Reach 3 and Reach 4 sanitary sewer line have prevented the project from moving forward. In fact, based on the engineering and planning work done to date and work with county staff on what constitutes substantial conformance, we are confident that the project as developed will be superior to that anticipated when the project was approved.

Thus, all of the findings can still be made per the original approval.









DESIGN FIRM FOR SUTRA REFLECTIONS SUBDIVISION GEOMETRICS NAME: GEOMETRICS		ALL IN PROGRESS PREPARED BY: [blank] CHECKED BY: [blank] DATE: [blank] SCALE: [blank]
C.A.R.E. ENGINEERING & ARCHITECTURE, LTD. 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: (303) 733-1111 FAX: (303) 733-1111		PROJECT NO. 00000001 DATE: 01/01/01

2019 PUBLIC HEARING APPLICATION AND MEETING DATES							
PLANNING COMMISSION		BOARD OF ADJUSTMENT		PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS	
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative PC Meeting Date
11/15/2018	01/02/2019			11/15/2018	01/10/2019		
12/15/2018	02/05/2019	12/15/2018	02/07/2019	12/15/2018	02/14/2019		
01/15/2019	03/05/2019	01/15/2019	03/07/2019	01/15/2019	03/14/2019	01/15/2019	TBD
02/15/2019	04/02/2019	02/15/2019	04/04/2019	02/15/2019	04/11/2019		
03/15/2019	05/07/2019	03/15/2019	05/02/2019	03/15/2019	05/09/2019		
04/15/2019	06/04/2019	04/15/2019	06/06/2019	04/15/2019	06/13/2019		
05/15/2019	07/02/2019	05/15/2019	?	05/15/2019	07/11/2019	05/15/2019	TBD
06/17/2019	08/06/2019	06/17/2019	08/01/2019	06/17/2019	08/08/2019		
07/15/2019	09/03/2019			07/15/2019	09/12/2019		
08/15/2019	10/01/2019	08/15/2019	10/03/2019	08/15/2019	10/10/2019		
09/16/2019	11/05/2019			09/16/2019	11/14/2019	09/16/2019	TBD
10/15/2019	12/03/2019	10/15/2019	12/05/2019	10/15/2019	12/12/2019		
11/15/2019	01/07/2020			11/15/2019	01/09/2020		
12/16/2019	02/04/2020	12/16/2019	02/06/2020	12/16/2019	02/13/2020		

DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE
 Applications accepted by CSD, Planning and Building

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning					Engineering					Parks		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	VECTOR	ENVIRON.	HEALTH District	VECTOR	TOTAL
ABANDONMENT													
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-	-		\$180		-	\$1,773.28
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-	-		\$180		-	\$1,746.24
ADMINISTRATIVE PERMIT													
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-	-		\$180		\$309	\$2,119.72
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-	-		\$180		\$309	\$2,080.20
AGRICULTURAL EXEMPTION LAND DIVISION													
	\$250	-	\$10.00	\$500	-	\$20.00	-	-		\$1,864		-	\$2,644.00
AMENDMENT OF CONDITIONS													
	\$700	\$200	\$36.00	\$390	-	\$15.60	-	-		-		-	\$1,341.60
APPEALS/INITIATION OF REVOCATION													
No Map	\$803	\$200	\$40.12	-	-	-	-	-		-		-	\$1,043.12
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-	-		-		-	\$1,448.72
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	-		-		-	\$0.00
BOUNDARY LINE ADJUSTMENT													
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-	-		\$180		-	\$551.28
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-	-		\$180		-	\$511.76
COOPERATIVE PLANNING													
	\$1,230	-	\$49.20	-	-	-	-	-		-		-	\$1,279.20
DETACHED ACCESSORY DWELLING ADMIN REVIEW													
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-	-		\$592		-	\$2,118.72
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-	-		\$592		-	\$1,965.84
DEVELOPMENT AGREEMENT													
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-	-	-	-		\$592		\$233	\$4,673.00
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-	-	-	-		\$592		\$233	\$6,233.00
DEVELOPMENT CODE AMENDMENT													
	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-	-		-		-	\$3,890.64
DIRECTOR'S MODIFICATION OF STANDARDS													
	\$338	-	\$13.52	-	-	-	-	-		-		-	\$351.52
DISPLAY VEHICLES													
	\$65	-	\$2.60	-	-	-	-	-		\$180		-	\$247.60

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

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.