

## 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.

|  |                 |                                       |                 |
|--|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>   |                 | Staff Assigned Case No.: _____        |                 |
| Project Name: <b>Harris Ranch Subdivision</b>  |                 |                                       |                 |
| Project Description: Development Agreement to extend for two years the time to record a first final map for TM16-007 (Appeal Case AX16-005).   |                 |                                       |                 |
| Project Address: Pyramid Lake Highway at Alamosa Drive   |                 |                                       |                 |
| Project Area (acres or square feet): 610 acres   |                 |                                       |                 |
| Project Location (with point of reference to major cross streets AND area locator):<br>East of Pyramid Highway between Alamosa Drive and the Donovan Aggregate Pit Haul Road approximately two miles northeast of Calle de la Plata. |                 |                                       |                 |
| Assessor's Parcel No.(s):  | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| 534-600-01   | 480             | 076-290-44                            | 53.98           |
| 534-600-02   | 76.36           |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).  |                 |                                       |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>   |                 |                                       |                 |
| <b>Property Owner:</b>   |                 | <b>Professional Consultant:</b>       |                 |
| Name: Spanish Springs Associates L.P.  |                 | Name: Robert M. Sader                 |                 |
| Address: 550 W. Plumb Lane, Suite B505   |                 | Address: 241 Ridge Street, #340       |                 |
| Reno, NV   | Zip: 89509      | Reno, NV                              | Zip: 89501      |
| Phone: (775) 560-6922  | Fax: N/A        | Phone: (775) 305-9530                 | Fax:            |
| Email: jessejhaw@gmail.com   |                 | Email: rmsader@robertmsaderltd.com    |                 |
| Cell: same   | Other:          | Cell: (775) 772-6425                  | Other:          |
| Contact Person: Jesse Haw  |                 | Contact Person: Robert M. Sader       |                 |
| <b>Applicant/Developer:</b>  |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: Same as above  |                 | Name:                                 |                 |
| Address:   |                 | Address:                              |                 |
| Zip:   |                 | Zip:                                  |                 |
| Phone:   | Fax:            | Phone:                                | Fax:            |
| Email:   |                 | Email:                                |                 |
| Cell:  | Other:          | Cell:                                 | Other:          |
| Contact Person:  |                 | Contact Person:                       |                 |
| <b>For Office Use Only</b>   |                 |                                       |                 |
| Date Received:   |                 | Initial:                              |                 |
| County Commission District:  |                 | Planning Area:                        |                 |
| CAB(s):  |                 | Master Plan Designation(s):           |                 |
|  |                 | Regulatory Zoning(s):                 |                 |

## Property Owner Affidavit

**Applicant Name:** Jesse Haw, President of Hawco Development Company, General Partner of Spanish Springs Associates Limited Partnership

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, JESSE HAW  
(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): 534-600-01, 534-600-02, 076-290-44

Printed Name JESSE HAW

Signed [Signature]

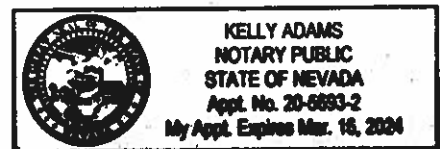
Address 550 W. PLUMB LANE  
Suite B #505  
RENO NV 89509

Subscribed and sworn to before me this  
4 day of August, 2020.

(Notary Stamp)

Kelly Adams  
Notary Public in and for said county and state

My commission expires: Mar. 16, 2024



\*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

**ROBERT M. SADER, LTD.  
A PROFESSIONAL LEGAL CORPORATION  
241 RIDGE STREET, STE 340  
RENO, NEVADA 89501  
(775) 329-8310  
FAX (775) 329-8591**

To: Washoe County Planning Department

From: Robert M. Sader, Counsel for Spanish Springs Associates Limited Partnership

Re: Development Agreement Application for Harris Ranch

Date: August 5, 2020

Please accept this letter and the enclosed documents as a development application for a development agreement between the owner of Harris Ranch Subdivision, Spanish Springs Associates Limited Partnership, and Washoe County, pursuant to NRS 278.0201-.0207 and WCDCA Article 814. Harris Ranch is subject to Tentative Map Case No. TM16-007 (Appeal Case AX16-005), which was approved by Washoe County on November 1, 2016.

As stated in Section 1 of the enclosed development agreement draft, the recording of the first final map will be delayed beyond the statutory deadline of November 1, 2020, even though it was submitted to Washoe County in December, 2018, due to a combination of factors: (i) change of county policies on flood plain elevation and flood mitigation; (ii) extensive off-site infrastructure plan approvals; and (iii) delays caused by the Covid-19 pandemic. In order to provide adequate time to finish and record the first final map, a two-year extension is requested, from November 1, 2020 to November 1, 2022.

Enclosed are the following application documents and materials:

1. Development Application and Property Owner Affidavit;
2. Proposed Agreement Concerning the Development of Land (Harris Ranch); and
3. Applicant check for \$6,254.00.

There are five packets and a flash drive with one packet marked "Original", which includes the original Property Owner Affidavit. Please contact me with any comments or questions. Thank you for your assistance.



ROBERT M. SADER, Counsel for  
Spanish Springs Associates Limited  
Partnership

*Enclosure*  
RMS/kja