

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

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: Parcel Map 5639 Amendment			
Project Description: Amend parcel map 5639 to correct an easement reference specific to Mer Mac Street.			
Project Address: n/c			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Amendment specifically impacts 10' of the west side of Mer Mac Street for approximately 660 LF from its intersection with North Virginia Street.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
a portion of 081-031-69			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTPM21-0018 (Lenco Avenue) & WAC22-0009 (Longview Lane)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Peavine Investors LLC		Name: Wood Rodgers, Inc	
Address: 9432 Double R Blvd		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 775-786-4800	Fax:	Phone: 775-823-4068	Fax:
Email: teresaemaloney@gmail.com		Email: esage@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Teresa Maloney		Contact Person: Eric Sage	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Panattoni Development Company		Name: Wood Rodgers, Inc	
Address: 980 Sandhill Road		Address: SAME AS ABOVE	
Reno, NV	Zip: 89521		Zip:
Phone: 775-327-6280	Fax:	Phone: 775-823-5258	Fax:
Email: ldeller@panattoni.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Lindy Deller		Contact Person: Stacie Huggins	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

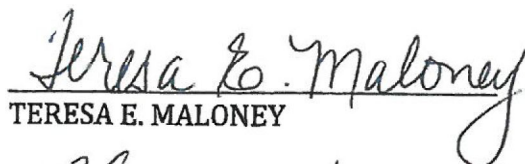
RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:


JOHN ECHEVERRIA

MICHAEL A. ECHEVERRIA


TERESA E. MALONEY


M. CRISTINA WELMERINK

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RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

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Managers:

JOHN ECHEVERRIA



MICHAEL A. ECHEVERRIA

TERESA E. MALONEY

M. CRISTINA WELMERINK

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)**.

The applicant is seeking to modify approved Parcel Map 5639 (WTMP21-0018 & WAC22-0009) in order to correct an easement referenced for Mer Mac Street. The recorded map references a 50' Access & Utility Easement along Mer Mac Street. Upon further review, the reference should have noted the road width as 40' within a 50' access & utility easement. To remedy the oversight, an amendment to condition 1(b) regarding "substantial conformance" is requested based on the attached amended Parcel Map.

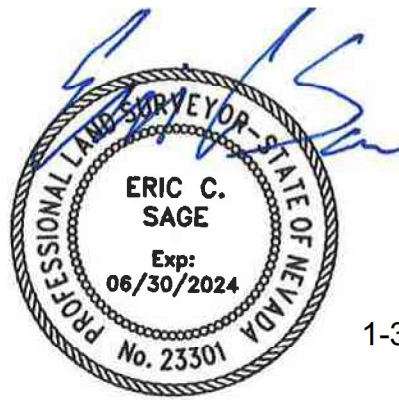
2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment of condition 1(b) and subsequently the approved Parcel Map will not have any impacts on public health, safety, or welfare. The correction does not change the number of parcels or the area associated with the parcel map.

Parcel Map Check Report
2nd Amended Parcel Map 5613
Peavine Investors LLC

Date: 1/31/2023 1:58:06 PM

Parcel 1



1-31-2022

Line	North: 14886784.0498	East: 2250902.0956
	Course: S75°03'34"E	Length: 50.000'
	North: 14886771.1590	East: 2250950.4053
Line	Course: S14°55'34"W	Length: 416.204'
	North: 14886368.9982	East: 2250843.2023
Line	Course: S75°04'26"E	Length: 368.365'
	North: 14886274.1172	East: 2251199.1382
Line	Course: S14°53'36"W	Length: 60.000'
	North: 14886216.1329	East: 2251183.7170
Line	Course: N75°04'26"W	Length: 2,318.136'
	North: 14886813.2225	East: 2248943.7977
Line	Course: N1°00'12"E	Length: 61.816'
	North: 14886875.0290	East: 2248944.8801
Line	Course: S75°04'26"E	Length: 1,031.064'
	North: 14886609.4546	East: 2249941.1548
Line	Course: N14°55'34"E	Length: 325.340'
	North: 14886923.8173	East: 2250024.9536
Line	Course: S84°38'20"E	Length: 50.704'
	North: 14886919.0798	East: 2250075.4358
Line	Course: S14°55'34"W	Length: 333.765'
	North: 14886596.5765	East: 2249989.4669
Line	Course: S75°04'26"E	Length: 833.547'
	North: 14886381.8771	East: 2250794.8890
Line	Course: N14°55'34"E	Length: 416.217'
	North: 14886784.0505	East: 2250902.0954

Perimeter: 6,265.158' Area: 176,821.06 SF 4.059 AC

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0007 Course: N16°17'20"W

Error North : 0.00068 East: -0.00020

Precision 1:8,950,225.714

Parcel 2

Line	North: 14886246.0952	East: 2252918.1332
	Course: S75°03'34"E	Length: 40.279'
	North: 14886235.7106	East: 2252957.0505
Line	Course: S21°44'02"W	Length: 714.352'
	North: 14885572.1393	East: 2252692.5286
Line	Course: N88°19'58"W	Length: 3,382.787'
	North: 14885670.5595	East: 2249311.1737
Line	Course: N14°55'12"E	Length: 61.642'
	North: 14885730.1233	East: 2249327.0446
Line	Course: N14°55'12"E	Length: 469.164'
	North: 14886183.4700	East: 2249447.8403
Line	Course: N75°04'48"W	Length: 530.566'
	North: 14886320.0749	East: 2248935.1617
Line	Course: N1°00'12"E	Length: 493.225'
	North: 14886813.2243	East: 2248943.7984
Line	Course: S75°04'26"E	Length: 2,318.136'
	North: 14886216.1346	East: 2251183.7177
Line	Course: S14°53'36"W	Length: 554.532'
	North: 14885680.2316	East: 2251041.1917
Line	Course: S88°19'58"E	Length: 1,633.120'
	North: 14885632.7169	East: 2252673.6203
Line	Course: N21°44'02"E	Length: 181.249'
	North: 14885801.0816	East: 2252740.7361
Line	Course: N21°44'02"E	Length: 60.426'
	North: 14885857.2122	East: 2252763.1116
Line	Course: N21°44'02"E	Length: 418.645'
	North: 14886246.0972	East: 2252918.1343

Perimeter: 10,858.122' Area: 1,765,604.69 SF 40.533 AC

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0023 Course: N30°02'50"E

Error North : 0.00199 East: 0.00115

Precision 1:4,720,923.043

Parcel 3

	North: 14886113.3440	East: 2251802.2574
Line	Course: N14°58'40"E	Length: 415.955'
	North: 14886515.1674	East: 2251909.7586
Line	Course: S75°03'34"E	Length: 50.000'
	North: 14886502.2766	East: 2251958.0683
Line	Course: S14°58'40"W	Length: 415.943'
	North: 14886100.4648	East: 2251850.5701
Line	Course: S75°04'26"E	Length: 944.406'
	North: 14885857.2111	East: 2252763.1108
Line	Course: S21°44'02"W	Length: 60.426'
	North: 14885801.0806	East: 2252740.7352
Line	Course: N75°04'26"W	Length: 1,611.389'
	North: 14886216.1311	East: 2251183.7164
Line	Course: N14°53'36"E	Length: 60.000'
	North: 14886274.1155	East: 2251199.1377
Line	Course: S75°04'26"E	Length: 624.180'
	North: 14886113.3435	East: 2251802.2571

Perimeter: 4,182.299' Area: 117,696.69 SF 2.702 AC

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0006 Course: S28°26'32"W
 Error North : -0.00052 East: -0.00028
 Precision 1:6,970,498.333

Parcel 5

	North: 14885670.5599	East: 2249311.1732
Line	Course: N88°19'58"W	Length: 387.354'
	North: 14885681.8298	East: 2248923.9832
Line	Course: N1°00'12"E	Length: 60.004'
	North: 14885741.8246	East: 2248925.0339
Line	Course: S88°19'58"E	Length: 402.181'
	North: 14885730.1233	East: 2249327.0447
Line	Course: S14°55'12"W	Length: 61.642'
	North: 14885670.5595	East: 2249311.1737

Perimeter: 911.181' Area: 23,686.05 SF 0.544 AC

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0006 Course: S48°39'59"E
Error North : -0.00040 East: 0.00046
Precision 1:1,518,635.000

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDING OF THIS PLAT AND THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GRANTED THE NECESSARY RIGHTS AND INTERESTS TO THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GRANTED WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BY: _____
NAME / TITLE (PRINT) _____
NOTARY CERTIFICATE:
STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2022, BY _____ AS MANAGER OF PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

TITLE COMPANY CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, IS THE TITLE INSURANCE COMPANY FOR THE LANDS DESCRIBED IN THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDING OF THIS PLAT AND THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GRANTED THE NECESSARY RIGHTS AND INTERESTS TO THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GRANTED WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BY: _____
NAME / TITLE (PRINT) _____
DATE _____

TAX CERTIFICATE:

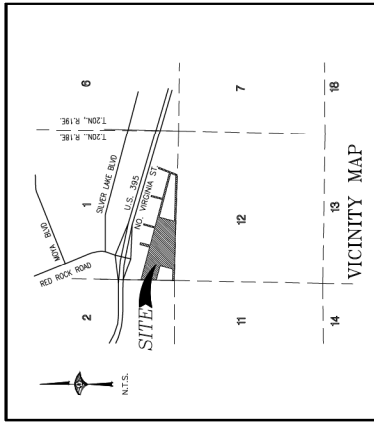
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE ESCROW YEAR HAVE BEEN PAID TO THE APPROPRIATE LOCAL GOVERNMENT AND THAT THE PROPERTY IS CURRENTLY BEING USED FOR THE PURPOSES OF AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.E.S. 361A.265.

A.P.N. 081-01-01, 01, 01 & 71
WASHOE COUNTY TREASURER
BY: _____
NAME / TITLE (PRINT) _____
DATE _____

WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 4.22 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
NAME: _____
TITLE: _____



VICINITY MAP
NOT TO SCALE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SERVICE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE SUBJECT TO THE FINAL MAP. THE DISTRICT BOARD OF HEALTH HAS REVIEWED THE TENTATIVE MAP AND HAS DETERMINED THAT IT MEETS ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH

REBEY MILLER, DIRECTOR, PLANNING AND BUILDING DIVISION

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

THE FINAL MAP CASE NO. 278471-01B MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE SUBJECT TO THE FINAL MAP. THE DIRECTOR OF PLANNING AND BUILDING HAS REVIEWED THE TENTATIVE MAP AND HAS DETERMINED THAT IT MEETS ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

REBEY MILLER, DIRECTOR, PLANNING AND BUILDING DIVISION
COUNTY SURVEYOR'S CERTIFICATE:
I, _____, COUNTY SURVEYOR, HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT.

WASHOE COUNTY SURVEYOR
WASHOE COUNTY SURVEYOR

UTILITY COMPANIES' CERTIFICATE:

THE PUBLIC UTILITIES COMPANIES SHOWN ON THIS PLAT HAVE BEEN CHECKED AGAINST THE RECORDS OF THE PUBLIC UTILITIES COMMISSION AND THE PUBLIC UTILITIES COMMISSION HAS DETERMINED THAT THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GRANTED WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

CHARTER COMMUNICATIONS
NAME / TITLE (PRINT) _____
STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2022, BY _____ AS _____ FOR CHARTER COMMUNICATIONS.

NOTARY PUBLIC

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA
NAME / TITLE (PRINT) _____
STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2022, BY _____ FOR NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA.

NOTARY PUBLIC

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY
NAME / TITLE (PRINT) _____
STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2022, BY _____ FOR SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY.

SURVEYOR'S CERTIFICATE:

- 1. ERIC C. SAKE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE REQUEST OF PEAVINE INVESTORS, LLC.
- 2. THE LANDS SURVEYED ARE WITHIN THE SOUTH 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST, 60M WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON FEBRUARY 7, 2022.
- 3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE OF SURVEY AND IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE SUBJECT TO THE FINAL MAP AND THE PROVISIONS OF CHAPTER 425 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ERIC C. SAKE, P.L.S.
NEVADA CERTIFICATE NO. 2710023

2nd AMENDED PARCEL MAP
OF PEAVINE INVESTORS, LLC.
PARCEL MAP NO. 5613
BEING A SUBDIVISION OF THE PARCELS DESCRIBED IN DOC. NO. 447558 AND PROPERTY 3 IN DOC. NO. 447558 BEING A PORTION OF THE SOUTH 1/2 OF SECTION 1 TOWNSHIP 20 NORTH, RANGE 18 EAST, 60M WASHOE COUNTY, NEVADA.



2022 SHEET 1 OF 2

