Board of Adjustment Staff Report
Meeting Date: October 5, 2017

Subject: Special Use Permit Case Number WSUP17-0019
Applicant: 2 Cent Cattle Company
Agenda Item Number: 9C
Project Summary: Special Use Permit to re-authorize an existing commercial stable operation, and to board up to 15 horses and host 15 special events/competitions per year
Recommendation: Approval with Conditions

Prepared by: Roger Pelham, Senior Planner and Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775-328-3622 (Roger) 775-328-3627 (Julee)
E-Mail: rpelham@wahoecounty.us
joolander@washoecounty.us

Description
Special Use Permit Case Number WSUP17-0019 (2 Cent Cattle Company) – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was originally approved by Administrative Permit AP6-4-97, Administrative Permit AP03-008 and Amendment of Conditions AC04-0001. The previously approved permits on five different numbered parcels allowed varying numbers of boarded horses, varying number and types of special events, and allowed for the construction of a semi enclosed arena. This special use permit requests authorization to board up to 15 horses and host 15 special events / competitions per year at 3275 Lakeshore Drive (APN 050-320-16). Each event/competition is proposed to be limited to a maximum of 50 people on the site at any time and will be held during daylight hours only. The applicant also, requests modifications of parking standards to allow non-paved surface and reduction of landscape standards. This special use permit application will supersede all previously approved discretionary permits/actions on the subject site and discretionary permits/actions approvals that included adjacent parcels of land.

- Applicant/Property Owner: 2 Cent Cattle Company, LLC
- Location: 3275 Lakeshore Drive
  Washoe Valley, NV  89704
- Assessor’s Parcel Number: 050-320-16
- Parcel Size: 8.87
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 6, T16N, R20E
  Washoe County, NV
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**Special Use Permit**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment (Board) grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number WSUP17-0019 are attached to this staff report, as Exhibit A, and will be included with the Action Order if the application is approved by the Board.

The subject property is designated as High Density Rural (HDR). Commercial Stables, a subset of the Animal Services and Sales use type, is a commercial use type defined in Washoe County Code (WCC) Section 110.304.25(c)(2), and the proposed use meets this definition. The Commercial Stables use is allowed in the HDR regulatory zone only with a Board approved special use permit per WCC Table 110.302.05.3. The applicant is therefore seeking approval from the Board of the proposed special use permit.
Vicinity Map
Site Plan
Project Evaluation

The applicant is requesting approval of a special use permit to allow for the operation of a commercial stable use type at 3275 Lakeshore Drive (APN 050-320-16). The intent of this special use permit is to supersede all previous discretionary permits/actions as described in this staff report on this parcel and neighboring parcels. There have been previous discretionary permit/action approvals for a commercial stable use type for this parcel and neighboring parcels. However, the original parcels as cited in those approvals have been split and combined over the years, making the determination of the commercial stables uses allowed on this property very difficult to determine (see Exhibit B). Many of the conditions associated with earlier approved permits were modified and dropped over the past ten years, further clouding the approved uses for this property. Therefore, Washoe County is initiating this special use permit for this parcel to clarify what will be permitted for commercial stables uses on 3275 Lakeshore Drive (APN 050-320-16).

Background

The previous discretionary approvals include different numbered parcels and varying numbers of horses to be boarded, number of structures, allowing or not allowing ancillary activities, the number of events, and for the construction of a semi-enclosed arena. The following is a short description of the previous discretionary approvals for the commercial stable use type with the associated parcel numbers (listed from the oldest permit onward):

1. Administrative Permit Case Number AP6-4-97 (see Exhibit C) was approved with conditions on March 8, 1999 for parcel numbers 050-320-07, 11, 12, 13, & 14. The following is the case description for AP6-4-97:

   Administrative Permit Case No. AP6-4-97 for J/B Enterprises - To establish and operate a commercial horse stables [WCC 110.304.25(c)(1)] on portions of five contiguous, nearly 5-acre parcels. The initial phase would consist of 18 rental stalls within two existing structures; one an L-shaped covered pen area with 10 stalls and the other within a barn with 8 stalls. The owners have private horses that will be maintained within other facilities on the same site. Ancillary activities would include horse training, team roping, barrel racing, cattle penning, team penning and roping events. The site consists of five parcels totaling of ±24.23 acres on the west side of Lakeshore Drive in New Washoe City and are addressed as 3185, 3275, 3365, 3405, and 3435 Lakeshore Drive. The properties are zoned Low Density Rural (LDR) in the South Valleys Planning Area and are within Section 6, T16N, R20E, MDM, Washoe County, Nevada. (APN: 050-320-07, 11, 12, 13, & 14)

2. Administrative Permit Case Number AP3-008 (see Exhibit D) was approved with conditions on August 11, 2003 for parcel numbers 050-320-11, 12, & 13. The following is the case description for AP3-008:
3. Amendment of Conditions Case Number AC04-001 (Administrative Permit Case Number AP3-008) (see Exhibit E) was approved with conditions on April 6, 2004 for parcel numbers 050-320-11, 12, &13. The following is the case description for AC04-001:

AMENDMENT OF CONDITIONS CASE NO. AC04-001 (AMENDMENT OF ADMINISTRATIVE PERMIT CASE NO. AP3-008 — WASHOE VALLEY RANCHES) - To amend the Administrative Permit for Washoe Valley Ranches (Case No. AP3-008) to allow for the construction of a semi-enclosed arena. The project is located on three parcels at 3185, 3275, and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated High Density Rural (HDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 050-320-11, -12, -13)

The final action concerning these permits was an Action Order on August 7, 2006 by Washoe County Board of County Commission. The Action Order consolidated all of the permits under AP6-4-97, to allow for the continuation of the commercial horse stables (see Exhibit F).

The lack of clarity concerning the past discretionary approvals for the various parcels has led Washoe County to initiate this special use permit application to rectify the situation. It became evident to both legal and planning staff after extensive research on the previous permits that it was unclear what had been completed or not. There were numerous concerns expressed by neighbors during the approval process of the previous permits, including landscaping, noise and lighting. Also, the permits had been heard by the Board of Adjustment, the Design Review Committee and the Board of County Commission on appeal, and then referred back to another Board and heard again. Over the past ten years there have been numerous decisions about uses by different Boards, parcel numbers have changed, parcel lines have been altered, and ownership has changed. It is difficult to clearly establish what uses and conditions are allowed and satisfied on each of the parcels involved with the various permits. Additionally, the commercial stables use has been approved by previous permits to five different parcels while site inspections appear to validate that the use has mainly been established and operated only on the parcel where the arena is currently located. The proposed special use permit will allow the current property owner to start anew, while meeting all current code requirements for the
commercial stables use type. This new special use permit will address the current and proposed activities that are planned for the property and will void all previous discretionary approvals and conditions on all parcels associated with those previous permits.

The property owners of the neighboring parcels that were included in the previous discretionary permits were contacted through certified mail and regular mail. They were informed of the new special use permit and asked if they would like their property to be included with the new special use permit or if they had any questions about the process and the new permit. No responses were received.

Regulatory Zoning and Compatibility

The subject site has a regulatory zone of High Density Rural (HDR), which allows the proposed use type subject to approval of a Special Use Permit by the Board. To the north and south are 8 and 9 acre properties zoned HDR with similar agricultural characteristics. To the east are 1-acre properties zoned Low Density Suburban (LDS). To the west is Washoe Lake State Park zoned Parks and Recreation (PR) and owned by the State of Nevada.

The commercial stables use is a commercial use type that is allowed in certain residential regulatory zones. The commercial stable use type has the following classification and definition and is allowed in the HDR regulatory zoning with a Special Use permit as shown below:

**Animal Sales and Services - Commercial Stables** use type is defined at WCC Section 110.304.25(c)(2) as follows:

(c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:

(2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

The current owner is requesting to establish a Commercial Stables Use Type on the subject site and is subject to all current Development Code standards as would be applied to any other new commercial stables use request. The applicant is requesting to board up to 15 horses and allow up to an additional 6 horses that are owned by the property owner. Activities at the stables are
proposed to take place during daylight hours only and are limited to horse training and boarding. Equestrian events including spectators or competitors are proposed with a limit of 15 events per year with a maximum of 50 attendees for any one event. The facility will operate 7 days a week and the owners, who live on site, will monitor and operate the facility. At this time there are no proposed changes to any of the structures on the property.

The general area and the subject site have been used for commercial equestrian uses for many years. In general terms, the use type requested is compatible with the character of the surrounding area and with the intent of the Master Plan for this area which includes, as a part of the character statement, “The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character.”

Parking

Parking and loading areas, as currently constructed, do not meet the design requirements of WCC Section 110.410.25, which requires parking and loading areas to be paved, striped and landscaped, as shown below:

<table>
<thead>
<tr>
<th>Section 110.410.25</th>
<th>Design of Parking Areas.</th>
<th>The design standards for off-street parking facilities shall be as set forth in this section.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Parking Lot Design</td>
<td>Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.</td>
<td></td>
</tr>
<tr>
<td>(b) Automobile Parking Spaces: Size</td>
<td>Parking space sizes shall be built with an uninstalled design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.</td>
<td></td>
</tr>
<tr>
<td>(c) Wheel Stops</td>
<td>A wheel stop or curb, if used, shall be placed between two- and-one-half (2-1/2) and three (3) feet from the end of the parking space.</td>
<td></td>
</tr>
<tr>
<td>(d) Striping and Marking</td>
<td>All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.</td>
<td></td>
</tr>
<tr>
<td>(e) Surfacing</td>
<td>All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.</td>
<td></td>
</tr>
<tr>
<td>(f) Landscaping and Screening</td>
<td>All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.</td>
<td></td>
</tr>
</tbody>
</table>

There is parking on the site in various locations including around the barns, office, arena and a 75,000 square foot area of compacted gravel that is also used to park horse trailers. Based on the number of horses to be boarded (15) and number of additional owner horses (6), the operation meets the parking requirement by having 6 parking spaces. There is adequate space available in the existing parking area and elsewhere on the property to accommodate the required amount of parking. Handicapped parking is required by WCC Section 110.410.15(c), one parking space must be marked and designed to meet handicapped requirements. There is currently one paved handicapped parking space on the site.
Parking area (75,000 square foot)

Landscaping

All applications for a Special Use Permit are required to submit a landscaping plan demonstrating compliance with WCC section 110.412, unless the requirements are either modified by approval of a Director’s Modification or the Board varies the standards as part of the special use permit approval process per WCC section 110.810.20(e). Staff has advised the applicant that they need to meet landscaping requirements or, alternatively, formally request that the Board vary landscaping standards based on unique site conditions and the nature and location of the proposed use.

As previously discussed, the northern and southern borders of the project site are adjacent to a residential use. WCC Section 110.412.40(c) requires that a buffer be installed between a commercial use and adjacent residential uses, as shown below:

(c) **Landscaped Buffers Adjoining Residential Uses.** When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:

1. The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and

2. The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in offset rows or groupings to achieve maximum screening.

In addition, WCC Section 110.412.40(d) requires screening with a solid wall or decorative fence between residential and commercial uses as shown below:

(d) **Screening Adjoining Residential Uses.** When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

However, the proposed commercial stables use is not like most traditional commercial uses in terms of intensity and potential incompatibility with surrounding uses due to the large lot size.
and agricultural character of the properties typically involved. In fact, meeting the required solid wall or fence would actually be detrimental to the character of the area, which is typified by 3 rail equestrian/open fencing. Therefore, staff believes that a Directors Modification is warranted in this case and landscape plans will be review by the Director during the modification process.

**Signage**

Existing signage at the subject site does not appear to meet the standards of WCC Chapter 110, Article 505 (Sign Regulations). A condition of approval has been recommended to require the applicant to apply for an appropriate building permit for any signage and to comply with the applicable sign standards of the Development Code.

**Water Rights**

During review of this proposal the Water Management Planner Coordinator for Washoe County determined that water rights for the commercial use which had been required with approval of the original permit had not been provided. Conditions of approval to require dedication of appropriate water rights to support the commercial use have been recommended with the proposed conditions of approval.

**South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)**

The proposed project was agendized at the regularly scheduled STM/WV Citizen Advisory Board meeting on September 14, 2017. There was no presentation, staff was available for questions; however there were no questions and the CAB had no recommendation.

**Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Utilities/Water Rights
  - Parks and Open Spaces
- Washoe County Health District
  - Vector-Borne Diseases Program
  - Environmental Health Services Division
- Washoe County Regional Animal Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Five out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency’s comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report as Exhibit A and will be included with the Action Order, if the application is approved by the Board.

- Washoe County Planning and Building Division addressed the hours of operation, set landscaping, parking and lighting standards, and imposed operational conditions that will be in effect for the life of the project.
• **Washoe County Water Management Planner Coordinator** requires stand-alone (non-supplemental) ground water rights to be dedicated in support of the commercial activities proposed; or, if the previous project owners conformed to the County Code requirements, proof of transfer of said water rights.

  **Contact:** Vahid Behmaram, 775.328.3622 vbehemaram@washoecounty.us

• **Washoe County Regional Animal Services** addressed the requirement for a Commercial Animal Welfare Permit.

  **Contact:** Shyanne Schull, 775.328.2142, sschull@washoecounty.us

• **Washoe County Health District** addressed the requirement for compliance with District Board of Health Regulations Governing Permitted Public Water System and Solid Waste Management.

  **Contact:** Mike Wolf, 775.784.7206, mwolf@washoecounty.us

**Staff Comment on Required Findings**

WCC Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan.

   **Staff Comment:** There are no policies or action programs within the South Valleys Area Plan that prohibit the proposed use. The Area Plan states that, “the existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. The breeding, care, display, and use of horses for both commercial and personal benefit is a core component of the area’s character.” Therefore, the proposed Commercial Stables use type is consistent with the Area Plan’s adopted character statement.

2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

   **Staff Comment:** Based on agency review comments received to date and proposed conditions of approval, it appears that adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are either available or have been provided. There has been a commercial stable operating at the site since 1997. This approval will require compliance with all applicable codes and requirements should any have not been previously met.

3. **Site Suitability.** That the site is physically suitable for the type of development and for the intensity of such a development.
Staff Comment: The site is physically suitable for the type of development. There has been a commercial stable operating at the site since 1997 and there are other commercial stables operating in the vicinity.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The use is very similar to several other uses in the vicinity and will likely enhance the character of the area. The facility can operate without significant negative impact upon the surrounding area and will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. In addition, the facility will utilize a professionally managed manure waste disposal process.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation within the required noticing distance for this application. Therefore there is no effect on a military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project or provided no comments. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0019 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with the conditions included with Exhibit A to this matter and approving the modification to parking standards to allow a non-paved surface, Special Use Permit Case Number WSUP17-0019 for 2 Cent Cattle Company, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for commercial stables, and for the intensity of such a development;

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Property Owner: 2 Cent Cattle Company
3275 Lakeshore Drive
Reno, NV  89704
Conditions of Approval
Special Use Permit Case Number WSUP17-0019

The project approved under Special Use Permit Case Number WSUP17-0019 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 5, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.
FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

   Contact Name – Roger Pelham, 775.328-3622, rpelham@washoecounty.us  
   Julee Olander, 775.328-3627, jolander@wahoecounty.us

   a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.

   b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

   c. A note shall be placed on all construction drawings and grading plans stating:

   NOTE

   Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

   d. The following Operational Conditions shall be required for the life of the project:

   i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.

   ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.

   iii. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

   iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

   v. Business hours shall be limited to daylight hours only. No commercial activity shall take place during the night.
e. The applicant shall obtain and maintain a valid Washoe County Business License.

f. Prior to approval of a Washoe County Business License the applicant shall:
   
i. Provide documentation to the Planning and Building Division that all applicable standards required by the Truckee Meadows Fire Protection District have been satisfied.
   
ii. Provide handicapped parking on-site in accordance with all applicable provisions of WCC Chapter 110, Article 410 (Parking and Loading).
   
iii. Obtain valid building permit for on-site signage. Signage shall be in accordance with all applicable provisions of WCC Chapter 110, Article 505 (Sign Regulations).
   
iv. Provide documentation to the Planning and Building Division from Washoe County Animal Services that a Commercial Welfare Permit has been obtained.
   
v. Provide documentation to the Planning and Building Division from Washoe County Air Quality Management Division that all applicable regulations have been met.
   
vi. Provide documentation to the Planning and Building Division from Truckee Meadows Fire Protection District that all applicable regulations have been met.
   
vii. Provide documentation to the Planning and Building Division from Community Services Division, Water Management Planner Coordinator that all required conditions of approval concerning the dedication of water rights have been satisfied.
   
viii. Prior to approval of a business license the applicant shall provide a parking plan to the Planning and Building Division that demonstrates compliance with all applicable provisions of WCC 110.410, (Parking and Loading) with the exception of surfacing of the parking area. The surfacing of the parking area shall be gravel or Decomposed Granite and shall be installed in a manner acceptable to the County Engineer and the Truckee Meadows Fire Protection District.
   
ix. Prior to approval of a business license the applicant shall provide a landscape plan to the Planning and Building Division that demonstrates compliance with all applicable provisions of WCC 110.412, (Landscaping), unless modified by means of a Director Modification.
   
x. Landscaping shall be installed and approved prior to approval of a business license.

h. The maximum number of fifteen (15) equestrian events with competitors are allowed with a maximum of fifty (50) spectators for any one individual event during daylight hours.

i. The parking area shall be for the exclusive use of the commercial stables. Storage of equipment and vehicles not utilized by the commercial stables is not allowed.
j. All landscaping shall be maintained in accordance with the provisions found in WCC Section 110.412.75, Maintenance.

**Washoe County Planning and Building Division - Water Planning**

2. The following conditions are requirements of the Community Services Department, Water Management Planning Coordinator, which shall be responsible for determining compliance with these conditions.

   **Contact Name – Vahid Behmaram, 775.328.4647, vbehmaram@washoecounty.us**

   a. This project will require stand-alone (non-supplemental) ground water rights in support of the commercial activities proposed. If the previous project owners conformed to the County code requirements, proof of transfer of said water rights will substitute for the conditions described below.

   b. The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County.

   c. Adequate ground water rights per the estimate in item #2 shall be transferred to an appropriate ground water well or wells on the parcels associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.

   d. The water rights shall be in conformance with article 422 of the Washoe County development code and subject to dedication requirement as described under said code, and in conformance with the South Valleys Area Plan.

**Washoe County Animal Services**

3. The following conditions are requirements of Washoe County Animal Services, which shall be responsible for determining compliance with these conditions.

   **Contact Name – Shyanne Schull, 775.328.2142, sschull@washoecounty.us**

   a. The applicant must contact Animal Services to obtain information on the Commercial Welfare Permit. The applicant shall obtain a Commercial Welfare Permit.

**Washoe County Health District**

4. The following conditions are requirements of the Washoe County Health District which shall be responsible for determining compliance with these conditions.

   **Contact Name: Wes Rubio, 775.328.2434, wrubio@washoecounty.us**

   a. The 2 Cent Cattle Company is required to become a Permitted Public Water System based on the current usage and the additional proposed usage with the additional events throughout the year:

   i. See the attached letter from NDEP (Exhibit G).

   ii. The application to become a permitted public water system may be found here: https://www.washoecounty.us/health/forms-applications.php

   WSUP17-0019

   EXHIBIT A
b. 2 Cent Cattle Company must provide a solid waste management plan identifying how all animal waste will be managed in accordance with the WCHD Regulations Governing Solid Waste Management.

*** End of Conditions ***
Parcel Number History

Parcels 050-320-07, 11, 12, 13, & 14

Parcels 050-320-11 & 12, combined and became 050-320-15 in 2004
Parcels 050-320 & 15 became 050-320-16 & 17
March 8, 1999

Lorne Johnson  
PO Box 18307  
Reno, NV 89511

Dear Mr. Johnson:

As filed with the Department of Community Development, the Washoe County Board of Adjustment, at its regular meeting of March 4, 1999, conditionally approved (12 conditions) the following:

**Administrative Permit Case No. AP6-4-97 for J/B Enterprises** - To establish and operate a commercial horse stables [WCC 110.304.25(c)(1)] on portions of five contiguous, nearly 5-acre parcels. The initial phase would consist of 18 rental stalls within two existing structures; one an L-shaped covered pen area with 10 stalls and the other within a barn with 8 stalls. The owners have private horses that will be maintained within other facilities on the same site. Ancillary activities would include horse training, team roping, barrel racing, cattle penning, team penning and roping events. The site consists of five parcels totaling of ±24.23 acres on the west side of Lakeshore Drive in New Washoe City and are addressed as 3185, 3275, 3365, 3405, and 3435 Lakeshore Drive. The properties are zoned Low Density Rural (LDR) in the South Valleys Planning Area and are within Section 6, T16N, R20E, MDM, Washoe County, Nevada. (APN: 050-320-07, 11, 12, 13, & 14)

The conditional approval for the Administrative Permit was based on the following findings:

1. That, as conditioned, the commercial stables facility does not conflict with the policies of the Washoe County Comprehensive Plan or the South Valleys Area Plan;
2. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities are in place or will be provided;
3. That the site is physically suitable for the establishment of rural commercial stables;
4. That the improvements on the site will meet or exceed the requirements of the Washoe County Code;
5. That the issuance of the permit will not be significantly detrimental to the public health, safety or welfare or injurious to the property or improvements of adjacent properties; and
6. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Robert W. Sellman
Director, Washoe County Community Development
Secretary to the Board of Adjustment

RWS/DSY/jep(AP497F1)

Attachments: Conditions

xc: Dana Howry, Chair, East Washoe Valley Citizens Advisory Board, 1670 Eastlake Blvd, Carson City, NV 89704
    Judy Ramos, Assessor’s Office
    John Faulkner, Chief Appraiser, Assessor’s Office
CONDITIONS
ADMINISTRATIVE PERMIT CASE NO. AP6-4-97
for
J/P ENTERPRISES

(As approved by the Washoe County Board of Adjustment, March 4, 1999)

UNLESS OTHERWISE STATED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

GENERAL CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit.

2. The applicant shall demonstrate substantial conformance with the submitted plans approved as part of this Administrative Permit. Modification to the site plan may require amendment to and reprocessing of the Administrative Permit. The Department of Community Development shall be responsible for determining compliance with this condition.

3. A copy of the Final Order and approved site plan for the Administrative Permit shall be attached to all permit or license applications to be issued by Washoe County. The Department of Community Development shall be responsible for determining compliance with this condition.

4. The applicant shall obtain and maintain a Washoe County Business License. The Department of Community Development shall be responsible for determining compliance with this condition.

5. The applicant shall comply with the applicable solid waste regulations of the Washoe County District Health Department. Specifically, the applicant shall provide the District Health Department with information regarding the disposal of manure. The requirements of the District Health Department may stipulate that all manure must be removed on a weekly basis and taken to an approved disposal site. (The applicant should contact Peggy Schopper or Bob Sack at 328-2434 for further information.)

6. The driveway shall be widened to 36 feet at the property line. The County Engineer shall be responsible for determining compliance with this condition.
Lorne Johnson  
Re: AP6-4-97  
March 8, 1999  
Page 4

7. A Regional Road Impact Fee shall be collected by the Department of Building and Safety at time of the issuance of the business license. At this time, that impact fee is $870.84. The County Engineer shall be responsible for determining compliance with this condition.

8. Prior to the issuance of the business license and as determined by the responses to the questions raised, the applicant shall comply with the requirements of the Department of Building and Safety.

9. Prior to the issuance of the business license and as determined by the responses to the questions raised, the applicant shall comply with the requirements of the Truckee Meadows Fire Protection District.

10. No events may be held before 8 a.m. or after 9 p.m. and the lights shall be turned off during those hours. The Department of Community Development shall be responsible for determining compliance with this condition.

11. The applicant shall annually apply a dust palliative to the arena and interior roads. The Department of Community Development is responsible for determining compliance with this condition.

12. Any events with more than 50 attendees must be reviewed and approved by the Washoe County Board of Adjustment. The Department of Community Development is responsible for determining compliance with this condition.
Lorne Johnson and Geneyne Hodges  
3185 Lakeshore Drive  
Washoe Valley, NV  89704

Dear Applicants:

The Washoe County Board of Adjustment, at its regular meeting of August 7, 2003, considered the following request:

ADMINISTRATIVE PERMIT CASE NO. AP03-008 (WASHOE VALLEY RANCH) - To allow the operation of a commercial stables offering horse boarding for no more than 36 horses, including those of the property owner [Washoe County Code Section 110.304.25(e)(1)]. There will be no ancillary services and facilities for off-site customers. There will be no more than two horse related events, each with a limit of two days, per month. There will be no new construction associated with this request; only existing facilities will be used. The project is located on three parcels at 3185, 3275, and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated Low Density Rural (LDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 050-320-11, -12, -13)

The Board of Adjustment conditionally approved the Administrative Permit to operate a commercial stables offering horse boarding for no more than thirty-six (36) horses, including those of the property owner. There will be a maximum of two training events, each lasting one day, allowed per month. Every third event may last two days. The maximum number of attendees and/or participants at the events will be 18 teams. The approval included the attached twenty (20) conditions. The approval was based on the following findings:

1. That, as conditioned, the requested commercial stables facility does not conflict with the policies of the Washoe County Comprehensive Plan or the South Valleys Area Plan;

2. That the conditions of approval will prevent violation of any policies, action programs, or standards of the Washoe County Comprehensive Plan or the South Valleys Area Plan;

Adrian P. Freund,  
AICP, Director
3. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities are in place or will be provided under the conditions of approval and the Washoe County Code;

4. That the site is physically suited for the boarding the large animals in having sufficient area and facilities to available to board horses;

5. That the improvements to the site will meet or exceed the requirements of the Washoe County Code and the conditions of the Administrative Permit;

6. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are available or will be provided for both the permanent facilities and activities;

7. That an adequate public facilities determination has been made in accordance with Division 7 of the Development Code (Chapter 110 of the Washoe County Code) by ensuring that required sanitation facilities will be provided concurrently with, or prior to, the need;

8. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area because the site is sufficiently large to accommodate the events within its boundaries;

9. That the conditions of approval and the existing Washoe County Code ensure the maintenance of the public health, safety and welfare and prevent injury to other properties or improvements;

10. That the proposed facilities and activities are consistent with the character of the area and neighboring properties; and

11. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Adrian P. Freund, AICP.
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/PK/cm (AP03-008f1)
Lorne Johnson and Geneyne Hodges
Administrative Permit Case No. AP03-008
August 11, 2003
Page 7

xc: James Barnes, DA’s Office; Marge Clausen, Assessor’s Office; Steve Churchfield, Chief Appraiser, Assessor’s Office; Engineering Division; LaVonne Scheffler, Utilities Division, Reno Fire Department, East Washoe Valley Citizen Advisory Board
CONDITIONS FOR
ADMINISTRATIVE PERMIT CASE NO. AP03-008
WASHOE VALLEY RANCH
(As approved by the Washoe County Board of Adjustment August 7, 2003)

***IMPORTANT—PLEASE READ***

Unless otherwise specified, all conditions must be met or financial assurances must be provided to satisfy the conditions prior to submittal for a business license. The agency responsible for determining compliance with a specific condition shall determine whether the condition shall be fully completed or whether the applicant shall be offered the option of providing financial assurances. All agreements, easements, or other documentation required by these conditions must have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of this Administrative Permit is the responsibility of the applicants, their successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any conditions imposed in the issuance of the Administrative Permit may result in the institution of revocation procedures.

Any operational conditions are subject to review by the Department of Community Development prior to the annual renewal of a business license. Failure to adhere to the conditions may result in withholding renewal of the business license until conditions are met. The Department of Community Development shall be responsible for determining compliance.

Washoe County reserves the right to review and revise the conditions of this approval should it determine that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purposes of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

GENERAL CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit or a subsequent Washoe County permit.
2. The applicant shall demonstrate substantial conformance with the plans approved as part of this Administrative Permit. Modification to the site plan may require amendment to and reprocessing of the Administrative Permit. Conformance shall be determined by the Department of Community Development.

3. A copy of the Action Order and approved site plan for the Administrative Permit shall be attached to all applications for administrative approvals, permits, or licenses issued by Washoe County.

4. The applicant shall obtain a valid Washoe County business license upon commencement of the uses authorized by this Administrative Permit. The business license must be issued within one year of the date of approval of this Administrative Permit by Washoe County. The applicant shall maintain that business license for the life of the operation. The Department of Community Development shall be responsible for determining compliance with this condition.

5. The hours of commercial operation and events shall be between 9:00 a.m. and sunset. The Department of Community Development shall be responsible for determining compliance with this condition.

6. The maximum number of horses that may be boarded on the property, including those of the property owner, will be limited to 36. The Department of Community Development shall determine compliance with this condition.

7. Two training events, each lasting one day, will be allowed per month. Every third event may last two days. The maximum number of attendees and/or participants at the events will be 18 teams. The Department of Community Development shall be responsible for determining compliance with this condition.

8. The use of amplified megaphones shall not be permitted for any of the activities allowed by this Administrative Permit. The Department of Community Development shall be responsible for determining compliance with this condition.

9. No tack and feed sales, farrier, equine therapy services, or veterinary services are permitted. The Department of Community Development shall be responsible for determining compliance with this condition.

10. The applicant shall provide off-street parking for all clients and guests. One space must be a paved handicap space. No overnight parking is permitted during training events. The Department of Community Development shall be responsible for determining compliance with this condition.

11. The applicant shall provide a method to preclude vehicles with trailers from having to make backing movements when loading or unloading. The Department
of Community Development shall be responsible for determining compliance with this condition.

12. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the Administrative Permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the Administrative Permit. Any subsequent purchaser/operator of the site and/or the Administrative Permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

13. The applicant shall comply with the applicable solid waste regulations of the Washoe County District Health Department. Specifically, the applicant shall provide the District Health Department with information regarding the disposal of manure. The requirements of the District Health Department may stipulate that all manure must be removed on a weekly basis and taken to an approved disposal site. (The applicant should contact the Solid Waste section of the Environmental Division at 328-2434 for information.)

14. With the exception of the two monthly training events, no equestrian events, clinics, or demonstrations are permitted. The Department of Community Development shall be responsible for determining compliance with this condition.

15. Water rights in accordance with the South Valley's Area plan and Article 422 of the Washoe County Development Code shall be dedicated prior to approval of this permit. The subject water rights will then be made available to the applicant via a water sale agreement, which will lease the water rights back to the applicant for 99 years at no cost to the applicant. The quantity of water rights necessary (using the State Engineer's estimate of 20 gallons per day per horse or cattle) is 0.81 care-feet annually for 36 horses. Necessary water rights change application, transferring the water to the applicant, would have to be filed by the applicant. Approval of said application is a prerequisite for approval of the Administrative Permit.

16. The applicant shall pay the applicable Regional Road Impact Fee (RRIF) to the County Engineer prior to the issuance of a business license. The County Engineer shall be responsible for determining compliance with this condition.

17. This Administrative Permit is for the combined three parcels, and shall be null and void should any parcel be sold. The Department of Community Development shall determine compliance with this condition.

18. All lighting shall conform to Washoe County Development Code standards, and shall be fully shielded. Existing lighting shall be brought into conformance with the Development Code.
Lorne Johnson and Geneyne Hodges  
Administrative Permit Case No. AP03-008  
August 11, 2003  
Page 11  

19. Applicant shall be required to have the events referred to in Condition 7 reviewed by the East Washoe Valley Citizens Advisory Board for compatibility with the surrounding neighborhood, and appear before the Board of Adjustment for a compatibility determination within one year of this approval.

20. The applicant shall obtain a dust control plan approval by the District Health Department, Air Quality Division. The applicant shall demonstrate an adequate water supply and a water line to the arena area or a permanent alternative solution acceptable to the Air Quality Division.

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ACTION ORDER

April 6, 2004

Lorne Johnson and Geneyne Hodges
3185 Lakeshore Drive
Washoe Valley, NV 89704

Dear Applicants:

The Washoe County Board of Adjustment, at its regular meeting of April 1, 2004, approved the following, as presented:

AMENDMENT OF CONDITIONS CASE NO. AC04-001 (AMENDMENT OF ADMINISTRATIVE PERMIT CASE AP03-008 – WASHOE VALLEY RANCHES) - To amend the Administrative Permit for Washoe Valley Ranches (Case No. AP03-008) to allow for the construction of a semi-enclosed arena. The project is located on three parcels at 3185, 3275, and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated High Density Rural (HDR) in the South Valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 050-320-11, -12, -13)

The approval was based on the following findings:

1. That, as conditioned, the Amendment does not conflict with the policies of the Washoe County Comprehensive Plan or the South Valleys Area Plan;

2. That the conditions of approval will prevent violation of any policies, action programs, or standards of the Washoe County Comprehensive Plan or the South Valleys Area Plan;

3. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities are in place or will be provided under the conditions of approval and the Washoe County Code;

4. That the site is physically suited for the proposed arena;

5. That the improvements to the site will meet or exceed the requirements of the Washoe County Code and the conditions of the Administrative Permit;
6. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are available or will be provided for both the permanent facilities and activities;

7. That an adequate public facilities determination has been made in accordance with Division 7 of the Development Code (Chapter 110 of the Washoe County Code) by ensuring that required sanitation facilities will be provided concurrently with, or prior to, the need;

8. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area because the site is sufficiently large to accommodate the events within its boundaries;

9. That the conditions of approval and the existing Washoe County Code ensure the maintenance of the public health, safety and welfare and prevent injury to other properties or improvements;

10. That the proposed facilities and activities are consistent with the character of the area and neighboring properties; and

11. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Adrian P. Freund, AICP.
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/PK/edw (AC04-001f1)

xc: James Barnes, DA’s Office; Marge Clausen, Assessor’s Office; Steve Churchfield, Chief Appraiser, Assessor’s Office; Engineering Division; LaVonne Scheffler, Utilities Division, Reno Fire Department, Gary Houk, Chair, East Washoe Valley Citizen Advisory Board, 1345 Guffey Drive, Carson City, NV 89704
CONDITIONS FOR
AMENDMENT OF CONDITIONS CASE NO. AC04-001
WASHOE VALLEY RANCH
(APPROVED BY THE WASHOE COUNTY BOARD OF ADJUSTMENT ON APRIL 1, 2004)

***IMPORTANT—PLEASE READ***

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, "MAY" IS PERMISSIVE AND "SHALL? OR "MUST" IS MANDATORY.

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONS CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE RENEWAL OF A BUSINESS LICENSE EACH YEAR. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE COMPLIED WITH TO THE SATISFACTION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.
GENERAL CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit or a subsequent Washoe County permit.

2. The applicant shall demonstrate substantial conformance with the plans approved as part of this Amendment. The Department of Community Development shall determine conformance.

3. A copy of the Action Order and approved site plan for the Administrative Permit shall be attached to all applications for administrative approvals, permits, or licenses issued by Washoe County, including applications for building permits.

4. The following conditions shall meet the satisfaction of the Engineering Division:
   a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the County Engineer for approval when applying for a building/grading permit. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or disposal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
   b. For construction areas larger than 1 acre and as required by the Clean Water Act, the site operator shall submit to the Nevada Division of Environmental Protection (NDEP) a Notice of Intent (NOI) for stormwater discharges associated with construction activity to be covered under a National Pollutant Discharge Elimination System (NPDES) Permit. Proof of submittal of the NOI shall be submitted to the County Engineer prior to the issuance of a grading or building permit.
   c. A grading bond of $1,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
   d. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated. The County Engineer shall be responsible for determining compliance with this condition.
   e. The applicant must either complete a boundary line adjustment map or a reversion to acreage map in order to build the proposed indoor arena as shown on the referenced application since the arena is located on an existing property line. The applicant must verify that setback requirements are met prior to completing a boundary line adjustment map. The County
Engineer and Surveyor shall be responsible for determining compliance with this condition.

f. Verification of payment of the Regional Road Impact Fee shall be completed prior to issuance of a new building or grading permit.

g. The applicant must comply with Washoe County Ordinance 1223 that includes compliance with the Truckee Meadows Stormwater Quality Management Program Construction Permit Submittal Checklist and Performance Standards Compliance Checklist as well as payment of Stormwater Inspection Fees.

5. Applicant shall comply with Building Code requirements for the occupancy use and type of construction. The Department of Building and Safety shall determine compliance with this condition.

6. All other conditions of AP03-008 shall remain in full force and effect.
Lorna Johnson and Genevieve Hodges  
P.O. Box 18307  
Reno, NV 89511  

Dear Property Owner:  

The Washoe County Board of Adjustment, at its regular meeting of August 3, 2006, considered the following:  

REVIEW APPROVALS FOR WASHOE VALLEY RANCHES/LORNE JOHNSON - To modify, amend or consolidate the permits and/or conditions of approval for the operation of a commercial stable offering horse boarding and equestrian activities within the following cases:  

A. ADMINISTRATIVE PERMIT CASE NO. AP06-4-87 FOR J/B ENTERPRISES - To establish and operate a commercial horse stables [WCC 110.304.25(o)(1)] on portions of five contiguous, nearly 5-acre parcels. The initial phase would consist of 18 rental stalls within two existing structures; one an L-shaped covered pen area with 10 stalls and the other within a barn with 8 stalls. The owners have private horses that will be maintained within other facilities on the same site. Ancillary activities would include horse training, team roping, barrel racing, cattle penning, team penning and roping events.  

B. ADMINISTRATIVE PERMIT CASE NO. AP03-008 (WASHOE VALLEY RANCH) - To allow the operation of a commercial stables offering horse boarding for no more than 36 horses, including those of the property owner [Washoe County Code Section 110.304.26(o)(1)]. There will be no ancillary services and facilities for off-site customers. There will be no more than two horse related events, each with a limit of two days, per month. There will be no new construction associated with this request; only existing facilities will be used.
C. AMENDMENT OF CONDITIONS CASE NO. AC04-001 (AMENDMENT OF ADMINISTRATIVE PERMIT CASE AP03-008 -- WASHOE VALLEY RANCHES) - To amend the Administrative Permit for Washoe Valley Ranches (Case No. AP03-008) to allow for the construction of a semi-enclosed arena.

The facility is located on two parcels (previously five parcels, ±25 acres) at 3185 and 3365 Lakeshore Drive, almost one-half mile north of the entrance to the Nevada State Park boat launch ramp at the end of Lakeshore Drive. The total property size is ±14.55 acres, is designated Low Density Rural (LDR) in the South valleys Area Plan, and is within Section 31, T17N, R20E, MDM, Washoe County, Nevada. The property is within the East Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs 050-320-13 and 15)

The Board of Adjustment approved conditional modification of Administrative Permit Cases Nos. AP6-4-97, AP03-008, and AC04-001, consolidating all those permits and their conditions, using Administrative Permit Case No. AP6-4-97 as the number for the consolidated modified permit hereafter, for Rockin LJ Arena, aka Washoe Valley Ranches/Lorne Johnson and Geneyne Hodges, to continue operation of a commercial horse stables offering horse boarding for no more than 58 horses, including those of the property owner, with ancillary activities that would include horse training, team roping, barrel racing, cattle penning, team penning and roping events on existing facilities which include covered pens, stalls and a semi-enclosed arena, with twelve (12) conditions.

The approval was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the applicable area plan;

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of the development;

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.
If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,

Adrian P. Freund, AICP
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/SK/cm(AP6-4-97F2)

Attachments: Conditions

xc: Barry Cernoch, 3095 Lakeshore Dr., Carson City, NV 89704; Jeanne Ruefer, 3095 Lakeshore Dr., Carson City, NV 89704; Dave and Jane Hoover, 3075 Lakeshore Dr., Carson City, NV 89704; Bonnie Evans, 3110 Lakeshore Dr., Carson City, NV 89704; Sarah Chviliček, University of Nevada Cooperative Extension, P. O. Box 11130, Reno, NV 89520

Blaine Cartlidge, Deputy District Attorney; Environmental Health Department; Code Enforcement
CONDITIONS FOR MODIFICATION OF ADMINISTRATIVE PERMIT CASE NO. AP6-4-97
ROCKIN LJ ARENA/WASHOE VALLEY RANCHES
(As approved by the Board of Adjustment on August 3, 2006)

UNLESS OTHERWISE STATED, ALL CONDITIONS MUST BE MET FOR CONTINUING OPERATION OF THE FACILITY. COMPLIANCE WITH EACH CONDITION SHALL BE DETERMINED BY THE RESPONSIBLE AGENCY.

GENERAL CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit.

2. A copy of the Final Order and approved site plan for the Administrative Permit shall be attached to all permit or license applications to be issued by Washoe County. The Department of Community Development shall be responsible for determining compliance with this condition.

3. The applicant shall comply with the applicable solid waste regulations of the Washoe County District Health Department. Specifically, the applicant shall provide the District Health Department with information regarding the disposal of manure. The requirements of the District Health Department may stipulate that all manure must be removed on a weekly basis and taken to an approved disposal site.

4. No activity may commence before 8 a.m. or continue after 9 p.m. and the lights associated with those activities shall be turned off outside those hours. The Department of Community Development shall be responsible for determining compliance with this condition.

5. The applicant shall annually apply a dust palliative to the arena and interior roads. The Department of Community Development is responsible for determining compliance with this condition.

6. Competitive, commercial, amplified-sound events shall be limited to five per month and shall include no more than 50 participants, with no more than a total of 75 attendees (including participants) at any event. Practices and 4-H events are excluded from this condition. Events with more than 50 participants must first be reviewed and approved by the Washoe County Board of Adjustment. The Department of Community Development is responsible for determining compliance with this condition.
The applicant shall maintain a business license for the life of the operation. The Department of Community Development shall be responsible for determining compliance with this condition.

The applicant and any successors shall direct any potential purchaser/operator of the site and/or the Administrative Permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site or other change of operator under the Administrative Permit. Any subsequent purchaser/operator of the site and/or the Administrative Permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

The maximum number of horses that may be boarded on the property, including those of the property owner, will be limited to 58. The Department of Community Development shall determine compliance with this condition.

No commercial tack and feed sales, or regular farrier, equine therapy or veterinary services are permitted. The Department of Community Development shall be responsible for determining compliance with this condition.

The applicant shall provide a landscape plan to the Design Review Committee to attenuate sound and shield light. The Department of Community Development shall determine compliance with this condition.

The Board of Adjustment shall review this permit in one year.

*** END OF CONDITIONS ***
June 19, 2017

Todd Mathis
Two Cent Ranch
3185 Lakeshore Dr.
Washoe Valley, NV 89704

RE: ACTIVATION of PUBLIC WATER SYSTEM (PWS) TWO CENT RANCH (NV0004121)

Dear Mr. Mathis,

Based on the best available information, the Bureau of Safe Drinking Water (BSDW) has determined that Two Cent Ranch is a public water system. The determination is based on best available information gathered from the website “2 Cent Ranch & Arena Facebook.com”. Multiple attempts to discuss the Two Cent Ranch status as a public water system have failed. Following is a summary of the communication attempts:

1. Communication with the previous owner began August 2, 2016.
2. In order to visit with someone at the business, a site visit occurred on February 15, 2017. However, no one was on-site, and I left the property. A sign on the outside indicated a new name—2 Cent Ranch.
3. In an effort to communicate with the new owner, letters requesting information were sent to the new owner on March 8 and 31, 2017.

To date, the requested documentation has not been received.

The Nevada Division of Environmental Protection (NDEP), BSDW, office is charged with ensuring that water systems satisfying the definition of a "public water system" comply with the Safe Drinking Water Act and applicable state statutes and regulations. BSDW has been informed that the business is discussing the matter with their attorney. We look forward to assisting and working with you throughout this process.

\textit{Nevada Revised Statute 445A.840 defines a "Public water system" as "a system, regardless of ownership, that provides the public with water for human consumption through pipes or other constructed conveyances, if such system has 15 or more service connections ... or regularly serves 25 or more persons."}

Based on information gathered so far, Two Cent Ranch is classified, at minimum, as a Transient Non-Community public water system. Since the facility meets the definition of a public water system, the following requirements must be met to become compliant with regulations pertaining to Public Water Systems:

901 S. Stewart Street, Suite 4001 • Carson City, Nevada 89701 • p: 775.687.4670 • f: 775.687.5856 • ndep.nv.gov

printed on recycled paper
1. A sanitary survey inspection of your public water system facilities must be conducted. Contact BSDW to schedule an inspection no later than July 19, 2017. Part of the inspection is the evaluation of the well and source water area. The inspection will determine if any immediate repairs or modifications to the public water system are needed to ensure public health is protected.

2. Water quality samples must be taken and tested by a laboratory certified by the State of Nevada for drinking water analyses. Enclosed are a monitoring schedule for 2017 and a 9-Year Monitoring Assessment Plan for Source Water. A list of Nevada Certified Laboratories can be found at http://ndep.nv.gov/water/lab-certification/drinking-water-testing. If you need assistance identifying a properly certified laboratory, please do not hesitate to call me. Monitoring requirements can be discussed in more detail during the inspection or by phone.

3. As part of the initial water quality sampling requirements, provide Nitrate and Nitrite sample results from the well prior to the point where water enters your distribution system plumbing by the end of September 2017.

4. Please provide a TotalColiform Rule (TCR) Sampling Plan for review and approval. Enclosed are guidance documents for preparing a plan for your public water system. With a population of 25 people per month, a minimum of 1 sample will be required per quarter. Sampling must begin in the Third Quarter of 2017 (July, August, September).

5. BSDW does not have a record of submittal of plans and specifications for the Two Cent Ranch water system. As-built plans and specifications stamped by an engineer registered in Nevada along with an "Application for a Water Project" form and the appropriate fees must be submitted to the Nevada Division of Environmental Protection (NDEP), Bureau of Safe Drinking Water (BSDW), in Carson City, for review and approval as part of the permitting process. Modifications to the public water system may be required to ensure that the water system meets the design and construction standards required by the regulations. Requirements for submission of plans may be found at http://ndep.nv.gov/water/drinking-water/engineering-reviews. If you have any questions about the submission of plans, please contact Mr. James Balderson, BSDW Engineering Branch Supervisor at 775-687-9517.

As there are many items that need to be addressed, do not hesitate to call if you have questions regarding this letter. Please contact me (Rick Norris) at 541-619-7397. You may also contact Crystel C. Montecinos (BSDW) at 775-687-9308.

Thank you for your cooperation with the process, and we look forward to working with you in the future to assure that a safe and reliable supply of drinking water is supplied to your customers.

Sincerely,

Rick Norris,
Nevada Rural Water Association
Contractor for NDEP BSDW
morris@ndep.nv.gov
ec: Andrea Seifert, P.E., Supervisor, PWS Compliance Branch, BSDW
    Crystel Montecinos, Environmental Scientist III, Rules Manager BSDW
    James Balderson, P.E., Engineering Branch Supervisor, BSDW
    James English, Environmental Health Specialist Supervisor, WCHD
    Bob Foerster, Executive Director, Nevada Rural Water Association
    My-Linh Nguyen, P.E., Chief, BSDW

Encl:
    2017 Monitoring Status Report for Two Cent Ranch
    2017 Monitoring Assessment Plan for Two Cent Ranch
    Template: Coliform Rule Sampling Plan
# TWO CENT RANCH - NV0004121

## MONITORING STATUS REPORT

For Monitoring Due Between: January 1st and December 31st, 2017

<table>
<thead>
<tr>
<th>County</th>
<th>Source</th>
<th>Fed Type</th>
<th>Population</th>
<th>Facility Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>WASHOE</td>
<td>GW</td>
<td>NC</td>
<td>25</td>
<td>CRYSTEL MONTECINOS</td>
</tr>
</tbody>
</table>

### TOTAL COLIFORM MONITORING

<table>
<thead>
<tr>
<th>COLIFORM (TCR)</th>
<th>Collected</th>
<th>Begin Date</th>
<th>Seasonal Period</th>
<th>Seasonal Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 samples per QT</td>
<td>07/01/2017</td>
<td>1/1 to 12/31</td>
<td>1/1 to 12/31</td>
<td>1/1 to 12/31</td>
</tr>
</tbody>
</table>

### ROUTINE MONITORING

**Facility:** W01

**WELL 1**

<table>
<thead>
<tr>
<th>Monitoring for: NITRITE</th>
<th>Monitoring Period: 01/01/2017 to 12/31/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Analyte Name</strong></td>
<td><strong>Code</strong></td>
</tr>
<tr>
<td>NITRITE</td>
<td>1041</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Monitoring for: SECONDARY IONS</th>
<th>Monitoring Period: 01/01/2017 to 12/31/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Analyte Name</strong></td>
<td><strong>Code</strong></td>
</tr>
<tr>
<td>ALUMINUM</td>
<td>1002</td>
</tr>
<tr>
<td>CHLORIDE</td>
<td>1017</td>
</tr>
<tr>
<td>COLOR</td>
<td>1905</td>
</tr>
<tr>
<td>COPPER, FREE</td>
<td>1022</td>
</tr>
<tr>
<td>IRON</td>
<td>1028</td>
</tr>
<tr>
<td>MAGNESIUM</td>
<td>1031</td>
</tr>
<tr>
<td>MANGANESE</td>
<td>1032</td>
</tr>
<tr>
<td>MBAS - FOAMING AGENTS (SURFACTANTS)</td>
<td>1089</td>
</tr>
<tr>
<td>ODOR</td>
<td>1920</td>
</tr>
<tr>
<td>PH</td>
<td>1925</td>
</tr>
<tr>
<td>SILVER</td>
<td>1050</td>
</tr>
<tr>
<td>SULFATE</td>
<td>1055</td>
</tr>
<tr>
<td>TDS</td>
<td>1930</td>
</tr>
<tr>
<td>ZINC</td>
<td>1095</td>
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</table>

<table>
<thead>
<tr>
<th>Monitoring for: NITRATE</th>
<th>Monitoring Period: 01/01/2017 to 12/31/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Analyte Name</strong></td>
<td><strong>Code</strong></td>
</tr>
<tr>
<td>NITRATE</td>
<td>1040</td>
</tr>
</tbody>
</table>
Nevada Division of Environmental Protection
Monitoring Assessment Plan

PWS: NV0004121   NAME: TWO CENT RANCH
Total Coliform Bacteria Monitoring: Starting 7/1/2017   1 Per QT

<table>
<thead>
<tr>
<th>Facility: W01</th>
<th>WELL 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>GrpName</td>
<td>Cnt Freq</td>
</tr>
<tr>
<td>NITRATE</td>
<td>1</td>
</tr>
<tr>
<td>NITRITE</td>
<td>1</td>
</tr>
<tr>
<td>SECONDARY IOCS</td>
<td>1</td>
</tr>
</tbody>
</table>

MR = Monitoring Required
RW = Renew Waiver

Thursday, June 8, 2017
# Total Coliform Sampling Plan

## I. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>A. PWS Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>PWSID: NV000</td>
</tr>
<tr>
<td>PWS Name:</td>
</tr>
<tr>
<td>PWS Address:</td>
</tr>
<tr>
<td>City:</td>
</tr>
<tr>
<td>State:</td>
</tr>
<tr>
<td>Zip:</td>
</tr>
</tbody>
</table>

## E. Population Calculation:

<table>
<thead>
<tr>
<th>Avg Daily Population:</th>
<th>Total Monthly Population:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Community</td>
</tr>
<tr>
<td>Non-Transient</td>
<td>Non-Transient</td>
</tr>
<tr>
<td>Transient</td>
<td>Transient (x 30)</td>
</tr>
<tr>
<td>Total Daily</td>
<td>Total Monthly</td>
</tr>
</tbody>
</table>

## C. System Type:

- [ ] Community
- [ ] NTNC
- [ ] TNC

## D. Water Sources:

- [ ] Surface
- [ ] Spring or Well UDI*
- [ ] Well (See III Below)
- [ ] Spring (See III Below)
- [ ] Purchased
- [ ] Surface
- [ ] Ground

*UDI indicates a groundwater supply under the direct influence of surface water.

The water system provides water from _____Wells_____Interties_____Pumps (# of each). It [ ] IS [ ] IS NOT disinfected.

**Note:** For each Coliform sample on an NTNC or CWS, a corresponding Chlorine residual measurement must be taken and reported on the Disinfectant Residual Data Quarterly report.

Include water storage facilities, making note of boosters, pressure zones, etc. If system does not disinfect, the requirement for a chlorine residual may be deleted.

**Routine Sampling Requirements:**

To ensure samples are representative of distribution water, all samplers should use only locations listed within this Total Coliform Rule sample siting plan.

The water system is required to report a minimum of ________ routine coliform samples per Quarter.

**Quarterly Sampling Periods:**

- Quarter 1: January – March
- Quarter 2: April – June
- Quarter 3: July – September
- Quarter 4: October – December

901 S. Stewart Street, Suite 4001, * Carson City, NV 89701
Ph: 775.687.9521 * Fax: 775.687.5699
Section II. Monitoring Locations Table lists the locations for these sampling events. Samples will be taken according to established protocol and analyzed by a Nevada certified laboratory for coliform bacteria. E. coli will be analyzed by a lab following a coliform-positive result. Consecutive connections and water purchasers must inform their water supplier in the event of a positive coliform result.

*If applicable, add the name and number of the consecutive connection contact(s)*

Repeat Sampling Requirements:

Following notification of a coliform-positive result by a Nevada certified lab, PWS representative shall consult with ____BSDW_____SNHD_____WCHD about repeat sample monitoring. Each coliform-positive requires a minimum of ________ repeat samples to be collected within 24 hours of being contacted about coliform-positive. Repeat samples will be taken in accordance with Monitoring Requirements Table Repeat Locations.

System is required to take a sample of each Ground Water Source in use at the time of the original sampling event. One sample from each source will be taken for each positive original sample. This (these) sample(s) must be taken at the same time as the Repeat Samples detailed above.

*If applicable, list Groundwater Sources that must be sampled.*

Note: For each Coliform sample on an NTNC or CWS, a corresponding Chlorine residual measurement must be taken and reported on the Disinfectant Residual Data Quarterly report.
### II. Monitoring Locations

*Attach additional copies of this sheet if more room is needed.*

<table>
<thead>
<tr>
<th>Routine Sites</th>
<th>Repeat Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Routine 1</td>
<td>Repeat 1A</td>
</tr>
<tr>
<td></td>
<td>Repeat 1B</td>
</tr>
<tr>
<td></td>
<td>Repeat 1C</td>
</tr>
<tr>
<td>Routine 2</td>
<td>Repeat 2A</td>
</tr>
<tr>
<td></td>
<td>Repeat 2B</td>
</tr>
<tr>
<td></td>
<td>Repeat 2C</td>
</tr>
<tr>
<td>Routine 3</td>
<td>Repeat 3A</td>
</tr>
<tr>
<td></td>
<td>Repeat 3B</td>
</tr>
<tr>
<td></td>
<td>Repeat 3C</td>
</tr>
<tr>
<td>Routine 4</td>
<td>Repeat 4A</td>
</tr>
<tr>
<td></td>
<td>Repeat 4B</td>
</tr>
<tr>
<td></td>
<td>Repeat 4C</td>
</tr>
</tbody>
</table>

### III. Ground Water Samples Required *(In the event of a coliform detect)*

<table>
<thead>
<tr>
<th>Sources Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source 1</td>
</tr>
<tr>
<td>Source 2</td>
</tr>
<tr>
<td>Source 3</td>
</tr>
</tbody>
</table>

In the month following a coliform positive sample, System is required to take 3 samples from distribution, including the location of the initial positive sample. Those sample locations are outlined below and should be the same as the 3 repeat locations used above.

### IV. Following Month Monitoring

<table>
<thead>
<tr>
<th>Temporary Routine Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temp 1</td>
</tr>
<tr>
<td>Temp 2</td>
</tr>
<tr>
<td>Temp 3</td>
</tr>
</tbody>
</table>
V. DISTRIBUTION SYSTEM SCHEMATIC

ATTACH a schematic of your distribution system showing locations of system facilities including sources, treatment plant, storage, pump stations, chlorinators, and proposed sample sites.

Name: ____________________________

Title: ____________________________

Phone: ____________________________  Fax: ____________________________

Signature: _________________________

4
OFFICIAL NOTICE OF PUBLIC HEARING

DATE: September 22, 2017

You are hereby notified that the Washoe County Board of Adjustment will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, October 5, 2017
County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

RE: Special Use Permit Case Number WSUP17-0019 (2 Cent Cattle Company) – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was originally approved by Administrative Permit AP6-4-97, Administrative Permit AP03-008 and Amendment of Conditions AC04-0001. The previously approved permits on five different numbered parcels allowed varying numbers of boarded horses, varying number and types of special events, and allowed for the construction of a semi enclosed arena. This special use permit requests authorization to board up to 15 horses and host 15 special events / competitions per year at 3275 Lakeshore Drive (APN 050-320-16). Each event/competition is proposed to be limited to a maximum of 50 people on the site at any time and will be held during daylight hours only. The applicant also, requests modifications of parking standards to allow non-paved surface and reduction of landscape standards. This special use permit application will supersede all previously approved discretionary permits/actions on the subject site and discretionary permits/actions approvals that included adjacent parcels of land.

- Applicant: 2 Cent Cattle Company
- Property Owner: 2 Cent Cattle Company, LLC
- Location: 3275 Lakeshore Drive, Washoe Valley, NV 89704
- Assessor’s Parcel Number: 050-320-16
- Parcel Size: 8.87
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 6, T16N, R20E, Washoe County, NV
- Staff: Roger Pelham, Senior Planner, Julee Olander, Planner
- Washoe County Community Services Department, Planning and Building Division
- Phone: 775.328.3622 (Roger); 775.328.3627 (Julee)
- E-mail: rpelham@washoecounty.us, jolander@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose Boards and Commissions, then Board of Adjustment, Meetings, +2017. Then click on the above referenced meeting date.
Community Services Department
Planning and Building

SPECIAL USE PERMIT
(see page 5)

SPECIAL USE PERMIT FOR GRADING
(see page 11)

SPECIAL USE PERMIT FOR STABLES
(see page 16)

APPLICATION

WASHOE COUNTY, NEVADA
1861

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

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.

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Staff Assigned Case No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>2 Cent Cattle Company</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Commerical Stables</td>
</tr>
</tbody>
</table>

Project Address: 3185 Lakeshore Drive  
Project Area (acres or square feet): 8.87 acres  
Project Location (with point of reference to major cross streets AND area locator): Lakeshore & Clark Drive

<table>
<thead>
<tr>
<th>Assessor's Parcel No.(s):</th>
<th>Parcel Acreage:</th>
<th>Assessor's Parcel No.(s):</th>
<th>Parcel Acreage:</th>
</tr>
</thead>
<tbody>
<tr>
<td>050-320-16</td>
<td>8.87</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Section(s)/Township/Range: Section 6/Township 16N/Range 20 E

Indicate any previous Washoe County approvals associated with this application: Case No.(s).

**Applicant Information** (attach additional sheets if necessary)

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>2 Cent Cattle Company LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>3175 Lakeshore Drive</td>
</tr>
<tr>
<td>Zip:</td>
<td>89507</td>
</tr>
<tr>
<td>Phone:</td>
<td>831-801-5052</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>Cell:</td>
<td></td>
</tr>
<tr>
<td>Contact Person:</td>
<td>Todd Mathis</td>
</tr>
</tbody>
</table>

Applicant/Developer: 

<table>
<thead>
<tr>
<th>Name:</th>
<th>Other Persons to be Contacted:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>Zip:</td>
<td></td>
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<tr>
<td>Phone:</td>
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<tr>
<td>Email:</td>
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</tr>
<tr>
<td>Cell:</td>
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</tr>
<tr>
<td>Contact Person:</td>
<td></td>
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</table>

**For Office Use Only**

<table>
<thead>
<tr>
<th>Date Received:</th>
<th>Initial:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Area:</td>
<td></td>
</tr>
<tr>
<td>County Commission District:</td>
<td>Master Plan Designation(s):</td>
</tr>
<tr>
<td>CAB(s):</td>
<td>Regulatory Zoning(s):</td>
</tr>
</tbody>
</table>

July 1, 2017
Special Use Permit Application
Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

   Commercial Stables as defined in Washoe County code 110, including the following:
   Maximum of 15 boarded horses and 6 personal horses; and
   Maximum of 15 equestrian events per year; and
   Maximum of 15 trailers for boarded horses on the property; and
   Cattle allowed for training purposes

2. What currently developed portions of the property or existing structures are going to be used with this permit?

   Arena, barns, stalls, corrals and parking area
3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Enhance landscaping, parking and signage to meet current Washoe County code requirements before issuance of business license

4. What is the intended phasing schedule for the construction and completion of the project?

All improvements will be completed before issuance of business license

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Arena, barns, stalls, corrals and parking area
6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Enhance landscaping, parking and signage to meet current Washoe County code requirements
8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

All event to occur during daylight hours, no amplified sound system and obtain building permits for unpermitted structures or remove unpermitted structures.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Add paved handicap parking space as required.
10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Meet landscaping Washoe County code requirements.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Obtain permits for all signs and no lighting will be added. All exterior lighting fixtures will be shielded, such that light is emitted downward only.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

☐ Yes  ☐ No
13. Utilities:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Sewer Service</td>
<td>Septic</td>
</tr>
<tr>
<td>b. Electrical Service</td>
<td>NV Energy</td>
</tr>
<tr>
<td>c. Telephone Service</td>
<td></td>
</tr>
<tr>
<td>d. LPG or Natural Gas Service</td>
<td></td>
</tr>
<tr>
<td>e. Solid Waste Disposal Service</td>
<td></td>
</tr>
<tr>
<td>f. Cable Television Service</td>
<td></td>
</tr>
<tr>
<td>g. Water Service</td>
<td>Well</td>
</tr>
</tbody>
</table>

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>h. Permit #</td>
<td>acre-feet per year</td>
</tr>
<tr>
<td>i. Certificate #</td>
<td>acre-feet per year</td>
</tr>
<tr>
<td>j. Surface Claim #</td>
<td>acre-feet per year</td>
</tr>
<tr>
<td>k. Other #</td>
<td>acre-feet per year</td>
</tr>
</tbody>
</table>

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

14. Community Services (provided and nearest facility):

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Fire Station</td>
<td>Truckee Meadows Fire Station 227</td>
</tr>
<tr>
<td>b. Health Care Facility</td>
<td>Carson Tahoe</td>
</tr>
<tr>
<td>c. Elementary School</td>
<td>Pleasant Valley</td>
</tr>
<tr>
<td>d. Middle School</td>
<td>Depoall</td>
</tr>
<tr>
<td>e. High School</td>
<td>Damonte Ranch</td>
</tr>
<tr>
<td>f. Parks</td>
<td></td>
</tr>
<tr>
<td>g. Library</td>
<td>South Valleys</td>
</tr>
<tr>
<td>h. Citifare Bus Stop</td>
<td></td>
</tr>
</tbody>
</table>
Special Use Permit Application for Stables
Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

   Maximum of 15 horses

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

   Maximum of 6 horses

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

   No ancillary services
4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

None

5. What currently developed portions of the property or existing structures are going to be used with this permit?

Arena, stalls, barns, out buildings, and corrals

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

Equestrian training, boarding, and events only

7. Where are the living quarters for the operators of the stables and where will employees reside?

Owner will reside on one house on the property and employees will reside off the property.
8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

Gravel area is approximately 300' x 250'

9. What are the planned hours of operation?

Daylight - hours 8 am to 6 pm

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

None

11. What is the intended phasing schedule for the construction and completion of the project?

All improvements will be completed before the issuance of the business license.
12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?  

NA

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?  

NA

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?  

NA

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.  

NA
16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Landscaping will meet Washoe County code requirements.

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Signage and lighting will meet Washoe County code requirements.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

☐ Yes  ■ No

19. Community Sewer

☐ Yes  ■ No

20. Community Water

☐ Yes  ■ No
Property Owner Affidavit

Applicant Name: 2 Cent Cattle Co. LLC

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 )

__________________________
(Todd W Mathis

(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): 050-320-118

Printed Name

Signed

Address

Subscribed and sworn to before me this 11 day of August, 2017

(Notary Stamp)

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

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

**Washoe County Parcel Information**

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Status</th>
<th>Last Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>05032016</td>
<td>Active</td>
<td>8/10/2017 2:11:08 AM</td>
</tr>
</tbody>
</table>

**Current Owner:**
2 CENT CATTLE COMPANY LLC

**SITUS:**
3275 LAKESHORE DR
WASHOE COUNTY NV

**Taxing District:**

**Legal Description:**
SubdivisionName _UNSPECIFIED Section 6 Lot A-1 Block Range 20 Township 16

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

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Net Tax</th>
<th>Total Paid</th>
<th>Penalty/Fees</th>
<th>Interest</th>
<th>Balance Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>$8,251.03</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$8,251.03</td>
</tr>
</tbody>
</table>

**Total** $8,251.03

### Important Payment Information

- **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 correct 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.

---

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.

---

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- [ ] Total Due $8,251.03
- [ ] Oldest Due $2,052.76
- [ ] Partial

**ADD TO CART**

**$0.00**

**Pay By Check**

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 50539
Reno, NV 89505-3039

Overnight Address:
1601 E. Ninth St. Ste D140
Reno, NV 89512-2645

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© Washoe County Treasurer
P.O. Box 30193, Reno, NV 89520-3029
Tel: (775) 322-2510 Fax: (775) 328-2500
Email: tax@washoeCounty.us

---

https://nv-washoe-treasurer.manatron.com/Tabs/TaxSearch/AccountDetail.aspx?p=05032016... 8/10/17
APN # 050-320-15 ptn of
Escrow No. 01604662-CD
The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:
GRANTEE:
3275 Lakeshore Drive
Washoe Valley, NV 89704

Grant, Bargain, Sale Deed

** THIS DOCUMENT IS BEING RE-RECORDED TO
CORRECT THE LEGAL DESCRIPTION**
This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.
WHEN RECORDED MAIL TO:
2 Cent Cattle Company, LLC, a Nevada limited liability company
PO Box 571
Fort Klamath, OR 97626

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1604662-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 050-320-15 PORTION OF
R.P.T.T. $ 3,915.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Rockin' LJ, LLC, a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to 2 Cent Cattle Company, LLC, a Nevada limited liability company

all that real property situated in the County of Washoe, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Rockin' LJ, LLC, a Nevada limited liability company

Lorne Johnson
Managing Member

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on ,
by Lorne Johnson,

NOTARY PUBLIC

R. RICH
Notary Public - State of Nevada
Appointment Recorded In Washoe County
No. 06-0051-3 - Expires February 1, 2022

} ss:

Oct 20, 2016
WHEN RECORDED MAIL TO:
2 Cent Cattle Company, LLC, a Nevada limited liability company
PO Box 571
Fort Klamath, OR 97626

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1604662-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 2396.030)

APN No.: 050-320-15 PORTION OF
R.P.T.T. $ 3,915.50

GRANT, BARGAIN, SALE, DEED

THIS INDENTURE WITNESSETH: That Rockin' LJ, LLC, a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to 2 Cent Cattle Company, LLC, a Nevada limited liability company

all that real property situated in the County of Washoe, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Rockin' LJ, LLC, a Nevada limited liability company

Lorne Johnson
Managing Member

STATE OF NEVADA
COUNTY OF WASHOE
This instrument was acknowledged before me on ,
by Lorne Johnson.

NOTARY PUBLIC

{ss: }

WSUP17-0019
EXHIBIT I
Order No.: 01604662-CD

EXHIBIT A

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

A-1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Lorne Johnson, Trustee of the Johnson-Hodges Living Trust & Rockin LJ, Record of Survey Map No. 5782 filed in the office of the County Recorder of Washoe County, State of Nevada on November 2, 2016, as File No. 4649438, Official Records, being more particularly described as follows:

Beginning at the Southeast corner of Parcel "A" of Reversion to Acreage Map for Lorne H. Johnson, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 30, 2004, File No. 2988038, Official Records;
thence from said point of beginning, North 00°22'53" East, 332.89 feet;
thence North 89°20'10" West, 1213.84 feet;
thence South 00°13'28" West, 259.98 feet;
thence South 89°16'52" East, 475.69 feet;
thence South 01°46'01" West, 16.32 feet;
thence South 43°22'23" East, 51.94 feet;
thence South 88°56'56" East, 62.46 feet;
thence South 00°46'07" West, 17.10 feet;
thence South 89°13'53" East, 699.52 feet, to said point of beginning.

APN: a portion of 050-620-15

Document No. 4649437 is provided pursuant to the requirements of NRS 111.312.
EXHIBIT "A"

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

Parcel A-1 as shown on the Record of Survey Supporting a Boundary Line Adjustment for Lorne Johnson, Trustee or his Successor in Trust Under the Family Trust Under the Johnson-Hodges Living Trust & Rocklin LJ, Record of Survey Map No. 5782, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 2, 2016, as File No. 4649439, Official Records, being more particularly described as follows:

All that certain real property situate in the Northwest 1/4 of Section 6, Township 16 North, Range 20 East, M.D.B.&M., in the City of Washoe Valley, County of Washoe, State of Nevada, described as follows:

BEGINNING at the Southeast corner of Parcel "A" of Reversion to Acreage Parcel Map No. 4135, for Lorne H. Johnson, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 30, 2004, File No. 2938038, Official Records;

Thence from said point of beginning, North 00°23'33" East, 332.89 feet;
Thence North 89° 7' 10" West, 1273.84 feet;
Thence South 00° 3' 28" West, 259.98 feet;
Thence South 89° 6' 52" East, 475.69 feet;
Thence South 01° 46' 01" West, 16.32 feet;
Thence South 43° 4' 23" East, 51.94 feet;
Thence South 88° 5' 56" East, 62.46 feet;
Thence South 00° 59' 07" West, 17.10 feet;
Thence South 89° 57' 52" East, 699.52 feet, to said POINT OF BEGINNING.

APN: a portion of 150-320-15

Document No. 4643437 is provided pursuant to the requirements of Section 6NRS 111.312.
[Document text:]

[Page content:]

[Exhibit I:]

[Page text:]

[WSUP17-0019]
THIS CONveyANCE and assignment of an Easement on the real property known as the "Waterfowl Refuge," located in the Town of ___ County of ___ State of Ohio, being a strip of land bounded on the north by the shoreline of the lake, on the east by a line running due east from the center line of the lake, on the south by a line running due south from the center line of the lake, and on the west by a line running due west from the center line of the lake, and being part of the farm lands of _______ and _______, more particularly described as follows:

Begins at the northeast corner of the farm lands of _______ and _______; thence due west along the northerly boundary of the farm lands of _______ and _______ to a point 100 feet west of the center line of the lake; thence north along the northerly boundary of the farm lands of _______ and _______ to a point 100 feet north of the center line of the lake; thence east along the northerly boundary of the farm lands of _______ and _______ to a point 100 feet east of the center line of the lake; thence south along the northerly boundary of the farm lands of _______ and _______ to a point 100 feet south of the center line of the lake; thence west along the northerly boundary of the farm lands of _______ and _______ to a point 100 feet west of the center line of the lake; thence north along the northerly boundary of the farm lands of _______ and _______ to a point 100 feet north of the center line of the lake; thence east along the northerly boundary of the farm lands of _______ and _______ to a point 100 feet east of the center line of the lake; thence south along the northerly boundary of the farm lands of _______ and _______ to a point 100 feet south of the center line of the lake; thence west along the northerly boundary of the farm lands of _______ and _______ to the point of beginning, a distance of approximately 1000 feet.

TOGETHER WITH ALL AND EVERY HERETO CONVEYED the premises, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including any and all water and water rights appurtenant or afforded by the said Waterfowl Refuge and Cattie Company for use under or in connection with any of its said property.

The said Corporation Charter & Trust Company, First party, hereby expressly reserves and discharges any and all debts, obligations and liabilities of the said Waterfowl Refuge and Cattie Company, Second party, created by said deed of trust, and operating therein in the name of and in the execution of the trusts created by the said deed of trust in the premises of this deed hereinafore specifically recited.

IN WITNESS WHEREOF, Corporation Charter & Trust Company, a corporation, First party, has caused this instrument to be executed by its duly authorized officers the day and year in this instrument first above written.

CORPORATION CHARTER & TRUST COMPANY,

By: _______________________

Vice President,

By: _______________________

Secretary.

COUNTY OF _______, STATE OF _______, 1977.

On this 13TH day of February, 1977, personally appeared before me, GEORGE SPRINGESS, a notary public, licensed for _______ County, ______, known to me to be the Vice President and GEORGE SPRINGESS, known to me to be the Secretary of Corporation Charter & Trust Company, that executed the foregoing instrument, and upon oath, all deposes that they are the officers of said corporation and that the seal affixed to said instrument in the corporate seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have heretofore set my hand and affixed my official seal the day and year in this certificate first above written.

[Seal]

George Springess,
Notary Public.

Filing No. 31435.
THIS DEED, Made the thirteen day of October in the thousand nine hundred and sixteen day of October, in the city of Reno, County of Washoe, State of Nevada, by and between JAMES T. COLE and N. F. ADAMS.

JAMES T. COLE, the party of the first part, and N. F. ADAMS, the party of the second part, for and in consideration of the sum of twenty dollars, paid to the party of the first part, for and in consideration of the sum of twenty dollars, paid to the party of the second part, hereby do sell, grant, and convey unto the party of the second part, all that certain lot, piece or parcel of land situate in the City of Reno, County of Washoe, State of Nevada, and known and described as follows, to-wit:

Lot 30, Block 30, on the east side of the new North side Adkison & Co., City of Reno, in the official plat of the said addition, located in the City of Reno, according to the official plat of the said addition, standing at the southwest corner of the new North side Adkison & Co., and surveyed by the Surveyor of the County of Washoe.

TO HAVE and to hold the same, with the appurtenances, and appurtenances appurtenant thereto, unto and heretofore appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE and to hold the same, with the appurtenances, unto and heretofore appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year first above written.

JAMES T. COLE

Witness:

J. N. BERRY

Notary Public in and for the County of Washoe, State of Nevada.

Filed for Record at the Request of JAMES T. COLE.

[Seal]
QUITCLAIM - RIGHT-OF-WAY

FROM ALL MEN BY THESE PRESENTS:

THAT SIERRA PACIFIC POWER COMPANY, a Nevada corporation, first party, does hereby release, remise and quitclaim unto the REAL GOULET and JUDY GOULET and all other record owners of the land encumbered by the rights herein quitclaimed in severalty and upon the same tenure as their respective interests appear of record, second party, all of first party's rights and privileges in and to the following described utility easement situate in the County of WASHOE, State of NEVADA, to wit:

A portion of Section 6, Township 16 North, Range 20 East, M.D.B.&M., Washoe County, Nevada.

An easement, 5.0 feet in width, centered about the lot line common to Parcel 1 and Parcel 2, as described in the Parcel Map for David E. Cox, Trustee, Roscow Short Term Trust No. 1, recorded on August 19, 1986, Document No. 1093740, Official Records of Washoe County,

IN WITNESS WHEREOF, first party has executed these presents this 31st day of July, 1987.

SIERRA PACIFIC POWER COMPANY.

By: ____________________________
   JOHN MADARIAGA
   Vice President
   General Counsel

STATE OF NEVADA

COUNTY OF WASHOE

On July 31, 1987, personally appeared before me, a Notary Public, JOHN MADARIAGA, personally known to me to be the VICE PRESIDENT, GENERAL COUNSEL, of SIERRA PACIFIC POWER COMPANY, a Nevada corporation, who acknowledged to me that he executed the within instrument on behalf of said corporation.

TERRY M. GOUGH
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES JUNE 6, 1992

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY
REAL GOULET
87 REG 18 P2-03

COUNTY RECORDER
FEE S. $ 5.00 1213729
After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations
PO Box 10100
Reno, Nevada 89520
W.O.______________

APN: 050-320-11 & 12

REQUISITION OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS:

SIERRA PACIFIC POWER COMPANY, a Nevada corporation, and NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA, a Nevada corporation, do by these presents, relinquish and reconvey unto, to any and all persons legally entitled thereto, that portion of the easements described on Parcel Map 2011, filed as Document #109374 on August 19, 1986, in Official Records of Washoe County Nevada, TO WIT:

SEE EXHIBIT "A"

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging or in anyways appertaining thereto.

DATED this ______ day of September, 2003.

SIERRA PACIFIC POWER COMPANY
a Nevada corporation

BY: WILLIAM T. ROLLIER,
Manager, Land Operations
STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on September 13, 2003 by WILLIAM T. ROULLIER as Manager, Land Operations for SIERRA PACIFIC POWER COMPANY, a Nevada corporation.

CAROLYN CARRICA
Notary Public - State of Nevada
Appointment/Recorded in Churchill County
No. 59-5376-4 - Expires November 10, 2003

NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA,

a Nevada corporation

By: DIANA T. CALLAHAN, Senior Engineer, Right-of-Way

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me, a Notary Public, on September 13, 2003 by DIANA T. CALLAHAN, SENIOR ENGINEER, RIGHT-OF-WAY, NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA, a Nevada corporation.

IRENE CONNORS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 99-5647-2 - Expires March 8, 2004
EXHIBIT A

Easements within Section 6, Township 16 North, Range 20 East M.D.M. 5 feet in width, 2 ½ feet on each side of the line between Parcels 1 & 2 as shown on Parcel Map 2011, filed as document #1093740 on August 19, 1986, in Official Records of Washoe County Nevada. EXCEPTING THEREFROM, the Easterly 7 ½ feet and Westerly 5 feet of said Parcels 1 & 2.

Dan Asikainen, P.L.S. #3318
Jeff Codega Planning / Design
433 West Plumb Lane
Reno, NV 89509
WSUP17-0019

In the County Court of the County of Washoe, State of Nevada, in and upon the
same tract of land described in the instrument recorded in this file.

IN WITNESS WHEREOF, the undersigned have executed these presents 

This

24

Day of NOVEMBER, 1957.

Nevada Bell & Nevada Corporation

By: ____________________________

Continental CableVision & Nevada Corporation.

By: ____________________________

RECORDERS MEMO: Legibility of writing, typing or printing UNSATISFACTORY in this document when received.
STATE OF NEVADA
COUNTY OF WASHOE

On NOVEMBER 24, 1987 personally appeared
before me, a notary public DR. MCKEEN

who acknowledged that he executed the above instrument.

[Signature]

[Stamp]

[Official Records]

3195 Lakeshore
Carson City, NV 89701

Dec. 07 '87
RECORDER'S NOTE:

NRS 247.120 Sec. 3:

3. Before accepting for recording any instrument enumerated in subsection 1, the county recorder may require a copy suitable for recording by a method used by the recorder to preserve his records. Where any rights might be adversely affected because of delay in recording caused by this requirement, the county recorder shall accept the instrument conditionally subject to submission of a suitable copy at a later date. The provisions of this subsection do not apply where it is impossible or impracticable to submit a more suitable copy.

Because the quality, characteristics or condition of this document may render it unsuitable for making copies from microfilm, the (l)or who presented this document for recordation has been requested to submit a document which is more suitable for microfilming.

DEC 16 1987

O. OFFICIAL RECORDS
WAHOO COUNTY, NEV.
RECORD REQUESTED BY 9/10/87
REAL GOULET
JOE MELCHER
COUNTY RECORDER
FEE PAID DEP FF.

1218730

REC 15 (9/86)
DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 23rd day of January, 2004, between,

Lorne H. Johnson and Genevieve A. Hodges, husband and wife as joint tenants with right of survivorship

herein called "Trustor", STEWART TITLE OF Northern Nevada, a Nevada Corporation herein called "Trustee", and

Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property

herein called "Beneficiary"

WITNESSETH:

That Trustor irrevocably grants to Trustee in trust, with power of sale, all interest of Trustor in that certain property situate in Washoe County, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

See Exhibit "B" attached hereto for additional terms.

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainder interests, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default, to demand, and without waiver of such default, to collect said rents, issues, and profits by any lawful means and to apply the same, less costs and expenses of collection, to any indebtedness secured hereby.

FOR THE PURPOSE OF SECURING: (1) payment of the sum of $318,516.00 and the interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustee, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

AND THIS INDENTURE FURTHER WITNESSETH:

1. Trustor agrees to properly care for and keep said property in good condition and repair; not to remove or demolish any building thereon; to complete in good and worksmanship manner any building which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws, ordinances and regulations relating to any alterations or improvements made thereon; not to commit or permit any waste thereof; not to commit, suffer, or permit any act to be done in or upon said CONTINUED ON NEXT PAGE (One Inch Margin on all sides of Document for Recorder's Use Only)
DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 2

2. Trustor agrees to pay and discharge all costs, fees and expenses of this trust incurred in connection with any default by Trustor.

3. During the continuance of this trust, Trustor covenants to keep all buildings that may now or at any time be on said property in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada. Said insurance shall be at least in the sum of all obligations having priority over this deed of trust, or the maximum full insurable value of such buildings, whichever is less. Said insurance shall be payable to Beneficiary to the amount of any monetary loss suffered by Beneficiary as a result of the breach by Trustor of a provision of this deed of trust or the Agreement hereby secured. The policy or policies of said insurance shall be delivered to Beneficiary or to the collection agent of Beneficiary, as further security, and in default thereof, Beneficiary may procure such insurance and/or make such repairs, and expend for either of such purposes such sum or sums Beneficiary shall deem necessary. The amount collected by Beneficiary under any fire or other insurance policy may be applied by Beneficiary upon any monetary loss suffered by Beneficiary as a result of the breach by Trustor of a provision of this Deed of Trust or of the Agreement secured hereby, or, at the option of Beneficiary, the entire amount so collected, or any part thereof, may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

4. Trustor promises and agrees that if, during the existence of this trust, there be commenced or pending any suit or action affecting said property, or any part thereof, or the title thereto, or if any adverse claim for or against said property, or any part thereof, be made or asserted, he will appear in and defend any such matter purporting to affect the security and will pay all costs and damages arising because of such action.

5. Any award of damages in connection with any condemnation for public use of, or injury to said property, or any part thereof, is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same affect as herein provided for disposition of proceeds of insurance.

6. Trustee shall be under no obligation to notify any party hereto of any pending sale of said property, whether such sale is by foreclosure or otherwise or of any action or proceeding in which Trustor or Beneficiary or Trustee shall be a party, unless brought by Trustee.

7. At any time, and from time to time, without liability therefor and without notice to Trustor, upon written request of Beneficiary and presentation of this Deed of Trust and the Agreement secured hereby for endorsement and without affecting the personal liability of any person for performance of the Agreement secured hereby or the effect of this deed of trust upon the remainder of said property, Trustee may: reconvey any part of said property; consent in writing to the making of any map or plat thereof; join in granting any easement thereof; or join in any extension agreement or subordination agreement in connection herewith.

8. Upon receipt of written request from Beneficiary that the Agreement secured hereby has been performed and upon the surrender of this Deed of Trust and the Agreement secured hereby to Trustee for cancellation and retention, or such other disposition as Trustee, in its sole discretion, may choose, and upon payment of its fees, the Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truth thereof. The Grantee in such reconveyance may be described in general terms as "the person or persons legally entitled thereto".

9. Should Trustor default in any term, covenant or condition of the Agreement secured hereby, or in the performance of any of the covenants and agreements herein contained or incorporated herein by reference, Beneficiary may proceed to exercise the remedies herein provided. CONTINUED ON NEXT PAGE
DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 3

(a) Should default be made by Grantor in payment of any indebtedness secured hereby and/or in performance of any agreement herein, then Beneficiary may declare all sums secured hereby immediately due by delivery to Trustee of a written declaration of default and demand for sale, and of written notice of default and election to cause said property to be sold (which Trustee shall cause to be filed for record) and shall surrender to Trustee this Deed, the notes and all documentation evidencing any expenditure secured hereby.

(b) After three months shall be elapses following recordation of such notice of default, Trustee shall sell said property at such time and at such place in the State of Nevada as the Trustee, in its sole discretion, shall deem best to accomplish the objects of these Trusts, having first given notice of such sale as then required by law. Place of sale may be either in the county in which the property is to be sold, or any part thereof, is situated, or at an office of the Trustee located in the State of Nevada.

(c) The Grantor, Pledgor and Mortgagor of the personal property herein pledged and/or mortgaged waives any and all other demands or notices as condition precedent to sale of such property.

(d) Trustee may postpone sale of all, or any portion, of said property by public announcement at the time fixed by said notice of sale, and may thereafter postpone said sale from time to time by public announcement at the time previously appointed.

(e) At the time of sale so fixed, Trustee may sell the property so advertised or any part thereof, either as a whole or in separate at its sole discretion, at public auction, to the highest bidder for cash in lawful money of the United States, payable at time of sale, and shall deliver to purchaser, a deed conveying the property so sold, but without covenant or warranty, express or implied, Grantor hereby agrees to surrender, immediately and with demand, possession of said property to such purchaser.

10. Trustee shall apply the proceeds of any such sale to payment of, expenses of sale and all charges and expenses of Trustee and of these Trusts, including cost of evidence of title and Trustee’s fee in connection with sale; all sums expended under the terms hereof, not then repaid, with accrued interest at the rate of ten percent (10%) per annum, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

11. The following covenants No. 1, 3, 4 (interest 12%), 5, 6, 7 (counsel fees - a reasonable percentage), 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust.

12. Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

13. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. It is expressly agreed that the Trust created hereby is irrevocable by Trustor.

14. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged is made a public record as provided by law, reserving, however, unto the Trustee, the right to resign from the duties and obligations imposed herein whenever Trustee, in its sole discretion, deems such resignation to be in the best interest of the Trustee. Written notice of such resignation shall be given to Trustor and Beneficiary.

15. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. The term “Beneficiary” includes any future holder of the note secured hereby. The term “Trustor” includes the term “Grantor.”
DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 4

Lorne H. Johnson

Genevieve A. Hodges

MICHÉLE DAVIS
Notary Public - State of Nevada
Appointed Recorded in Washoe County
No. 974106-2 - Expires October 18, 2008

Executed this 26th day of Jan., 2004

STATE OF Nevada

COUNTY OF Washoe

This instrument was acknowledged before me on January 26, 2004
by, Lorne H. Johnson and Genevieve A. Hodges

Signature
Notary Public

(One Inch Margin on all sides of document for Recorder's Use Only)
EXHIBIT "B"

ESCROW NO.: 030719055

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID PROPERTY, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF THEIR TITLE OR ANY INTEREST THEREIN IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, WITHOUT THE WRITTEN CONSENT OF THE BENEFICIARY BEING FIRST HAD AND OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT, AT THEIR OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.
SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property are the Owners and Holders of the Note secured by the Deed of Trust, both dated January 23, 2004, made by Lorne H. Johnson and Genevye A. Hodges, husband and wife as joint tenants with right of survivorship, TRUSTORS, to Stewart Title of Northern Nevada, a Nevada corporation, TRUSTEE, for the benefit of Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Washoe County, State of Nevada, as Instrument No. 298539; hereby SUBSTITUTEs Reed C. Simmons and Harvey C. Fennell, as TRUSTEE, in Lieu of the above TRUSTEE, under said Deed of Trust.

AND, Reed C. Simmons and Harvey C. Fennell, hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUCCESSOR TRUSTEE, pursuant to the Request of said Owners and Holders, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY, without warranty to the person or persons legally entitled thereto, all of the estate held by it under said Deed of Trust.

IN WITNESS WHEREOF the Undersigned have caused these presents to be executed by them, this 24th DAY OF DECEMBER, 2016.

SIGNED IN COUNTERPART

Reed C. Simmons, as Beneficiary and Successor Trustee

Harvey C. Fennell, as Beneficiary and Successor Trustee

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on 9/25/16 by Reed C. Simmons.

NOTARY PUBLIC

TERESA D. CAMARERA
Notary Public - State of Nevada
My Appointment No. 16-22711-2
Expires: April 20, 2020
SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property are the Owners and Holders of the Note secured by the Deed of Trust, both dated January 23, 2004, made by Lorne H. Johnson and Genevieve A. Hodges, husband and wife as joint tenants with right of survivorship, TRUSTORS, to, Stewart Title of Northern Nevada, a Nevada corporation, TRUSTEE, for the benefit of Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Washoe County, State of Nevada, as Instrument No. 298535, hereby SUBSTITUTES Reed C. Simmons and Harvey C. Fennell, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Reed C. Simmons and Harvey C. Fennell, hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUCCESSOR TRUSTEE, pursuant to the Request of said Owners and Holders, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY, without warranty to the person or persons legally entitled thereto, all of the estate held by it under said Deed of Trust.

IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEM, THIS 28TH DAY OF SEPTEMBER, 2016.

SIGNED IN COUNTERPART

Reed C. Simmons, as Beneficiary and Successor Trustee

Harvey C. Fennell, as Beneficiary and Successor Trustee

STATE OF NEVADA
COUNTY OF [WASHOE]

This instrument was acknowledged before me on 9/28/2016

by Harvey C. Fennell

NOTARY PUBLIC
ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is

P.O. BOX 10304, DES MOINES, IA 50306-0304

does hereby grant, sell, assign, transfer and convey, unto

Wells Fargo Home Mortgage, Inc.

a corporation organized and existing under the laws of California (herein "Aisgnee"), whose address is P.O. Box 10304, Des Moines, IA 50306-0304

all beneficial interest under a certain Deed of Trust, dated FEBRUARY 04, 2004, made and executed by LORNE H JOHNSON and GENEVIEVE A HODGES, HUSBAND AND WIFE

to UNITED TITLE OF NEVADA, 4100 W. FLAMINGO ROAD, #1000, LAS VEGAS, NV 89103

to secure payment of THREE HUNDRED TWENTY TWO THOUSAND AND 00/100 ($322,000.00)

(Include the Original Principal Amount)

which Deed of Trust is of record in Book, Volume, or Liber No. 2.19, at page 4 of the Records of Washoe County, State of Nevada, together with the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust.

TO HAVE AND TO HOLD, the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

Nevada Assignment of Deed of Trust with Acknowledgment

Page 1 of 2

VAP MORTGAGE FORMS - 800121-7291

3/02
IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on FEBRUARY 04, 2004

______________________________
Witness

______________________________
Witness

______________________________
Act of

Seal:

This Instrument Prepared By: PINNACLE MORTGAGE OF NEVADA, LLC
Address: 12550 SE 93RD AVE, SUITE 400, CLACKAMAS, OR 97015-8060; (503) 353-4800

State of Oregon
County of Clackamas

This instrument was acknowledged before me on FEBRUARY 04, 2004
by Janet Jones

as Assistant Vice President

Jennifer Macfarlane

[Seal]

Jennifer Macfarlane
Notary Public
Commission No. 362869
My Commission Expires February 20, 2027