

Tentative Map Application Pioneer Meadows Village 6 Amendment

Submitted to City of Sparks

June 24, 2020

Community Services Department Original

Prepared for

Lennar Reno LLC

9425 Double Diamond Pkwy

Reno, NV 89521

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

Table of Contents

Section 1

- ❖ City of Sparks Development Application
 - Owner/Applicant Affidavits
- ❖ City of Sparks Residential Project Data Sheet
- ❖ Regional Street Naming Committee Letter of Approval
- ❖ Preliminary Title Report
- ❖ Proof of Property Tax Payment

Section 2

- ❖ Introduction
- ❖ Project Request
- ❖ Tentative Map Design
 - Lot Characteristics
 - Landscaping and Fencing
 - Traffic
 - Vehicle and Pedestrian Access
 - Water, Sewer, and Utilities
 - Development Statistics
- ❖ Tentative Map Findings

Section 3

- ❖ Reduced Maps & Graphics
 - Supporting Graphics
 - Vicinity Map
 - Master Plan
 - Land Use Plan
 - Assessor's Parcel Map
 - Reduced Tentative Map Sheets
 - Reduced Landscape/Site Plan

Section 4

- ❖ Project Reports & Supporting Information
 - Traffic Memo
 - Sanitary Sewer Report
 - Preliminary Hydrology Report

Section 1

PCN 20-0021

DEVELOPMENT APPLICATION



ACTION REQUESTED:

- Administrative Review
- Administrative Review MME
- Annexation
- Conditional Use Permit
- Comprehensive Plan Amendment
- Major Deviation
- Minor Deviation
- Planned Development
- Rezoning

- Tentative Subdivision Map
- Variance

CASE NUMBER:	FEE:
STM20-0001	\$ _____
Noticing Fee	\$ _____
District Health Fee	\$ _____
TOTAL FEES	\$ _____
Rec'd by: _____	Date: _____
(For Planning Department Use Only)	

DATE: June 24, 2020

PROJECT NAME: Pioneer Meadows Village 6 Amendment

PROJECT DESCRIPTION: Tentative Map Amendment for 193 lot single family detached subdivision

(Mark one box to indicate responsible party and mailing address)

PROPERTY OWNER*

Name: Lennar Reno LLC

Address: 9425 Double Diamond Pkwy

City Reno State NV ZipCode 89521

Phone: 775-789-3233 Fax: _____

Contact Person: Tim Scheideman

E-mail Address: Tim.Scheideman@Lennar.com

PROJECT ADDRESS: 7000
Rolling Meadows Drive

PARCEL NO. (APN): a portion of APN 528-010-54

PROPERTY SIZE: 80.83 (specifically 41.86 ac)

EXISTING ZONING: PD (SFR4 per handbook)

PROPOSED ZONING: N/A

MASTER PLANNED LAND USE: LDR

EXISTING USE: Undeveloped

APPLICANT*

Name: SAME AS ABOVE

Address: _____

City _____ State _____ ZipCode _____

Phone: _____ Fax: _____

Contact Person: _____

E-mail Address: _____

SURROUNDING USES:

North Vacant (Pioneer Meadows V5)

East Single Family Residential (Existing PM V1 and V3)

South Single Family Residential (Existing PM V10)

West Vacant (Future PM Business Park)

PERSON / FIRM PREPARING PLANS

Name: Wood Rodgers, Inc

Address: 1361 Corporate Blvd

City Reno State NV ZipCode 89502

Phone: 775-823-5258 Fax: _____

Contact Person: Stacie Huggins

E-mail Address: shuggins@woodrodgers.com

** If a corporation please attach a list of corporate officers.*

** If a partnership please list all general partners.*

NOTE: Affidavits must be signed by both the property owner and the developer/lessee and notarized before the application is submitted.

TENTATIVE MAP APPLICATION CHECKLIST City of Sparks, Nevada

The following items shall be submitted as a part of the Tentative Map application:

- 1. **Health Department, Division of Water Resources, and Division of Environmental Protection Application Fees:** Additional fees are assessed by the District Health Department, Division of Water Resources, and Division of Environmental Protection for review of your application. Please include separate checks and/or money orders payable to each of the separate entities with your application. See **FEE SCHEDULE** for correct amount. **Please note that District Health fees are payable to the "City of Sparks" and can be added to the application fees and paid by one check.**
- 2. **Application Fee:** A check or money order payable to the "City of Sparks" for the application fee. **The application fee is due at the time of the application submittal.** See **FEE SCHEDULE** for correct amount.
- 4. **Proof of Ownership:** If the person signing the owner's affidavit is not listed as the property owner in the most recent records of the Washoe County Assessor, proof of ownership acceptable to the administrator must be submitted with the application. If the signer is an agent of the owner, written documentation of that fact acceptable to the administrator must be submitted. If in Corporate ownership, a list of all Corporate Officers must be provided.
- N/A 5. **Traffic Study:** Four (4) copies of a complete traffic study as required by the City Engineer. Traffic Report was included with original Handbook.
- 6. **Review Packets:** Fifteen (15), each containing the following:
 - a. Completed Development Application form
 - b. Completed Residential or Non-Residential Project Data Sheet
 - c. A Tentative Subdivision Map prepared to the attached specifications
 - d. **If drawings larger than 8½" x 11" are included with the application, one 8½" x 11" or 11" x 17" MUST be provided.**
 - e. Vicinity Map depicting the respective site and including surrounding roadways.
 - f. A letter of approval from the Regional Street Naming Committee listing all street names shown on the Tentative Map
 - g. A copy of a preliminary Title Report, prepared within 30 days of application submittal, which includes the names and addresses of all property owners; a legal description of the property, and a description of all liens, easements, and deed restrictions.
 - h. A preliminary hydrology and drainage report prepared by a Nevada registered Civil Engineer, addressing the 5-year and 100-year return frequency storms and the 5-year and 100-year flows entering and leaving the site.
 - i. A preliminary sewer report prepared by a Nevada registered Civil Engineer.
 - j. Demonstrate that city services can be provided at an acceptable service level.
 - N/A k. Is the project site 20 or more acres in size?
 - No
 - Yes, all 20 or more acre development projects must demonstrate the project is fiscally positive to the city for a period of at least 20 years. A fiscal analysis was provided with the Comp Plan Amendment.
 - l. Proof of property tax payment.
 - m. One packet containing the original signed owners affidavit shall be provided and shall be clearly labeled "Community Services Department Original"

NOTE: • The Community Services Department may request that additional application materials be submitted depending on the specific project request. The application materials required above shall serve as the minimum requirements necessary to make application submittal to the Community Services Department.



www.onenv.us

Planning & Development Division

RECEIPT OF PAYMENT

Date: 06/24/2020

Receipt # 253805

Cashier ID: CMARTINEZ

Application Type: Tentative Map

Payee: Lennar Reno Housing

Permit #	Invoice #	Description/Address	Amount
STM20-0001	248912	Pioneer Meadows Village 6 7000 ROLLING MEADOWS DR, SPARKS, NV 89436	
		Administrative Review Deposit	\$1,250.00
		Total	\$1,250.00
		Total Amount	\$1,250.00

Date	Method	Reference #	Confirm No. / Invoice #	Amount Paid
6/24/20	Check <i>Lennar Reno Housing</i>	01425030	248912	\$1,250.00
			Payment Total	\$1,250.00

BALANCE DUE
\$23,466.00

THANK YOU FOR YOUR BUSINESS

431 Prater Way, Sparks, Nevada 89431, (775) 353-5555
www.cityofsparks.us
PermitServices@cityofsparks.us

**FEE SCHEDULE FOR PLANNING DIVISION
(Effective July 2019)**

APPLICATION TYPE	CITY OF SPARKS	DIV. OF WATER RESOURCES	DIV. OF ENVIRON. PROT.
Annexation	\$3,000.00 plus \$500.00 noticing fee	N/A	N/A
Administrative Review	\$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** Plus \$489.00 District Health fees	N/A	N/A
Administrative Review Medical Marijuana Establishment	\$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** Plus \$489.00 District Health fees	N/A	N/A
Administrative Review Telecommunications Tower	\$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** Plus \$825.00 District Health fee if site is served by Septic System	N/A	N/A
Amendment to Development Agreement	\$88.00 per hour	N/A	N/A
Area Plan	\$5,000.00 deposit credited toward actual staff time	N/A	N/A
Conditional Use Permit Major	\$2,500.00 deposit credited toward actual staff time **Not to exceed \$7,495.00 **Plus \$500.00 noticing fee** **Plus \$825.00 District Health fee** \$10,000.00 deposit credited toward actual staff time **Plus \$500.00 noticing fee** **Plus \$825.00 District Health fee**	N/A	N/A
Comprehensive Plan Amendment	\$2,500.00	N/A	N/A
Development Agreement	\$1,900.00 plus \$120.00 per hour **Plus \$825.00 District Health fee**	N/A	N/A
Deviations Minor	\$120.00 \$1,250.00 deposit credited toward actual staff time **Not to exceed - \$7,495** **Plus \$500.00 noticing fee**		
Deviations Major	\$5,000.00 deposit credited toward actual staff time Typical costs for a Planned Development: \$10,000 to \$50,000 ** Plus \$500.00 noticing fee** **Plus \$1,285 if served by sewer or \$2,832 if served by septic District Health fee**	Applies only if there is a Tentative Map/Conformance Review (See Tentative Map)	
Planned Development	\$5,000.00 deposit credited toward actual staff time Typical costs for a Planned Development: \$10,000 to \$50,000 ** Plus \$500.00 noticing fee** **Plus \$1,285 if served by sewer or \$2,832 if served by septic District Health fee**		
Reviewed of expired Tentative Subdivision Map	\$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** **Plus \$1,285 if served by sewer or \$2,832 if served by septic District Health fee**	\$180.00 + \$1.00/lot	\$100.00 + \$1.00/lot
Rezoning	\$517.00 **Plus \$500.00 noticing fee**	N/A	N/A
Temporary Use Permit	\$100.00	N/A	N/A
Tentative Subdivision Map	\$22,800.00 **Plus \$1,285 if served by sewer or \$2,832 if served by septic District Health fee**	\$180.00 + \$1.00/lot	\$100.00 + \$1.00/lot
Variance	\$4,110.00 **Plus \$500.00 noticing fee** **Plus \$489.00 District Health fee**	N/A	N/A
Zoning Research	\$80.50 per hour	N/A	N/A

Please Note: Washoe County District Health fees are now payable to the City of Sparks. The fees can be paid by separate check or can be added together and paid as one. All checks made payable to the City of Sparks. Fees are due and payable at the time of submittal. Thank you.

Stacie Huggins

From: Smith, Marilie <msmith@cityofsparks.us>
Sent: Wednesday, April 22, 2020 3:11 PM
To: Stacie Huggins
Cc: Crittenden, Ian
Subject: RE: Pioneer Meadows Village 6 - TM Amendment

Stacie,

The way I understand this, the only changes to the previously approved TM are the addition of 10 new lots in an area that was previously set aside for a park. Based on this information and conversation with Ian, we did not think it necessary or fair to charge for a brand new TM submittal. So the only fees we will need are the \$1,250 admin fee to process the amended map with the 10 new lots and the fees for Div of Water Resources and Div of Environmental Control. /

If upon submittal, it is determined that there is more to the amendment than that, i.e., other lots are changing resulting in the more changes than just adding 10 lots, we may find it necessary to charge additional fees. I have copied Ian on this email for weigh-in should I have misstated anything.

Thank you,

Marilie Smith

Administrative Secretary
City of Sparks - Community Services Dept.
431 Prater Way
Sparks, NV 89431
(off.)775-353-2300
msmith@cityofsparks.us



From: Stacie Huggins <shuggins@WoodRodgers.com>
Sent: Wednesday, April 22, 2020 3:02 PM
To: Smith, Marilie <msmith@cityofsparks.us>
Cc: Crittenden, Ian <icrittenden@cityofsparks.us>
Subject: RE: Pioneer Meadows Village 6 - TM Amendment

Marilie – just to make sure I have the right info...we do NOT need to submit fees based on the typical TM fee (22,800+1285 for Health)? I'm sure Lennar will be thrilled to know the submittal fees for a TM Amendment are less than the standard TM fee...I just want to make sure we're all on the same page before I tell them that.

Thanks!

DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

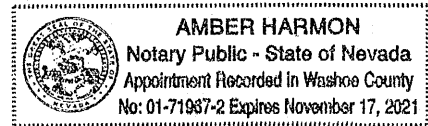
I, Dustin Barker, VP of Lennar Reno, LLC; a Nevada Limited Liability Company being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize Lennar Reno to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: Dustin Barker
Title: Vice President
Signed: [Signature]

Subscribed and sworn to before me this 18th Day of June, 2020.

[Signature]
Notary Public in and for said County and State

My commission expires: 11-17-2021



APPLICANT AFFIDAVIT

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

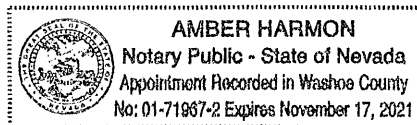
I, Dustin Barker, VP of Lennar Reno, LLC, a Nevada Limited Liability Company being duly sworn, depose and say that I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: Dustin Barker
Title: Vice President
Signed: [Signature]

Subscribed and sworn to before me this 18th Day of June, 2020.

[Signature]
Notary Public in and for said County and State

My commission expires: 11-17-2021



Ashley Verling

From: Kaneyuki, Bradley <BKaneyuki@washoecounty.us>
Sent: Thursday, August 03, 2017 3:51 PM
To: Ashley Verling
Cc: Kaneyuki, Bradley
Subject: FW: re: Reserved Street Names

Reserved Street Name Recipients:

These street name(s) have been **accepted** and reserved into the Washoe County Master Street Directory Reservation table:

City of Sparks Parcels: 528-010-47, 528-010-46

Reservations		
Date Submitted	Fullname	Description
8/3/2017	ALAMERE FALLS	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
8/3/2017	BARK TREE	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
8/3/2017	COLUMBIA RIVER	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
8/3/2017	FOREST GROVE	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
8/3/2017	GREAT BLUFFS	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
8/3/2017	GREAT VALLEY	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
8/3/2017	HAVASU FALLS	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
8/3/2017	HEIGHTS VIEW	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
8/3/2017	WHITE RIVER	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)

For the purposes of Emergency Management, these street names have been **rejected** because the street name already exists or sounds phonetically similar to an existing street name:

1. DESERT already exists
2. GLEN already exists
3. GREAT CREEK too many names starting with "Great" within one subdivision
4. GREAT VINE too many names starting with "Great" within one subdivision
5. LOWER FALLS too many names ending with "Falls" within one subdivision
6. NIAGRA FALLS too many names ending with "Falls" within one subdivision; rejects on NIAGRA
7. YOSEMITE FALLS too many names ending with "Falls" within one subdivision; rejects on YOSEMITE

****Note:** Washoe County GIS reserves the right to rescind any reserved street name before recordation, in accordance with public safety concerns.

****Note:** A street name reservation is valid for one year after it is ACCEPTED. If the name does not appear on a recorded document within one year of acceptance, then there is no obligation to honor the reservation.

Attention: All future street name requests:

1. Download the form from: https://www.washoecounty.us/csd/engineering_capitalprojects/files-engineering-capital-projects/mapping_streets_roads/New%20street_reservation.pdf
2. Fill out *Request to Reserve New Street Name(s)*. Do **NOT** include USPS suffix types (e.g. AVE, ST, RD, CT, DR, LN, WAY, CIR, PL, TRL, etc.)
3. E-mail form to: Addressing@Washoecounty.us Do **NOT** fax or e-mail a photo-copy.

For street names that already exist or reserved in Washoe County click:

https://www.washoecounty.us/csd/engineering_capitalprojects/street_directory_naming.php

1. Existing streets: Click 11X17 Regional Street Directory
2. Reserved streets: Click Reservation Street Name Listing

Bradley Kaneyuki
Technology Systems Developer II
Regional Services/GIS
(775) 328-2344
1001 E 9th St, Bldg C, Reno, NV 89512

Ashley Verling

From: Kaneyuki, Bradley <BKaneyuki@washoecounty.us>
Sent: Thursday, June 22, 2017 2:50 PM
To: Ashley Verling
Cc: Kaneyuki, Bradley
Subject: FW: re: Reserved Street Names
Attachments: t5181.tif; t5181a.tif; t5181b.tif; t5181d.tif

Ashley,

There were no rejections.

These street names have had their **reservations renewed**:

Reservations		
Date Submitted	Fullname	Description
6/22/2017	ALCHEMY	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	CLAIM JUMPER	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	COINAGE	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	GALLIUM MINE	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	MERCURY MINE	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	MINE SHAFT	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	MOTHER LODGE	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	OSMIUM MINE	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	PRECIOUS METAL	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	STERLING SILVER	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	TELLURIUM MINE	Palisades (Wood Rodgers - Ashley Verling for Lennar Reno)

These street names were **already recorded** per Tract Map T5181 (see attachments):

New Streets									
Fullname911	FullnameUSPS	Streetname	City Code	Prefix	Suffix	Comments	Owner	Tract/Parcel Map	Date Created/Changed
NOBLE METAL CT	NOBLE METAL CT	NOBLE METAL	RENO				1	T5181A	9/23/2016
PALLADIUM MINE DR	PALLADIUM MINE DR	PALLADIUM MINE	RENO				1	T5181A	9/23/2016
RHODIUM CT	RHODIUM CT	RHODIUM	RENO				1	T5181A	9/23/2016

Reserved Street Name Recipients:

These street name(s) have been **accepted and reserved** into the Washoe County Master Street Directory Reservation table:

Location: Sparks Parcels: 528-010-47, 528-010-46

Reservations		
Date Submitted	Fullname	Description
6/22/2017	BISHOP PINE	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)

Reservations		
Date Submitted	Fullname	Description
6/22/2017	DEARBORN	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	DEVON SPRING	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	SNOW POND	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)
6/22/2017	SPENCER RIDGE	Pioneer Meadows Village 6 (Wood Rodgers - Ashley Verling for Lennar Reno)

****Note:** Washoe County GIS reserves the right to rescind any reserved street name before recordation, in accordance with public safety concerns.

****Note:** A street name reservation is valid for one year after it is ACCEPTED. If the name does not appear on a recorded document within one year of acceptance, then there is no obligation to honor the reservation.

Attention: All future street name requests:

1. Download the form from: https://www.washoecounty.us/csd/engineering_capitalprojects/files-engineering-capital-projects/mapping_streets_roads/New%20street_reservation.pdf
2. Fill out *Request to Reserve New Street Name(s)*. Do **NOT** include USPS suffix types (e.g. AVE, ST, RD, CT, DR, LN, WAY, CIR, PL, TRL, etc.)
3. E-mail form to: Addressing@Washoecounty.us Do **NOT** fax or e-mail a photo-copy.

For street names that already exist or reserved in Washoe County click:

https://www.washoecounty.us/csd/engineering_capitalprojects/street_directory_naming.php

1. Existing streets: Click 11X17 Regional Street Directory
2. Reserved streets: Click Reservation Street Name Listing

Bradley Kaneyuki
 Technology Systems Developer II
 Regional Services/GIS
 (775) 328-2344
 1001 E 9th St, Bldg C, Reno, NV 89512



11249 Gold Country Blvd., Ste 140
Gold River, CA 95670
Office Phone: (916)262-8400
Office Fax:

Title Officer Email: Ken.Cosner@calatl.com

Lennar Reno, LLC, a Nevada Limited Liability Company
10345 Professional Circle, #100
Reno, NV 89521

Your Ref:
Our Order No.: 191301-001285
Version No.
Property Address: Pioneer Meadows Village 6 Phase
2, Lot 126 through 135, Sparks, CA
89436

Preliminary Report Dated as of May 1, 2020 at 7:30 a.m.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE,

Hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and limitations on covered risks of said Policy or Policies are set forth in Exhibit A attached. The Policy to be issued may contain an Arbitration Clause. When the amount of insurance is less than that set forth in the Arbitration Clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the Parties. Limitations on covered risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a deductible amount and a maximum dollar limit of liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The form of Policy of title insurance contemplated by this report is:

Please note that the America First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) can only be issued on transactions involving individuals as purchasers and residential 1-4 properties. Any indication that the America First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) will be issued in a transaction that does not meet these criteria is hereby revised to state that the policy contemplated is a Standard Coverage Policy.

Ken Owen-Cosner, Title Officer

SCHEDULE A

1. The estate or interest in the land herein after described or referred to covered by this report is:
Fee Simple
2. Title to said estate or interest at the date hereof is vested in:
LENNAR RENO, LLC, a Nevada Limited Liability Company
3. Real Property in the City of Sparks, County of Washoe State of California, described as follows:

See attached Legal Description

LEGAL DESCRIPTION

Real Property in the City of Sparks, County of Washoe, State of California, described as follows:

LOT(S) 126 THROUGH 135, INCLUSIVE, ON THE OFFICIAL PLAT OF PIONEER MEADOWS VILLAGE 6 PHASE 2, RECORDED MARCH 5, 2019, AS SUBDIVISION TRACT MAP 5314, INSTRUMENT NO. 4892002 AND AMENDED PLAT OF PIONEER MEADOWS VILLAGE 6 PHASE 2, RECORDED MARCH 24, 2020, AS SUBDIVISION TRACT MAP 5364, INSTRUMENT NO. 5013100, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

APN: 528-535-20 (underlying), 528--536-14 to 16 (Lots 127-129) and 528-535-28 to 33 (Lots 130 -135)

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in the policy form designated on the face page of this report would be as follows:

1. General and special taxes for the fiscal year 2020-2021, a lien not yet due or payable.
2. General taxes for the fiscal year 2019-2020.
Assessor's Parcel No.: 528-535-20 (underlying)
Tax Rate Area: 2000

Status	Amount	Due Date	Delinquent Date	Penalty
Installment 1: NO TAX DUE	0.00			
Installment 2: NO TAX DUE	0.00			
Installment 3: NO TAX DUE	0.00			
Installment 4: NO TAX DUE	0.00			

3. TAXES HAVE NOT YET BEEN SEGREGATED FOR NEW PARCELS

4. The Lien, if any, of supplemental taxes, assessed pursuant to provisions adopted by the Nevada legislature, and as disclosed by the Nevada revised statute 361.260.
5. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes
6. Any unpaid charges due to the Washoe County Sewer & Water District for sewer and/or water services, plus interest and penalties, which would create a lien and attach to said land. Specific amounts may be obtained by contacting said district at (775) 954-4601.
7. Any unpaid charges due to the City of Sparks for sewer services, plus interest and penalties, which would create a lien and attach to said land. Specific amounts may be obtained by contacting said district at (775) 353-2360.
8. Any unpaid charges due to the Truckee Meadows Water Authority for water services, plus interest and penalties, which would create a lien and attach to said land. Specific amounts may be obtained by contacting said district at (775) 834-8080.
9. An easement for water rights and incidental purposes, recorded July 27, 1989 as Instrument No. 1339525 in Book 2942, Page 99 of Official Records.

In Favor of: Emilio Gaspari; Joseph Gaspari; and Jennie Gaspari
Affects: Said property and other land
10. An easement for inundation of flood waters and incidental purposes, recorded February 8, 1994 as Instrument No. 1762784 in Book 3978, Page 684 of Official Records.

In Favor of: City of Sparks, a municipal corporation
Affects: Said property

A document entitled Relinquishment of Easement recorded November 8, 2017 Instrument No. 4761647.
11. The terms and provisions contained in the document entitled "Development Agreement - Pioneer Meadows Project", executed by and between City of Parks, a municipal corporation and Pioneer Meadows LLC, a Nevada limited liability company, recorded March 29, 2002, as Instrument No. 2670041 of Official

Records.

Assignment and Assumption of Agreements executed by Pioneer Meadows, LLC, a Nevada limited liability company and BCI Properties, LLC, a Nevada limited liability company, recorded May 28, 2004 as Instrument No. 3045368 and Instrument No. 3045369 of Official Records.

12. The terms and provisions contained in the document entitled "Development Fee Agreement (Pioneer Meadows Project)" recorded February 19, 2002 as Instrument No. 2670042 of Official Records.

Assignment and Assumption of Agreements executed by Pioneer Meadows, LLC, a Nevada limited liability company and BCI Properties, LLC, a Nevada limited liability company, recorded May 28, 2004 as Instrument No. 3045368 and 3045369.

13. The terms and provisions contained in the document entitled "Development Fee Agreement", recorded March 29, 2002 as Instrument No. 2670039 of Official Records.

A document entitled "Assignment and Assumption of Agreements" recorded May 28, 2004 as Instrument No. 3045369 of Official Records.

14. The terms and provisions contained in the document entitled "Ordinance Establishing an Impact Fee Service Area 1", recorded February 6, 2003 as Instrument No. 2802190, and re-recorded April 15, 2003 as Instrument No. 2837544, both of Official Records.

15. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and other matters as provided for or delineated on the map of Parcel Map No. 4080, filed September 5, 2003 as File No. 2916903. Reference is made to said Map for full particulars.

16. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and other matters as provided for or delineated on the map of Parcel Map No. 4090, filed September 18, 2003 as File No. 2924176. Reference is made to said Map for full particulars.

17. Easement, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and other matters as provided for or delineated on Parcel Map No. 4091, filed September 18, 2003, as File No. 2924177. Reference is made to said Map for full particulars.

18. The terms and provisions contained in the document entitled "Notice of Adoption of Development Standard Handbook", recorded May 7, 2004 as Instrument No. 3034651 of Official Records.

19. The terms and provisions contained in the document entitled "Memorandum of Agreement (Pioneer Meadows 45B)", recorded January 7, 2005 as Instrument No. 3153697 of Official Records.

20. The terms and provisions contained in the document entitled "Memorandum of Agreement", recorded January 7, 2005 as Instrument No. 3153699 of Official Records.

21. The terms and provisions contained in the document entitled "Impact Fee Agreement No. 4", executed by and between City of Sparks and Pioneer Meadows LLC, recorded March 16, 2005, as Instrument No. 3183708 of Official Records.

22. An easement for turnaround facilities and incidental purposes, recorded August 31, 2005 as Instrument No. 3271320 of Official Records.

In Favor of: City of Sparks

Affects: A portion of Lots 85 and 86 and other property

23. The terms and provisions contained in the document entitled "Notice of Adoption of Development Standards Handbook (Pioneer Meadows Planned Development)", recorded January 8, 2007 as Instrument No. 34844078 of Official Records.

24. Any and all offers of dedication, conditions, restrictions, easements, fence line boundary discrepancies, notes and/or provisions as shown on Tract Map No. 5003, recorded November 07, 2011, as Document No. 4056390, in the office of the county recorder of Washoe County.
25. Any and all offers of dedication, conditions, restrictions, easements, fence line boundary discrepancies, notes and/or provisions as shown on the record of Survey Map No. 5625, recorded April 1, 2015, as File No. 4452998.
26. The terms and provisions contained in the document entitled "Impact Fee Agreement No. 27" recorded December 14, 2017 as Instrument No. 4771828 of Official Records.
27. The terms and provisions contained in the document entitled "Boundary Line Adjustment Quitclaim Deed", executed by and between BPH I, LLC, a Nevada limited liability company and DBJ Holdings, LLC, a Nevada limited liability company as to an undivided 75% interest and BB Investment Holdings, LLC, a Nevada limited liability company as to an undivided 25% interest, recorded July 19, 2018, as Instrument No. 4834052 of Official Records.

Which among other things provides for the relocation of a 5' public utility and cable television easements.

28. The effect of a document entitled "Resolution No. 3333, A Resolution Approving the Adoption of the Revised Land Use Assumptions, Capital Improvements Plan, and Imposition of Impact Fees for the City of Sparks, Nevada, Impact Fee Service Area No. 1; and Providing other matters properly related thereto.", recorded June 6, 2018 as Instrument No. 4820740 of Official Records.
29. Easements, dedications, reservations, provisions, relinquishments, recitals, building setback lines, certificates and other matters as provided for or delineated on Tract Map 5164, 5309, 5314 and 5364.
30. Covenants, conditions, restrictions and easements in the document recorded May 3, 2019 as Instrument No. 4907884 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
31. Any Fees, Dues or Assessments due the following Homeowner(s) and maintenance association(s):
 Inquiry should be made of the: Pioneer Meadows Unit No. 2 Homeowners Association
32. The terms and provisions contained in the document entitled Notice of Adoption of Development Standards Handbook, executed by and between City of Sparks and Pioneer Meadows Development LLC, recorded April 1, 2019, as Instrument No. 4898555 and again recorded December 30, 2019, as Instrument No. 4987170 of Official Records.

Affects: Pioneer Master Plan Community

*****END OF REPORT*****

No known matters otherwise appropriate to be shown have been deleted from this report, which is not a policy of title insurance but a report to facilitate the issuance of a policy of title insurance.

For purposes of policy issuance, items NONE may be eliminated on the basis of an indemnity agreement or other agreement satisfactory to the Company as insurer.

NOTICE OF RECORDING PROCEDURE

Pursuant to Cal. Revenue & Tax Code §480.3, all Deeds and other Documents that reflect a change in ownership must be accompanied by a Preliminary Change of Ownership Report to be completed by the transferee. If this special report is not presented at the time of recording, an additional recording fee of \$20.00, as required by law, will be charged. Preliminary Change in Ownership forms, instructions on how to complete them, and a nonexclusive list of documents that are affected by this change, are available from the County Recorder's Office or the Office of the County Assessor.

Effective January 1, 2018, Cal. Government Code §27388.1 imposes an additional fee of \$75.00 to be paid at the time of recording for every real estate instrument, paper, or notice required or permitted by law to record, except those expressly exempted from payment.

GOOD FUNDS LAW

Under Section 12413.1 of the California Insurance Code, **CalAtlantic Title, Inc.** may only make funds available for disbursement in accordance with the following rules:

Same day availability. Disbursement on the date of deposit is allowed only when funds are deposited to **CalAtlantic Title, Inc.** by Cash or Electronic Transfer (Wire). Cash will be accepted only under special circumstances and upon approval by management.

Next business day availability. If funds are deposited to **CalAtlantic Title, Inc.** by cashier's checks, certified checks or teller's checks, disbursement may be on the next business day following deposit. A "teller's check" is one drawn by an insured financial institution against another insured financial institution (e.g., a savings and loan funding with a check drawn against a FDIC insured bank).

Second business day availability. If the deposit is made by checks other than those described in paragraphs 1 and 2 above, disbursement may occur on the day when funds must be made available to depositors under Federal Reserve Regulation CC. In most cases, these checks will be available on the second business day following deposit. (For further details, consult California Insurance Code Section 12413, et seq. and Regulation CC).

These are the minimum periods before funds will be made available. **CalAtlantic Title, Inc.** is not obligated to disburse funds at the expiration of the time periods above, and expressly reserves the right to require additional time before disbursing on deposited funds. Close of escrow and final disbursement will not be made based on deposits in the form of personal checks, corporate checks, credit union checks, money market checks, travelers checks and official checks until confirmation of final clearance of the funds.

CalAtlantic Title, Inc. will not be responsible for accruals of interest or other charges resulting from compliance with the disbursement restrictions imposed by state law.

CalAtlantic Title, Inc. charges for recording the transaction documents include charges for services performed by **CalAtlantic Title, Inc.**, in addition to an estimate of payments to be made to governmental agencies.

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

The map attached, if any, may or may not be a survey of the land depicted hereon. **CalAtlantic Title, Inc.** expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Additional Notes:

1. No known matters otherwise appropriate to be shown have been deleted from this report, which is not a policy of title insurance but a report to facilitate the issuance of a policy of title insurance.

For purposes of policy issuance, items NONE may be eliminated on the basis of an indemnity agreement or other agreement satisfactory to the Company as insurer.

2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

A document recorded November 27, 2019 as Instrument No. 4978022 of Official Records.

From: Pioneer Meadows Development, LLC, a Nevada limited liability company

To: Lennar Reno, LLC, a Nevada limited liability company

3. Our ALTA Loan Policy, when issued, will contain Endorsement No. 100 and 116

There is located on said land a Single Family Residence
Known as: Pioneer Meadows Village 6 Phase 2, Lot 126 through 135
City of: Sparks
County of: Washoe
State of: Nevada

4. We will require the following items be recorded prior or with this transaction:

1. A Notice of Completion
2. An easement conveying all common areas to the HOA
3. A Declaration of Annexation to the CC&R's

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

Referring Party: CalAtlantic Title, Inc., CalAtlantic Title of Maryland, Inc., CalAtlantic Title, LLC, CalAtlantic Title Agency, LLC, or CalAtlantic Abstract, Inc., as applicable ("CAT")

This is to give notice that CAT has a business relationship with North American Advantage Insurance Services, LLC ("NAAIS"). CAT and NAAIS, directly or indirectly, are wholly owned subsidiaries of CalAtlantic Title Group, LLC ("CATG"), which is ultimately owned by Lennar Corporation. CAT also has a business relationship with North American Title Insurance Company ("NATIC") because CAT's parent, CATG, has an indirect 20% ownership interest in NATIC's parent company. Because of these relationships, this referral of services may provide CAT a financial or other benefit.

Set forth below are the estimated charges or range of charges for the settlement services provided by NATIC and NAAIS. You are NOT required to use NATIC or NAAIS as a condition for closing your transaction and obtaining insurance.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Title Insurance Fees

CAT provides closing services and title insurance through numerous title insurance underwriters, one of which is NATIC. If NATIC is selected as the title insurer, the following fees apply:

10% - 40% of costs for lender's and/or owner's title insurance, as applicable, depending on the property state, and as shown on the Loan Estimate and/or Closing Disclosure provided by your lender.

Contact your local CAT representative for a more detailed title insurance quote based on your specific transaction.

Insurance

NAAIS is an insurance agent that provides, among other products, homeowner's/hazard and flood insurance. Set forth below is the estimated range of charges by NAAIS for the settlement services listed.

Settlement Service Range of Charges - Annual Premium
Hazard Insurance .2% - 2.5% of Home Price
Flood Insurance .1% - .5% of Home Price

NOTE:

The above is a premium range for hazard and flood insurance. If enhancements to the standard policy such as increased limits, scheduled articles, and/or earthquake coverage are required, the premium may increase. Actual quote and acceptance by NAAIS is subject to NAAIS's application of its underwriting guidelines, including but not limited to verification of your credit score and previous loss history.

Of course, the cost of your insurance may vary due to many factors including, without limitation, the size, location and cost of your home.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Acknowledgment

I/we have read this disclosure form, and understand that CalAtlantic - Reno is referring me/us to purchase the above-described settlement service and may receive a financial or other benefit as the result of this referral.

Buyer/Borrower:

Seller:

Date: _____

Date: _____

CALATLANTIC TITLE, INC.

11249 Gold Country Blvd., Ste 140
Gold River, CA 95670
Office Phone: (916)262-8400
Office Fax:

Attention:

Your Ref:

Our Order No.: 191301-001285

LENDERS SUPPLEMENTAL REPORT

Dated as of May 1, 2020 at 07:30 AM.

Title Officer: Ken Owen-Cosner

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy of Title Insurance:

Our ALTA Loan Policy, when issued, will contain ALTA 9-06, ALTA 8.2-08 and ALTA 22-06

There is located on said land a Vacant Land

Known as: Pioneer Meadows Village 6 Phase 2, Lot 126 through 135, Sparks, CA 89436

City of Sparks

County of Washoe

State of California.

NOTE: According to the public records, there have been no Deeds conveying the land described herein within a period of 24 months prior to the date of this Report, except as follows: **none**



Privacy Policy

Rev. 09/12/2019

CalAtlantic Title Group Family of Companies

FACTS	WHAT DOES CALATLANTIC TITLE GROUP, LLC FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and income • Transaction history and payment history • Purchase history and account balances 	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons CalAtlantic Title Group, LLC Family of Companies ("CATG") chooses to share, and whether you can limit this sharing.	
Reasons we can share your personal information		
	Does CATG share?	Can you limit this sharing?
For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes To offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes Information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes Information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Call 1 (844) 654-5408	

Who we are

Who is providing this notice?	CalAtlantic Title Group, LLC Family of Companies (identified below), which offers title insurance and settlement services and property and casualty insurance
--------------------------------------	---

What we do

How does CATG protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does CATG collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> • Apply for insurance; • Apply for financing; • Give us your contact information • Provide your mortgage information • Show your government-issued ID We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • Our affiliates include companies with a Lennar name; financial companies such as Eagle Home Mortgage, Eagle Home Mortgage of California, CalAtlantic Mortgage, Inc., and Northwest Mortgage Alliance, North American Title Insurance Company; and nonfinancial companies, such as Lennar Corporation, Lennar Multifamily Companies, Lennar Commercial, Lennar Homes USA, Lennar Family of Builders, CalAtlantic Homes, Lennar Sales Corp., SPH Title, Inc., Sunstreet Energy Group, and Five Point Communities.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> • CATG doesn't jointly market.

The CalAtlantic Title Group, LLC Family of Companies consists of the following entities:

CalAtlantic Title, Inc.

CalAtlantic Title Agency, LLC

CalAtlantic Title of Maryland, Inc.

CalAtlantic National Title Solutions, LLC

CalAtlantic Title, Inc. d/b/a CalAtlantic Abstract, Inc.

CalAtlantic Title, LLC

CLTA STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

5. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
6. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
7. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or interest insured by this policy.
8. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
9. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
10. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14);
 or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).
The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
1. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
2. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
3. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
4. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

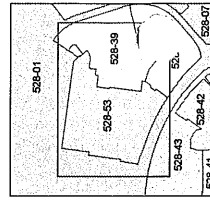
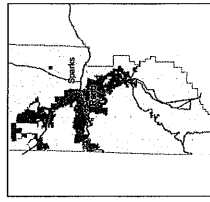
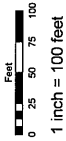
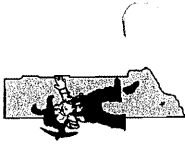
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

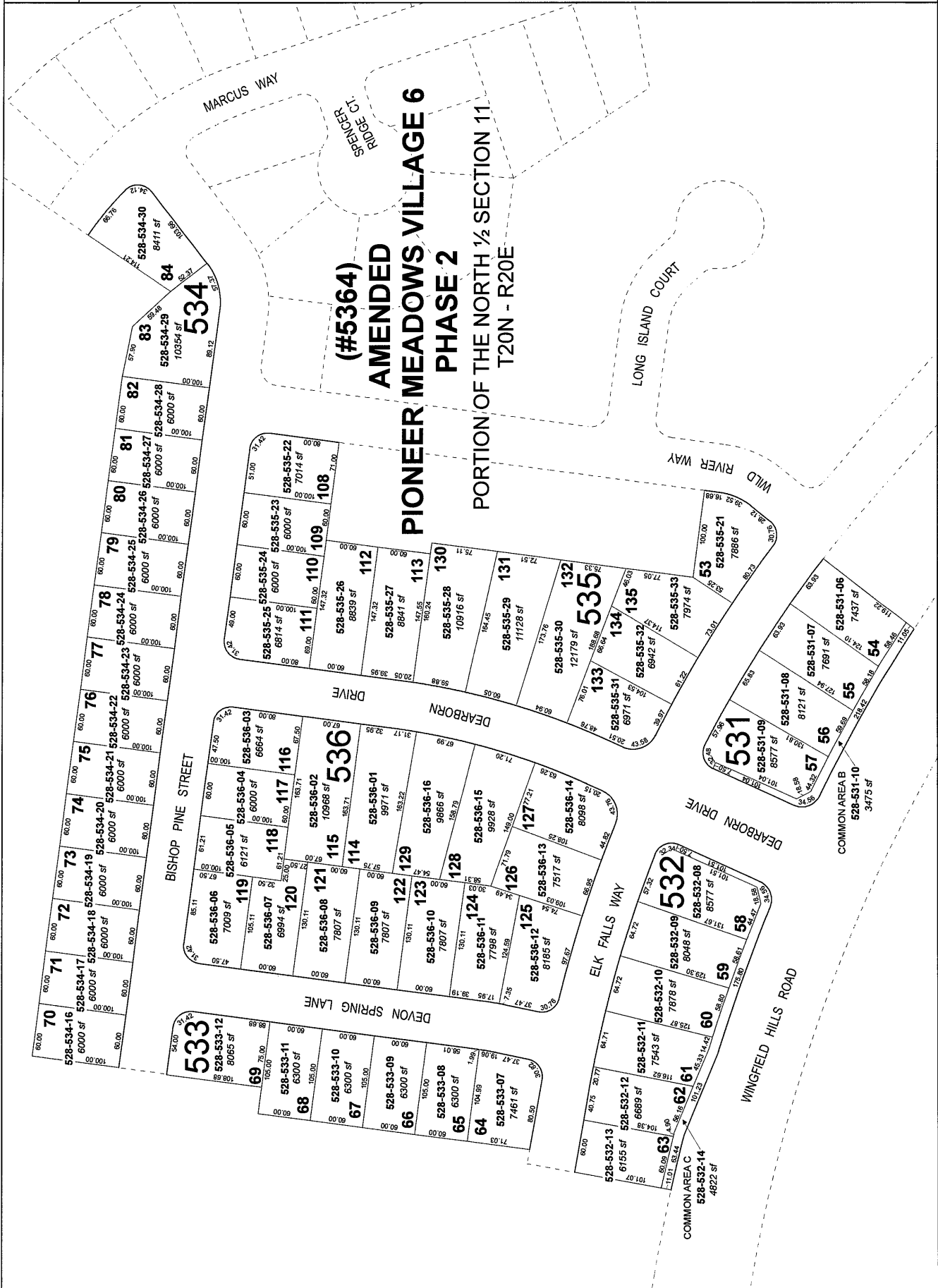
1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



created by: **JKF 03/19/2019**
updated: **JKF 4/28/20**

area previously shown on map(s):
528-01

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and tax purposes only. It does not represent a warranty of any kind. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

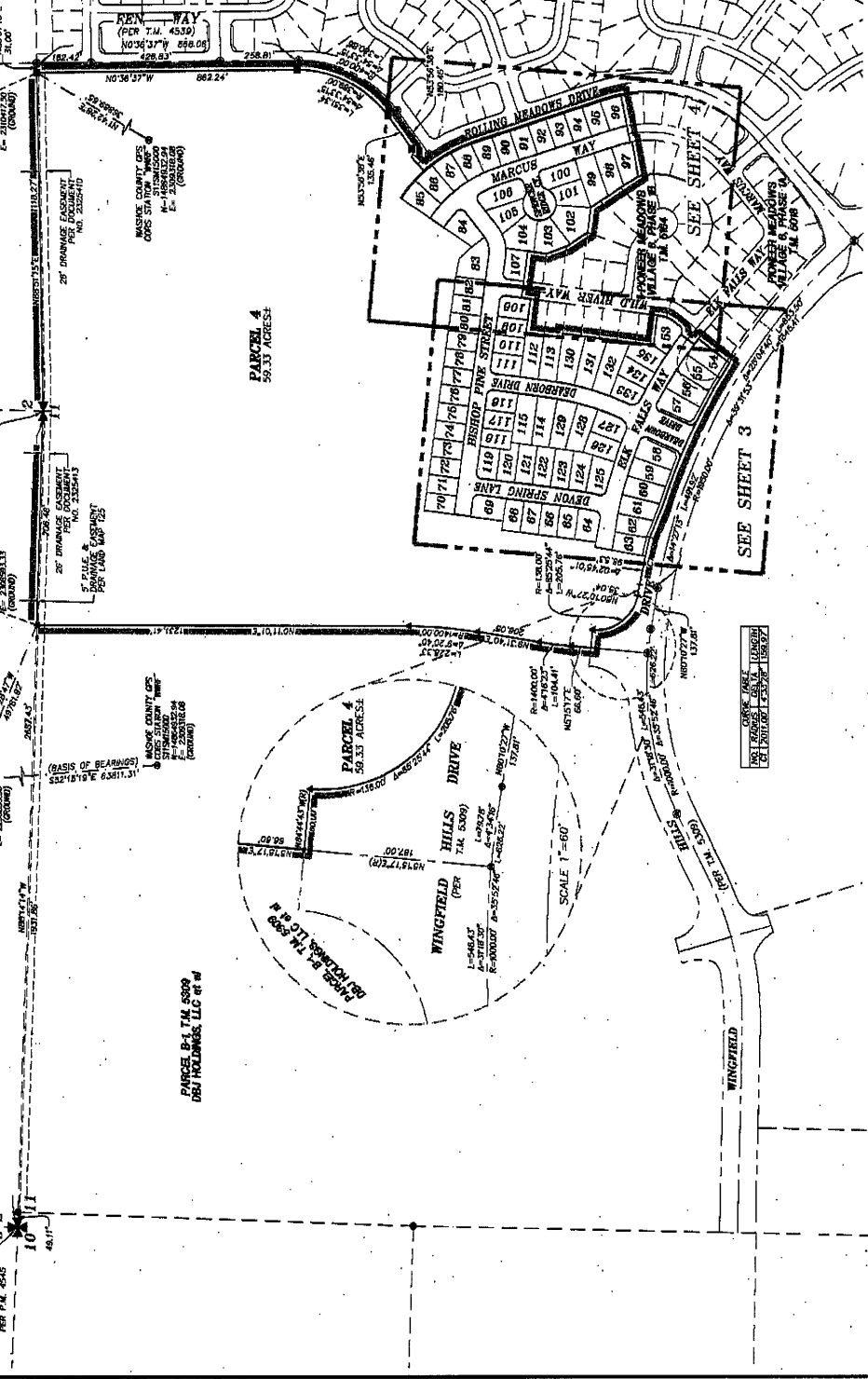


5364H

CLIMATE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. LOCAL JURISDICTION IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUPPLY OR BUILDING ORDINANCES.

FOUND 2" ALUMINUM CAP ON 3" DRAINAGE PER P.M. 4/16

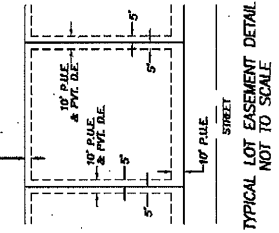


BASIS OF BEARINGS: WASHOE COUNTY PLANS... (text describing the basis of bearings)

REFERENCES: 1. WASHINGTON TRACT MAP NO. 4328... (list of references)



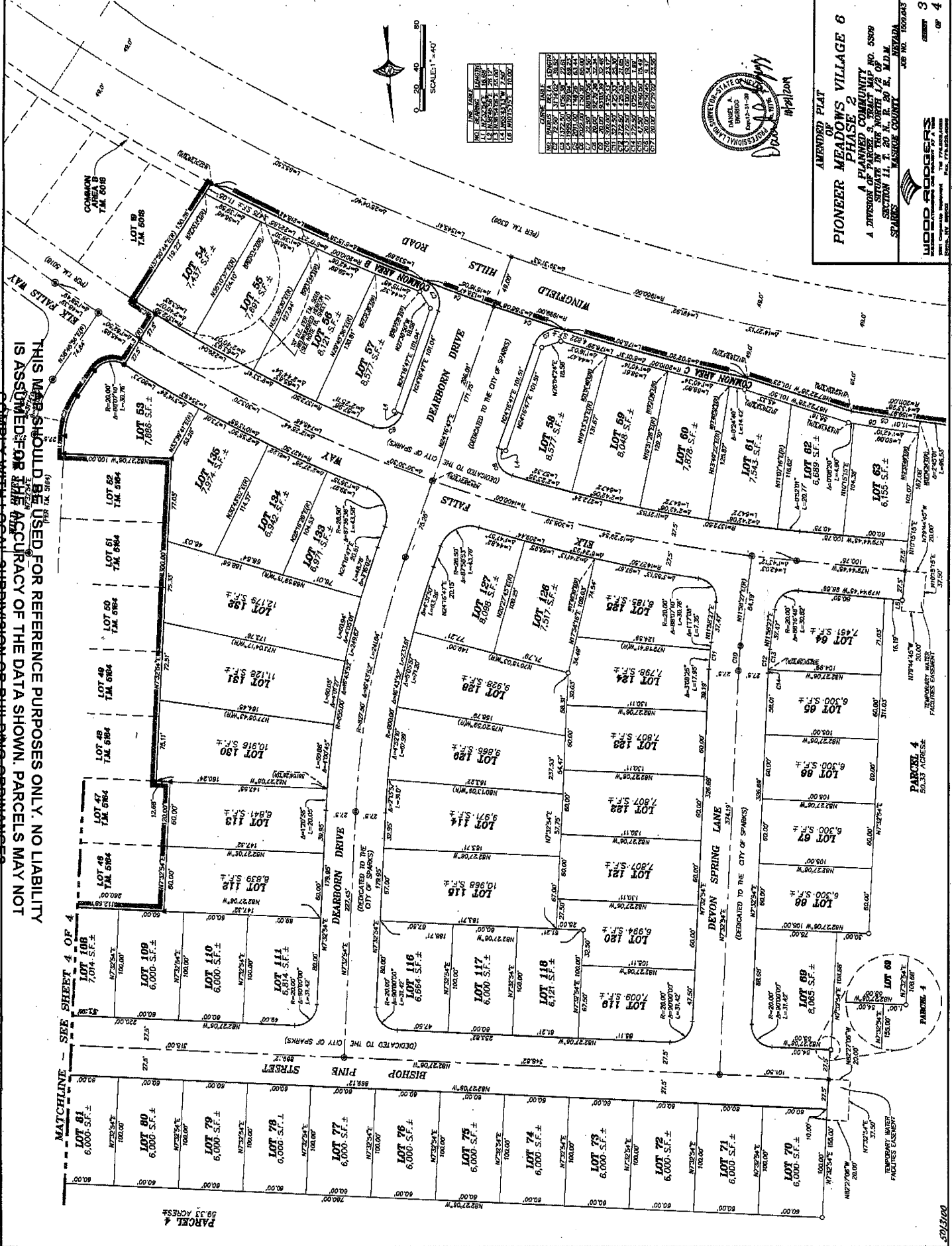
LEGEND: FOUND 5/07 REBAR & CAP THIS HOUSE PER T.M. 5301... (list of symbols and their meanings)



AREA SUMMARY: TOTAL AREA = 79.15 ACRES; PARCEL 4 = 59.39 ACRES; RIGHT-OF-WAY AREA = 5.08 ACRES; COMMON AREAS (9) = 12.369 S.F.T.; LOT AREA (88 LOTS) = 14.45 ACRES.

AMENDED FLAT OF PIONEER MEADOWS VILLAGE 6 PHASE 2 A PLANNED COMMUNITY... (title block information)

Amended Subdivision Tract Map 5364H



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

AMENDED PLAT OF PIONEER MEADOWS VILLAGE 6 PHASE 2
 A PLANNED COMMUNITY
 A DIVISION OF PARCEL 9, TRACT MAP NO. 8309
 SITUATE IN THE NORTH 1/2 OF SECTION 11, T. 20 N., R. 20 E., M. 11 N., WYOMING
 WOOD RIDDERS ENGINEERS
 1000 W. 10TH STREET, SUITE 100, CHEYENNE, WY 82001
 PHONE: 337-4444 FAX: 337-4445
 LICENSE NO. 15002-03
 SHEET 3 OF 4

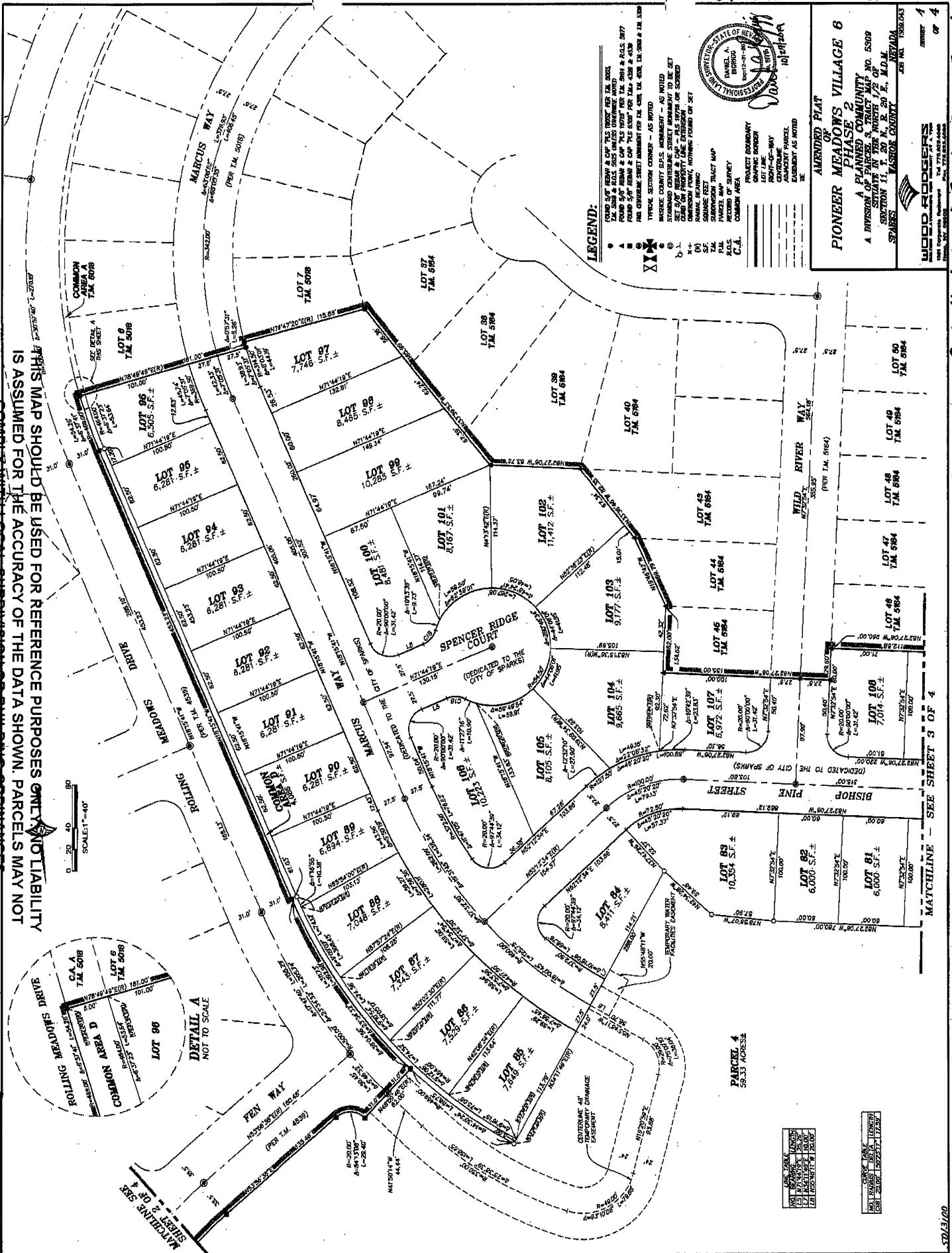
Amended Subdivision Tract Map 5364B

5364C

RECORDS SECTION

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

5364C



LEGEND:

- 1. EASEMENT
- 2. ENCROACHMENT
- 3. ENCROACHMENT TO BE REMOVED
- 4. EASEMENT TO BE REMOVED
- 5. EASEMENT TO BE REMOVED
- 6. EASEMENT TO BE REMOVED
- 7. EASEMENT TO BE REMOVED
- 8. EASEMENT TO BE REMOVED
- 9. EASEMENT TO BE REMOVED
- 10. EASEMENT TO BE REMOVED
- 11. EASEMENT TO BE REMOVED
- 12. EASEMENT TO BE REMOVED
- 13. EASEMENT TO BE REMOVED
- 14. EASEMENT TO BE REMOVED
- 15. EASEMENT TO BE REMOVED
- 16. EASEMENT TO BE REMOVED
- 17. EASEMENT TO BE REMOVED
- 18. EASEMENT TO BE REMOVED
- 19. EASEMENT TO BE REMOVED
- 20. EASEMENT TO BE REMOVED
- 21. EASEMENT TO BE REMOVED
- 22. EASEMENT TO BE REMOVED
- 23. EASEMENT TO BE REMOVED
- 24. EASEMENT TO BE REMOVED
- 25. EASEMENT TO BE REMOVED
- 26. EASEMENT TO BE REMOVED
- 27. EASEMENT TO BE REMOVED
- 28. EASEMENT TO BE REMOVED
- 29. EASEMENT TO BE REMOVED
- 30. EASEMENT TO BE REMOVED
- 31. EASEMENT TO BE REMOVED
- 32. EASEMENT TO BE REMOVED
- 33. EASEMENT TO BE REMOVED
- 34. EASEMENT TO BE REMOVED
- 35. EASEMENT TO BE REMOVED
- 36. EASEMENT TO BE REMOVED
- 37. EASEMENT TO BE REMOVED
- 38. EASEMENT TO BE REMOVED
- 39. EASEMENT TO BE REMOVED
- 40. EASEMENT TO BE REMOVED
- 41. EASEMENT TO BE REMOVED
- 42. EASEMENT TO BE REMOVED
- 43. EASEMENT TO BE REMOVED
- 44. EASEMENT TO BE REMOVED
- 45. EASEMENT TO BE REMOVED
- 46. EASEMENT TO BE REMOVED
- 47. EASEMENT TO BE REMOVED
- 48. EASEMENT TO BE REMOVED
- 49. EASEMENT TO BE REMOVED
- 50. EASEMENT TO BE REMOVED
- 51. EASEMENT TO BE REMOVED
- 52. EASEMENT TO BE REMOVED
- 53. EASEMENT TO BE REMOVED
- 54. EASEMENT TO BE REMOVED
- 55. EASEMENT TO BE REMOVED
- 56. EASEMENT TO BE REMOVED
- 57. EASEMENT TO BE REMOVED
- 58. EASEMENT TO BE REMOVED
- 59. EASEMENT TO BE REMOVED
- 60. EASEMENT TO BE REMOVED
- 61. EASEMENT TO BE REMOVED
- 62. EASEMENT TO BE REMOVED
- 63. EASEMENT TO BE REMOVED
- 64. EASEMENT TO BE REMOVED
- 65. EASEMENT TO BE REMOVED
- 66. EASEMENT TO BE REMOVED
- 67. EASEMENT TO BE REMOVED
- 68. EASEMENT TO BE REMOVED
- 69. EASEMENT TO BE REMOVED
- 70. EASEMENT TO BE REMOVED
- 71. EASEMENT TO BE REMOVED
- 72. EASEMENT TO BE REMOVED
- 73. EASEMENT TO BE REMOVED
- 74. EASEMENT TO BE REMOVED
- 75. EASEMENT TO BE REMOVED
- 76. EASEMENT TO BE REMOVED
- 77. EASEMENT TO BE REMOVED
- 78. EASEMENT TO BE REMOVED
- 79. EASEMENT TO BE REMOVED
- 80. EASEMENT TO BE REMOVED
- 81. EASEMENT TO BE REMOVED
- 82. EASEMENT TO BE REMOVED
- 83. EASEMENT TO BE REMOVED
- 84. EASEMENT TO BE REMOVED
- 85. EASEMENT TO BE REMOVED
- 86. EASEMENT TO BE REMOVED
- 87. EASEMENT TO BE REMOVED
- 88. EASEMENT TO BE REMOVED
- 89. EASEMENT TO BE REMOVED
- 90. EASEMENT TO BE REMOVED
- 91. EASEMENT TO BE REMOVED
- 92. EASEMENT TO BE REMOVED
- 93. EASEMENT TO BE REMOVED
- 94. EASEMENT TO BE REMOVED
- 95. EASEMENT TO BE REMOVED
- 96. EASEMENT TO BE REMOVED
- 97. EASEMENT TO BE REMOVED
- 98. EASEMENT TO BE REMOVED
- 99. EASEMENT TO BE REMOVED
- 100. EASEMENT TO BE REMOVED
- 101. EASEMENT TO BE REMOVED
- 102. EASEMENT TO BE REMOVED
- 103. EASEMENT TO BE REMOVED
- 104. EASEMENT TO BE REMOVED
- 105. EASEMENT TO BE REMOVED
- 106. EASEMENT TO BE REMOVED
- 107. EASEMENT TO BE REMOVED
- 108. EASEMENT TO BE REMOVED

AMENDED PLAT OF PIONEER MEADOWS VILLAGE 6 PHASE 2
 A PLANNED COMMUNITY
 A DIVISION OF PARCELS 8, TRACT MAP NO. 5309
 SUBJECT TO THE RECORDS OF THE CLERK OF THE COUNTY CLERK, WASHINGTON COUNTY, NEVADA
 SPARKS, NEVADA
 2004
WOOD RODGERS
 LICENSED PROFESSIONAL SURVEYOR
 NO. 10882
 STATE OF NEVADA
 10/18/2004
 SHEET 3 OF 4

Amended Subdivision Tract Map 5364C

5364C

CLAIMANT'S HYDRAUS SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGE TO THIS MAP

Washoe County Treasurer
Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
52801054	Active	6/19/2020 1:40:03 AM

Current Owner:
LENNAR RENO LLC

10345 PROFESSIONAL CIR STE 100
RENO, NV 89521

SITUS:
7000 ROLLING MEADOWS DR
SPARKS NV

Taxing District
2000

Geo CD:

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

No Installment Records Found

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

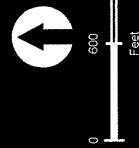
Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



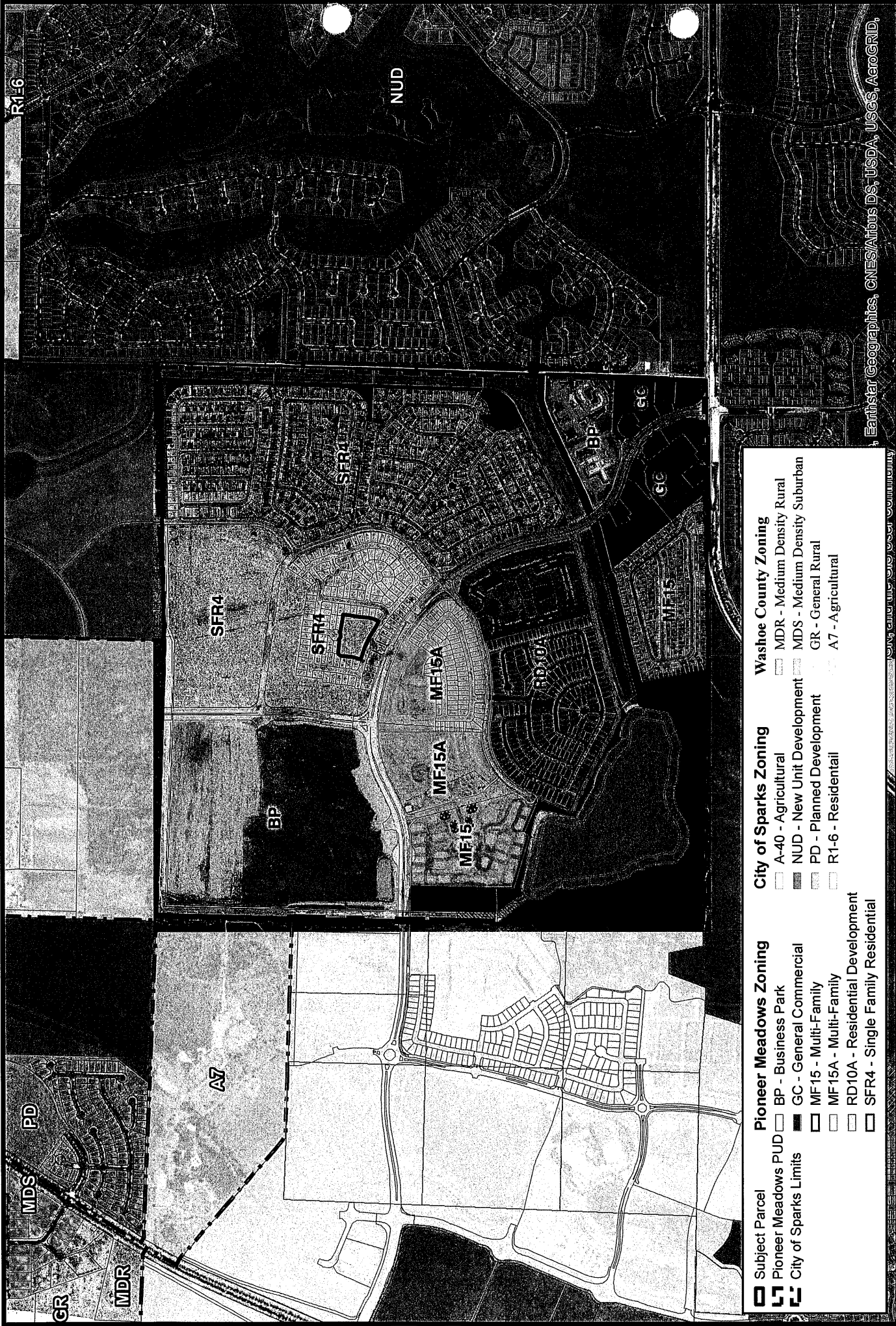
Section 2



Subject Parcel	City of Sparks Master Plan	Washoe County Master Plan
Pioneer Meadows PUD	C - Commercial	LLR - Large Lot Residential
City of Sparks Limits	CF - Community Facilities	MF14 - Multi-Family Residential (14 DU/AC)
	EC - Employment Center	MF24 - Multi-Family Residential (24 DU/AC)
	IDR - Intermediate Density Residential	MU - Mixed Use
	LDR - Low Density Residential	OS - Open Space
		TC - Tourist Commercial
		R - Rural
		RR - Rural Residential
		SR - Suburban Residential



WOOD ROGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066



Earthstar Geographics, GNES/Airbus Ds, USDA, USGS, AERGRID,

	Subject Parcel		Pioneer Meadows PUD		BP - Business Park		Washoe County Zoning
	Pioneer Meadows PUD		GC - General Commercial		MF 15 - Multi-Family		MDR - Medium Density Rural
	City of Sparks Limits		MF 15A - Multi-Family		RD 10A - Residential Development		MDS - Medium Density Suburban
			SFR4 - Single Family Residential		A7 - Agricultural		GR - General Rural
							A7 - Agricultural



Introduction

The Pioneer Meadows Master Planned Community offers a mix of residential and non-residential opportunities for residents desiring to live in the Spanish Springs valley. Over the years, this area of the Spanish Springs valley has continued to experience growth, most recently with development of Stonebrook and Kiley Ranch. The Pioneer Meadows Development Standards Handbook was originally adopted by the City of Sparks in 2006, providing guidelines for development of the individual villages including open space requirements, trails and paths, and parks.

The Pioneer Meadows Village 6 Tentative Map was originally approved for 183 single family lots on 44.69± acres (PCN08025). An amendment to the Pioneer Meadows Development Standards Handbook to eliminate the 2.5-acre park site originally shown in Village 6 and allow single family residential uses in lieu of the park was adopted March 25, 2019 (PCN18-0069). It should be noted that the 2.5-acre park site was removed at the request of Sparks Parks and Recreation in an effort to establish regional park facilities rather than neighborhood pocket parks.

The project site currently has a zoning designation of New Urban Development and a master plan designation of Low Density Residential (LDR) per the City of Sparks Land Use Plan (*refer to Section 3, Zoning Map and Master Plan Map*).

Specifically, this request increases the total lot count for Village 6 from 183 up to 193 lots, an increase of 10 lots. The area specific to the amendment is identified by Washoe County as APN's 528-536-13 through 16 and APN's 528-535-28 through 33 (previously APN 528-535-20 identified as Park site). Since this is an amendment to an existing Tentative Map, it should be noted that four final maps have been approved and approximately 55 homes have been or are under construction in Village 6.

Project Request

This packet contains the required City of Sparks applications and supporting information for the following request:

- An amendment to a **Tentative Subdivision Map** to allow development of a 193-lot single family residential subdivision. Overall lots in Village 6 will range in size from approximately 6,000 to 13,513 throughout the villages with an overall average lot size of 7,344. Specific to the amended area, lots will range in size from 6,942 to 12,179 square feet with an average lot size of 9,152 square feet.

Tentative Map Design

The project area has a land use designation of Low Density Residential (LDR) per the City of Sparks, which supports the Single Family Residential 4 (SFR4) designation per the Pioneer Meadows Development Standards Handbook. Specifically, Village 6 has been designed with a maximum density of 4.3 dwelling units to the acre, which is consistent with the adopted Handbook. The density proposed within this project is compatible with the densities of adjacent residential developments to the north, east and south. The housing type proposed with Pioneer Meadows Village 6 is a single-family, detached, for-ownership product.

It is worth noting that the proposed project is in keeping with the maximum density and will not exceed the overall number of units (843 total) approved by this handbook.

Lot Characteristics

The overall Village 6 project contains 193 single family residential lots on approximately 44.69 acres. The lots within will range in size from approximately 6,000 to 15,513 square feet with an average lot size of 7,344 square feet. The setbacks associated with each lot conform to those set for SF4 in the Pioneer Meadows Development Standards Handbook. The proposed setbacks are:

- Front (to porch) – 10 feet
- Front (to garage) – 20 feet (18 feet to back of sidewalk)
- Side (interior) – 7.5 feet
- Side (exterior) – 15 feet
- Rear – 20 feet (15' when adjacent to open space)

In addition to the lots proposed with this subdivision, the Village 6 subdivision includes a total of 1.41± acres of common areas, which is slightly higher than the originally approved common area acreage. When the original Village 6 tentative map was approved, City of Sparks Parks and Recreation requested the park stand-alone and not be considered “Common area” in an effort to establish regional park facilities rather than neighborhood pocket parks. As a result, the common area acreage associated with the original Tentative Map was limited to project entries and perimeter landscaping. Consistent with the approved Village 6 tentative map, common areas are located at project entries and with an enhanced hedgerow on the west side of the village, along Scheidbar Drive.

Landscaping and Fencing

In accordance with the Development Standards Handbook, residential lots within Village 6 will have full front yard landscaping provided by the developer. This includes turf with one tree and three shrubs per front yard.

The Village 6 subdivision, including the additional 10 lots, include 6-foot solid redwood with 7-foot tall pilasters along Rolling Meadows Drive and Scheidbar Drive in accordance with the Pioneer Meadows Development Standards Handbook. Where fencing is providing between adjoining residential lots, 6-foot “good neighbor” side and rear yard fence shall be provided. All fencing associated with the project will be in accordance with Section IV of the Development Standards Handbook, Fencing.

Traffic

The original traffic study prepared for Pioneer Meadows analyzed the project based on a maximum number of residential units. Although the 193 lots associated with Village 6 were not specifically identified in the study prepared by Solaegui Engineers, dated February 1998, the gross density of the development is below the allowable density identified in the Handbook. The attached Solaegui Engineers traffic memo included in Section 4 of this application further confirms that while the additional 10 lots increase the average daily trips by 91, that number is still consistent with traffic volumes anticipated with the original PUD. Therefore,

the traffic generation of the proposed development is not anticipated to create an adverse impact to traffic.

It is also worth noting that a Traffic Study was recently prepared by Solaegui Engineers, dated February 2017, to identify needed roadway and intersection capacity improvements for the RTC's 2025 and 2035 planning scenarios related to Pioneer Meadows. Copies of either study can be provided if requested.

Vehicle and Pedestrian Access

The main streets within Village 6 were previously approved as standard City of Sparks 55-foot right of way with parking allowed on both sides of the street. Access into Village 6 is provided via 71-foot wide access points from both Rolling Meadows Drive and Wingfield Hills Road with pedestrian access provided via 4-foot wide sidewalks along all local streets. Internal sidewalks will connect to existing sidewalk provided along Rolling Meadows, Wingfield Hills Rd, and Scheidbar Drive.

Sidewalks within the project provide pedestrian connectivity to the various open space and parks within Pioneer Meadows as required by the handbook.

Water, Sewer and Utilities

The Village 6 subdivision (including the 10 additional lots) will be served by Truckee Meadows Regional Water Authority with sanitary sewer service provided by the Truckee Meadows Wastewater Reclamation Facility. NV Energy will provide gas and electrical services to the property.

Water

Approximately 5-acre feet of water is required for the additional 10 single family residential lots. Water service will be provided by TMWA and the developer will dedicate water rights to serve the estimated project demand.

Sewer

Sanitary sewer service specific to the additional 10 lots will also be provided by the City of Sparks with treatment by the Truckee Meadows Wastewater Reclamation Facility. The additional 10 lots are anticipated to generate an average sewage flow rate of 6,500 gpd.

Refer to the Preliminary Sewer Report in Section 4 for additional information.

Gas, Electric, Telephone and Cable Television

In terms of other utilities, the project will tie into electric, telephone, cable and natural gas lines constructed as part of the existing or under construction developments. In accordance with the Development Standards Handbook, services will be extended underground within roadways to serve the development.

Development Statistics

Total Site Area:	44.69 ± acres
Amendment Area:	2.54± acres
Proposed NEW lots	10 single family detached
Total Village 6 Dwelling Units:	193 single family detached
Overall Gross Density:	4.3 ± d.u./acre
Total Lot Area (original plus amended area)	32.5 ± acres (73±%)
Total Roads Area (original plus amended area)	10.7 ± acres (24±%)
Total Common Area (original plus amended area)	1.4 ± acres (3±%)
Overall Minimum Lot Size:	6,000± s.f.
Overall Maximum Lot Size:	13,513± s.f.
Overall Average Lot Size:	7,344± s.f.
Amendment Area Minimum Lot Size:	6,942 ± s.f.
Amendment Area Maximum Lot Size:	12,179± s.f.
Amendment Area Average Lot Size:	9,152 ± s.f.

Tentative Map Findings

1) The request conforms to the Master Plan and zoning ordinances.

Response: *The Village 6 subdivision (including the additional 10 lots) are in conformance with the land use and master plan designations as set forth by the City of Sparks and the Pioneer Meadows Development Standards Handbook. It is worth noting that the Pioneer Meadows Handbook allows for an aggregated approach to the densities of the individual villages. As such, although the addition of 10 lots results in a density slightly higher than 4 du/acre (4.3 du/ac), the overall allowable number of units within the 4 du/ac portion of Pioneer Meadows (834 lots) will not be exceeded.*

2) General conformity with the City's master plan of streets and highways has been considered.

Response: *The Village 6 subdivision (including the additional 10 lots) is generally bound by Rolling Meadows Drive on the north and east and Wingfield Hills on the south, and Scheidbar Drive on the west. The proposed development will utilize these existing roadways for primary access to the development. As designed and originally approved, Village 6 was previously found, and continues to be, in conformance with the streets and highways plans as set forth by the City of Sparks Master Plan and Pioneer Meadows Development Standards Handbook.*

3) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal were considered;

Response: *As previously approved, the Pioneer Meadows Village 6 subdivision will provide public sanitary sewer and storm drain facilities in conformance with all applicable regulations for water and air quality, and solid waste disposal.*

4) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision has been considered;

Response: *The entire Village 6 subdivision is within the Truckee Meadows Water Authority service area. The developer will dedicate water rights in an amount sufficient to serve the estimated total project demand.*

5) Availability and accessibility of utilities has been considered;

Response: *Necessary utility connections are available adjacent to or in close proximity to the project site.*

- 6) Availability and accessibility of public services such as schools, police protection, transportation, recreation and parks has been considered;**

Response: The public schools in Sparks, specifically in the Spanish Springs valley will serve the proposed development. There are existing community level park sites in the general vicinity of the project site including Lazy 5 Regional Park to the west and Pelican Park to the east. Pioneer Meadows specifically includes 144 acres of common area with 7.5 acres of parks. Police service will be provided by the Sparks Police Department.

- 7) Effects of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;**

Response: The proposed development utilizes existing roadways, specifically Rolling Meadows, Scheidbar Drive and Wingfield Hills Road. All internal roads will be built in accordance with the approved Pioneer Meadows Development Standards Handbook and City of Sparks Design Standards.

- 8) Physical land characteristics such as flood plain, slope and soil;**

Response: The subject property is generally flat. As a part of the original Village 6 Tentative Map, a slope analysis was prepared for the site and confirms that the site is relatively flat with slopes of less than 10% over the entire area and therefore does not meet the threshold requirements of a Hillside Development.

- 9) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348, inclusive, have been considered;**

Response: To be determined with agency review of the tentative map.

- 10) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands has been considered;**

Response: Fire protection is available for the subdivision and will be provided by the Sparks Fire Department. Fire hydrants will be installed throughout the villages to ensure accessibility and availability of water throughout.

- 11) The application, as submitted and conditioned, addresses identified impacts;**

Response: To be determined through Agency review of the tentative map.

- 12) Public notice will be given and a public hearing held per the requirements of the Sparks Municipal Code and Nevada Revised Statutes.**

Response: To be determined through Agency review of the tentative map.

PIONEER MEADOWS VILLAGE 6

AMENDED TENTATIVE MAP

TITLE SHEET

OWNER/DEVELOPER:
SIERRA VISTA PROPERTIES INC.
 10345 PROFESSIONAL CIRCLE SUITE 100
 RENO, NEVADA 89521
 PHONE: 775-789-3233

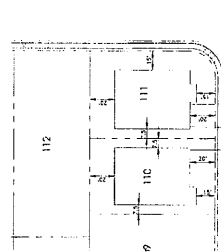
BASIS OF BEARINGS

BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE BASED ON THE NATIONAL GRID COORDINATE SYSTEM (NAD 83). BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE INDICATED. DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF. THE DISTANCE BETWEEN THE POINTS OF INTERSECTION OF THE BOUNDARIES OF THE TRACTS SHOWN ON THIS MAP AND THE CORNER POINTS OF THE TRACTS SHOWN ON THIS MAP SHALL BE AS SHOWN ON THIS MAP.

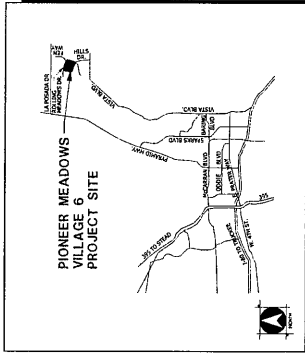
BASIS OF ELEVATION

THE BASIS OF ELEVATION IS THE MEAN SEA LEVEL OF THE PACIFIC OCEAN AT SAN FRANCISCO, CALIFORNIA. ELEVATIONS ARE GIVEN IN FEET AND DECIMALS THEREOF. THE ELEVATION OF THE POINTS OF INTERSECTION OF THE BOUNDARIES OF THE TRACTS SHOWN ON THIS MAP AND THE CORNER POINTS OF THE TRACTS SHOWN ON THIS MAP SHALL BE AS SHOWN ON THIS MAP.

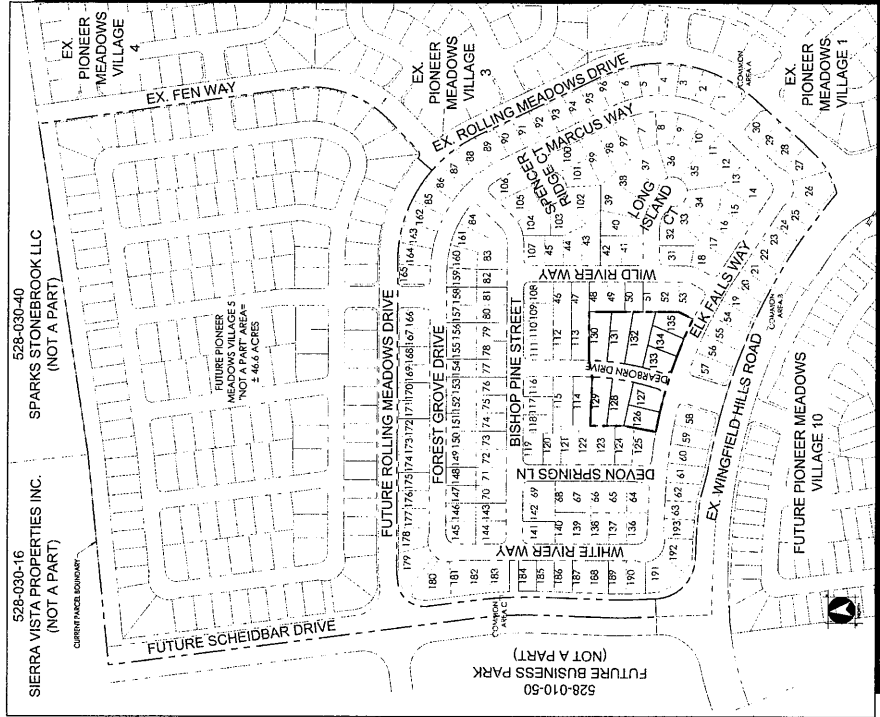
TYPICAL LOT SETBACK DETAIL



NOTE: 1. VARIABLE SETBACKS WILL BE APPLICABLE WHEN FOUR OR MORE LOTS ARE ADJACENT TO ONE ANOTHER. THE SETBACKS WILL BE AS SHOWN ON THE TENTATIVE MAP. THE SETBACKS WILL BE AS SHOWN ON THE TENTATIVE MAP. THE SETBACKS WILL BE AS SHOWN ON THE TENTATIVE MAP. THE SETBACKS WILL BE AS SHOWN ON THE TENTATIVE MAP.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

VILLAGE 6 OVERALL SITE INFORMATION:

SITE PARAMETERS:
 LOT SIZE: 10,000 SQ. FT.
 OVERALL AREA: 9.29 AC.
 TOTAL LOT AREA: 929,000 SQ. FT.
 TOTAL LOT AREA: 13.73 AC.
 COMMON AREA: 1.44 AC.

10 ADDITIONAL LOTS SITE INFORMATION:

SITE PARAMETERS:
 LOT SIZE: 10,000 SQ. FT.
 OVERALL AREA: 9.29 AC.
 TOTAL LOT AREA: 929,000 SQ. FT.
 TOTAL LOT AREA: 13.73 AC.
 COMMON AREA: 1.44 AC.

ENGINEERS STATEMENT:

I, ARSENIY V. LOBSCHEV, LICENSED PROFESSIONAL ENGINEER, STATE OF NEVADA, LICENSE NO. 10142, HEREBY CERTIFY THAT THE PLANS ARE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND COMPLETED ON THE DATE OF THIS STATEMENT.



SHEET NO.	DWG. NO.	DRAWING DESCRIPTION
1	101	PRELIMINARY GRADING PLAN
2	102	PRELIMINARY CONCRETE PLAN
3	103	PRELIMINARY LANDSCAPE PLAN
4	104	PRELIMINARY LANDSCAPE PLAN
5	105	PRELIMINARY LANDSCAPE PLAN

PIONEER MEADOWS VILLAGE 6
TITLE SHEET

WOOD RODGERS
 LAND SURVEYING & ENGINEERING, INC.
 1881 Corporate Blvd
 Reno, NV 89502
 Tel: 775.853.4088
 Fax: 775.853.4086
 1509.043

SHEET T-1 OF 5

MAY, 2020

PIONEER MEADOWS VILLAGE 6

AMENDED TENTATIVE MAP LANDSCAPE PLAN

LEGEND



WOOD RODGERS (P)

FUTURE ROLLING MEADOWS DRIVE

FOREST GROVE DRIVE

BISHOP PINE STREET

FUTURE SCHEIDBAR DRIVE

WHITE RIVER WAY

DEVON SPRINGS LANE

DEARBORN DRIVE

DEARBORN DRIVE

ELK FALLS WAY

EXISTING WINGFIELD HILLS ROAD

WILD RIVER WAY

LONG ISLAND COURT

SPENCER RIDGE COURT

MARCUS WAY

ROLLING MEADOWS DRIVE

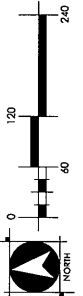
ABBOSSWOOD DRIVE

PIONEER MEADOWS VILLAGE 6 LANDSCAPE PLAN



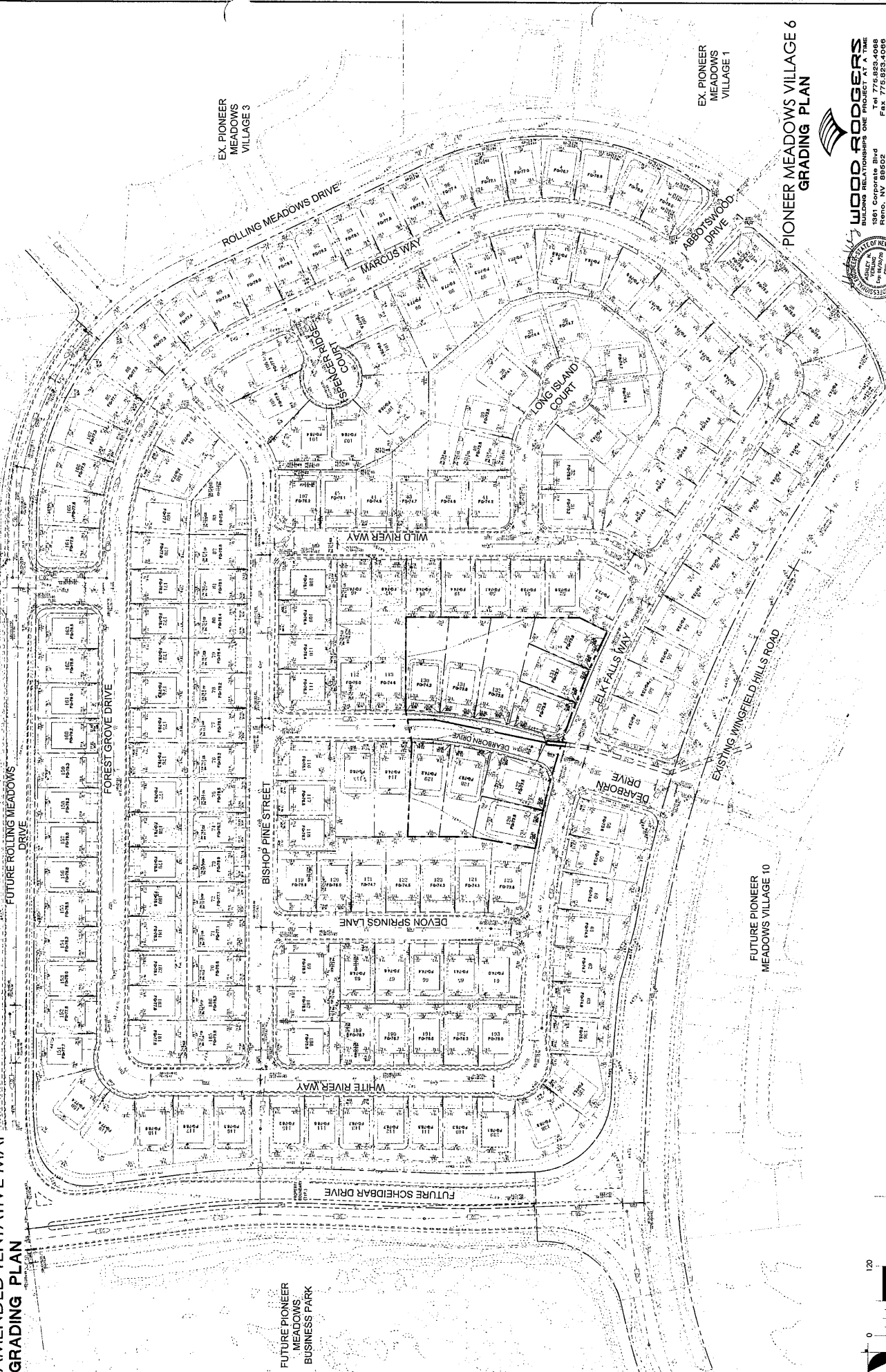
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1981 Corporate Blvd
Reno, NV 89502
Tel 775.823.4088
Fax 775.823.4086
MAY, 2020

1509.043
SHEET L-1 OF 5



PIONEER MEADOWS VILLAGE 6

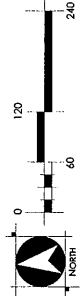
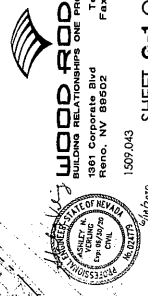
AMENDED TENTATIVE MAP
GRADING PLAN



EX. PIONEER
MEADOWS
VILLAGE 3

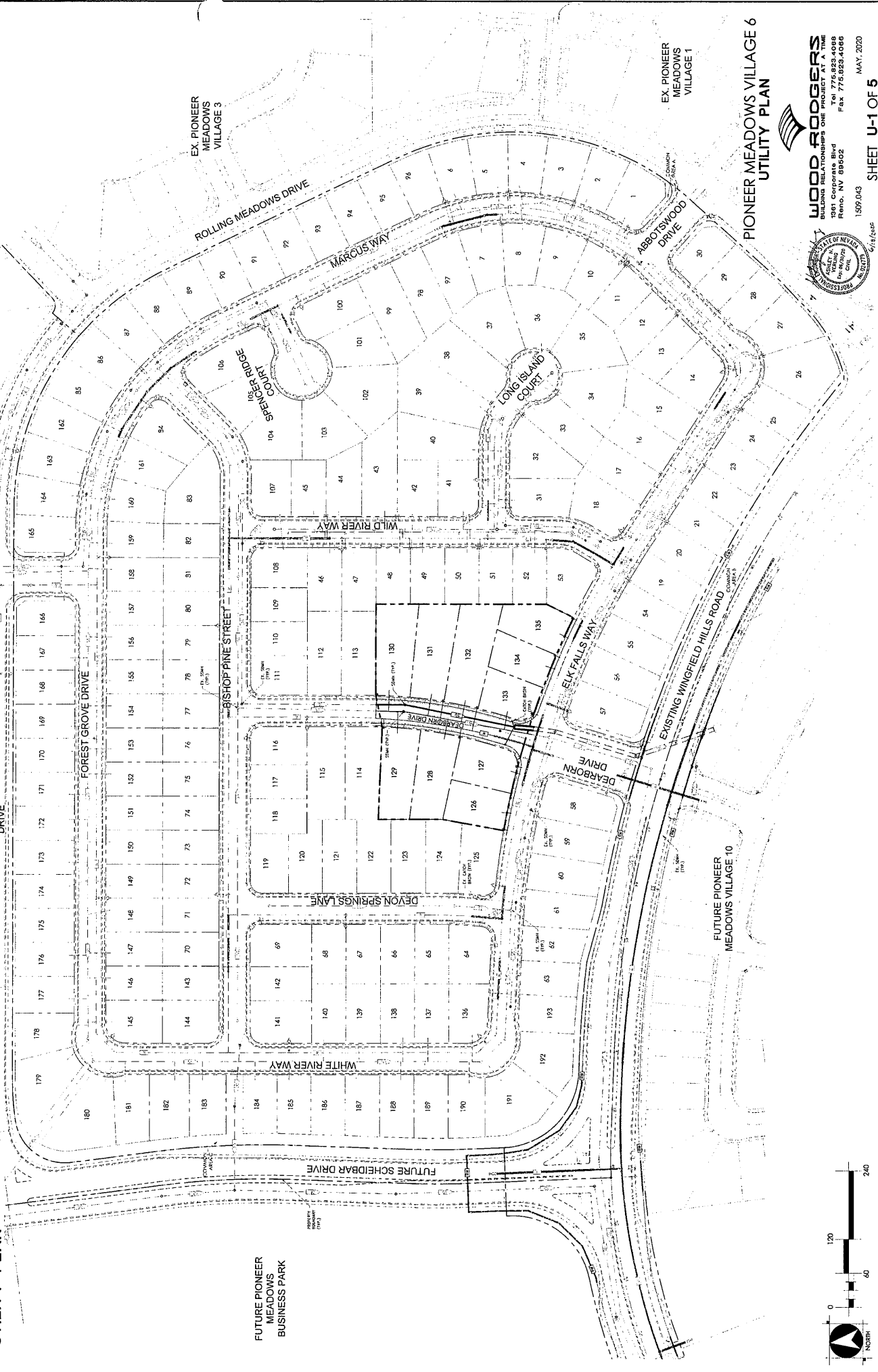
EX. PIONEER
MEADOWS
VILLAGE 1

PIONEER MEADOWS VILLAGE 6
GRADING PLAN



PIONEER MEADOWS VILLAGE 6

AMENDED TENTATIVE MAP
UTILITY PLAN



WOOD RODGERS
 BUILDING RELATIONS ONE PROJECT AT A TIME
 1981 Corporate Blvd
 Reno, NV 89502
 Tel 775.823.4088
 Fax 775.823.4086
 1509.043
 MAY, 2020
 SHEET U-1 OF 5

STATE OF NEVADA
 BOARD OF PROFESSIONAL ENGINEERS
 No. 10000
 WOOD RODGERS
 CIVIL ENGINEER
 6/18/2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Subject Parcel



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

**TENTATIVE MAP
RESIDENTIAL PROJECT DATA SHEET
City of Sparks, Nevada**

1. Number of Dwelling Units

Single Family Detached 193
Duplexes _____
Multi-Family Attached _____

2. Site Area Breakdown

Lots or Buildings	<u>32.5</u>	Ac. <u>73</u>	%
Public Right-of-Way	<u>10.7</u>	Ac. <u>24</u>	%
Common Area	<u>1.4</u>	Ac. <u>3</u>	%
TOTAL	<u>44.6</u>	Ac. <u>100</u>	%

3. Gross Density

<u>193</u>	/	<u>44.6</u>	=	<u>4.3</u>
Total # of Dwellings		Total Area		Gross Density in Acres (DU/AC)

4. Schools Serving Project

Elementary School Spanish Springs Elementary
Middle School Shaw Middle School
High School Spanish Springs High School

5. Estimated Sewage to be Generated

62,725 GPD
(Attach Calculations)

6. Traffic

Average Daily Trips	<u>1930</u>	Trips	(ITE Trip Generation
Peak Hour Trips	<u>193</u>	Trips	Manual, 9th Edition)

(Attach Calculations)

7. Flood Hazard

Portion of site subject to inundation
By 100 year flood:
0 Ac. 0 %

8. Estimated Water Demand (Attach Calculations)

Domestic	_____	AFY
Irrigation	_____	AFY
TOTAL	<u>5</u>	AFY

Source of water supply: TMWA

9. Lot Sizes

_____	Sq. Ft. minimum (corner)
<u>6,000</u>	Sq. Ft. minimum (interior)
<u>13,513</u>	Sq. Ft. maximum
<u>7,344</u>	Sq. Ft. average

10. Minimum Building Setbacks

<u>10</u>	Feet (Front Property Line to Dwelling)
<u>20</u>	Feet (Front Property Line to Garage)
<u>15</u>	Feet (Exterior Side Property Line to Dwelling)
<u>7.5</u>	Feet (Interior Side Property Line to Dwelling)
<u>20</u>	Feet (Rear Property Line to Dwelling)

11. Portion of Site within the Following Slope Categories:

0% - 10% 44.6 Ac. 100 %
10% + _____ Ac. _____ %

12. Unit Sizes

_____ Sq. Ft.	_____ Bedrooms
_____ Sq. Ft.	_____ Bedrooms

13. Maximum Building Height

30 Feet 2 Stories

14. Coverage of Lot by Structure

Maximum _____ %

15. Single Family & Two-Family Parking

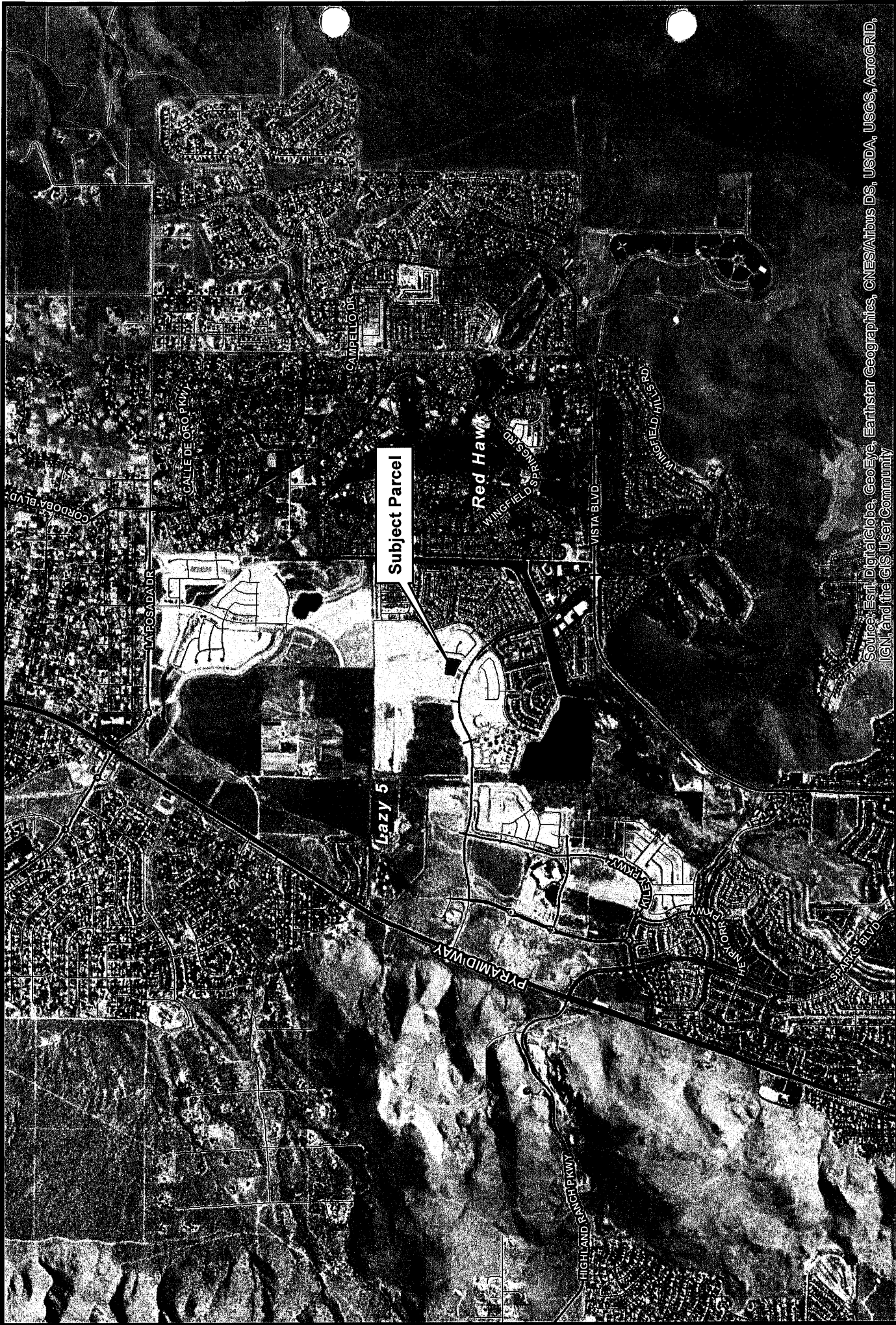
SF detached _____ x 1 per bedrm = _____
2 dwelling (duplex) _____ x 1 per bedrm = _____

16. Multi-Family Parking

Multi-Family _____ x 1 per dwelling unit = _____
Live/work _____ x 1 per dwelling unit = _____
Boarding/rooming house _____ x 0.5 per bdrm = _____
Group home _____ square footage / 400 sf = _____

17. Life Care Housing

_____ square footage / 400 sf = _____

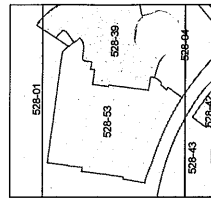
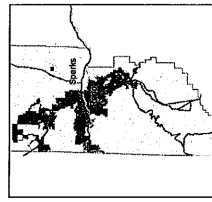
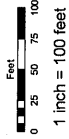


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Assessor's Map Number
528-53

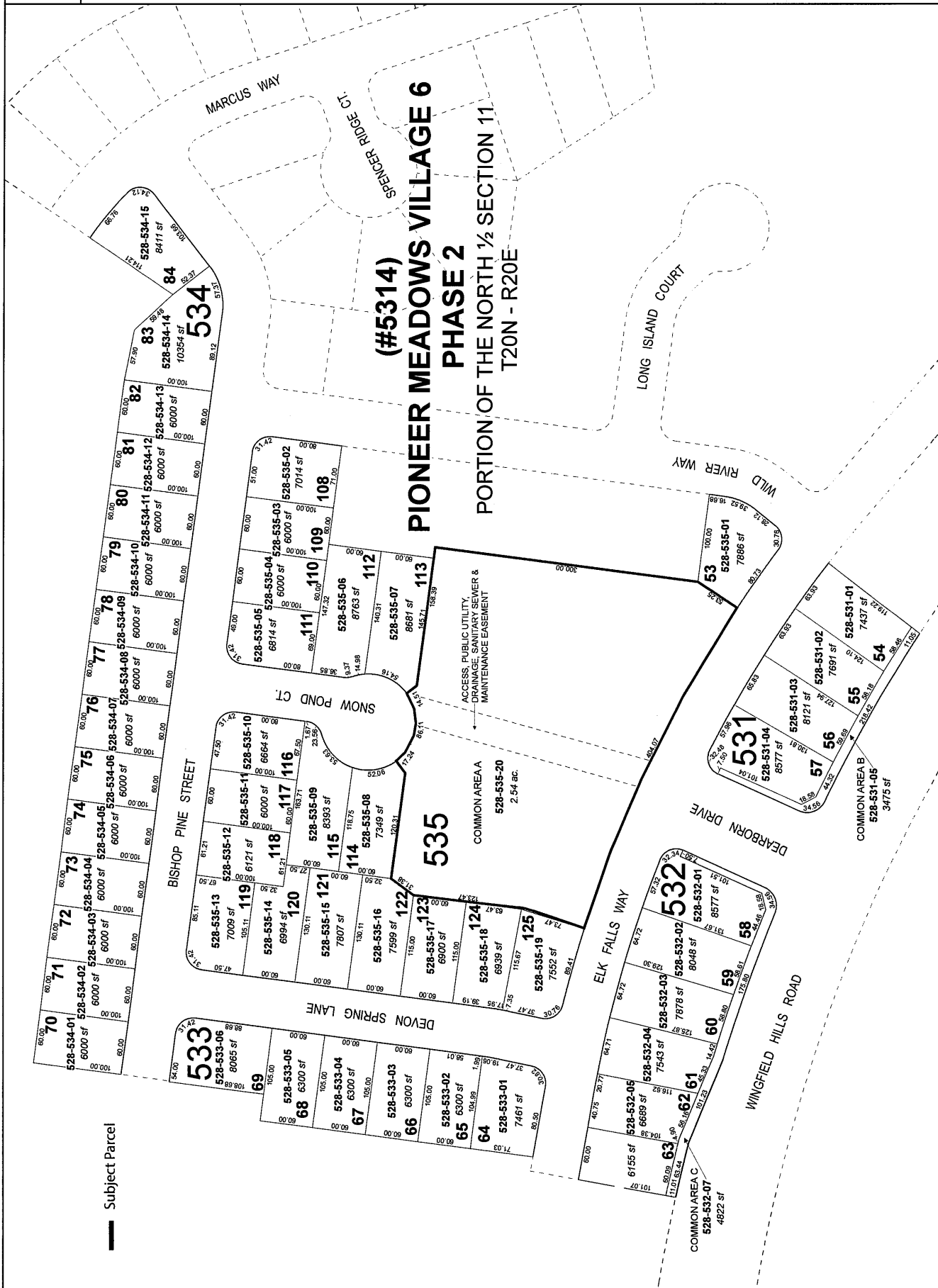
STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
1001 East Ninth Street, Building D
Reno, Nevada, 89512
(775) 338-2331



created by: **JKE 03/19/2019**
updated:

area previously shown on map(s):
528-01

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a warranty of accuracy or liability. It is assumed as to the sufficiency or accuracy of the data delineated herein.



— Subject Parcel