

APN: 538-171-08

Mail Tax Statements To:  
Mystic Mountain, LLC, attn.: Jesse Haw  
550 West Plumb Lane #B505  
Reno, NV 89509

Recording Requested By County Clerk.  
When recorded, copy to Community Services Department.  
Attention: Planning and Building Division

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

**ORDINANCE APPROVING “ORDINANCE APPROVING DEVELOPMENT AGREEMENT (PEBBLE CREEK ESTATES)”**

SUMMARY: Approves a Development Agreement regarding Tentative Subdivision Case Number TM14-001 (Pebble Creek Estates) which approved development of an 83-lot, single-family residential subdivision. Lots range in size from 35,025 to 53,072 square feet. This agreement extends the deadline for filing the first in a series of final subdivision maps from July 1, 2018 to July 1, 2020.

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**TITLE:**

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT REGARDING TENTATIVE SUBDIVISION CASE NUMBER TM14-001 (PEBBLE CREEK ESTATES) WHICH APPROVED DEVELOPMENT OF AN 83-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. LOTS RANGE IN SIZE FROM 35,025 TO 53,072 SQUARE FEET. THIS AGREEMENT EXTENDS THE DEADLINE FOR FILING THE FIRST IN A SERIES OF FINAL SUBDIVISION MAPS FROM JULY 1, 2018 TO JULY 1, 2020. THE SUBJECT SITE IS LOCATED AT THE WESTERN TERMINUS OF PEBBLE CREEK DRIVE, APPROXIMATELY ¼ MILE WEST OF ITS INTERSECTION WITH PYRAMID HIGHWAY. THE PARCEL IS ±83.27 ACRES IN SIZE AND HAS A REGULATORY ZONE OF LOW DENSITY

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SUBURBAN (LDS). THE PARCEL IS LOCATED WITHIN THE SPANISH SPRINGS AREA PLAN, AND IS SITUATED IN PORTIONS OF SECTIONS 11 AND 14, T21N, R20E, MDM, WASHOE COUNTY, NEVADA. (APN: 538-171-08).

WHEREAS:

- A. A tentative subdivision map for the proposed Pebble Creek Estates Subdivision was approved by the Washoe County Planning Commission on July 1, 2014 as TM14-001; and
- B. The deadline for filing a final map under NRS 278.360 is July 1, 2018.
- C. On a petition timely filed before the expiration date, for good cause appearing, the property owner and the Board of County Commissioners desire to extend the deadline for filing a final map to July 1, 2020; and
- E. The Board determines that this action is being taken under NRS 278.0205, and therefore is not a rule within the meaning of NRS 237.060;

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DOES HEREBY ORDAIN:

SECTION 1.

The DEVELOPMENT AGREEMENT attached hereto as Exhibit A is hereby APPROVED by this ordinance. The Chairman is authorized to execute and deliver it for recording in the official records of Washoe County.

SECTION 2. General Terms.

- 1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
- 2. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and

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corrections to this Ordinance and the attached agreement.

3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

**Passage and Effective Date: Development Agreement regarding Tentative Subdivision Case Number TM14-001 (Pebble Creek Estates)**

Proposed on \_\_\_\_\_ (month) \_\_\_\_\_ (day),  
2017.

Proposed by Commissioner \_\_\_\_\_.

Passed on \_\_\_\_\_ (month) \_\_\_\_\_ (day),  
2017.

Vote:

Ayes:

Nays:

Absent:

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Robert Lucey, Chair  
County Commission

ATTEST:

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Nancy Parent, County Clerk

This ordinance shall be in force and effect from and after  
the \_\_\_\_ day of the month of \_\_\_\_\_ of the year \_\_\_\_\_.