

# CERTIFICATE OF AMENDMENT

July 22, 1997

✓ Joseph Robert Nunes P.E.  
Acting Douglas County Engineer  
P. O. Box 218  
Minden, NV 89410

RE: CERTIFICATE OF AMENDMENT - Pruett Ranches Subdivision  
Document No. 405966, Book 297, Page 136  
Date: February 3, 1997

Dear Mr. Nunes,

Pursuant to the provisions of NRS 278.473, we request the following correction to be made to the "Building Restricted Area" along the northern boundary of Lots 1, 2, 3 and 4 of Block A of the Final Map of Pruett Ranches Subdivision recorded February 3, 1997.

The Final Map shows the setback area to be 150' wide across Lots 1, 2, 3 and 4. That line was incorrectly drawn on the Final Map; it should show a 50' building setback area lying adjacent to, parallel with and southerly of the north boundary line of Lots 1, 2, 3 and 4 as indicated by the text of the subdivision agreement at paragraph 4, second page of text of Exhibit "B" to First Amendment to Public Facilities and Subdivision Improvement Agreement and Development Agreement, dated October 10, 1996.

This amendment will not change the location of any survey monument, property line or boundary line. When this certificate together with Exhibit 1 hereto (consisting of the corrected portion of the final map) is recorded, we request a proper notation be placed on the original map by the County Recorder according to the provisions paragraph 5 of NRS 278.473.

Date: 7-22-97 Surveyor: Paul Dean Higginbotham  
Paul Dean Higginbotham, P.L.S. 6200



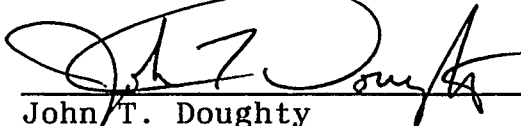
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COMMUNITY DEVELOPMENT CERTIFICATE

I, John T. Doughty, Planning/Economic Development Manager, do hereby certify that I have examined this Certificate of Amendment and that it is in substantial compliance with the tentative map as approved by the Douglas County Board of Commissioners on Nov. 5th 1992.

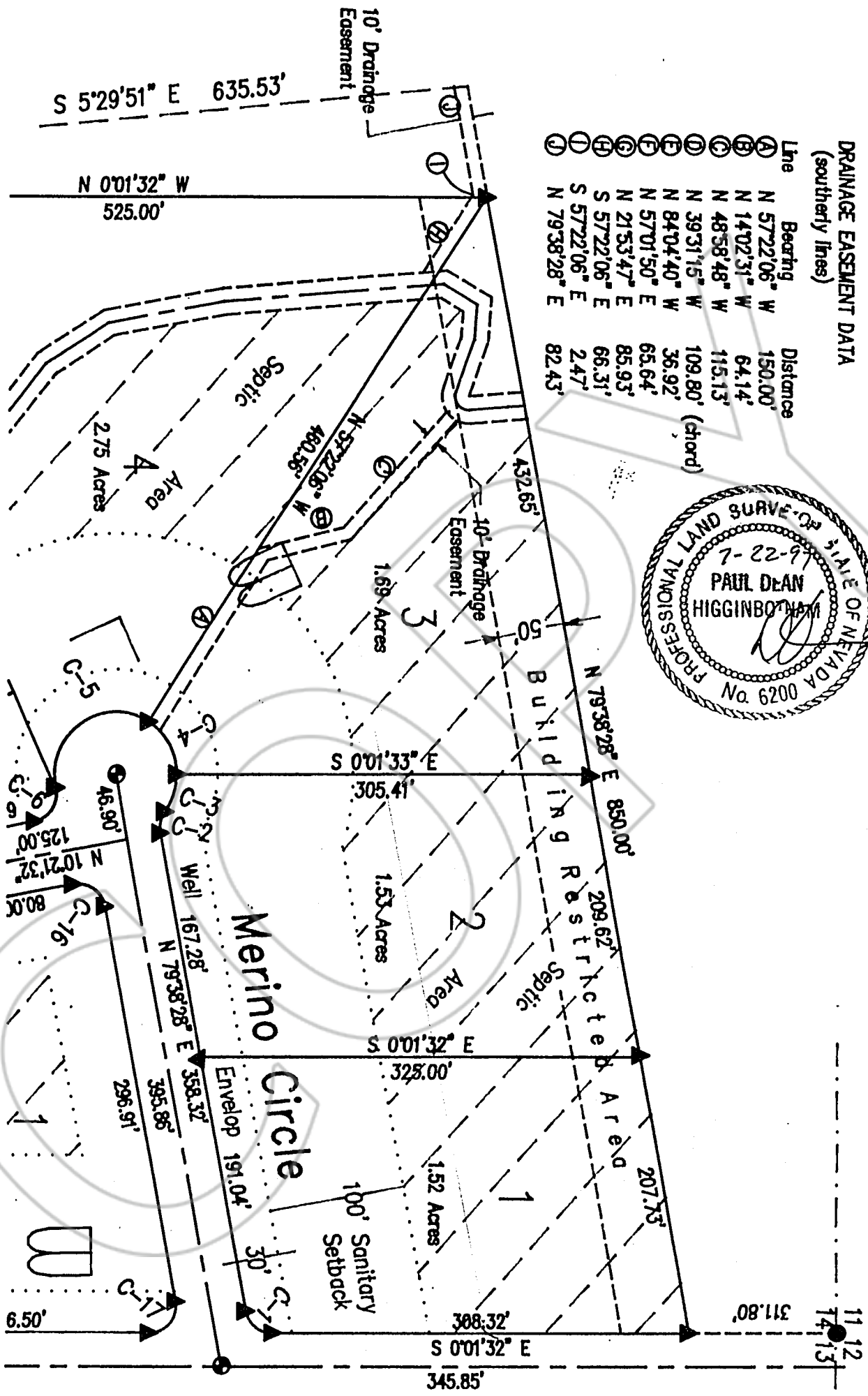
  
John T. Doughty 7/24/97  
Planning/Economic Development Manager

COUNTY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the certificate of amendment and the changes to the original document specified therein are provided for in the applicable Sections of NRS 278.010 to 278.630, inclusive, NRS 625.340 to 625.380, inclusive, and the local ordinances adopted pursuant thereto, and I am satisfied that this certificate of amendment so amend the document as to make it technically correct.

Date: 7/28/97 Interim County Engineer   
Joseph Robert Nunes, P.E.

**Exhibit 1  
Map to Accompany  
Pruett Ranches Subdivision  
CERTIFICATE OF AMENDMENT**



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Addressing the secondary road access, Mr. Jenkins indicated that two alternatives exist for emergency access. One possible emergency access would go through the Ruhenstroth area with another possible emergency access going from the pit to Pinenut Road. Mr. Jenkins stated that the applicant will apply for an easement from the Bureau of Land Management.

Concerning condition #3, Mr. Jenkins advised that the applicant has met with the East Fork Protection District and discussed the use of an in-ground pressurized water system. The Fire District has approved this concept and the applicant will continue to work with the Fire District to meet all the requirements of the Douglas County Code and the Uniform Fire Code.

Ann Geary, resident adjacent to the subdivision, stated that she is opposed to this subdivision based upon 1) the liability associated with the Allerman Canal as well as the safety of children by the Allerman Canal; 2) problems caused by additional vehicular traffic; and 3) possible well contamination from the additional septic systems. Mrs. Geary stated that approval of this application would force her to sell her property and relocate.

Public comment was closed.

Mr. Jenkins advised the Board that there will be an envelope on all the lots to insure that each house will have a view. The houses will be built toward the front of the lot or there will be a 50 foot easement so that there will be ample distance between the Gearys and this subdivision. Mr. Jenkins stated that the Allerman Canal will be fenced. He stated that the applicant will do everything that it can to work with the Gearys to be good neighbors. Mr. Jenkins stated that upon receiving approval from the County, the applicant will immediately begin working with the Health Department and submit to extensive water testing to insure water quality. He added that extensive septic testing has been performed on the entire property, and the applicant will design each septic system to be the best system available for this type of soil.

Commissioner Graham stated that this proposal sounds like the almost perfect cluster plan.

Commissioner Pumphrey stated that he supports the cluster concept and feels this is a great subdivision, however he has continued concerns with the cumulative impact on Douglas County until a well thought out master plan is adopted. Until the time that a master plan has been adopted, he can not vote in favor of this subdivision.

Vice Chairman Kanoff asked the District Attorney for an opinion as to whether a vote can be taken due to the

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REQUESTED BY  
**DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER

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