

Douglas County - NV
Karen Ellison - Recorder

Assessor's Parcel Number(s): 1220-10-110-007,
1220-10-501-007, 1220-10-510-007, 1220-10-101-002,
1220-03-000-039, 1220-10-501-006

Page: 1 Of 9 Fee: 0.00
BK-0511 PG- 637 RPTT: 0.00



Date: MAY 4, 2011

When Recorded, Mail to:

Name: Douglas County Comm Development - Att: Dirk Goering

Address: PO Box 218

City/State/Zip Minden, Nevada 89423

Real Property Transfer Tax: \$ N/A

Final Development Plan for Sierra Nevada SW Enterprises, LLC
(Title of Document)
(#2011.090)

**Final Development Plan for Sierra Nevada SW Enterprises, LLC
Planned Development (PD) 09-001**


**Assessor Parcel Numbers (APN):
1220-10-110-007, 1220-10-501-007, 1220-10-510-007,
1220-10-101-002, 1220-10-501-006 and 1220-03-000-039**

An Overall Development Plan, for Sierra Nevada SW Enterprises, LLC to accommodate future commercial development. The project site is located in the Town of Gardnerville, approximately 600 feet south of Service Drive, along U.S. Highway 395. The Planned Development is part of the Virginia Ranch Specific Plan.

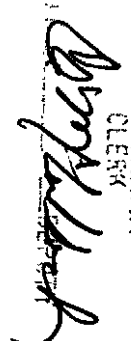
As conditioned, the applicant has submitted a Development Plan in final form (See Exhibits A, B, C, D and E).

- Exhibit A: Final Overall Development Plan
- Exhibit B: Final Pergola Design
- Exhibit C: Conceptual Elevations
- Exhibit D: Legal Description
- Exhibit E: Letter of Conditional Approval of PD 009-001 dated June 5, 2009

Per Douglas County Code 20.676.220 C., the Douglas County Community Development Director finds that certifies that this final plan is in substantial compliance with the PD 09-001 as tentatively approved:




 Mimi Moss, AICP
 Douglas County Community Development Director


 TED THURMAN
 CLERK
 2011 MAY -4 PM 12: 52
 FILED
 2011.092

As witnessed by their signature below, the Owner of the above-referenced properties acknowledges recording of the Final Development Plan of PD 09-001.

SIERRA NEVADA SW ENTERPRISES, LLC

By: Corporate Management Services, Inc., a Nevada corporation
Its: Manager

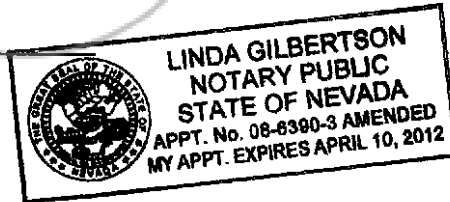
By: 
James S. Bradshaw
President

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 11th day of April, 2011 before me, Linda Gilbertson Notary Public, personally appeared James Bradshaw, personally known to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

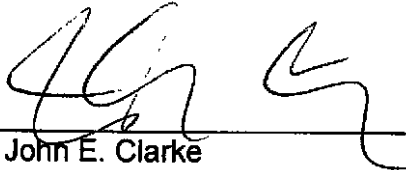
WITNESS my hand and official seal.

Linda Gilbertson
(SIGNATURE OF NOTARY)



As witnessed by their signature below, the Owner of the above-referenced properties acknowledges recording of the Final Development Plan of PD 09-001.

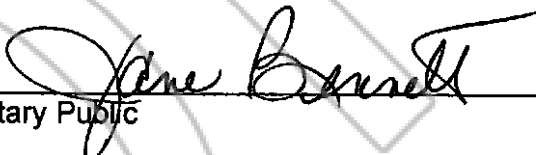
WAL-MART REAL ESTATE BUSINESS TRUST,
a Delaware statutory trust

By: 
John E. Clarke
Vice President of Real Estate

STATE OF ARKANSAS

COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 25th day of March, 2011, by John E. Clarke, the Vice President of Real Estate of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, on behalf of the trust.


Notary Public

My commission expires: 3-13-2012

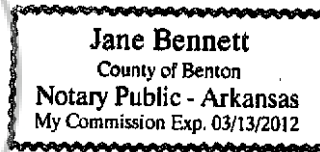
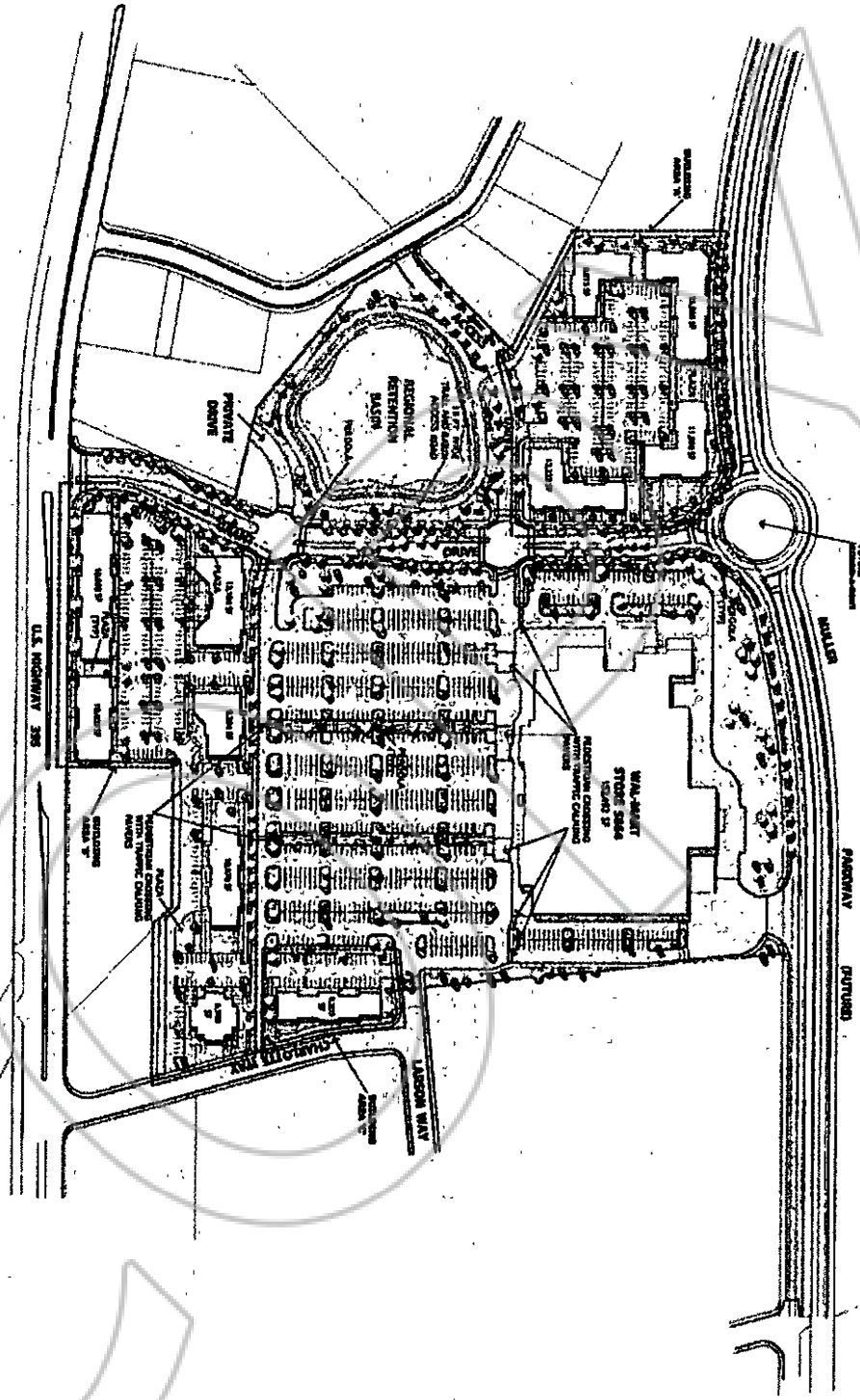


EXHIBIT A

Planned Development Virginia Ranch

Final Overall Development Plan
 February 24, 2010



BUILDING AREA SUMMARY

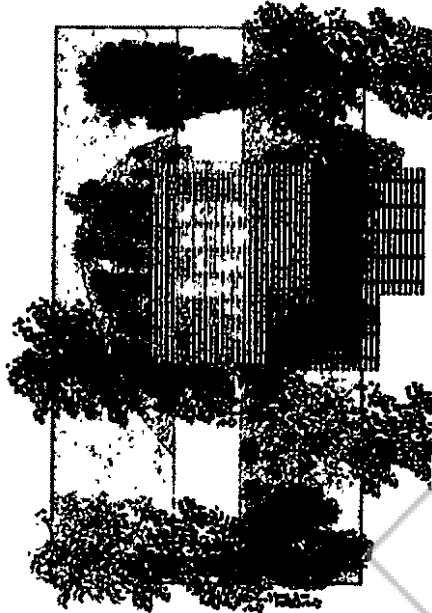
BUILDING AREA, AC	TOTAL BUILDING AREA = 69,254 SF
MANAGED	158
PROPOSED	158
REAL ESTATE AREA, AC	64,638 SF
MANAGED	268
PROPOSED	48
MANAGED DEVELOPMENT	152,492 SF
TOTAL BUILDING AREA	180,533 SF
PROPOSED	289,216 SF





Planned Development Virginia Ranch

Final Pergola Design
February 24, 2010



PERGOLA TYPE 1 - PLAN VIEW
Scale = 1" = 1'-0"

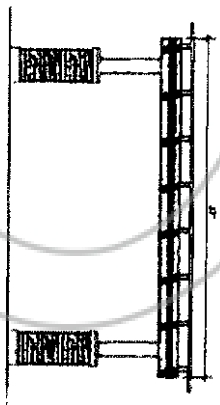


PERGOLA TYPE 2 - SIDE VIEW
Scale = 1" = 1'-0"

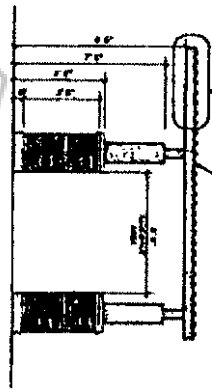


WOOD JOIST
WOOD BEAM
WOOD POST

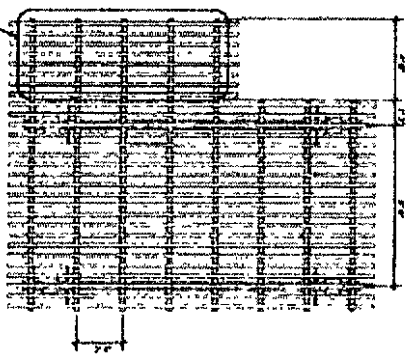
PERGOLA TYPE 2
Scale = 1" = 1'-0"



PERGOLA TYPE 1
Scale = 1" = 1'-0"



PERGOLA TYPE 2
Scale = 1" = 1'-0"

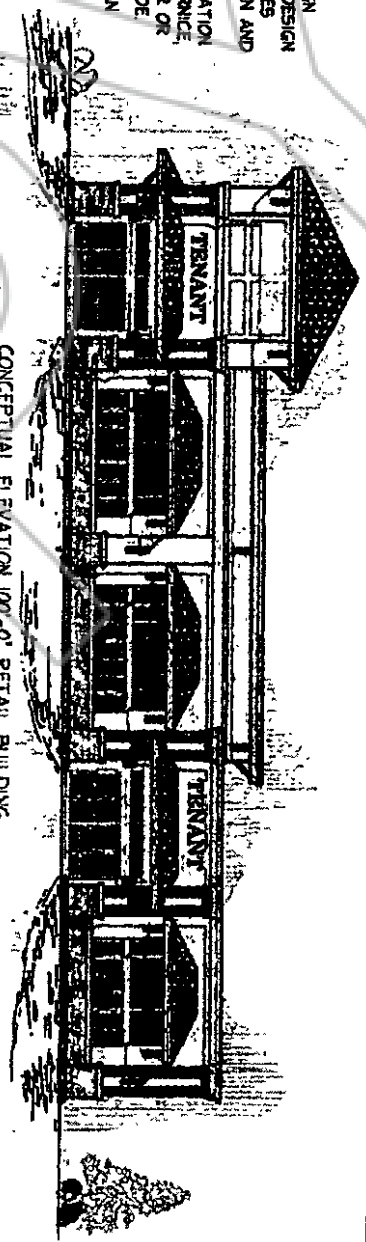


PERGOLA TYPE 2
Scale = 1" = 1'-0"

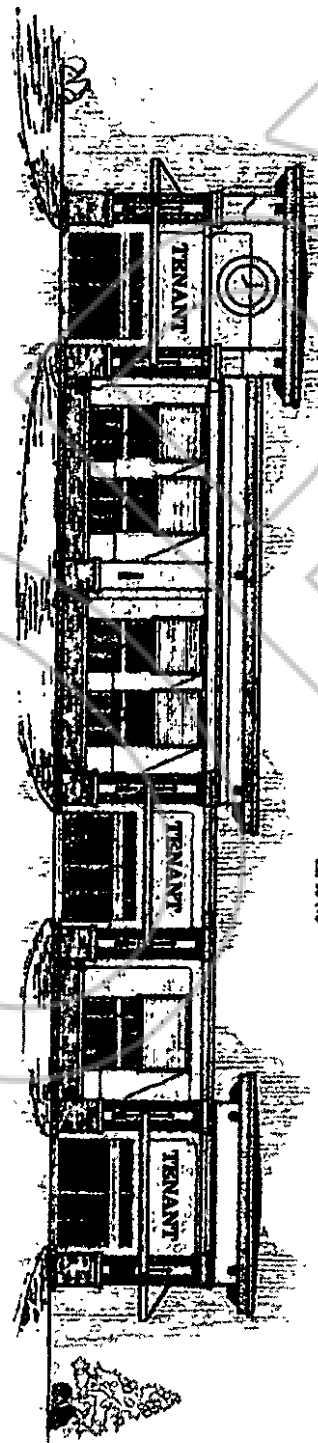
EXHIBIT C

NOTE:

1. FINAL BUILDING DESIGN SHALL BE DETERMINED THROUGH SUBSEQUENT DESIGN REVIEW APPLICATIONS. ARCHITECTURAL DESIGN MUST BE CONSISTENT WITH THE GUIDELINES WITHIN THE VIRGINIA RANCH SPECIFIC PLAN AND MUST INCORPORATE THE FOLLOWING ARCHITECTURE ELEMENTS: AWNINGS, VARIATION IN ROOF HEIGHT, STRONG HORIZONTAL CORNICE, PITCHED ROOFS, AND THE USE OF VENEER OR FULL BRICK LEDGER STONE ON THE FACADE.
2. THESE CONCEPTUAL ELEVATIONS ARE AN EXAMPLE OF A DESIGN WHICH MEETS THE ARCHITECTURAL DESIGN REQUIREMENTS.



CONCEPTUAL ELEVATION 100'-0" RETAIL BUILDING

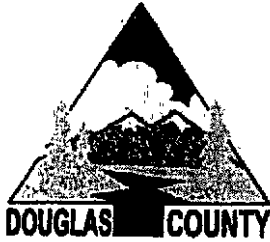


CONCEPTUAL ELEVATION 120'-0" RETAIL BUILDING



CONCEPTUAL ELEVATION 150'-0" RETAIL BUILDING

		RO/Anderson <small>REGISTERED ARCHITECT</small> <small>10000 W. BRISTOL ROAD, SUITE 100, FARMERSVILLE, VA 22434</small> <small>TEL: 540-891-1100 FAX: 540-891-1101</small>	THE MARKETPLACE AT VIRGINIA RANCH <small>U.S. HWY 985 & VIRGINIA RANCH ROAD</small>	CONCEPTUAL EXTERIOR ELEVATIONS	<small>DATE: 05/04/2011</small> <small>SCALE: 1/8" = 1'-0"</small> <small>PROJECT NO: 100000000</small> <small>DATE: 05/04/2011</small> <small>SCALE: 1/8" = 1'-0"</small> <small>PROJECT NO: 100000000</small>
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COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss
COMMUNITY DEVELOPMENT DIRECTOR
775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement

June 5, 2009

MAIL DELIVERED

James Bradshaw
Sierra Nevada SW Enterprises, LTD.
P.O. Box 1700
Dayton, NV 89403

2009 JUN -5 PM 4: 21
FILED
DEPUTY

Subject: PD 09-001 (Planned Development); for Sierra Nevada SW Enterprises, Virginia Ranch Commercial Planned Development
Located in the Town of Gardnerville, approximately 600 feet south of Service Drive, along U.S. Highway 395 within the Virginia Ranch Specific Plan boundary
APNs: 1220-10-110-007, 1220-03-000-038, and 1220-10-510-002

Dear Mr. Bradshaw:

On May 7, 2009, the Douglas County Board of Commissioners approved with conditions a request for Sierra Nevada SW Enterprises, for a Zoning Map Amendment establishing a GC (General Commercial, 10,000-square foot minimum net parcel size) Planned Development (PD) Overlay zoning district over a 24.84-acre site, to accommodate a future commercial development, including the abandonment of a portion of Larson Way and a storm drainage easement. The project site is located in the Town of Gardnerville, approximately 600 feet south of Service Drive, along U.S. Highway 395, within the A-19 (Agriculture, 19-acre minimum net parcel size) and GC zoning districts. The Planned Development is part of the Virginia Ranch Specific Plan and is designated a Receiving Area (RA) in the Master Plan (APNs: 1220-10-110-007, 1220-03-000-038, and 1220-10-510-002).

In addition, on June 4, 2009, the Douglas County Board of Commissioners adopted Ordinance No. 2009-1285, an ordinance for Sierra Nevada SW Enterprises establishing a GC /PD-Overlay zoning district over a 24.84-acre site.

THE FOLLOWING SHALL BE COMPLETED WITH THE FINAL DEVELOPMENT PLAN:

1. The applicant shall provide evidence that the TDRs have been certified to the satisfaction of Douglas County and that the TDRs are conveyed to the Planned Development.

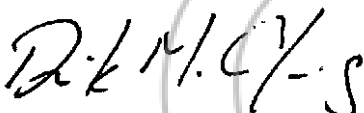
- 2. The applicant must submit a final development plan and a Design Review application to the Community Development Director that meets the provisions of County Code and Douglas County Design Criteria and Improvement Standards within two years. The Design Review submittal must include, but is not limited to, a revised traffic report and a drainage report. Extensions of time may be granted in accordance with County Code, Section 20.676.020.
- 3. The applicant shall be required to meet all the requirements of the Virginia Ranch Specific Plan (DA 04-155) and other agency requirements prior to any development on the parcels.

THE FOLLOWING SHALL BE COMPLETED PRIOR TO REQUESTING AN ORDER OF ABANDONMENT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT:

- 4. The applicant shall ensure that the abandonment of the right-of-way is consistent with Sections 278.240 and 278.480 of the Nevada Revised Statutes.
- 5. The applicant shall ensure the future drainage facilities which will allow the abandonment of the existing storm drainage easement and detention pond be constructed and approved by the County prior to the recordation of the Order of Abandonment for the existing drainage easement.

This is the final decision regarding your Planned Development. If you should have any questions, please contact me at (775) 782-6212.

Sincerely,



Dirk Goering, Assistant Planner
Douglas County Community Development

BEM

cc:
Keith Ruben, AICP, R.O. Anderson Engineering
Barbra Resnik, PE, Civil Engineer II
Town of Gardnerville
Douglas County Clerk
File: PD 09-001

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: May 4, 2011
THIRAO Clerk of the 9th Judicial District Court
of the State of Nevada, for and for the County of Douglas.
By Shelli M. [Signature] Deputy