

Doc Number: **0818489**

02/19/2013 10:50 AM

OFFICIAL RECORDS

Requested By
DC/COMMUNITY DEVELOPMENT

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 8 Fee: \$ 0.00

Bk: 0213 Pg: 4793 RPTT # 2



Deputy. gb

Assessor's Parcel Number: 1320-32-501-017
(portion of)

Date: FEBRUARY 19, 2013

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

GRANT DEED FOR DEDICATION OF PUBLIC RIGHT OF WAY #2013.027

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

FILED

10: 2013 027

APN: 1320-32-501-017

2013 FEB 19 AM 9:04

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
Douglas County Department of Community Development
P.O. Box 218
Minden, Nevada 89423

TED THRAN
CLERK
[Signature]
DEPUTY

The undersigned hereby affirms that this document,
including any exhibits, submitted for recording does not
contain the social security number of any person or
persons. (N.R.S. Chapter 239)

GRANT DEED FOR DEDICATION OF PUBLIC RIGHT OF WAY

This indenture made this 1st day of November, 2012, between Alton A.
& Susan L. Anker ("Grantor"), and Douglas County, a political subdivision of the State of
Nevada ("Grantee"),

The Grantor dedicates, grants, bargains and sells to the Grantee, and to its assigns forever,
for good and valuable consideration, the receipt of which is acknowledged, all of Grantor's
interest in that certain tract, piece or parcel of land situated in and being a portion of the Section
32, Township 12 North, Range 20 East, County of Douglas, State of Nevada, and more
particularly described as shown as follows:

See attached Exhibit A

together with all and singular the tenements, hereditaments and appurtenances belonging or in
any way pertaining to the property, and any reversion and reversions, remainder and remainders,
rents, issues and profits. A map of the real property conveyed to Grantee is attached hereto as
Exhibit B and is for general reference only.

GRANTOR
Alton A. Anker

Susan L. Anker

[Signature of Alton A. Anker]

[Signature of Susan L. Anker]

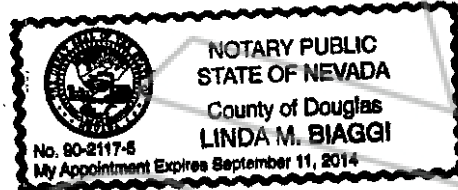
State of Nevada)
) ss.
County of Douglas)

This instrument was acknowledged before me on the 1st day of November, 2012, by

Alton A. & Susan L. Anker.

WITNESS my hand and seal

Linda M. Biaggi
Notary Public



GRANTEE
DOUGLAS COUNTY

[Signature]
Lee Bonner, Chairman
Douglas County Board of Commissioners

ATTEST:

[Signature] [Signature]
Ted Thain, County Clerk/Treasurer Date

[Signature]
DEPUTY CLERK

0028-063-06
Reprinted 10/30/12
07/26/2007
Page 1 of 1

**EXHIBIT 'A'
DESCRIPTION
RIGHT-OF-WAY ACQUISITION
(A.P.N. 1320-32-501-017)**

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a 5/8" rebar with plastic cap stamped P.L.S. 11172 at the southeast corner of Adjusted A.P.N. 1320-29-000-007, Adjusted Parcel 43, as shown on that Record of Survey to Support a Boundary Line Adjustment for Alton A. and Susan L. Anker and Park Cattle Company as recorded in Book 0606, at Page 9503, as Document No. 678199, Office of the Recorder, Douglas County, Nevada, from which the East one-quarter corner (E¼) of Section 32, T.13N., R.20E., M.D.M., bears South 25°14'20" East, 2,024.08 feet;

thence along the south line of said Adjusted Parcel 43 along the northerly right-of-way line of Zerolene Road, North 89°42'32" West, 463.60 feet to the southeast corner of Adjusted A.P.N. 1320-29-000-006, Adjusted Parcel 42, per said Document No. 678199, the POINT OF BEGINNING;

thence continuing along the northerly right-of-way line of Zerolene Road, North 89°42'32" West, 564.39 feet to the southwest corner of said Adjusted Parcel 42;

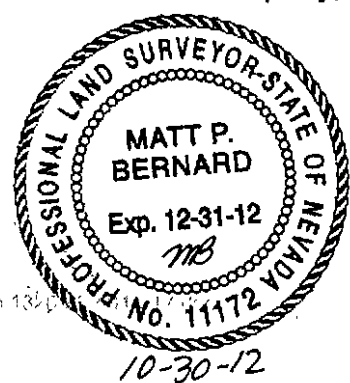
thence along the west line of said Adjusted Parcel 42, North 00°44'29" East, 5.00 feet;

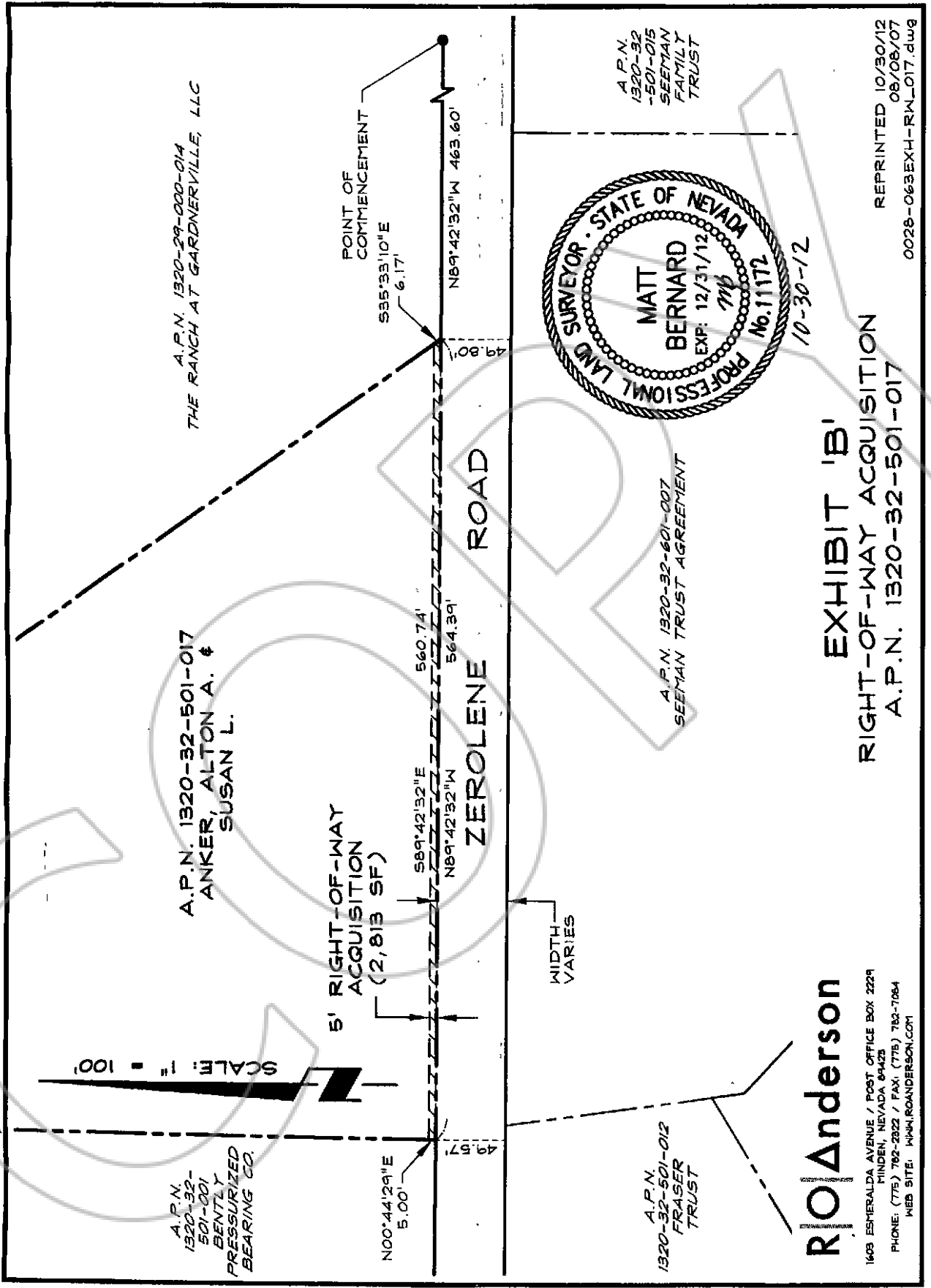
thence along a line 5.00 feet north of and parallel with said northerly right-of-way line, South 89°42'32" East, 560.74 feet to the east line of said Adjusted Parcel 42;

thence along said east line, South 35°33'10" East, 6.17 feet to the POINT OF BEGINNING, containing 2,813 square feet, more or less.

The Basis of Bearing of this description is identical to said Record of Survey to Support a Boundary Line Adjustment for Alton A. and Susan L. Anker and Park Cattle Company, Document No. 678199.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423





RO Anderson
 1403 ESHERALDA AVENUE / POST OFFICE BOX 2229
 TINDEN, NEVADA 89425
 PHONE: (775) 782-2322 / FAX: (775) 782-7864
 WEB SITE: WWW.ROANDERSON.COM

EXHIBIT 'B'
RIGHT-OF-WAY ACQUISITION
A.P.N. 1320-32-501-017

REPRINTED 10/30/12
 06/08/07
 0028-063EXH-RW_017.dwg

Douglas County Board of Commissioners

AGENDA ACTION SHEET

1. **Title:** For possible action. Discussion on ordinance request, by The Ranch at Gardnerville, LLC, for a Zoning Map Amendment modifying the 2004 planned development boundary (Ordinance No. 2004-1108) and changing the zoning on parcel 1320-32-501-017 with Ordinance No. 2012-1371 from SI (Service Industrial) with a PD (Planned Development) Overlay to SI (Service Industrial). The property is located south of Buckeye Road and east of U.S. Highway 395 along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) and MFR (Multi-Family Residential, 9,000 square foot minimum parcel size) zoning districts with a PD (Planned Development) Overlay, in the Minden-Gardnerville Community Plan Area (APN: 1320-32-501-017) and other properly related matters (Second Reading).
2. **Recommended Motion:** Adopt Ordinance No. 2012-1371, Zoning Map Amendment, for The Ranch at Gardnerville, LLC, based on the findings and conclusions in the staff report and the recommendations from the Town Boards and Douglas County Planning Commission.
3. **Funds Available:** N/A
4. **Prepared by:** Barbra Resnik, PE, and Dirk Goering, AICP, Community Development Department
5. **Meeting Date:** November 1, 2012 **Time Required:** 20 Minutes
6. **Agenda:** Administrative
7. **Background Information:** The Board of County Commissioners introduced Ordinance 2012-1371 and approved Planned Development Modification PD 04-008-4 on October 4, 2012. During the item, two members of the public spoke. One comment objected to the reduction to setback requirements and the small lot sizes. The second member questioned if this modification met the intent of the Master Plan and opposed the reduction to setback requirements and the extension of the development schedule. The previous Board of Commissioners staff report and Ordinance 2012-1371 is attached (See BOC Attachment 1).
8. **Committee/Other Agency Review:** On August 7, 2012, the Town of Gardnerville recommended approval for the Planned Development Modification and on September 5, 2012, the Town of Minden recommended approval for the proposed Planned Development Modification. On September 11, 2012, the Planning Commission voted 7-0 to recommend approval of the application.

9. **Reviewed by:**

 Department Manager
 District Attorney

 County Manager
 Other

10. **Commission Action:**

 Approved
 Denied
 Other

 Approved with Modifications
 Continue

Agenda Item # _____

BOC ATTACHMENT 1

Douglas County Board of Commissioners

AGENDA ACTION SHEET

1. **Title:** For possible action. Discussion on Planned Development Modification and Zoning Map Amendment (PD) 04-008-4, for The Ranch at Gardnerville, LLC, requesting a modification to its approved planned development (PD 04-008), excluding phase 1, including:
 - a. Introduce Ordinance No. 2012-1371, a Zoning Map Amendment modifying the 2004 planned development boundary (Ordinance No. 2004-1108) and changing the zoning on parcel 1320-32-501-017 from SI (Service Industrial) with a PD (Planned Development) Overlay to SI (Service Industrial). First Reading.
 - b. Extending and modifying the development schedule/phasing plan,
 - c. Maintain a maximum of 633 dwelling units but allow the applicant flexibility to increase the number of multi-family units for the 2.6 acre area currently designated as multi-family residential and decrease the number of single-family units proportionally, not to exceed MFR density standards at the time of design review approval,
 - d. Modifications to the subdivision design and street standards, including variances to the Douglas County Design Manual.

The property is located south of Buckeye Road and east of U.S. Highway 395 along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) and MFR (Multi-Family Residential, 9,000 square foot minimum parcel size) zoning districts with a PD (Planned Development) Overlay, in the Minden-Gardnerville Community Plan Area (APNs: 1320-29-000-008, -014, 1320-33-210-063, & 1320-32-501-017). The Board of Commissioners may approve, approve with modifications, or deny the request.

2. **Recommended Motion:** Approve Planned Development Modification (PD) 04-008-4 and introduce Ordinance No. 2012-1371, Zoning Map Amendment, for The Ranch at Gardnerville, LLC, based on the findings and conclusions in the staff report and the recommendations from the Town Boards and Douglas County Planning Commission.

3. **Funds Available:** N/A

4. **Prepared by:** Barbra Resnik, PE, and Dirk Goering, AICP, Community Development Department

5. **Meeting Date:** October 4, 2012 **Time Required:** 45 Minutes

6. **Agenda:** Administrative

7. **Background Information:** The Planning Commission staff report is provided as BOC Attachment A, Ordinance 2012-1371 is provided as BOC Attachment B, and the applicant's Planning Commission Power Point is provided as BOC Attachment C.

8. **Committee/Other Agency Review:** On August 7, 2012, the Town of Gardnerville recommended approval for the Planned Development Modification and on September 5, 2012, the Town of Minden recommended approval for the proposed Planned Development Modification. On September 11, 2012, the Planning Commission voted 7-0 to recommend approval of the application. No public comment has been received.

9. **Reviewed by:**
 _____ Department Manager
 _____ District Attorney

_____ County Manager
 _____ Other

10. **Commission Action:**
 Approved 5-0
 _____ Denied No changes
 _____ Other

_____ Approved with Modifications
 _____ Continue

Agenda Item # _____

COPY

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: Feb 19, 2013
Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.
By [Signature] Deputy