

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: <u>PM 14-005</u>	
Project Name: 18th Parcel Map for Spanish Springs Associates Limited Partnership			
Project Description:			
Project Address: Pyramid Way, 425 Ingenuity Avenue			
Project Area (acres or square feet): 194.29 Ac.			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs, west of State Route 445, at terminus of Ingenuity Avenue			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-010-04	191.35 Ac.		
538-161-06	2.94 Ac.		
Section(s)/Township/Range: Sections 14 and 23, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). PM14-002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates Ltd. Ptsp.		Name: C and M Engineering	
Address: 550 West Plumb Lane, Suite B, #505		Address: 9498 Double R Boulevard, Suite B	
Reno, NV	Zip: 89509-3686	Reno, NV	Zip: 89521
Phone: 982-0132	Fax: 336-0432	Phone: 856-3312	Fax: 856-3318
Email: jesse@hawcoproperties.com		Email: gfong@candmengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: George Fong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: <u>9-2-14</u>	Initial: <u>CB</u>	Planning Area: <u>SS</u>	
County Commission District: <u>4</u>		Master Plan Designation(s):	
CAB(s): <u>SS</u>		Regulatory Zoning(s): <u>II</u>	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

West of Pyramid Way, north of Sha Neva Road, at terminus of Ingenuity Avenue and Hawco Court

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
538-010-04	Spanish Springs Specific Plan - NC/LI	191.35
538-161-06	Spanish Springs Specific Plan - NC/LI	2.94

2. Please describe the existing conditions, structures, and uses located at the site:

property is vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	2.00 Ac	2.00 Ac	16.91 Ac	173.38 Ac
Minimum Lot Width	312'	244'	N/A	N/A

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Washoe County

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Washoe County Department of Water Resources

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

sufficient rights are held by Washoe County Department of Water Resources to serve this project

9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

not applicable

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

parcel map conforms with Spanish Springs Area Plan

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

no

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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NOT APPLICABLE

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

21. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

26. How are you providing temporary irrigation to the disturbed area?

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

28. Surveyor:

Name	George Fong, C and M Engineering
Address	9498 Double R Boulevard, Reno, NV, Suite B, Reno, NV 89521
Phone	856-3312
Cell	
E-mail	gfong@candmengineering.com
Fax	856-3318
Nevada PLS #	4043

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Spanish Springs Associates Ltd. Ptsp.

Address: 550 West Plumb Lane, Suite B, #505

Phone : _____

Fax: _____

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____

Reno

Sparks

Washoe County

Parcel Numbers: _____

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street

Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

PUBLIC HEARING APPLICATION AND MEETING DATES								
PLANNING COMMISSION		BOARD OF ADJUSTMENT		AGENCY COMMENTS	ADMINISTRATIVE PERMITS		PARCEL MAP REVIEW COMMITTEE	
Intake Date	Meeting Date	Intake Date	Meeting Date	Due Date	Intake Date	BOA Mtg. Date	Intake Date	Meeting Date
01/15/2014	03/04/2014			02/04/2014			02/03/2014	03/13/2014
02/18/2014	04/01/2014	02/18/2014	04/03/2014	03/04/2014	03/03/2014	04/03/2014	03/03/2014	04/10/2014
03/17/2014	05/06/2014			04/08/2014			04/01/2014	05/08/2014
04/15/2014	06/03/2014	04/15/2014	06/05/2014	05/06/2014	05/01/2014	06/05/2014	05/01/2014	06/12/2014
05/15/2014	07/01/2014			06/03/2014			06/02/2014	07/10/2014
06/16/2014	08/05/2014	06/16/2014	08/07/2014	07/08/2014	07/01/2014	08/07/2014	07/01/2014	08/14/2014
07/15/2014	09/02/2014			08/05/2014			08/01/2014	09/11/2014
08/15/2014	10/07/2014	08/15/2014	10/02/2014	09/02/2014	09/02/2014	10/02/2014	09/02/2014	10/09/2014
09/15/2014	11/04/2014			10/07/2014			10/01/2014	11/13/2014
10/15/2014	12/02/2014	10/15/2014	12/04/2014	11/04/2014	11/03/2014	12/04/2014	11/03/2014	12/11/2014
11/17/2014	01/06/2015			12/02/2014			12/01/2014	01/08/2015
12/15/2014	02/03/2015	12/15/2014	02/05/2015	01/06/2015	01/02/2015	02/05/2015	01/02/2015	02/12/2015

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
BY: HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION, GENERAL PARTNER

JESSE HAW, PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION
GENERAL PARTNER OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEED DATED FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, INC.

BY: DEBBIE CIMIOTTI DATE _____

TAXATION CERTIFICATE

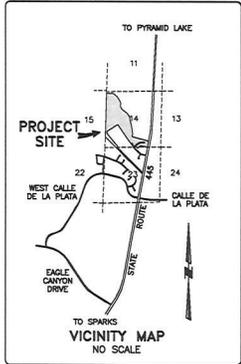
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 538-010-04 AND 538-161-06 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY DATE _____

NOTES

- 1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- 2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 3. PARCELS ARE FOR NON-RESIDENTIAL USE.
- 4. PRIVATE FIRE WATERLINE EASEMENTS ARE HEREBY RESERVED AS FOLLOWS:
15 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- 5. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 7. THE FLOOD ZONE AS SHOWN ON THIS MAP WAS DETERMINED FROM FLOOD INSURANCE RATE MAPS NUMBER 32031C28650 AND 32031C28650, DATED MARCH 16, 2009.
- 8. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
- 9. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- 10. A 10 FOOT FLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
- 11. WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT.
- 12. WATER SERVICE CONNECTION FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID TO THE DEPARTMENT OF WATER RESOURCES, AND WATER RIGHTS SHALL BE DEDICATED TO WASHOE COUNTY PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 13. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 14. PRIOR TO THE ISSUANCE OF BUILDING PERMIT, WATER SERVICE CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID.
- 15. PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
- 16. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 17. STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN

TOTAL AREA = 194.29 ACRES ±

LEGEND

- SET 5/8" REBAR WITH CAP "PLS 4043"
- o FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
- o FOUND CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL
- DIMENSION POINT, NOTHING SET
- ⊗ SECTION CORNER AS DESCRIBED

REFERENCES:

- PARCEL MAP 5106, RECORDED AUGUST 21, 2013 AS FILE NO. 42711911, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP 5124, RECORDED APRIL 15, 2014 AS FILE NO. 4344409, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 14 AND 23, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 29, 2014.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GEORGE FONG - PLS 4043

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, RELINQUISHED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE _____
BY: MATT GINGERICH

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE _____
BY:

CHARTER COMMUNICATIONS DATE _____
BY: DIANE ALBRECHT

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY:

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY MATT GINGERICH OF SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, dba NV ENERGY.

NOTARY PUBLIC

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY _____ OF NEVADA BELL TELEPHONE COMPANY, dba AT&T NEVADA.

NOTARY PUBLIC

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY DIANE ALBRECHT OF CHARTER COMMUNICATIONS.

NOTARY PUBLIC

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY _____ OF WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

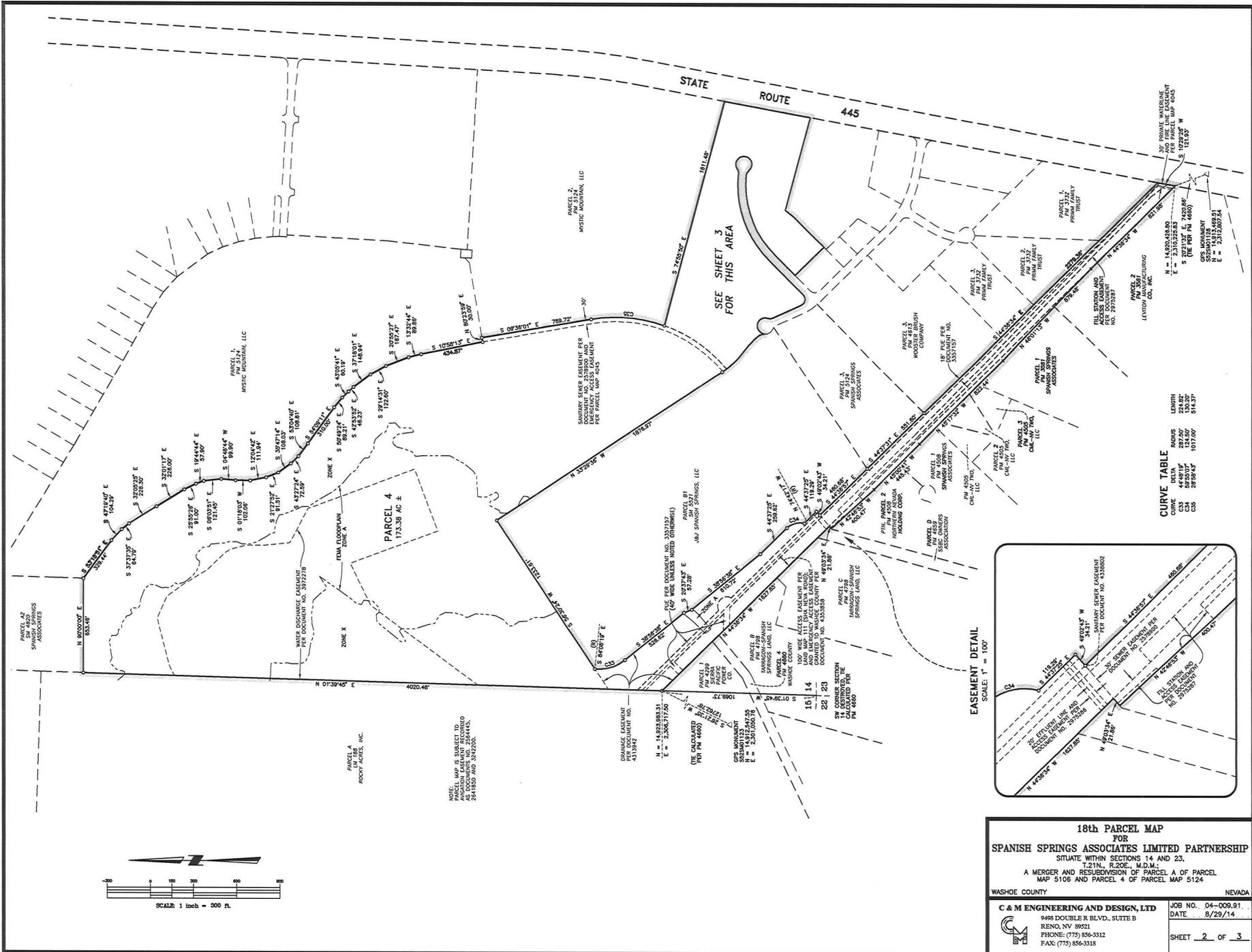
NOTARY PUBLIC

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM14-_____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE; AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____
BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BILL WHITNEY, COMMUNITY DEVELOPMENT DIRECTOR

18th PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP SITUATE WITHIN SECTIONS 14 AND 23, T.21N., R.20E., M.D.M. A MERGER AND RESUBDIVISION OF PARCEL A OF PARCEL MAP 5106 AND PARCEL 4 OF PARCEL MAP 5124		COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____ AT _____ MINUTES P.M. O'CLOCK A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
WASHOE COUNTY NEVADA		COUNTY RECORDER
C & M ENGINEERING AND DESIGN, LTD 9499 BOULEVARD R BLVD., SUITE B RENO, NV 89521 PHONE: (775) 856-3312 FAX: (775) 856-3318		BY: _____ DEPUTY
JOB NO. 04-009.01 DATE: 8/29/14		FILE: _____
SHEET 1 OF 3		



NOTE:
 PARCEL MAP IS SUBJECT TO
 ANY RECORDING ACTS, EASEMENTS,
 AS DOCUMENTS NO. 2341445,
 241850 AND 3242200.

PARCEL A
 171.88 AC ±
 ROCKY MOUNTAIN, INC.

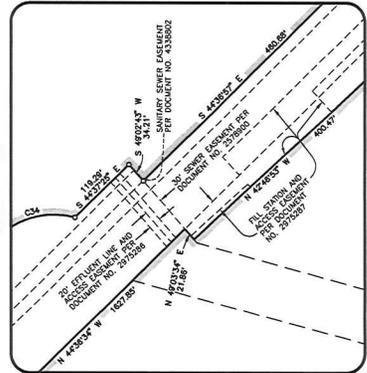
PARCEL 2
 MYSTIC MOUNTAIN, LLC

PARCEL 4
 173.38 AC ±

SEE SHEET 3
 FOR THIS AREA

CURVE TABLE

CURVE	DATA	RADIUS	LENGTH
C1	4449.15'	287.00'	224.82'
C2	2839.54'	107.00'	514.37'



18th PARCEL MAP
 FOR
SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
 SITUATE WITHIN SECTIONS 14 AND 23,
 T.21N., R.20E., M.D.M.,
 A MERGER AND RE-SUBDIVISION OF PARCEL A OF PARCEL
 MAP 5106 AND PARCEL 4 OF PARCEL MAP 5124

WASHOE COUNTY NEVADA

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., SUITE B
 RENO, NV 89521
 PHONE: (775) 856-3312
 FAX: (775) 856-3318

JOB NO. 04-009.91
 DATE: 8/23/14
 SHEET 2 OF 3

PARCEL 4
173.38 AC ±

PARCEL 3
16.91 AC ±

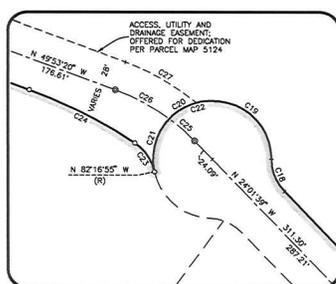
PARCEL 2
2.00 AC ±

PARCEL 1
2.00 AC ±

- EASEMENT NOTES:
1. 15' STORM DRAINAGE EASEMENT PER DOCUMENT NO. 3496367.
 2. 15' PRIVATE WATER LINE EASEMENT PER DOCUMENT NO. 3346212.
 3. CENTERLINE 30' TEMPORARY EMERGENCY ACCESS EASEMENT PER DOCUMENT NO. 2881139, AND CENTERLINE 30' SANITARY SEWER PER DOCUMENT NO. 2881140.
 4. THE 5' PUE'S GRANTED ALONG EACH SIDE OF THE PROPERTY LINE COMMON TO PARCELS A AND B OF PARCEL MAP 5106, BETWEEN THE 10' PUE'S ALONG INGENUITY AVENUE AND HAWCO COURT, ARE HEREBY RELINQUISHED PER THIS MAP.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	323°25'	1000.00'	39.19'
C2	44°53'	1000.00'	83.45'
C3	81°02'	1000.00'	142.84'
C4	55°52'42"	720.00'	702.19'
C5	9°08'25"	692.00'	110.39'
C6	47°54'52"	692.00'	494.15'
C7	50°03'17"	692.00'	694.54'
C8	8°08'06"	748.00'	80.19'
C9	44°28'32"	748.00'	580.63'
C10	50°58'40"	748.00'	36.04'
C11	14°56'03"	44.00'	36.04'
C12	41°22'29"	44.00'	31.77'
C13	287°40'05"	58.00'	281.70'
C14	110°34'49"	44.00'	84.92'
C15	1°32'11"	300.00'	9.89'
C16	18°41'30"	300.00'	97.87'
C17	20°34'48"	300.00'	107.78'
C18	43°56'44"	44.00'	33.75'
C19	105°34'53"	58.00'	103.19'
C20	30°58'38"	58.00'	30.28'
C21	55°58'23"	58.00'	54.38'
C22	192°12'00"	58.00'	187.85'
C23	43°56'44"	44.00'	33.75'
C24	13°39'41"	472.00'	112.54'
C25	8°09'53"	200.00'	31.99'
C26	18°41'48"	200.00'	58.28'
C27	193°10'05"	228.00'	77.67'
C28	16°23'44"	500.00'	143.08'
C29	16°23'44"	500.00'	151.09'
C30	16°23'44"	472.00'	135.07'
C31	63°53'46"	44.00'	49.07'
C32	242°53'46"	58.00'	206.38'
C33	28°58'43"	1017.00'	514.37'



DETAIL
SCALE: 1" = 60'



18th PARCEL MAP
FOR
SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
SITUATE WITHIN SECTIONS 14 AND 23,
T.21N., R.20E., M.D.M.;
A MERGER AND RESUBDIVISION OF PARCEL A OF PARCEL
MAP 5106 AND PARCEL 4 OF PARCEL MAP 5124

WASHOE COUNTY NEVADA

C & M ENGINEERING AND DESIGN, LTD
9498 DOUBLE R BLVD., SUITE B
RENO, NV 89521
PHONE: (775) 856-3312
FAX: (775) 856-3318

JOB NO. 04-009.91
DATE 8/28/14
SHEET 3 OF 3