

Community Services Department  
Planning and Development  
REGULATORY ZONE AMENDMENT  
APPLICATION



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg A  
Reno, NV 89520

Telephone: 775.328.3600

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Pyramid Ranch Annex			
Project Description: Zoning change from Parks and Recreation to Medium Density Suburban for a 15.574 acre portion of APN 532-091-09			
Project Address: Sand Dune Drive and Dromedary Road, Sparks, NV			
Project Area (acres or square feet): 15.574 acres			
Project Location (with point of reference to major cross streets AND area locator): This property is located at the intersection of Sand Dune Drive and Dromedary Road. Major street access is from Pyramid Lake Highway via Egyptian Drive and Rosetta Stone			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
532-091-09 (portion)	15.574		
Section(s)/Township/Range: SW 1/4 Section 26, T21N - R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Spanish Springs Associates L.P.		Name: Robert M. Sader	
Address: 550 W. Plumb Lane, Suite B-505		Address: 8600 Technology Way, Suite 101	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89521
Phone: 775-425-4422	Fax: 775-329-8591	Phone: 775-329-8310	Fax: 775-329-8591
Email: jesse@hawcoproperties.com		Email: rmsader@robertmsaderltd.com	
Cell: 775-560-6922	Other: N/A	Cell: N/A	Other: N/A
Contact Person: Jesse Haw		Contact Person: Jesse Haw	
<b>Applicant/Developer:</b> SAME AS ABOVE		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

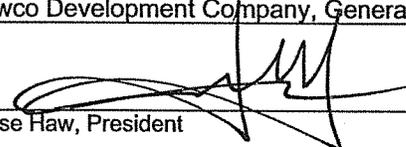
I, JESSE HAW  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

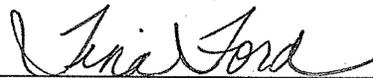
Assessor Parcel Number(s): 532-091-09

Printed Name Hawco Development Company, General Partner

Signed   
Jesse Haw, President

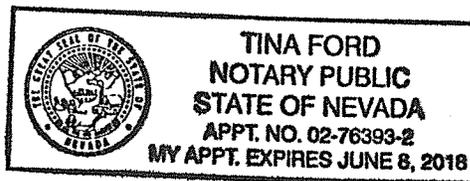
Address 550 W. Plumb Lane, Suite B-505  
Reno, Nevada 89509

Subscribed and sworn to before me this  
19th day of April, 2016.

  
Notary Public in and for said county and state

My commission expires: 6-8-18

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Regulatory Zone Amendment 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 Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

This RZA request seeks to change the zoning on a 15.574 portion of APN 532-091-09 from Parks and Recreation to Medium Density Subrban. The reminaing five-acre portion of APN 532-091-09 has been offered by the applicant to Washoe County as an expansion of Gator Swamp Park and is currently correctly zoned Parks and Recreation for that purpose.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

Access to the property, APN 532-091-09, will be from the extension of Egyptian Drive and also from the intersection of Sand Dune Drive and Dromedary Road, west of Alice Taylor Elementary School in Spanish Springs. The property is east of Pyramid Highway in the vicinity of the current terminius of Egyptian Drive.

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
532-091-09	Suburban	Parks and	20.574	Med Density	15.574
	Residential	Recreation		Suburban	
				Parks and	5
				Recreation	

c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	open space	North Spanish Springs Water Detention Facility
South	MDS	portion is vacant and portion is subdivision lots
East	PR and MDS	NE is Gator Swamp Park ext.; SE is MDS subdiv. lots
West	open space	outflow channel for NSSWDF

3. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

This property is vacant land. On the north boundary is the North Spanish Springs Water Detention Facility and to the west is the outflow channel for the NSSWDF. Across the channel to the west is unbuilt MDS. To the south is vacant land owned by the applicant, which is a portion of Eagle Canyon Ranch Subdivision, APN 532-091-10, an MDS zoned parcel. To the east and southeast are MDS single family residences in Pyramid Ranch Estates. Also to the east is Gator Swamp Park, which is adjacent to Alice Taylor Elementary School on Egyptian Drive.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

This is a flat piece of property (1% to 2% slope). There is light to moderate sage brush and grass vegetation criss-crossed by dirt roads and trails made by trespassers. There is no know wildlife habitat associated with the property other than the usual high-desert animals, due to lack of topography and vegetation. There are no water bodies. The property drains to the west into the outflow channel of the NSSWDF. There are no known mineral deposits on the site and soils are consistent with land in the vicinity on the valley floor. The property is not in the 100-year flood plain.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

Yes

No

Explanation:

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

Yes

No

Explanation:

7. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes See attached letter, Appendix 8	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	See attached letter	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):

See attached letter.

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Under MDS zoning, this property would allow up to 46 homes to be developed, using just over 26 acre feet of surface water rights. The applicant owns over 129 acre feet of water rights (see attached letter, Appendix 8). Nevertheless, the existing Parks and Recreation zoning had contemplated a park, which would require a much higher amount of water for irrigation of turf and shrubs, as well as domestic uses for visitor restrooms. Moreover, TMWA stockpiles Truckee River water rights for purchase by developers in TMWA's service area.

8. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	

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. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

TMWA is the municipal water provider from its community water system. Water lines are built in streets adjacent to the property. Water lines will be extended at private developer cost throughout the property.
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9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

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

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. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Washoe County is the municipal provider of community sewer service. Sewer lines are built and in place in streets adjacent of the property. Sewer lines will be extended at private developer cost throughout the property.

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

A traffic letter report is included in this application. The majority of traffic will enter and exit the subject property on Egyptian Drive, which will be extended from its current terminus adjacent to Alice Taylor Elementary School. From the intersection of Sand Dune Drive and Dromedary Road, a small number of vehicles will exit the subject property travelling on those streets to Rosetta Stone Drive, which intersects Egyptian Drive. Traffic will travel on Egyptian Drive to Pyramid Highway in route primarily to McCarran Blvd. and US. 395 and I-80 freeways.

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes Report attached, Appendix 3       No

12. Community Services (provided and nearest facility):

a. Fire Station	TMFD station near La Posada and Pyramid Highway
b. Health Care Facility	Northern Nevada Medical Center/Renown Urgent Care
c. Elementary School	Alice Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Gator Swamp Park, Eagle Canyon Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	None. RTC does not offer transit service to this area at this time.

## Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance." Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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## Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

Partners of the applicant acquired all the land north of Eagle Canyon Drive and west of Pyramid Highway in Spanish Springs Valley, including the subject property, prior to 1910. All this property remained vacant until Medium Density Subdivision development by the applicant started to take place in the 1980s and 1990s, including construction of the Pyramid Ranch Estates adjacent to the subject property on the east.

In the spring of 1999 at the request of the applicant, the Spanish Springs Specific Plan ("SSSP") was approved, establishing land use designations for MDS and LDS subdivisions as well as commercial and industrial park areas. The Washoe County Parks Department and the Washoe School District requested at that time that the park and school sites be designated in the SSSP, to which the applicant agreed.

The original SSSP land use designation for the subject property was Medium Density Suburban. As a result of a series of master plan amendments and the absorption of the SSSP into the Spanish Springs Area Plan, APN 532-091-09 was designated a possible future 20-acre park site adjacent to the existing Gator Swamp Park, subject to further consideration by the county on how much of this parcel would be needed for future park improvements. The land for Gator Swamp Park had been donated by the applicant to Washoe County.

During all this time the applicant has waited for the property to be further planned by the county, in whole or in part, as a park site. As with all the other parks and school sites on its land, the applicant has been prepared to donate all or part of the site for a park if the county would construct improvements.

Recently the Washoe County Community Services Department has determined that 5 acres of APN 532-091-09 adjacent to Gator Swamp Park will be needed for an expansion of the park, but the remaining 15.574 acres will not be needed for future park development. The September 17, 2015 letter from the Washoe County Community Services Department is attached to this application, as Appendix 2. The applicant has offered to donate in the near future the 5-acre site to the county, and now requests the county approve MDS zoning on the 15.574-acre remainder as an in-fill site consistent with adjacent existing and planned MDS subdivisions.

Additional comments regarding findings for this RZA are on the following pages.

**RZA APPLICATION CONTINUED**

**Project Name: Spanish Springs Associates, LP – Pyramid Ranch Annex**

**ADDITIONAL COMMENTS**

**Regulatory Zone Amendment Findings**

Section 110.821.15(d) of the Washoe County Development Code specifies seven (7) findings that the Planning Commission must consider in order to approve a Regulatory Zone Amendment request. These findings are listed below and are addressed in **bold face type**.

1. Consistency with Master Plan and Regulatory Zone Map: The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone map. To illustrate substantial compliance with the Master Plan, which includes the Spanish Springs Area Plan ("SSAP"), the following plan policies and programs are applicable.

**MASTER PLAN.**

**A. Housing Element.**

Goal One – availability of affordable and workforce housing.

**The MDS housing in the Spanish Springs SCMA has historically been entry level housing. It is more affordable than new subdivision housing in most other areas of the county and it is definitely workforce housing.**

Goal Seven – promote home ownership opportunities

**MDS zoning on the subject parcel will accommodate 46 new single family homes. Home purchasers in the Spanish Springs SCMA have historically been mostly owner-occupied buyers with a large percentage of first time homebuyers.**

**B. Land Use And Transportation Element**

LUT 1.4 – residential growth in the SCMA should be close to retail and commercial.

**The subject property is within walking and biking distance of the Eagle Landing Shopping Center and over 60 acres of planned, unbuilt commercially zoned land. The 600-acre Spanish Springs Business Center just north of the subject property provides employment opportunities a short distance away within the SCMA.**

LUT 2.1 – ensure compatible uses.

**The subject property with MDS zoning will be an infill project among MDS subdivisions, existing and planned. The immediately surrounding uses are OS, PR and MDS, all of which are rated with high compatibility by the county land use matrix.**

LUT 2.3 – integrated street network – promote biking and walking.

**From the subject property, residents will be able to bike or walk to schools, parks, and retail shopping. Existing local and collector streets are easily extended or abut the property boundary for easy, integrated vehicular access.**

LUT 3.1 – Growth in the SCMA should be timely, orderly and fiscally responsible.

**Orderly MDS subdivisions have been developed in the SCMA for over 30 years, and are still occurring. A planned MDS subdivision adjoins the subject property to the south and existing subdivisions adjoin to the east. Nearby streets and utilities are in place, making the extension of access and infrastructure possible in a fiscally responsible manner.**

LUT 3.2 – provide a sufficient supply of development land to meet needs.

**The county is projected to require significant housing growth to meet needs in the next five to ten years. Job growth in Storey County and Washoe County is projected to outstrip the housing supply without the addition of thousands of new home lots. This application will increase land available to meet future housing supply demands.**

LUT 3.3 – single family density should not exceed five houses per acre.

**MDS density on the subject property cannot exceed 3 homes per acre.**

LUT 3.4 – strengthen existing neighborhoods and promote infill development.

**MDS zoning will increase the MDS housing inventory in the neighborhood. It also allows an infill development.**

LUT 3.5 – Area Plans should identify adequate land for development within the next 20 years, including land use potential in existing unincorporated centers.

**The suburban subdivisions on the west side of Pyramid Highway in the Spanish Springs SCMA constitute one of the largest existing centers in the unincorporated county. As stated below, the SSAP identifies the potential for 1,500 new homes by 2025. MDS zoning on the subject property would create a portion of the new residential density contemplated by the SSAP in the SCMA, and locate it in the existing center.**

LUT 4.1 – balanced distribution of land use pattern.

**The subject property is surrounded by like residential subdivision uses, with nearby parks, schools, retail commercial and employment center industrial uses. The immediate community is a balanced land use pattern and this application will enhance that.**

Goal Five – Promote development where infrastructure is available.

**Streets and utilities exist to or near the subject property boundaries, where extensions are available.**

Goal Seven – development patterns in unincorporated SCMAs should provide alternatives to high density housing in cities.

**MDS zoning at 3 homes per acre is a much lower density than typical city densities. This application enhances the predominant development pattern in the SCMA as an alternative to city densities.**

#### C. Population Element

Goal Three – plan for a balanced development pattern that includes employment, housing, public services and open space.

**The Spanish Springs SCMA and Area Plan have all these opportunities and create a balanced development pattern. Additional MDS zoning on the subject property will maintain that balance.**

Goal Four – coordinate population growth with available water, sewer, streets and highways.

**This application provides for growth where all this infrastructure is available.**

#### SPANISH SPRINGS AREA PLAN

Character Statement – preserve and facilitate community character, including suburban residential in the suburban core along Pyramid Highway, mostly to the west, with maximum density of 3 homes per acre. The SCMA is the designated growth area.

**The subject property will be suburban residential zoning in the SCMA on the west side of Pyramid Highway where other MDS zoning is prevalent. It is in the designated growth area pursuant to the Character Statement.**

SS 1.1 – designate a SCMA

**The SSAP designates the SCMA and the subject property is in it.**

SS 1.2 – allow up to 1,500 new homes as the policy growth level through 2025.

**Some new residential units have been approved by the county, but most of this policy growth level remains. The subject property with MDS zoning would allow up to 46 new units.**

SS 1.3 – specifies the allowed Regulatory Zones in the Spanish Springs Suburban Character Management Area.

**MDS is one of the Regulatory Zones allowed.**

SS 4.1 – requires underground utilities in the SCMA.

**All MDS subdivisions in the SSAP are required to place permanent utility infrastructure underground. Any MDS development on the subject property will be required to comply.**

Goal Five – The built environment will implement and preserve the community character as stated in the Character Statement.

**As stated above, MDS zoning on this infill parcel adjacent to the built and unbuilt MDS subdivisions will preserve the vision in the Character Statement.**

SS 11.1 – Use FEMA floodplain maps.

**The subject property is not in the FEMA 100-year floodplain.**

SS 12.1 – only certain water resources allowed for growth, but including decreed Truckee River water rights.

**The applicant owns more Truckee River water rights than will be necessary to develop the 46 homes on the subject property. These water rights are banked with TMWA for applicant use when will-serve commitments are requested. Moreover, TMWA stockpiles Truckee River water rights for developers in its service area to purchase.**

SS 12.5 – New MDS subdivisions must import water for service.

**The Truckee River water rights owned either by the applicant or purchased from TMWA will be imported by TMWA transmission lines for use at the subject property.**

SS 15.1 – connect to community water system.

**TMWA provides community water service to all subdivisions in the SCMA and will provide service to this property.**

SS 16.1 – connect to community sewer system.

**Washoe County provides community sewer service to the subdivisions adjacent to subject property, and will provide service to this property.**

Goal 17 – plan maintenance criteria with which all amendments must comply.

**The application complies with all plan maintenance criteria, including conformance with the Character Statement, Master Plan policies, and the specific requirements of SS 17.2 such as an infrastructure feasibility study and traffic report.**

2. **Compatible Land Uses:** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact public health, safety, or welfare.

**The proposed use is Medium Density Suburban residential zoning. The surrounding uses are Open Space (to the north and west, the North Spanish Springs Detention Facility and its outflow channel), Park and Recreation (to the east, 5-acre expansion of Gator Swamp Park), and MDS (to the east, existing built subdivision of Pyramid Ranch Estates, and to the south, unbuilt tentatively mapped portion of Eagle Canyon Ranch. The Land Use Compatibility Matrix (Table 3) in the Land Use and Transportation Element of the Master Plan shows high compatibility of MDS for all three categories of surrounding uses. Since this proposal is essentially an infill application for MDS in an existing MDS subdivision, the high compatibility of surrounding land uses is clearly applicable.**

3. **Response to Change Conditions:** The proposed amendment responds to changed conditions of further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

**The subject property was originally designated MDS in the 1999 Spanish Springs Specific Plan (“SSSP”). It was changed as land use planning was refined and the SSSP was merged into the Spanish Springs Area Plan to Parks and Recreation as a future park site adjacent to the existing Gator Swamp Park. Now the Washoe County Community Services Department, by letter dated September 17, 2015, has indicated that the subject property will not be needed as a future park site. An adjacent 5-acre parcel owned by the applicant is sufficient for a future expansion of Gator Swamp Park. This leaves the subject property as vacant land with a zoning category that will not reflect its future use, within a MDS subdivision area with high compatibility for MDS development by all surrounding uses. Under these circumstances, MDS zoning and development is the most desirable utilization of the land.**

4. Availability of Facilities: There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.

**Local streets and utilities either abut the subject property or are available nearby for extension into the subject property, including water and sewer lines. The Gator Swamp Park expansion is planned to be adjacent to the subject property. Alice Taylor Elementary School is a few hundred feet to the east, and Shaw Middle School and Spanish Springs High School are short distances away. The subject property is within the SCMA, where future growth is planned to occur and facilities are available.**

5. Desired Pattern of Growth: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**The Spanish Springs Area Plan Character Statement envisions MDS growth on the west side of Pyramid Highway within the SCMA, where the subject property is located. This pattern of growth is well established, with hundreds of MDS homes existing and planned on all sides of the subject property. Allowing MDS zoning will create the least amount of natural resource impairment. The existence of utilities and local streets adjacent to, or in the vicinity of, the subject property results in no expenditure of public funds for public services for infrastructure extension to the subject property.**

6. No Adverse Effects: The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

**A review of the policies and action programs of the Washoe County Master Plan indicates this amendment will not adversely affect their implementation.**

7. Effect on a Military Installation: The proposed amendment will not affect the location, purpose or mission of the military installation.

**This finding is inapplicable. The amendment does not propose use by a military installation, nor is there a military installation located in Spanish Springs Valley.**

<b>1</b>	Proof of Property Tax Payment
<b>2</b>	Washoe County Community Services Department Letter
<b>3</b>	Traffic Impact Analysis
<b>4</b>	Vicinity Map and APN Map
<b>5</b>	RZA Application Map
<b>6</b>	Legal Description
<b>7</b>	Feasibility Study
<b>8</b>	Water Rights Letter
<b>9</b>	
<b>10</b>	

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Search Results](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53209109	Active	4/19/2016 2:10:25 AM
<b>Current Owner:</b> SPANISH SPRINGS ASSOCIATES  550 W PLUMB LN STE B RENO, NV 89509-3686		<b>SITUS:</b> 0 PYRAMID WAY WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Lot 1A SubdivisionName _UNSPECIFIED Township 21 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2015</a>	\$233.33	\$233.33	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$233.34	\$233.34	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$233.34	\$233.34	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$225.64	\$225.64	\$0.00	\$0.00	\$0.00
<a href="#">2011</a>	\$212.06	\$212.06	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Important Payment Information**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

Please make checks payable to:  
 WASHOE COUNTY TREASURER

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**



# Community Services Department

## Planning & Development Division

September 17, 2015

Jesse Haw, President  
Hawco Development Company, General Partner  
Spanish Springs Associates Limited Partnership  
550 W. Plumb Lane Suite B 505  
Reno, NV 89507

Subject: Gator Swamp Park

Dear Mr. Haw:

Thank you for meeting with our Parks and Open Space division on July 7, 2015 to discuss the proposed conversion of two park sites within the Spanish Springs Master Plan into medium density residential uses.

I would like to specifically address the site to the south located adjacent to Alyce Taylor Elementary School and Gator Swamp Park (APN 532-091-01). Hawco generously donated the 4.35 acre parcel for the construction of the Gator Swamp Park. This park serves the surrounding neighborhood with a multi-purpose soccer/little league field, volleyball court, horseshoe pits, walking path, picnic areas and children's play area. Hawco has also designated the adjacent 21 acre parcel to the west as future park lands. This parcel has remained un-improved for the past 15+ years after being identified as park lands within the Spanish Springs Master Plan.

The Gator Swamp Park has been identified by the County as a neighborhood park. Neighborhood parks are defined by NRS 278.4983 as "a site not exceeding 25 acres, designed to serve the recreational and outdoor needs of natural persons, families and small groups". Further the NRS has identified that the facilities included in these parks are "turf, trees, irrigation, playground apparatus, playing fields, areas to be used for organized amateur sports, play areas, picnic areas, horseshoe pits and other recreational equipment or appurtenances designed to serve the natural persons, families and small groups from the neighborhood" (NRS 278.4983(8)a). As this park is a neighborhood park, the County has identified a need for an additional 5 acres for future expansion of the existing Gator Swamp park. This brings the neighborhood park to 9.35+ acres. While this number is less than the maximum size as defined by the NRS, the size is more comparable to existing neighborhood facilities within Washoe County. Eagle Canyon Park, 20 acres, is located approximately ¾ of a mile away from this facility and provides services of a regional capacity.

Washoe County has thoroughly reviewed the future needs for this area and identified the maximum buildout for this park. As such, County staff has identified that the additional 15 acres will not be needed for additional park lands. Any amendments to the zoning within this area will need to be reviewed by the Washoe County Planning Division.

Letter to:  
Subject:  
Date: September 22, 2015  
Page: 2

Please feel free to contact me if you have any further questions regarding this property.

Regards,



Dennis Troy  
Parks Planner  
Washoe County Planning and Development  
1001 E. 9<sup>th</sup> Street  
Reno, Nevada 89520  
[dtroy@washoecounty.us](mailto:dtroy@washoecounty.us)

cc: Bill Whitney, Washoe County Planning Director  
Dave Solaro, Washoe County Community Services Director  
Jennifer Budge, Washoe County Parks Operations Superintendent  
Eric Crump, Washoe County Parks Operations Supervisor

SOLAEGUI  
ENGINEERS

May 6, 2016

Clara Lawson, P.E.  
Washoe County Engineering Division  
1001 East Ninth Street  
Reno, Nevada 89520

**RE: Hawco Park Site**

Dear Clara:

This letter contains the findings of our traffic engineering review of the proposed single family residential development located at a former park site off Sand Dune Drive and Egyptian Drive in Washoe County. The developer plans 46 single family homes on the former 15.57 acre county park site.

Trip generation calculations are based on information obtained from the Ninth Edition of *ITE Trip Generation* (2012). The calculation sheets are attached for ITE lanes uses #210: Single Family Detached Housing and #412: County Park. Table 1 shows the trip generation summary for the 46 homes and the former park. The difference in trips resulting from the residential land use is noted.

TABLE 1 TRIP GENERATION							
LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Residential (46 Dwelling Units)	438	9	26	35	29	17	46
County Park (15.57 Acres)	35	0	0	0	1	0	1
Difference	+403	+9	+26	+35	+28	+17	+45

As indicated in Table 1, the average daily trip total for the residential land use is 438 trips with 35 AM peak hour trips and 46 PM peak hour trips. These volumes are below the Washoe County and Nevada Department of Transportation traffic study thresholds which trigger the need for a full traffic study. Since the park was not constructed the full residential trip totals will be assigned to the street network to fully assess the impacts.

Average daily traffic volume projections on area streets were reviewed in order to assess street capacity based on Washoe County thresholds. Access to the 46 residential homes will be provided from Sand Dune Drive via Rosetta Stone Drive and Egyptian Drive and from the extension of Egyptian Drive to the site. Existing average daily traffic volumes on these roadways were estimated based on lot counts and travel times. Table 2 shows the estimated average daily traffic loadings on the key roadway segments for the existing, project, and existing plus project scenarios.

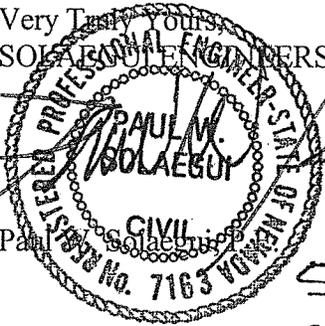
TABLE 2 AVERAGE DAILY TRAFFIC VOLUMES			
ROADWAY SEGMENT	EXISTING	PROJECT	EX. + PROJECT
Egyptian Drive west of Pyramid Highway	2,266	438	2,704
Egyptian Drive south of Rosetta Stone Drive	1,942	438	2,380
Egyptian Drive north of Rosetta Stone Drive	762	362	1,124
Rosetta Stone Drive west of Egyptian Drive	924	76	1,000
Rosetta Stone Drive east of Dromedary Road	638	76	714
Rosetta Stone Drive west of Dromedary Road	428	76	504
Sand Dune Drive north of Rosetta Stone Drive	48	76	124

Egyptian Drive is a collector street. Washoe County street standards indicate that collector streets without residential driveways can carry up to 9,600 ADT and collector streets with residential driveways can carry a maximum volume of 2,000 ADT. Egyptian Drive was reviewed with the 9,600 ADT threshold even though two lots have driveway access onto Egyptian Drive. The entire length of Egyptian Drive is currently well under the 9,600 ADT threshold and will continue to be with the addition of project traffic. It should be noted that the traffic loading on Egyptian Drive was derived from residential lot counts. The existing school generates some additional off-site traffic volumes but the loading on Egyptian Drive will continue to be well under the 9,600 ADT threshold.

Rosetta Stone Drive and Sand Dune Drive are local streets. Washoe County street standards indicate that local streets can carry 1,000 ADT or less. Both streets are currently under the 1,000 ADT local street threshold. The section of Rosetta Stone Drive just west of Egyptian Drive has an estimated traffic loading of 924 ADT. The proposed residential project can therefore add 76 ADT to this section of roadway without exceeding the 1,000 ADT threshold. This amounts to 8 single family dwelling units.

In conclusion the 46 unit subdivision will need to be designed so that the access from Sand Dune Drive serves a maximum of 8 lots and the access from the Egyptian Drive extension serves the remaining 38 lots.

We trust that this information will be adequate for your review. Please contact us if you have any questions or concerns.

Very Truly Yours,  
SOI & ASSOCIATES ENGINEERS, LTD  
*Paul N. Solaeui*  
  
5-6-16  
EXP 6-30-16

Enclosures  
Letters\Hawco Park Site

Average Rate Trip Calculations  
For 15.57 Acres of County Park(412) - [R]

Project:  
Phase:

Open Date:  
Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.28	7.04	1.00	35
7-9 AM Peak Hour Enter	0.01	0.00	1.00	0
7-9 AM Peak Hour Exit	0.01	0.00	1.00	0
7-9 AM Peak Hour Total	0.02	0.13	1.00	0
4-6 PM Peak Hour Enter	0.05	0.00	1.00	1
4-6 PM Peak Hour Exit	0.04	0.00	1.00	0
4-6 PM Peak Hour Total	0.09	0.38	1.00	1
Saturday 2-Way Volume	12.14	9.63	1.00	189
Saturday Peak Hour Enter	1.26	0.00	1.00	20
Saturday Peak Hour Exit	0.95	0.00	1.00	14
Saturday Peak Hour Total	2.21	1.92	1.00	34

Note: A zero indicates no data available.  
Source: Institute of Transportation Engineers  
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

Average Rate Trip Calculations  
 For 46 Dwelling Units of Single Family Detached Housing(210) - [R]

Project:  
 Phase:

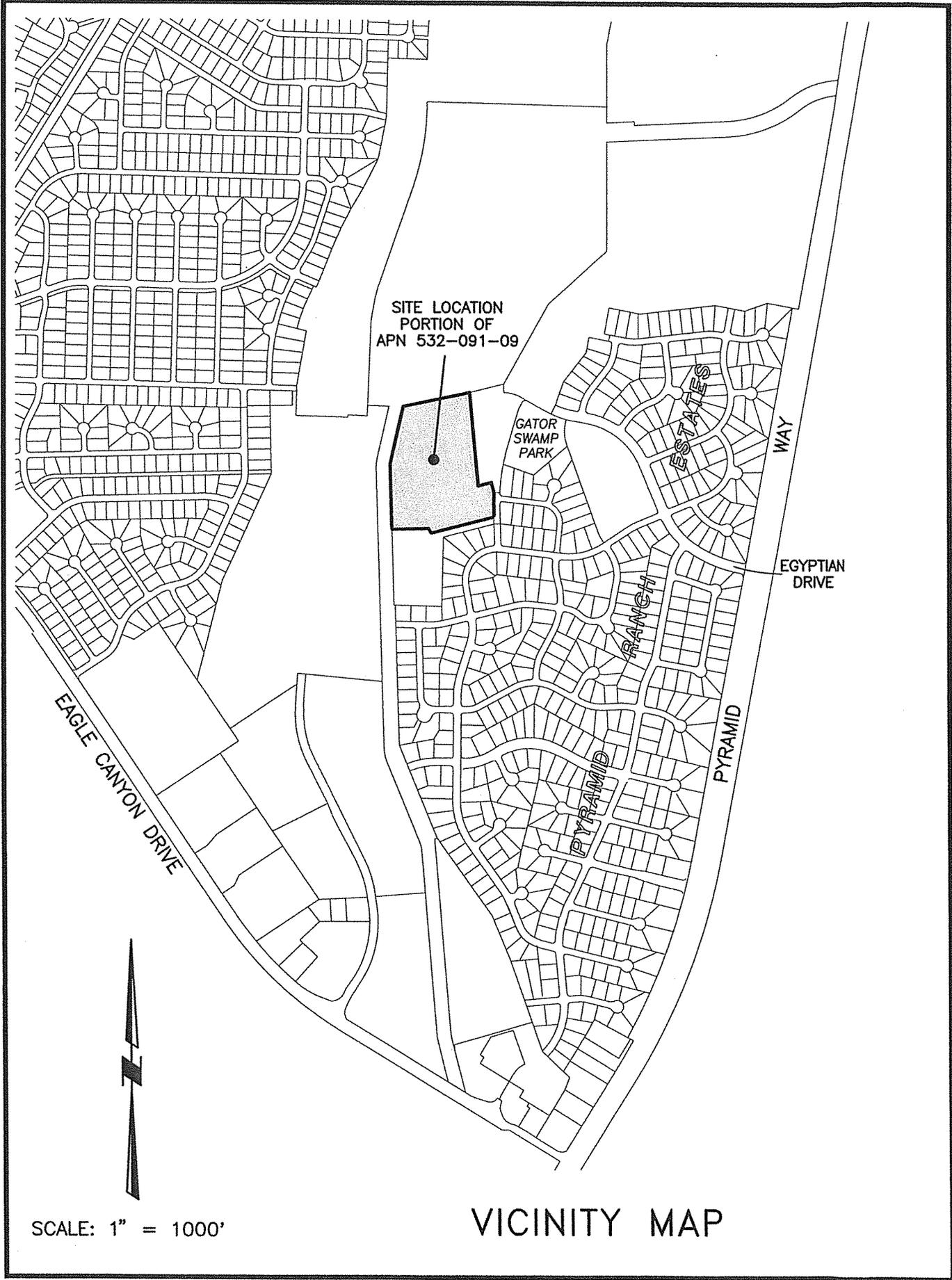
Open Date:  
 Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.52	3.70	1.00	438
7-9 AM Peak Hour Enter	0.19	0.00	1.00	9
7-9 AM Peak Hour Exit	0.56	0.00	1.00	26
7-9 AM Peak Hour Total	0.75	0.90	1.00	35
4-6 PM Peak Hour Enter	0.63	0.00	1.00	29
4-6 PM Peak Hour Exit	0.37	0.00	1.00	17
4-6 PM Peak Hour Total	1.00	1.05	1.00	46
Saturday 2-Way Volume	9.91	3.72	1.00	456
Saturday Peak Hour Enter	0.50	0.00	1.00	23
Saturday Peak Hour Exit	0.43	0.00	1.00	20
Saturday Peak Hour Total	0.93	0.99	1.00	43

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC



SITE LOCATION  
PORTION OF  
APN 532-091-09

GATOR  
SWAMP  
PARK

ESTATES

WAY

EGYPTIAN  
DRIVE

RANCH

PYRAMID

PYRAMID

EAGLE CANYON DRIVE

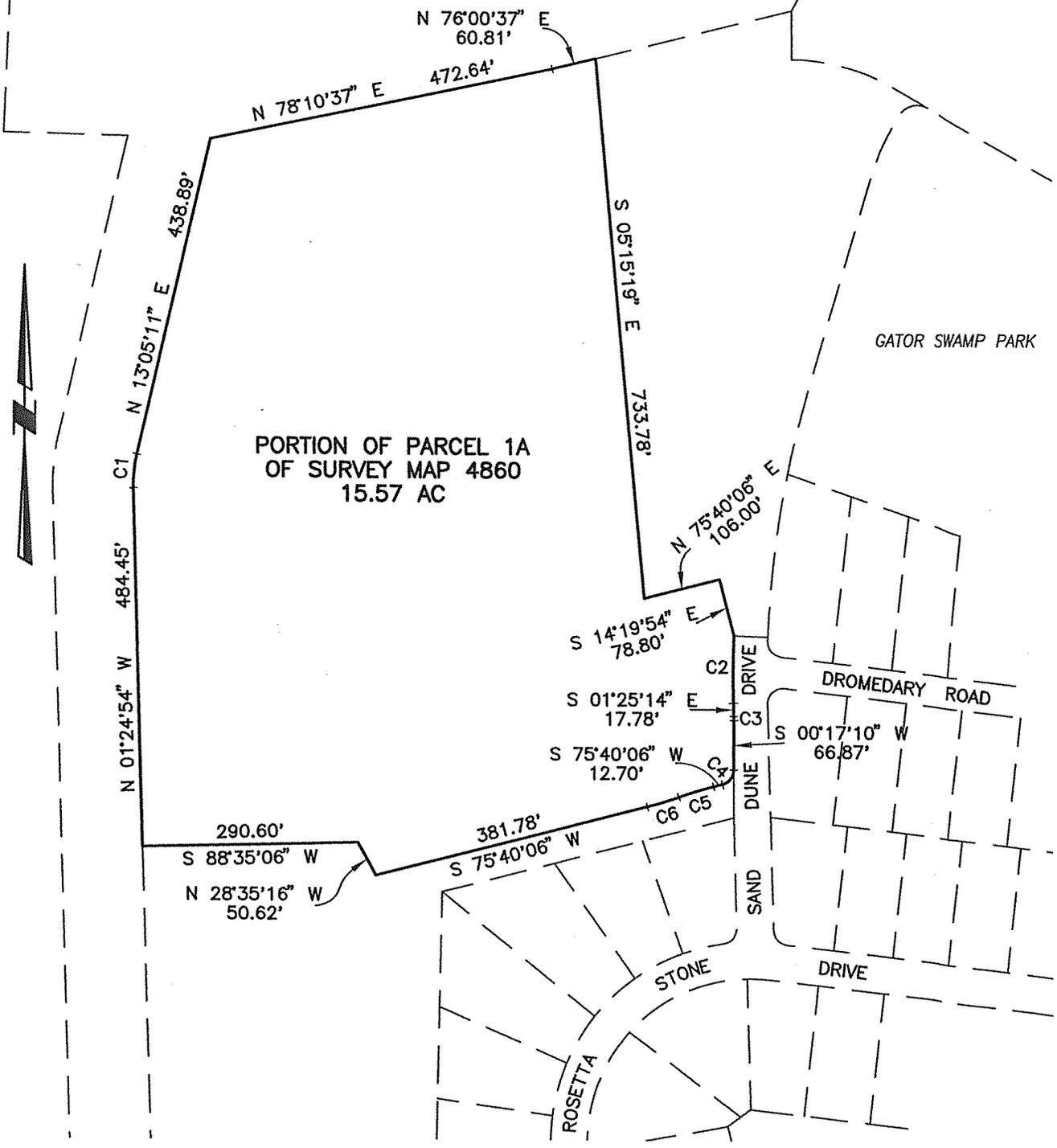


SCALE: 1" = 1000'

VICINITY MAP

# CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	14°30'05"	185.00'	46.82'
C2	03°40'21"	1421.00'	91.08'
C3	01°42'23"	195.00'	5.81'
C4	75°22'56"	20.00'	26.31'
C5	05°26'15"	521.00'	49.44'
C6	05°26'15"	479.00'	45.46'



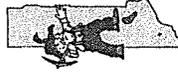
SCALE: 1" = 200'

MAP  
FOR MASTER PLAN AMENDMENT

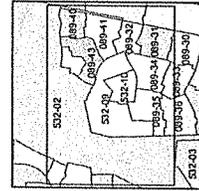
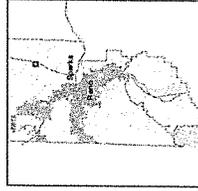
Assessor's Map Number

532-09

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Reno, Nevada 89512  
(775) 338-2221



0 75 150 225 300  
1 inch = 300 feet

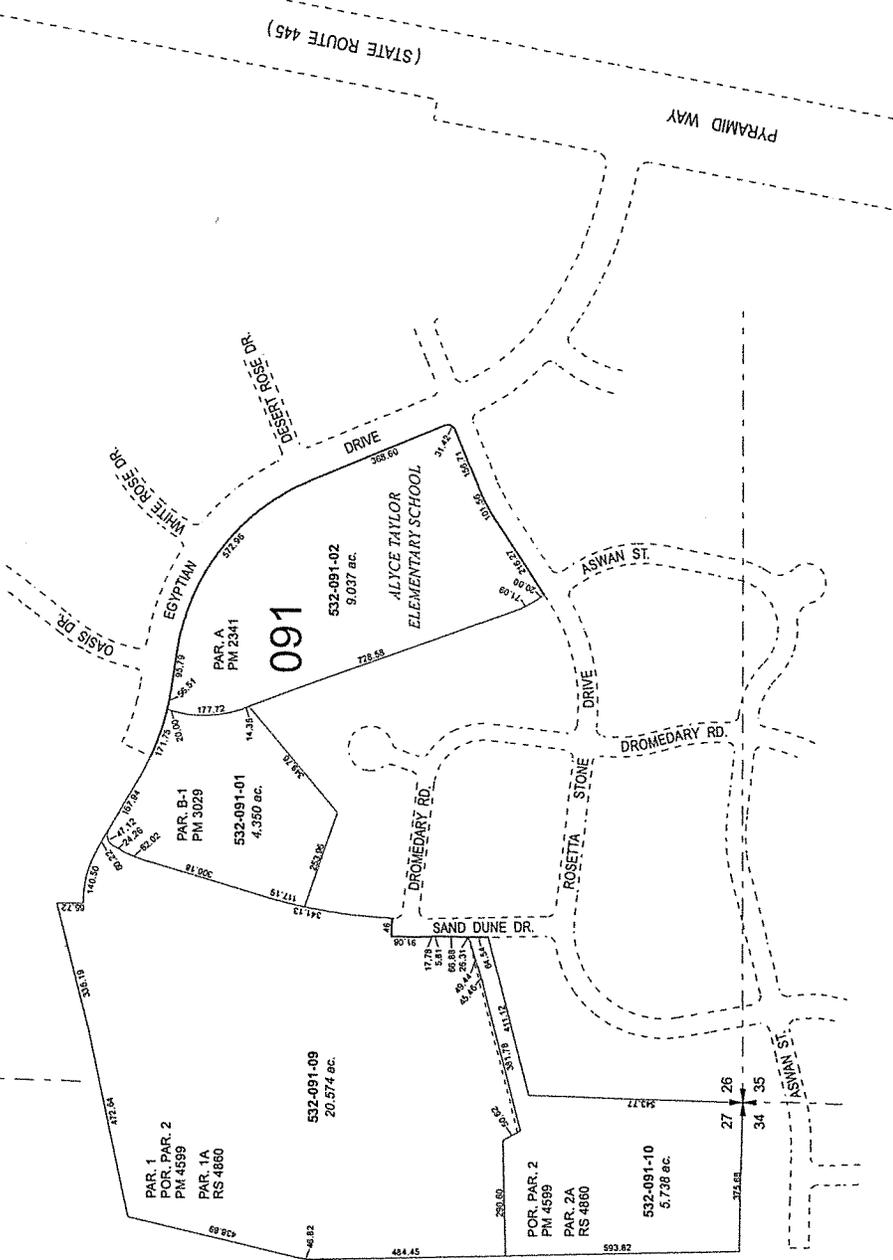


created by: KSB 11/01/2013  
last updated:

area previously shown on map(s)  
089-16

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and taxation purposes only. It is not intended as a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data generated herein.

PORTION OF SW 1/4 SECTION 26 &  
SE 1/4 SECTION 27  
T21N - R20E



091

PAR. A  
PM 2341

PAR. B-1  
PM 3029

PAR. 1A  
RS 4860

PAR. 1  
COR. PAR. 2  
PM 4599

PAR. 2A  
RS 4860

ALYCE TAYLOR  
ELEMENTARY SCHOOL

DRIVE

EGYPTIAN

WHITE ROSE DR

DESERT ROSE DR

SWAN ST

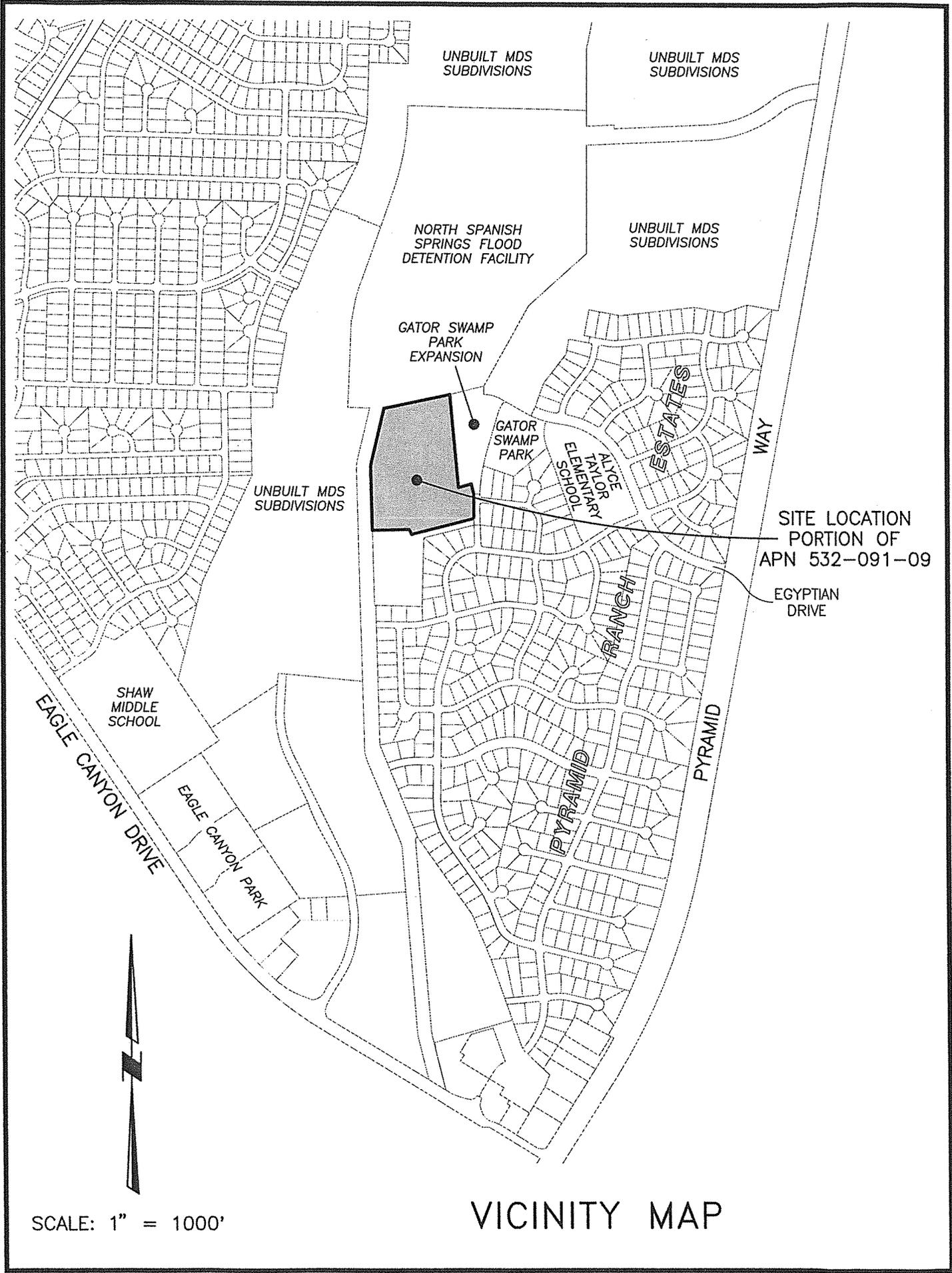
DROMEDARY RD

ROSETTA STONE DRIVE

SAND DUNE DR

OASIS DR

PYRAMID WAY (STATE ROUTE 445)



UNBUILT MDS  
SUBDIVISIONS

UNBUILT MDS  
SUBDIVISIONS

NORTH SPANISH  
SPRINGS FLOOD  
DETENTION FACILITY

UNBUILT MDS  
SUBDIVISIONS

GATOR SWAMP  
PARK  
EXPANSION

GATOR  
SWAMP  
PARK

ALICE  
TAYLOR  
ELEMENTARY  
SCHOOL

ESTATES

WAY

UNBUILT MDS  
SUBDIVISIONS

SITE LOCATION  
PORTION OF  
APN 532-091-09

EGYPTIAN  
DRIVE

SHAW  
MIDDLE  
SCHOOL

EAGLE CANYON DRIVE

EAGLE CANYON PARK

RANCH

PYRAMID

PYRAMID

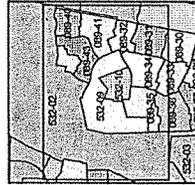
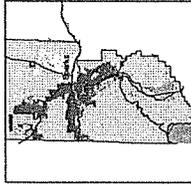


SCALE: 1" = 1000'

# VICINITY MAP

Assessor's Map Number  
**532-09**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Reno, Nevada 89512  
(775) 336-2231

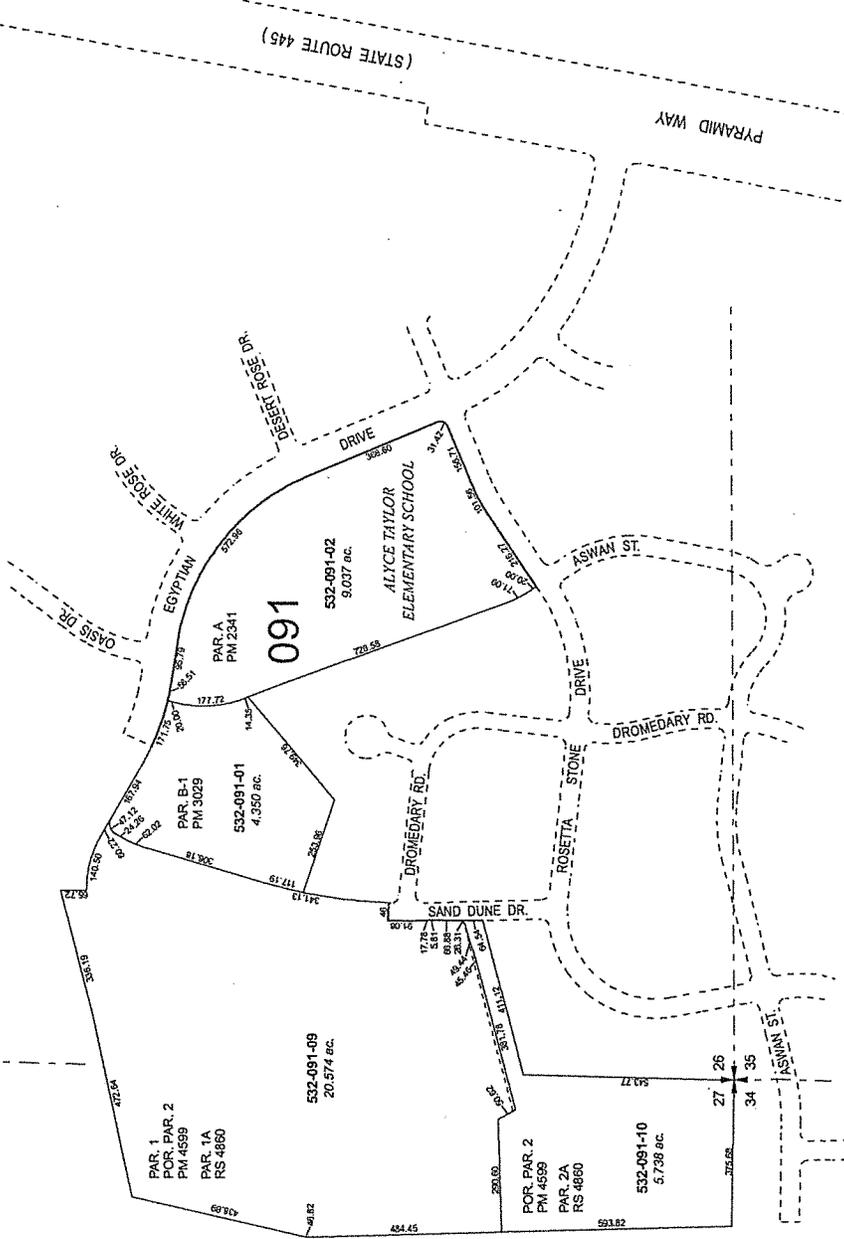


created by: **KSB 11/01/2013**  
last updated:

area previously shown on map(s)  
**089-116**

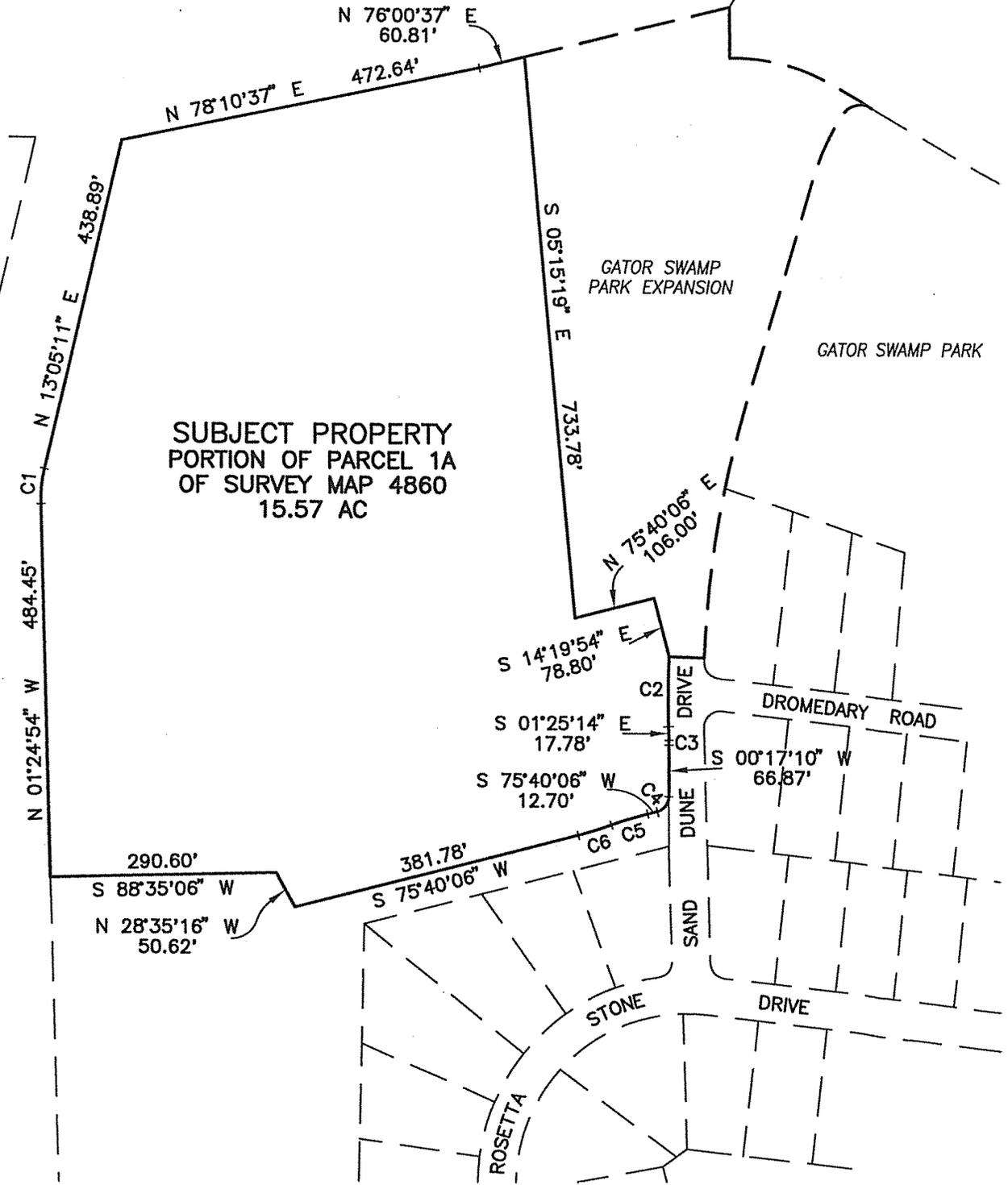
NOTE: This map was prepared for the use of the Washoe County Assessor's Office for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for any errors or omissions, or for the accuracy of the data attributed herein.

PORTION OF SW 1/4 SECTION 26 &  
SE 1/4 SECTION 27  
T21N - R20E



# CURVE TABLE

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C1	14°30'05"	185.00'	46.82'
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C4	75°22'56"	20.00'	26.31'
C5	05°26'15"	521.00'	49.44'
C6	05°26'15"	479.00'	45.46'



SCALE: 1" = 200'

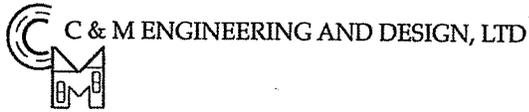
MAP  
 FOR RZA AMENDMENT

## DESCRIPTION

All that certain real property situate in the County of Washoe, State of Nevada, situate within the SW1/4 of Section 26 and the SE1/4 of Section 27, T.21N., R.20E., M.D.M.; being a portion of Parcel 1A as shown on the that 5th Record of Survey Supporting A Boundary Line Adjustment For Spanish Springs Associates Limited Partnership, recorded on February 27, 2007, as File No. 3502431, Record of Survey Map 4860, Official Records of Washoe County, Nevada, more particularly described as follows:

Beginning at the southwest corner of said Parcel 1A;  
thence N 01°24'54" W, 484.45 feet;  
thence along the arc of a 185.00 foot radius curve to the right through a central angle of 14°30'05" a distance of 46.82 feet;  
thence N 13°05'11" E, 438.89 feet;  
thence N 78°10'37" E, 472.64 feet;  
thence N 76°00'37" E, 60.81 feet;  
thence S 05°15'19" E, 733.78 feet;  
thence N 75°40'06" E, 106.00 feet;  
thence S 14°19'54" E, 78.80 feet;  
thence along the arc of a 1421.00 foot radius curve to the left from a tangent bearing S 02°15'07" W through a central angle of 03°40'21" a distance of 91.08 feet;  
thence S 01°25'14" E, 17.78 feet;  
thence along the arc of a 195.00 foot radius curve to the right through a central angle of 01°42'23" a distance of 5.81 feet;  
thence S 00°17'10" W, 66.87 feet;  
thence along the arc of a 20.00 foot radius curve to the right through a central angle of 75°22'56" a distance of 26.31 feet;  
thence S 75°40'06" W, 12.70 feet;  
thence along the arc of a 521.00 foot radius curve to the left through a central angle of 5°26'15" a distance of 49.44 feet to a point of reverse curvature;  
thence along the arc of a 479.00 foot radius curve to the right through a central angle of 5°26'15" a distance of 45.46 feet;  
thence S 75°40'06" W, 381.78 feet;  
thence N 28°35'16" W, 50.62 feet;  
thence S 88°35'06" W, 290.60 feet to the point of beginning.  
Containing 15.57 acres, more or less.

C and M Engineering  
5488 Reno Corporate Drive, Suite 200B  
Reno, NV 89511



April 29, 2016

Washoe County Community Services  
1001 E. Ninth Street, Bldg. A  
Reno, NV 89520

**RE: FEASIBILITY REPORT FOR WATER, SEWER, AND STORM DRAIN AT PROPOSED RZA PROPERTY – 15.574 ACRES (portion of APN 532-091-09)**

Dear Community Services Department,

C & M Engineering and Design has analyzed the water system, sewer system, and storm drain in relationship to the potential rezoning of 15.574 acres of the total 20.574 from Parks and Recreation to Medium Density Suburban. This land that is located off Egyptian Drive on the west side of Pyramid Highway within Spanish Springs Valley. This 20.574 acre property was originally set aside by the owner at the request of Washoe County in the Spanish Springs Area Plan for a regional park. The owner, Spanish Springs Associates Limited Partnership, is now initiating a Regulatory Zone Amendment, from PR to MDS for a 15.574 acre portion in order to develop a residential subdivision of up to 46 lots.

#### **DOMESTIC WATER**

TMWA, Truckee Meadows Water Authority, in 2015 became the water purveyor for this proposed re-zoned area. Prior to the merger, Washoe County Department of Water Resources (WCDWR) was the water purveyor. The owner has applied for an annexation of the land into the TMWA service territory. Based upon a preliminary planning meeting with TMWA, it will agree to serve the proposed project and sufficient existing water system capacity should be in place. The owner will need to complete a Discovery to determine specific on-site and potential off-site needs to meet TMWA's requirements. Due to Health Department regulations, looping of the system will be necessary. The owner will need to have secured water rights in place to serve this re-zoned land at the time a will-serve commitment is requested, usually when a final map is approved. Approved final improvement plans and a service agreement will be necessary for TMWA to serve the project.

#### **IRRIGATION WATER**

It is unlikely when a tentative subdivision map is submitted that the project will have any common area landscaping. If not, all the landscaping will be part of the individual residential units.

#### **SANITARY SEWER**

The potentially re-zoned area will be served by a gravity sewer system that drains to the existing Special Assessment District 37 Spanish Springs Sewer-Phase 1a in likely two locations— one at the intersection of Dromedary Road and Sand Dune Drive and the other at the terminus of Aswan Drive adjacent to the property. Based upon a preliminary planning meeting with Washoe County, the county will agree to serve the proposed project and sufficient existing line capacity should be in place. The owner will need to complete a Discovery to determine if off-site facilities are necessary for Washoe County to be able to serve the potentially re-zoned parcel. Washoe County is presently reviewing the Spanish Springs Area Plan regarding present connections and its fee structure. The owner will also be responsible for City of Sparks sewer connection fees since the sewage enters into its system.

#### **STORM WATER**

All the storm water runoff from the potentially re-zoned area will be conveyed westerly to the outlet channel of the North Spanish Springs Flood Detention Facility (NSSFDF). Pyramid Ranch Estates II, which is east of the site, conveys storm water runoff to the proposed re-zoned site. The runoff is discharged on the surface and drains from east to west across the site. The amount of storm water flow per the Drainage Report for Pyramid Ranch Estates II is 7.08 cfs in the 100-year event. Its discharge location is just beyond the terminus of Dromedary Road at Sand Dune Drive. The overall offsite drainage is depicted in the Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, dated May 2006, by Quad Knopf. The referenced report illustrates flows within the detention

facility outlet channel, which is along the western property boundary. The runoff within the outlet channel should not impact the potentially re-zoned project. Due to the development of this property, there will be increases in storm water discharge, however, the increase will be minimal and was included in the calculations of North Spanish Springs Flood Detention facilities. The analysis of detention and discharge from the detention facility was performed by Nimbus Engineers and AMEC Infrastructure, Inc. The on-site 5 year flows on the proposed site will be intercepted in underground storm drain system, which will discharge into the outlet channel previously mentioned.

In summary, the existing domestic water and sanitary sewer systems have the potential to serve the proposed re-zoned land. The potentially re-zoned land's 5-year storm drain system will tie into the outlet channel of the NSSFDF which conveys flows to the City of Sparks regional detention facilities.

Sincerely,



Samuel Chacon, P.E.  
Principal

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP  
550 W. Plumb Lane, Suite B #505  
Reno, NV 89509  
(775) 425-4425

April 20, 2016

PROJECT NAME: RZA Amendment for MDS on a 15.574  
acre portion of APN 532-091-09

To Whom It May Concern:

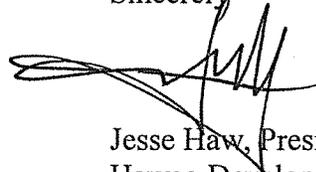
This letter verifies that Spanish Springs Associates Limited Partnership and its General Partner, Hawco Development Company, have adequate water rights for the proposed above-referenced RZA Amendment, which will allow up to 46 homes on 15.574 acres of land with MDS zoning.

The applicant has the following water rights banked with TMWA (previously held with Washoe County):

Permit Number	Acre feet
70702	36.4
70426	40.25
70086	36.2
72270	1.81
70087	0.85
68185	1.24
64639	8.21
62614	5.12
<b>Total</b>	<b>129.22</b>

Thank you for your attention to this matter. Feel free to call me with any questions or concerns.

Sincerely,



Jesse Haw, President  
Hawco Development Company,  
General Partner of Spanish Springs  
Associates Limited Partnership