

# Parcel Map Review Committee Staff Report

Meeting Date: August 9, 2018 Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0007 (Spanish Springs Associates)

BRIEF SUMMARY OF REQUEST: To approve a parcel map dividing one parcel of

±14.38 acres into two parcels; one ±11.08 acres and one ±3.30 acres.

STAFF PLANNER: Planner's Name: Julee Olander Phone Number: 775.328.3627

E-mail: jolander@washoecounty.us

#### **CASE DESCRIPTION**

For possible action, hearing, and discussion to approve a parcel map dividing one parcel of ±14.38 acres into two parcels; ±11.08 acres in size and ±3.30 acres in size. The parcel is located north of Eagle Canyon Drive, behind the Eagle Landing Shopping Center, and approximately 100 feet west of Pyramid Drive.

Applicant/Property Owner: Spanish Springs

Associates L.P.

Location: North of Eagle Canyon

Drive, behind the Eagle Landing Shopping

Center, and

approximately 100 feet

west of Pyramid Drive

APN: 532-032-03
Parcel Size: ±14.38 acres

Master Plan: Commercial and Open

Space (C and OS)

Regulatory Zone: Neighborhood

Commercial and Open Space (NC and OS)

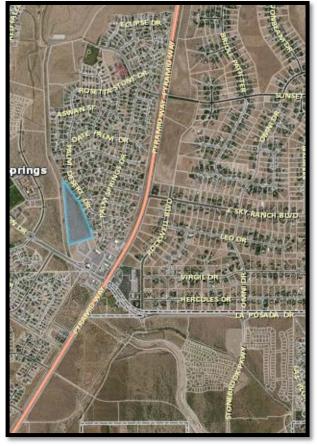
Space (NC and C Spanish Springs

Citizen Advisory Board: Spanish Springs
Development Code: Authorized in Article

606, Parcel Maps 4 – Commissioner

Commission District: 4 – Con

4 – Commiss Hartung





STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

**DENY** 

APPROVE

Area Plan:

#### **POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0007 for Spanish Spring Associates, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30.

Staff Report Date: July 24, 2018

(Motion with Findings on Page 12)

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The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

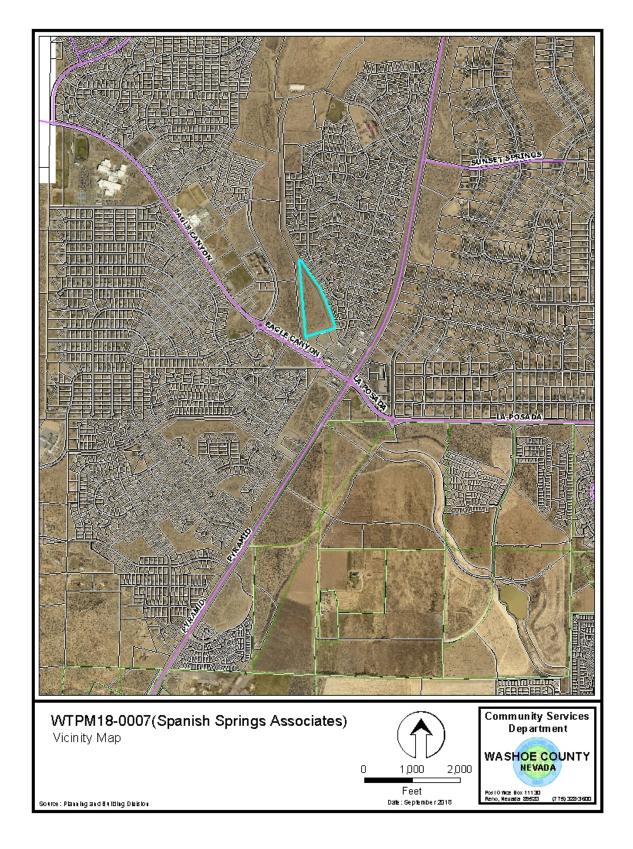
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number WTPM18-0007 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has regulatory zones of Neighborhood Commercial and Open Space (NC and OS). The proposed parcel map conforms to lot size and width requirements of the regulatory zones.

Staff Report Date: July 24, 2018



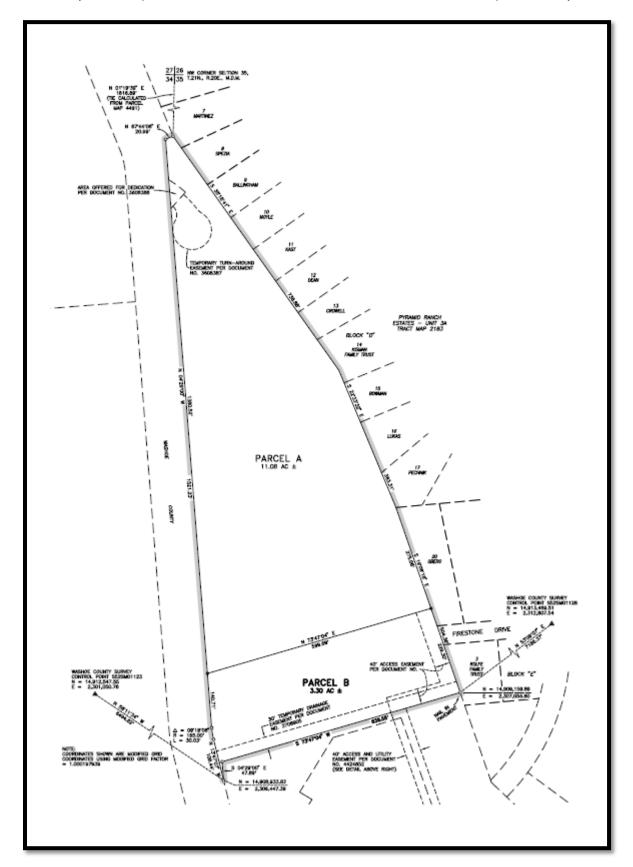
## **Vicinity Map**



**Existing Site Plan** 



**Existing Zoning** 



**Proposed Site Plan** 

## **Tentative Parcel Map Evaluation**

Regulatory Zone: Neighborhood Commercial ±11.81 acres and Open

Space ±2.57 acres

Maximum Lot Potential: 51.4 lots

Number of Lots on Parcel Map: 2 lots

Minimum Lot Size Required: Neighborhood Commercial 10,000 square feet; and,

Open Space N/A

Minimum Lot Size on Parcel Map: Neighborhood Commercial 3.3 acres (which includes

XX.XX acres of Open Space)

Minimum Lot Width Required: Neighborhood Commercial 75 feet and Open Space

N/A

Minimum Lot Width on Parcel Map: Approximately 140.71 feet

The tentative parcel map meets all minimum requirements for the Neighborhood Commercial and

Open Space regulatory zone.

Development Suitability Constraints: The Spanish Springs Area Plan Development

Suitability Map, a part of the Spanish Springs Area Plan, identifies the subject parcel as being in the 1%

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FEMA Flood Hazard area.

Hydrographic Basin: The subject parcel is within the Spanish Springs

Hydrographic Basin.

The subject parcel is located within the Truckee Meadows Service Area (TMSA).

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

#### **Spanish Springs Area Plan Modifiers**

The subject parcel is located within the Spanish Springs Area Plan. There are no modifiers within Washoe County Code (WCC) Chapter 110, *Spanish Springs Area*, Article 216 that effect the evaluation of this proposed parcel map.

#### **Development Information**

The subject ±14.38 acre parcel is vacant. The parcel is zoned Neighborhood Commercial (NC) and a thin sliver of Open Space (OS), which boarders the whole parcel. Along the eastside of the parcel are residential properties with regulatory zones of Medium Density Suburban (MDS). The property to the west is a storm water conveyance channel with a regulatory zone designation of OS and to the property to the south has a regulatory zone of NC. The applicant is proposing two parcels; one ±11.08 acre parcel and another ±3.3 acres parcel. The current regulatory zoning of NC and OS [BW1]will remain NC and OS. The parcels meet the minimum lot size requirement for NC, which is 10,000 square feet. There is no minimum lot size requirement for OS. The setback requirements within NC for future development are 15 feet for the front yard, 20 feet for the rear yard, and 15 feet for the side yards. There are no setback requirements for OS. There is sufficient area within each proposed parcel to meet these standards.

#### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - o Planning and Building Division

Tentative Parcel Map Case Number WTPM18-0007
Page 9 of 12

- Staff Report Date: July 24, 2018
- Engineering and Capital Projects Division
- Water Rights Management Coordinator
- Washoe County Health District
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Three out of the seven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval.

 Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Julee Olander, 775.328-3627, jolander@washoecounty.us

 Washoe County Engineering and Capital Projects Division provided comments related to sewer, utilities, and access/easement.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

 Washoe County Water Management Planner Coordinator provided comments related to water service.

Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

#### **Staff Comment on Required Findings**

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
    - <u>Staff Comment</u>: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
    - <u>Staff Comment</u>: The proposed lots will be served by extension of the existing, adjacent, infrastructure and will be annexed into the Truckee Meadows Water Authority service area to receive water service.
  - c) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

<u>Staff Comment</u>: The proposed parcel map would create two additional lots within a previously developed area that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- d) Conformity with the zoning ordinances and master plan.
  - <u>Staff Comment</u>: The proposed parcel map is in conformance with the existing Neighborhood Commercial and Open Space Regulatory Zones, and the applicable provisions of WCC Chapter 110 and the Washoe County Master Plan, to include the Spanish Springs Area Plan.
- e) General conformity with the governing body's master plan of streets and highways.
  - <u>Staff Comment</u>: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the Spanish Springs Area Plan and applicable Master Plans for streets and highways.
- f) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.
  - <u>Staff Comment</u>: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for new streets or highways to serve the subdivision was received.
- g) Physical characteristics of the land such as floodplain, slope and soil.
  - <u>Staff Comment</u>: The application was reviewed by the appropriate agencies for floodplain, slope and soil, including the Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.
- h) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
  - <u>Staff Comment</u>: These provisions of statue refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.
- The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
  - <u>Staff Comment</u>: The application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District and no recommendation for denial was received.
- j) Community antenna television (CATV) conduit and pull wire.
  - <u>Staff Comment</u>: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.
- k) Recreation and trail easements.
  - <u>Staff Comment</u>: The application was reviewed by the appropriate agencies for recreation and trail easements and no recommendation for denial was received.

#### Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map or provided no comments. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0007 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0007 for Spanish Springs Associates L.P., subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

Staff Report Date: July 24, 2018

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - c) The availability and accessibility of utilities;
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - e) Conformity with the zoning ordinances and master plan;
  - f) General conformity with the governing body's master plan of streets and highways;
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
  - h) Physical characteristics of the land such as floodplain, slope and soil;
  - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
  - k) Community antenna television (CATV) conduit and pull wire; and
  - I) Recreation and trail easements.

## **Appeal Process**

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Owner: Spanish Springs Associates L.P.

550 West Plumb Lane, Suite B#505

Reno, NV 89509

Email: jesse@hawcoproperties.com

Representatives: C and M Engineering

5488 Reno Corporate Drive, Suite 200B

Reno, NV 89511

Email: gfong@candmenengineering.com



# **Conditions of Approval**

Tentative Parcel Map Case Number WTPM18-0007

The tentative parcel map approved under Parcel Map Case Number WTPM18-0007 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on August 9, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

<u>Unless otherwise specified</u>, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512 Telephone: 775.328.3600 – Fax: 775.328.6133 FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

## Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

#### Contact: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

#### DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM18-0007 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 APP	ROVED AND ACCEPTED THIS	DAY OF
	, BY THE DIRECTOR OF	PLANNING AND
BUILDINIG OF WASHOE	COUNTY, NEVADA, IN ACCO	ORDANCE WITH
<b>NEVADA REVISED STATU</b>	TES 278.471 THROUGH 278.472	25.

#### MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

## Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

## Contact: Mike Gump, PLS, 775.328.2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a Security Interest Holder's Certificate to the map if applicable.

## Washoe County Planning and Building Division - Water Planning

 The following conditions ns are requirements of the Planning and Building Division, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

## Contact: Vahid Behmaram, 775.945.4647, vbehmaram@washoecounty.us

a. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will serve from TMWA for the newly created parcel is also acceptable.

\*\*\* End of Conditions \*\*\*

Tentative Parcel Map Case Number WTPM18-0007
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# WASHOE COUNTY

# **Engineering & Capital Projects**

INTEGRITY COMMUNICATION SERVICE

**Community Services** Department P.O. Box 11130 Reno, Nevada 89520-0027 Phone: (775) 328-3600

Fax: (775) 328-3699

#### INTEROFFICE MEMORANDUM

#### PARCEL MAP REVIEW

June 27<sup>th</sup>, 2018 DATE:

TO: Department of Community Services, Julee Olander

FROM: Mike Gump, PLS, Engineering Division

21st Parcel Map for: Spanish Springs Associates, LP **SUBJECT:** 

Parcel Map Case No.: WTPM18-0007

APN: 532-032-03 Review Date: 6-27-18

The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.

- 1. Comply with the conditions of the Washoe County technical check for this map.
- 2. Add a Security Interest Holder's Certificate to the map if applicable.



June 26, 2018

# **WASHOE COUNTY**

# COMMUNITY SERVICES INTEGRITY COMMUNICATION SERVICE

Reno, Nevada 89520-0027 Phone: (775) 328-3600 Fax: (775) 328-3699

P.O. Box 11130

TO: Julee Olander, Planner, CSD, Planning & Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM18-0007 (Spanish Springs Associates)

## **Project description:**

The applicant is requesting the approval of a parcel map dividing one parcel of  $\pm 14.38$  acres into two parcels; one  $\pm 11.08$  acres and one  $\pm 3.30$  acres. The parcel is located north of Eagle Canyon Drive, behind the Eagle Landing Shopping Center, and approximately 100 feet west of Pyramid Drive.

Location: North of Eagle Canyon Drive, behind the Eagle Landing Shopping Center, and approximately 100 feet west of Pyramid Drive, Assessor's Parcel Number: 532-032-03

The Community Services Department (CSD) recommends approval of this project with the following comments and Water Rights conditions:

#### Comments:

1) This application indicates the project will annex to and receive water service from TMWA.

#### Conditions:

1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will serve from TMWA for the newly created parcel is also acceptable.

# REGIONAL TRANSPORTATION COMMISSION Metropolitan Planning • Public Transportation & Operations • Engineering & Construction Metropolitan Planning Organization of Washoe County, Nevada

June 29, 2018

FR: Chrono/PL 183-18

Ms. Juleee Olander, Planner Community Services Department Washoe County PO Box 11130 Reno, NV 89520

RE:

WADMIN18-0009 (Lodge at Galena)

WPVAR18-0001 (Taylor)

Reserva Kapulin

WPVAR18-0002 (Farr Garage)

WPVAR18-0004 (Eekhoff Residence) WSUP18-0013 (Discoveries Preschool) WSUP18-0014 (Madole Construction)

WTPM18-0007 (Spanish Springs Associates)

Dear Ms. Olander,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at <a href="mailto:rkapuler@rtcwashoe.com">rkapuler@rtcwashoe.com</a> if, you have any questions or comments.

Sincerely,

Rebecca Kapuler

Planner

RK/jm

Copies:

Mojra Hauenstein, Washoe County Community Services Trevor Lloyd, Washoe County Community Services

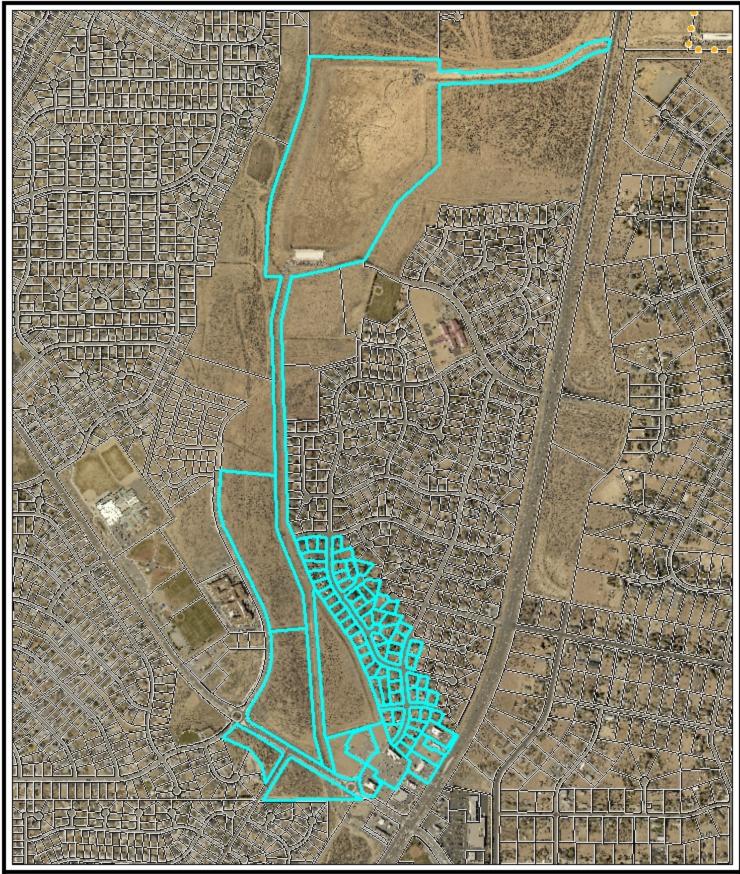
Chris Bronczyk, Washoe County Community Services
Chad Giesinger, Washoe County Community Services
Eva Krause, Washoe County Community Services
Kelly Mullin, Washoe County Community Services,
Daniel Doenges, Regional Transportation Commission

Tina Wu, Regional Transportation Commission Mark Maloney, Regional Transportation Commission Julie Masterpool, Regional Transportation Commission

David Jickling, Regional Transportation Commission

/Washoe County no comment 07092018

RTC Board: Ron Smith (Chair) · Bob Lucey (Vice Chair) · Paul McKenzie · Vaughn Hartung · Neoma Jardon PO Box 30002, Reno, NV 89520 · 1105 Terminal Way, Reno, NV 89502 · 775-348-0400 · rtcwashoe.com



# WTPM18-0007(Spanish Springs Associates)

Noticing Map- 500 feet 77 Propoerties Noticed





# **Washoe County Development Application**

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information	s	Staff Assigned Case No.:				
Project Name:						
Project Description: 21st Parcel Map	o for Spanish Spring	gs Associates Limited Partnersh	nip			
Project Address: Pyramid Way						
Project Area (acres or square fee	et): 14.38 Ac					
Project Location (with point of re	ference to major cross	streets <b>AND</b> area locator):				
Spanish Springs, northwest corner of	Pyramid Way and Eagle	e Canyon Drive, behind Eagle Landing	Shopping Center			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:			
532-032-03	14.38					
Section(s)/Township/Range:	34 and 35, T21N, R2	20E				
Indicate any previous Washo Case No.(s). PM05-070	e County approval	s associated with this applica	tion:			
` '	ormation (attach	additional sheets if necess	sary)			
Property Owner:		Professional Consultant:				
Name: Spanish Springs Asse	ociates L.P.	Name:				
Address: 550 West Plumb Lar	ne, Suite B , #505	Address:				
Reno, NV	Zip: 89509	Reno NV	Zip: 89511			
Phone: 982-0132	Fax: 336-0432	Phone: 856-3312	Fax:			
Email: jesse@hawcoproperti	es.com	Email: gfong@candmengineering.com				
Cell:	Other:	Cell:	Other:			
Contact Person: Jesse Haw		Contact Person: George Fon	g			
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:	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 Building.  (A separate Affidavit must be provided by each property owner named in the title report.)
Assessor Parcel Number(s): 532-032-03
Printed Name JESSE HAW  Signed Signed Reno, NV 89509
Subscribed and sworn to before me this
Notary Public in and for said county and state  TINA FORD  Notary Public-State of Nevada  APPT. NO. 02-76393-2  My Appt. Expires 06-08-2022
My commission expires: 6-8-32 My Appt. Expires 06-08-2022
*Owner refers to the following: (Please mark appropriate box.)
☐ Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
☐ Power of Attorney (Provide copy of Power of Attorney.)
<ul> <li>Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)</li> </ul>
□ Property Agent (Provide copy of record document indicating authority to sign.)
☐ Letter from Government Agency with Stewardship

# **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)?

Spanish Springs, northwest corner of Pyramid Way and Eagle Canyon Drive behind Eagle Landing Shopping Center, approximately 1000' from Pyramid	

## a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-032-03	neighborhood commercial	14.38 Ac

2	Please describe t	ha avictina	conditions	ctructuroc	and ucac	locatod	at tha	cita:
_	Liease describe i	HE EXISHIO	CORROTTORIS	200000000	anu uses	IUICAIEU	ai iiie	511E

land is vacant			

#### 3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	3.3 AC	11.1 AC		
Minimum Lot Width				

4.	pub		rcel map v	will be	require				he last 5 years? (If yes lding staff for additiona
		l Yes					No		
5.	Util	lities:							
	а	. Sewer Service		Wash	noe Cou	unty			
	b	. Electrical Service/Ge	enerator	NV E	nergy				
	С	. Water Service		Truck	кее Ме	ado	ws Water Autho	ority	
6.	Ple ma a.			water	facilitie	s ne	ecessary to ser	ve the p	roposed tentative parce
	ч.								
		☐ Individual wells☐ Private water	Provide	\r:					
		■ Public water	Provide		Trucke	e Me	eadows Water Au	ıthority	
		a i ubile water	TTOVIGO	<i>,</i> ,	Tracke	O IVI	sadowo vvalor ne	autonity	
	b.	Available:							
		■ Now	<b> 1</b>	-3 yea	rs		☐ 3-5 years		☐ 5+ years
	C.	Washoe County Cap	oital Improv	ement	s Progra	am <sub>l</sub>	oroject?		
		☐ Yes					No		
7.	Wh	Sewage System Typ	e:	to acc	commod	date	the proposed to	entative p	parcel map?
		■ Public system	Provide	er:	Washo	e Co	ounty		
	b.	Available:					•		
		■ Now	<b>1</b>	-3 yea	rs		☐ 3-5 years		☐ 5+ years
	c.	Washoe County Cap	oital Improv	ement	s Progra	am į	oroject?		
		☐ Yes					No		
8.	Re Ple	quirements, requires	the dedicat	ion of	water ri	ghts	to Washoe Co	unty wh	er and Sewer Resource en creating new parcels e should dedication be
	а	. Permit #					acre-feet per y	ear	
	b	. Certificate #					acre-feet per y		
	С	. Surface Claim #					acre-feet per y	/ear	
	d	. Other, #					acre-feet per y	ear	

		<ul> <li>Title of those rights (as filed with the State Engineer in the Division of Water Resources of Department of Conservation and Natural Resources):</li> </ul>							
		Trucke	ee M	eadov	vs Water Authority				
9.	des	cribe the	impa	act the	ain wetlands? (If yes, please attach a preliminary delineation map and proposal will have on the wetlands. Impacts to the wetlands may require a S. Army Corps of Engineers.)				
		Yes		No	If yes, include a separate set of attachments and maps.				
10.	yes,	and this	is th	e seco	lopes or hillsides in excess of 15 percent and/or significant ridgelines? (If nd parcel map dividing this property, Article 424, Hillside Development of the ment Code will apply.)				
		Yes		No	If yes, include a separate set of attachments and maps.				
<b>∣1</b> .	subj Hyd	ject to a	avalar Resou	nches, irce as	eologic hazards such as active faults; hillside or mountainous areas; is it landslides, or flash floods; is it near a water body, stream, Significant defined in Article 418, or riparian area such as the Truckee River, and/or an large				
		Yes		No	If yes, include a separate set of attachments and maps.				
12.	Cou		elopm		I map involve common open space as defined in Article 408 of the Washoe de? (If so, please identify all proposed non-residential uses and all the open				
		Yes		No	If yes, include a separate set of attachments and maps.				
13.					osed, will the community be gated? If so, is a public trail system easement division?				
	ac	cess to	and	from	oublic roads is via existing private easements				

14.			• •	policies of the adopted area plan in which the project is located that require policies and how does the project comply
		Yes	■ No	If yes, include a separate set of attachments and maps.
15.		-		area plan modifiers in the Development Code in which the project is located If so, which modifiers and how does the project comply?
	N/A			
16.				rticle 418, Significant Hydrologic Resources? If yes, please address Special thin Section 110.418.30 in a separate attachment.
		Yes	■ No	If yes, include a separate set of attachments and maps.
				Grading
(1) bui mp cuk yar per pro	Distuiding orted bic yad to mane indicated bic yad mane indicated bic district of the bic with t	rrbed ares and I and plants of e be except earth	ea exceeding andscaping laced as fill earth to be interested, whenen structures any of the plan for r	ng additional questions if the project anticipates grading that involves: ng twenty-five thousand (25,000) square feet not covered by streets, ; (2) More than one thousand (1,000) cubic yards of earth to be in a special flood hazard area; (3) More than five thousand (5,000) mported and placed as fill; (4) More than one thousand (1,000) cubic ether or not the earth will be exported from the property; or (5) If a re will be established over four and one-half (4.5) feet high. If your above criteria, you shall either provide a preliminary grading and eview OR if these criteria are exceeded with the final construction at the Tentative Parcel Map Application, you shall be required to apply
				grading and you will be delayed up to three months, if approved.
17.	How N/A	<u> </u>	ıbic yards of	material are you proposing to excavate on site?

18.	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?
	N/A
19.	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?
	N/A
20.	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?
	N/A

N/A							
with interv	ening terrac		nat is the v	wall constru	ction (i.e. r	will there be rockery, conc	
N/A							
1							
	ding propose	ed require ren	moval of any	trees? If so	what specie	es, how many	, and of wha
	ding propose	ed require ren	moval of any	trees? If so	what specie	es, how many	, and of wha
size?	ding propose	ed require ren	moval of any	trees? If so	what specie	es, how many	, and of wha
size?	ding propose	ed require ren	moval of any	trees? If so	what specie	es, how many	, and of wha
N/A What type	of revegetation		are you plan	ning to use a	and how mar	es, how many	
N/A What type	of revegetation	on seed mix a	are you plan	ning to use a	and how mar		
N/A What type intend to br	of revegetation	on seed mix a	are you plan	ning to use a	and how mar		
N/A What type intend to br	of revegetation	on seed mix a	are you plan	ning to use a	and how mar		

25.	How are you pro	viding temporary irrigation to the disturbed area?
	N/A	
		red the revegetation plan with the Washoe Storey Conservation District? If yes, have I their suggestions?
	N/A	
27.	Surveyor:	
	Name	George Fong
	Address	5488 Reno Corporate Drive Suite 200B Reno, NV 89511
	Phone	856-3312
	Cell	030-3312

gfong@candmengineering.com

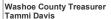
4043

E-mail

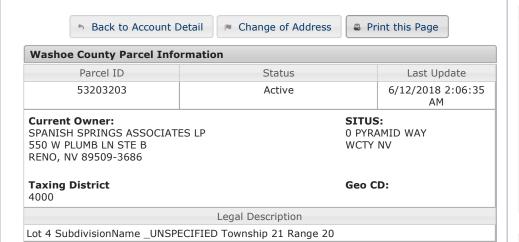
Nevada PLS#

Fax

Bill Detail Page 1 of 1



#### Bill Detail



Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due: \$0.00 \$0.00 \$0.00						

Tax Detail						
	Gross Tax	Credit	Net Tax			
▼ <u>State of Nevada</u>	\$213.90	\$0.00	\$213.90			
▼ <u>Truckee Meadows Fire Dist</u>	\$679.46	\$0.00	\$679.46			
▼ Washoe County	\$1,751.11	\$0.00	\$1,751.11			
▼ Washoe County Sc	\$1,432.52	\$0.00	\$1,432.52			
▼ SPANISH SPRINGS WATER BASIN	\$0.30	\$0.00	\$0.30			
Tota	Tax <b>\$4,077.29</b>	\$0.00	\$4,077.29			

Payment History						
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid		
2017	2017167952	U17.12737	\$1,019.25	10/11/2017		
2017	2017167952	U17.18660	\$1,019.25	1/10/2018		
2017	2017167952	U17.22545	\$1,019.24	3/14/2018		
2017	2017167952	U17.8769	\$1,019.55	8/30/2017		

#### 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

#### **Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online <u>click here</u>

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to: Washoe County Treasurer P O Box 30039 Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

#### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIONED 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 COMPUTANCE 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 MANAGER JESSE HAW, PRESIDENT STATE OF NEVADA S.S. COUNTY OF WASHOF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION, AS MANAGER OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

NOTARY PUBLIC

#### TITLE COMPANY CERTIFICATE

THE UNDERSIONED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES LIMITED PARTINERSHIP, ON A NEXADA LIMITED PARTINERSHIP, 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 A SAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE COUNTY, MONIPORAL, FEDERAL OR LOAD AND THAT A CUMPANISHE DATED.

ASSESSMEN'S, AND THAT A CUMPANISHE DATED.

WESTERN TITLE COMPANY, LLC DATE \_ BY: DEBBIE CIMIJOTTI, AVP

#### SURVEYOR'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- 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 LIMBS SURVETCH LIMITHIN THE CITY OF SCIONIN 54 AND THE SECTION 35,

  3 THIS PLAT COMPULES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES
  IN EFFECT ON THE DATE THAT THE GOVERNION BODY CAME IS FINAL APPROVIA.

  4 THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE
  POSTIONS NIDICATED AND ARE OF SEPTICIENT NUMBER AND DIRECTION.

GEORGE FONG - PLS 4043

#### UTILITY COMPANIES CERTIFICATE

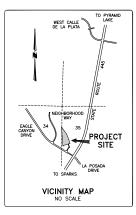
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES, AND THE TRUCKEE MEADOWS WATER

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY	DATE	
NEWS PER TELESCOPE CONSTRUCT OF A STATE AND ADDRESS.	DITT	
NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA	DATE	
CHARTER COMMUNICATIONS	DATE	
CHARTER COMMUNICATIONS	DATE	
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT	DATE	
WASHUE COUNTY COMMUNITY SERVICES DEPARTMENT	DATE	
TRUCKEE MEADOWS WATER AUTHORITY	DATE	

## WATER AND SEWER RESOURCE REQUIREMENTS

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT



#### BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER PARCEL MAP 4491

TOTAL AREA = 14.38 ACRES  $\pm$ 

#### **LEGEND**

- SET 5/8" REBAR WITH CAP "PLS 4043"
- FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE

PUE PUBLIC UTILITY FASEMENT

#### REFERENCES:

- PARCEL MAP 4491, RECORDED DECEMBER 14, 2005 AS FILE NO. 3323090, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP 5096, RECORDED APRIL 5, 2013 AS FILE NO. 4222767, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

#### TAXATION CERTIFICATE

THE UNIGERONALD HERERY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCEL WINDERS 352-032-03 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 HAVE BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY DATE

#### DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP. CASE NO. WTPM18— 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 SATISHED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEXADA REVISED STATUTES

PER STEEL 278. THIS TIME BUT WILL REMAIN OPEN IN ACCURIONICE WITH NEVADA REVISED STATULE THIS FINAL DAY IS APPROVED AND ACCEPTED THIS SO DAY OF THIS FINAL DAY IS APPROVED AND ACCEPTED THIS SO DAY OF THE DIRECTOR OF THE PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

#### NOTES

- 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 KUT 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.

PARCELS ARE ALSO SUBJECT TO BLANKET EASEMENT FOR POWER AND TELECOMMUNICATION LINES PER DOCUMENT NO. 1283446, RECORDED ON OCTOBER 26, 1988; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

- PARCELS ARE SUBJECT TO AVIGATION EASEMENT GRANTED PER DOCUMENT NO. 3242200, RECORDED ON JULY 7, 2005; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4. PARCELS ARE FOR NON-RESIDENTIAL USE.
- A 10 FOOT PRIVATE FIRE WATERLINE EASEMENT IS HEREBY RESERVED COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- 6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 7. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- PARCEL MAP IS SITUATED WITHIN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 32031C2865G, DATED MARCH 16, 2009; AND LETTER OF MAP REVISION CASE NUMBER 09-09-0489P ISSUED ON MARCH 18, 2009.
- 9. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
- 10. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- 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. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 13. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH MASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT. SHALL BE PAID PRIOR TO THE ISSUANCE OF SHALL BE PAID PRIOR TO THE ISSUANCE OF SHALL BE PAID PRIOR TO THE SOUNCE OF PERMIT, SANTHAY SEEPS FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE PRUIDE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PERFARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROACH
- 15. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE OPPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING FERMIT.
- STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.
- 17. 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
- PRIOR TO THE ISSUANCE OF BUILDING PERMIT, WATER SERVICE CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID.
- 19. PRIOR TO THE ISSUANCE OF SANTARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANTARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHING COUNTS, THORNWANCE SHALLE BE FAULD COUNTS, THESE FRITURE UNTO COUNTS, THESE FRITURE UNTO COUNTS, THESE FRITURE UNTO COUNTS, THESE FRITURE UNTO COUNTS AND COUNTS ARCHITECT OF ENGINEER IN ACCORDANCE WITH THE UNFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
- 20. THE TRYFFIC WITCHION FIVEN EQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE EXTENSED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGNEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.

21st PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMIT SITUATE WITHIN THE E1/2 OF SECTION 3 T.21N. R.20E. M.D.M.; BEING PARCEL 4 OF PARCEL APPROXIMATION OF THE PROXIMATION OF THE PROXIMA	ION 34 55,	COUNTY RECORDER'S CERTIFICATE  FILE NO:  FILED FOR RECORD AT THE REDUEST OF  ON THIS DAY OF 00.000.  AT MINITES PAST 00.000.  OFFICIAL RECORDS OF WASHING COUNTY, NEWAO.
WASHOE COUNTY	NEVADA	
C & M ENGINEERING AND DESIGN, LTD  S488 RENO CORPORATE DR., SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312	JOB NO. 04-009,108 DATE 6/12/18 SHEET 1 OF 2	COUNTY RECORDER BY: DEPUTY WTPM18-000

**EXHIBIT D** 

