



Parcel Map Review Committee Staff Report

Meeting Date: November 8, 2018

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0012 Spanish Springs Associates

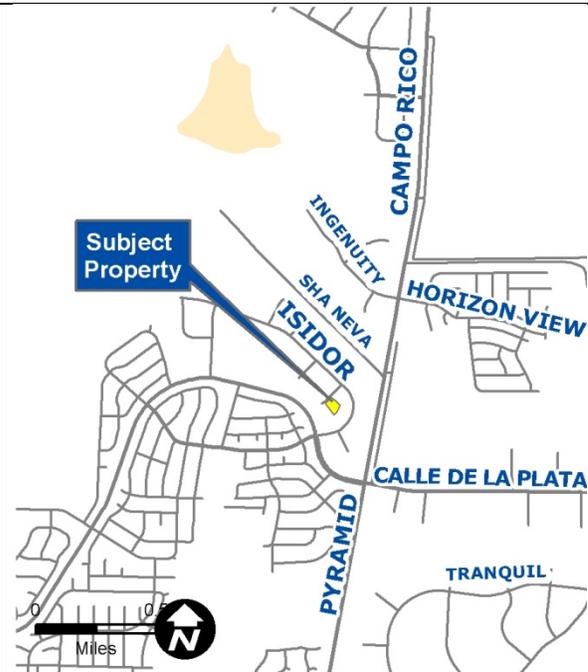
BRIEF SUMMARY OF REQUEST: Divide a 1.46 acre parcel into 2 parcels

STAFF PLANNER: Planner's Name: Eva Krause, AICP, Planner
Phone Number: 775.328.3628
E-mail: ekrause@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a 1.46 acre parcel into two parcels; one ±0.6 acre and one ±0.9 acre parcel.

Applicant: Spanish Springs Associates L.P.
Property Owner: Spanish Springs Associates L.P.
Location: 120 Inventors Place
APN: 530-470-21
Parcel Size: 1.46 acres
Master Plan: Industrial
Regulatory Zone: Industrial
Area Plan: Spanish Springs
Citizen Advisory Board: Spanish Springs
Development Code: Authorized in Article 606 Parcel Maps
Commission District: 4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

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 WTPM18-0012 for Spanish Springs Associates, subject to the conditions of approval included as Exhibit A

(Motion with Findings on Page 8)

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Parcel Map

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:

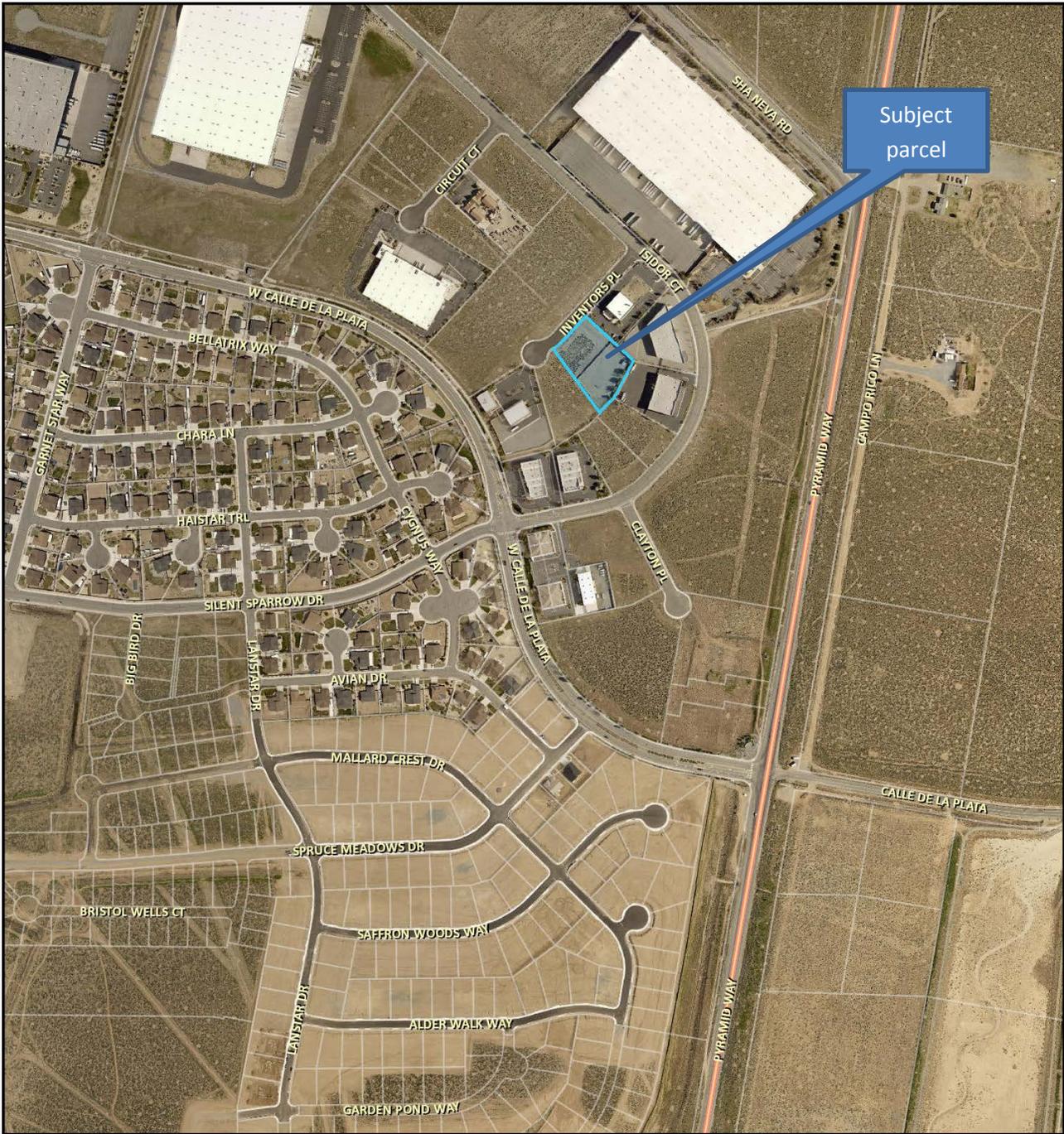
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be 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 WTPM18-0012 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 a regulatory zone of Industrial, which allows Industrial and Commercial uses. The property is located in the Spanish Springs Area Plan.

Spanish Springs Associates L.P. - 22nd Parcel Map

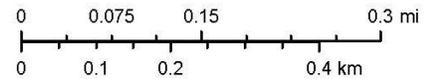


September 24, 2018

polygonLayer

 Override 1

1:9,028



Vicinity Map

Tentative Parcel Map Evaluation

Regulatory Zone:	Industrial
Maximum Lot Potential:	6
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	10,000 sq. ft.
Minimum Lot Size on Parcel Map:	26,136 sq. ft.
Minimum Lot Width Required:	100 ft.
Minimum Lot Width on Parcel Map:	100 ft.

The tentative parcel map meets all minimum requirements for the Industrial regulatory zone.

Development Suitability Constraints: The Spanish Springs Area Plan Development Suitability Map identifies the subject parcel as most suitable for development.

Hydrographic Basin: The subject parcel is within the Spanish Springs Valley Hydrographic Basin.

The subject parcel is inside 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. The subject property is located in the area identified as subject to Appendix B – Business Park Design Guidelines, as defined within the Spanish Springs Area Plan.

Development Information The subject parcel is undeveloped. The required setbacks for the *Industrial* regulatory zone are 15 feet for front and rear yard setbacks and 10 feet for the side yard setbacks.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Building Division
- Engineering and Capital Projects Division
- Parks and Open Spaces
- Utilities
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Water Authority (TMWA)
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)

- Washoe-Storey Conservation District

3 out of the nine 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: Eva Krause, 775.328.3628, ekrause@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to map requirements.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Truckee Meadows Water Authority provided conditions related to water service.
Contact: Amanda Duncan 775.834.8035, aduncan@tmwa.com

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.
Staff Comment: The Washoe County Health District reviewed the application, and had no comments or conditions regarding the need for additional improvements. The Health District retains the rights to require additional improvement for future development of the property.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Truckee Meadows Water Authority has reviewed the tentative parcel map and provided conditions related to water service.
 - c) The availability and accessibility of utilities.
Staff Comment: All necessary easements shall be provided as part of the parcel map, as applicable.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: All services are available to the subject property. The area is serviced by Truckee Meadows Fire Protection District and Washoe County Sheriff.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The parcel map conforms to all regulatory zone requirements and the goals and policies of the Washoe County master plan.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The parcel map conforms to the Streets and Highway plan.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The proposed tentative parcel map will not greatly impact the existing public streets and highways. No new streets are needed or proposed to serve the new parcel.

- h) Physical characteristics of the land such as flood plain, slope and soil.

Staff Comment: The subject parcel is physically suitable for development, and is not constricted by flood plains, steep slopes or other natural conditions of the land.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: All recommended conditions of approval from the reviewing agencies have been included as a condition of approval, as part of the staff report.

- j) 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.

Staff Comment: The Truckee Meadows Fire Protection District adequately serves these properties.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: All utilities will be made available as necessary, within the recorded utility easements.

- l) Recreation and trail easements.

Staff Comment: The subject properties are within an Industrial zoned area. No trail or recreational easements are proposed within this area.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0012 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

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 WTPM18-0012 for Spanish Springs 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:

- 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;
- j) 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
- l) 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.

Owner/Applicant: 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@candmengineering.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0012

The tentative parcel map approved under Parcel Map Case Number WTPM18-0012 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on November 8, 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.

Unless otherwise specified, 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.

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: Eva Krause, Planner, 775.328.3628, ekrause@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. WTPM18-0012 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The approval for this tentative parcel map does not include any site improvements. All site improvements, grading and building construction requires proper permits. If site improvements require 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.

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 note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- c. Add a Security Interest Holder's Certificate to the map if applicable.
- d. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Truckee Meadows Water Authority

3. The following conditions are requirements of Truckee Meadows Water Authority, which shall be responsible for determining compliance with these conditions.

Contact: Amanda Duncan, 775.834.8035, aduncan@tmwa.com

- a. Each parcel created by this map is required to have a separate water meter and waste service line,
- b. The water purveyor shall have the right to install a water meter in the 10' public utility easement adjacent to the street to serve each parcel.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 12, 2018
TO: Eva Krause, Planner - Department of Community Services
FROM: Mike Gump, PLS, Engineering and Capital Projects Division
SUBJECT: *22nd Parcel Map for: Spanish Springs Associates Limited Partnership*
Parcel Map Case No.: WTPM18-0012
APN: 530-470-21
Review Date: October 10, 2018

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
3. Add a Security Interest Holder’s Certificate to the map if applicable.
4. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

From: Duncan, Amanda
To: [Krause, Eva](#)
Cc: [Zimmerman, John](#)
Subject: RE: Agency review for a parcel map
Date: Monday, September 24, 2018 1:54:35 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Eva,

We have received this map for review separately from C & M Engineering. We are having Mr. Fong add the following note to the map:

Each parcel created by this map is required to have a separate water meter and water service line. The water purveyor shall have the right to install a water meter in the 10' public utility easement adjacent to the street to serve each parcel respectively.

I don't believe you will need to list this as a condition of approval. We will ensure this note is added before we will agree to sign the map. Please let me know if you have any questions for me.

Thank you. Have a great day.

Amanda Duncan, ARWP

Land Agent

Truckee Meadows Water Authority

1355 Capital Blvd. | Reno, NV 89502

O: (775) 834-8035, M: (775) 815-7195

aduncan@tmwa.com | www.tmwa.com



From: Krause, Eva <EKrause@washoecounty.us>

Sent: Monday, September 24, 2018 1:24 PM

To: Duncan, Amanda <ADuncan@tmwa.com>

Cc: Zimmerman, John <jzimmerman@tmwa.com>

Subject: Agency review for a parcel map

Hi Amanda,

I just realized that I forgot to include TMWA on the agency review memo for my parcel map case in Spanish Springs. Attached is the AR memo and the application. If you would review and send any comments and/or conditions directly to me by October 8th, it would be greatly appreciated.

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		Staff Assigned Case No.: _____	
Project Name:			
Project Description: 22nd Parcel Map for Spanish Springs Associates Limited Partnership			
Project Address: 120 Inventors Place			
Project Area (acres or square feet): 1.46 Ac			
Project Location (with point of reference to major cross streets AND area locator): <small>Spanish Springs, west of Pyramid Way on West Calle De La Plata, north of West Calle De La Plata on Isidor Court, southwest of Isidor Court on Inventors Place</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-470-21	1.46		
Section(s)/Township/Range: 23, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). PM04-021			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates L.P.		Name: C and M Engineering	
Address: 550 West Plumb Lane, Suite B , #505		Address: 5488 Reno Corporate Drive, Suite 200B	
Reno, NV	Zip: 89509	Reno NV	+ Zip: 89511 +
Phone: 982-0132	Fax: 336-0432	Phone: 856-3312	+ Fax:
Email: jesse@hawcoproperties.com		Email: gfong@candmengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: George Fong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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, west of Pyramid Way on West Calle De La Plata, north of West Calle De La Plata on Isidor Court, southwest of Isidor Court on Inventors Place.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
530-470-21	industrial	1.46 Ac

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

land is vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	25,923 SF	39,417 SF		
Minimum Lot Width	100'	117'		

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

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

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

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

- a. Water System Type:

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

- b. Available:

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

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

- a. Sewage System Type:

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

- b. Available:

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

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

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

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

Truckee Meadows Water Authority

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

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

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

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

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

N/A

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

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

N/A

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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Grading

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

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

N/A

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

27. Surveyor:

Name	C and M Engineering, George Fong
Address	5488 Reno Corporate Drive, Suite 200B Reno, NV 89511
Phone	856-3312
Cell	
E-mail	gfong@candmengineering.com
Fax	
Nevada PLS #	4043

NORTHWEST CORNER OF SECTION 23, T.21N., R.20E., M.D.M. DESTROYED; THE CALCULATED PER PARCEL MAP 4253

15.114
22.723

INVENTORS PLACE OFFERED FOR DEDICATION PER DOCUMENT NO. 3041492, AND ACCEPTED FOR DEDICATION PER DOCUMENT NO. 3143832

WOODBRASS, LLC
PARCEL 1,
PARCEL MAP 4158

FJ PROPERTIES, LLC
PARCEL 2,
PARCEL MAP 4158

BRISTLECOCK LAND
MANAGEMENT, LLC
PARCEL 1,
PARCEL MAP 3688

MONSON FAMILY
TRUST, ET AL.
PARCEL 2,
PARCEL MAP 4253

MAY TRUST, LLC
PARCEL 3,
PARCEL MAP 3759

WASHOE COUNTY CONTROL
PT. 5525M0123
N = 14,912,647.55
E = 2,301,050.76

NOTE:
COORDINATES SHOWN ARE MODIFIED
GRID COORDINATES USING MODIFIED
GRID FACTOR = 1.000197939
TIES CALCULATED PER PARCEL MAP 4253

PARCEL A
25,923 SF ±

PARCEL B
39,417 SF ±

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER PARCEL MAP 4253

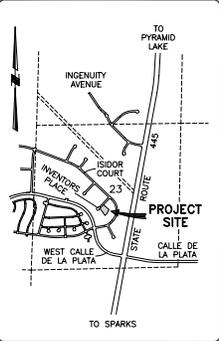
TOTAL AREA = 65,341 SF±

REFERENCE:

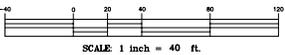
PARCEL MAP 4253, RECORDED SEPTEMBER 7, 2004, AS DOCUMENT NO. 3094142, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

- SET 5/8" REBAR WITH CAP "PLS 4043"
- FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
- ⊙ FOUND CENTERLINE MONUMENT
- PUE PUBLIC UTILITY AND CABLE TV EASEMENT
- DE DRAINAGE EASEMENT (PRIVATE)
- PWE PRIVATE WATERLINE EASEMENT
- RWE RECLAIMED WATERLINE EASEMENT
- (R) RADIAL BEARING
- DIMENSION POINT—NOTHING SET
- ⊗ SECTION CORNER AS DESCRIBED



VICINITY MAP
NO SCALE



SURVEYOR'S CERTIFICATE

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN THE S1/2 OF SECTION 23, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 31, 2018.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GEORGE FONG - PLS 4043

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 AUTHORITY.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY DATE _____
BY: _____

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA DATE _____
BY: CLIFF COOPER, MGR-GSP PLANNING AND ENGINEERING DESIGN

CHAPTER COMMUNICATIONS DATE _____
BY: DIANE ALBRECHT, DESIGNER/DRAFTER

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY: TIMOTHY SIMPSON, LICENSED ENGINEER

TRUCKEE MEADOWS WATER AUTHORITY DATE _____
BY: JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

NOTES

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR PARCEL LINES.
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 PARCELS AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. THE PARCELS ARE FOR NON-RESIDENTIAL USE ONLY.
4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. THIS PARCEL MAP IS SITUATE WITHIN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 32031C286G, DATED MARCH 16, 2009.
7. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
8. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
9. A 10 FOOT FLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
10. 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.
11. 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 UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
12. 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.
13. PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
14. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.1.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.

OWNER'S CERTIFICATE

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

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

JESSE HAW, PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

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

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

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

WESTERN TITLE COMPANY, INC.

BY: DEBBIE CIMIOTTI, AWP DATE _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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 DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PRECEDATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH DATE _____

TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCEL NUMBER 530-470-21 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY DATE _____

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 SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF THE PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

22nd PARCEL MAP
FOR
SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
SITUATE WITHIN THE S1/2 OF SECTION 23,
T.21N., R.20E., M.D.M.;
A DIVISION OF PARCEL 1 OF PARCEL MAP 4253

WASHOE COUNTY NEVADA

C & M ENGINEERING AND DESIGN, LTD
5488 RENO CORPORATE DR., SUITE 200B
RENO, NV 98511
PHONE: (775) 856-3312

JOB NO. 04-099.109
DATE: 8/31/18

BY: _____
DEPUTY

SHEET 1 OF 1

COUNTY RECORDER'S CERTIFICATE
FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 20____,
AT _____ MINUTES PAST _____ O'CLOCK _____ M.
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER
BY: _____
DEPUTY

WTPM18-0012

EXHIBIT D

Washoe County Treasurer
Tammi Davis

Account Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
53047021	Active	9/5/2018 2:06:32 AM

Current Owner:
SPANISH SPRINGS ASSOCIATES LP
550 W PLUMB LN STE B
RENO, NV 89509-3686

SITUS:
120 INVENTORS PL
WASHOE COUNTY NV

Taxing District:
4000

Geo CD:

Legal Description
Township 21 Section Lot 1 Block Range 20 SubdivisionName _UNSPECIFIED

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$1,057.92	\$264.60	\$0.00	\$0.00	\$793.32
2017	\$1,015.43	\$1,015.43	\$0.00	\$0.00	\$0.00
2016	\$1,015.18	\$1,015.18	\$0.00	\$0.00	\$0.00
2015	\$1,015.49	\$1,015.49	\$0.00	\$0.00	\$0.00
2014	\$1,585.32	\$1,585.32	\$0.00	\$0.00	\$0.00
Total					\$793.32

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.
- Monday, August 20, is the due date for the first installment of 2018/19 property taxes. Payments will be accepted without penalty through August 30, 2018.**
- Please be aware that Credit Card payments in excess of \$25,000 and eChecks in excess of \$100,000 will not process. Please contact our office for alternative payment methods.**
- 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

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$793.32
- Oldest Due \$264.44
- Partial

[ADD TO CART](#)

Cart: \$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](#)

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

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