

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: 21st Parcel Map for Spanish Springs Associates Limited Partnership			
Project Address: Pyramid Way			
Project Area (acres or square feet): 14.38 Ac			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs, northwest corner of Pyramid Way and Eagle 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, R20E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). PM05-070			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates L.P.		Name:	
Address: 550 West Plumb Lane, Suite B , #505		Address:	
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, northwest corner of Pyramid Way and Eagle Canyon Drive, behind Eagle Landing Shopping Center, approximately 1000' from Pyramid Way

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-032-03	neighborhood commercial	14.38 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	3.3 AC	11.1 AC		
Minimum Lot Width				

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?

access to and from public roads is via existing private easements

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	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

Washoe County Treasurer
Tammi Davis

Bill Detail

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

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53203203	Active	6/12/2018 2:06:35 AM
Current Owner: SPANISH SPRINGS ASSOCIATES LP 550 W PLUMB LN STE B RENO, NV 89509-3686		SITUS: 0 PYRAMID WAY WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Lot 4 SubdivisionName _UNSPECIFIED Township 21 Range 20		

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	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$213.90	\$0.00	\$213.90
▼ Truckee Meadows Fire Dist	\$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
Total Tax	\$4,077.29	\$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 [click here](#)

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.nv

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

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 MANAGER

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, AS MANAGER 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, LLC

BY: DEBBIE CIMIOTTI, AVP DATE _____

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 E1/2 OF SECTION 34, AND THE W1/2 OF SECTION 35, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 12, 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

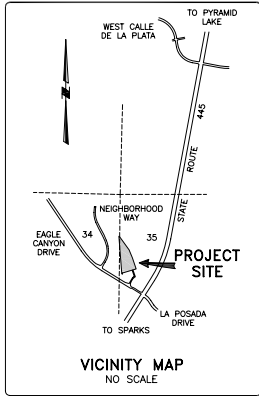
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES, AND THE TRUCKEE MEADOWS WATER AUTHORITY.

Table with utility companies and dates: SIERRA PACIFIC POWER COMPANY, dba NV ENERGY; NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA; CHARTER COMMUNICATIONS; WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT; TRUCKEE MEADOWS WATER AUTHORITY.

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 _____



BASIS OF BEARINGS

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

TOTAL AREA = 14.38 ACRES ±

LEGEND

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

PUE PUBLIC UTILITY EASEMENT
Δ WASHOE COUNTY SURVEY CONTROL POINT AS NOTED

REFERENCES:

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

TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCEL NUMBER 532-032-03 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

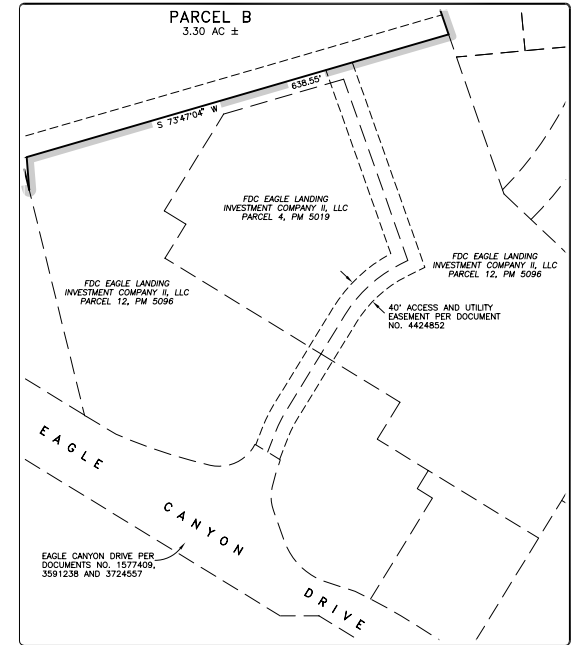
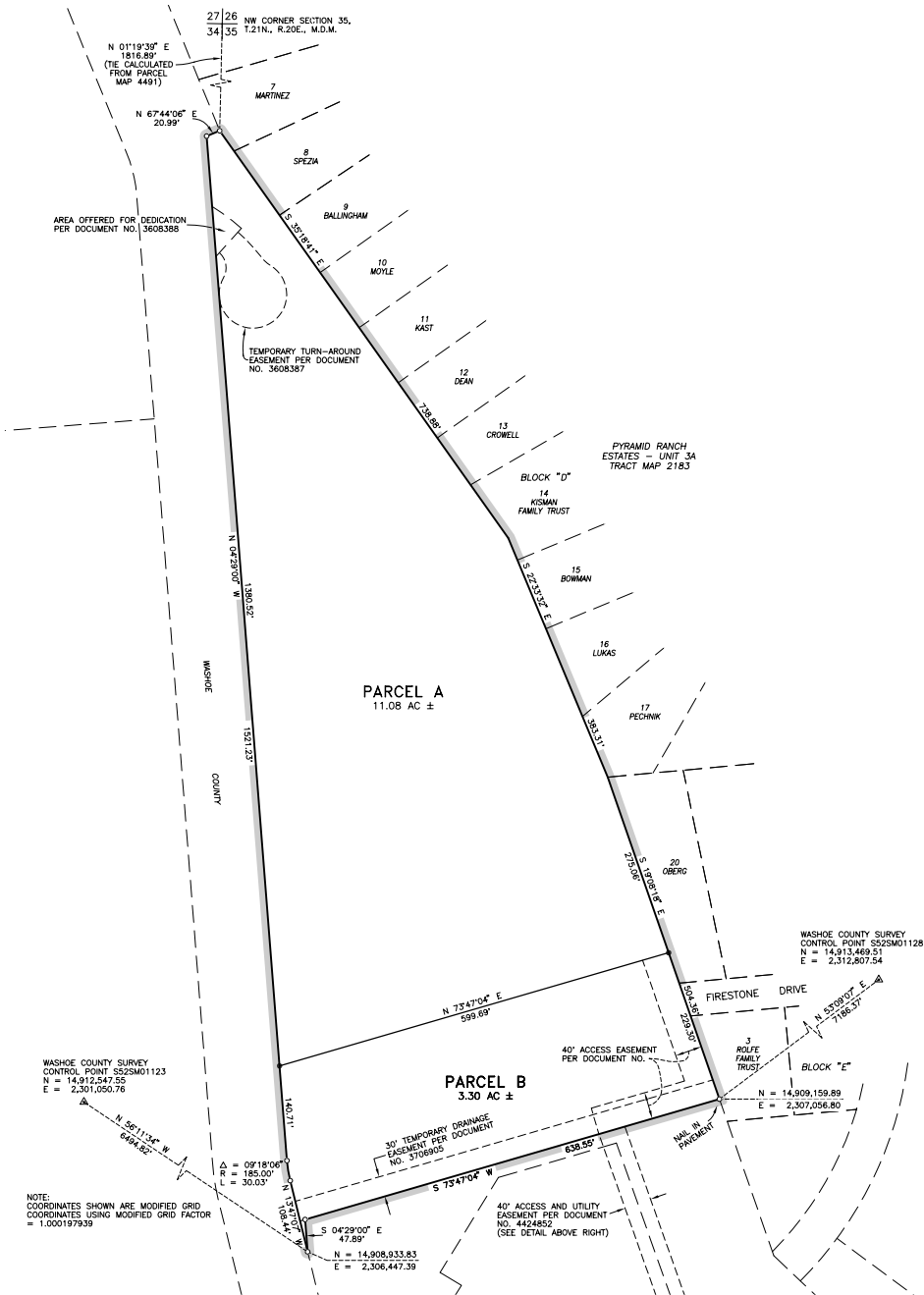
THE FINAL PARCEL MAP CASE NO. WTPM18-_____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE 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

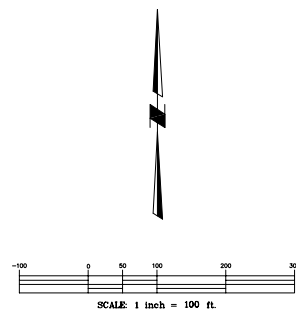
NOTES

- 1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
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.
3. 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.
5. 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.
8. 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 UTILITY 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 WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
14. 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.
15. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
16. 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.
18. 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 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.
20. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
21. 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 LIMITED PARTNERSHIP. Includes County Recorder's Certificate, C & M Engineering and Design, Ltd. contact info, and recording details.



DETAIL
 ACCESS EASEMENT
 SCALE: 1" = 100'



NOTE:
 COORDINATES SHOWN ARE MODIFIED GRID
 COORDINATES USING MODIFIED GRID FACTOR
 = 1.000197938

21st PARCEL MAP
 FOR
SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
 SITUATE WITHIN THE E1/2 OF SECTION 34
 AND THE W1/2 OF SECTION 35,
 T.21N., R.20E., M.D.M.;
 BEING PARCEL 4 OF PARCEL MAP 4491

WASHOE COUNTY NEVADA

C & M ENGINEERING AND DESIGN, LTD
 5488 RENO CORPORATE DR., SUITE 200B
 RENO, NV 89511
 PHONE: (775) 856-3312

JOB NO. 04-009.108
 DATE 6/12/18
 SHEET 2 OF 2