



# Parcel Map Review Committee Staff Report

**Meeting Date:** October 9, 2014

**Agenda Item Number:** 6A

**Subject:** Parcel Map Case No: PM14-005  
**Applicant:** Spanish Springs Associated Limited Partnership  
**Project Summary:** A parcel map to simultaneously merge and then re-subdivide two existing parcels of land of 191.35 acres and 2.94 acres into four parcels of land 2.0, 2.0, 16.91 and 173.38 acres.

**Recommendation:** **Approval with Conditions**

**Prepared by:** Paul Kelly – Planner  
Washoe County Community Services Department  
Division of Planning and Development  
Phone: 775.328.3621  
E-Mail: rpkelly@washoecounty.us

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## Description

**Parcel Map Case Number PM14-005 (18<sup>th</sup> Parcel Map for Spanish Springs Associated Limited Partnership)** – A parcel map to simultaneously merge and then re-subdivide two existing parcels of land of 191.35 acres and 2.94 acres into four parcels of land 2.0, 2.0, 16.91 and 173.38 acres.

- Applicant/Property Owner: Spanish Springs Limited Associated Limited Partnership
- Location: Approximately 300 feet north of the intersection of Hawco Court and Ingenuity Avenue
- Assessor's Parcel Numbers: 538-010-04 and 538-161-06
- Parcel Size: 191.35 acres and 2.94 acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs CAB
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 14 & 23, T21N, R20E, MDM, Washoe County, NV

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**Exhibits Contents**

Conditions of Approval..... Exhibit A  
Site Plan ..... Exhibit B  
Engineering Parcel Map Review Memo ..... Exhibit C

## Parcel Map

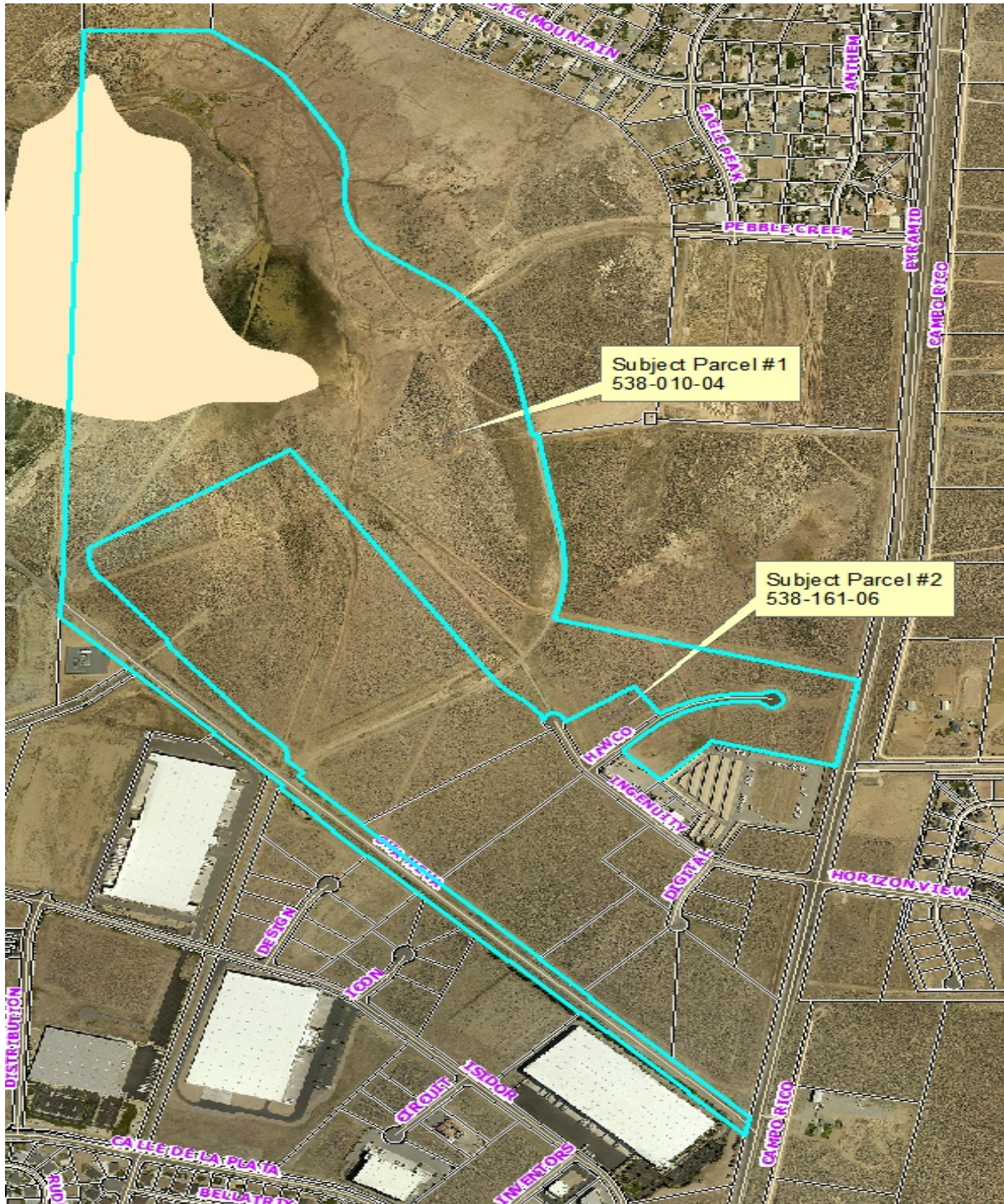
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, Parcel Maps, of the Washoe County Development Code. A tentative parcel map must be submitted to the Planning and Development 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 Development 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 Planning and Development Division or the 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 PM14-005 is attached to this staff report and will be included with the Action Order.

### Vicinity Map



## Tentative Parcel Map Evaluation

Master Plan Designation:	Industrial (I)
Zoning:	Industrial (I)
Maximum Lot Potential:	N/A
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	10,000 square feet (.229 acres)
Minimum Lot Size on Parcel Map:	2.00 acres
Minimum Lot Width Required:	100 feet
Minimum Lot Width on Parcel Map:	244 feet

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

Development Suitability Constraints: The Spanish Springs Development Suitability Map, a part of the Spanish Springs Area Plan, identifies the subject parcel as suitable for development with the exception of the western portion of parcel 4 which shows water storage easement; this may affect future maps for that area.

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

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

## Spanish Springs Area Plan Modifiers

**Section 110.216.05 Pyramid Lake Highway** – Development along the Pyramid Lake Highway shall comply with the following:

- (a) Access: Direct egress or ingress onto new individual parcels in addition to that existing on the May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

No new connections to Pyramid Lake Highway are proposed.

## Reviewing Agencies

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

- Washoe County Planning and Development Division
- Washoe County Engineering Division and Capital Projects
- Washoe County Water Resources
- Washoe County District Health
  - Environmental Health
- Truckee Meadows Fire Protection District

- Washoe County Civil Division
- Regional Transportation Commission

The following agencies/departments responded and 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.

- Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

**Contact: Paul Kelly, 328-3621, [rpkelly@washoecounty.us](mailto:rpkelly@washoecounty.us)**

- Washoe County Engineering Division had comments for technical corrections to the maps that are contained in Exhibit A.

**Contact: Mike Gump, PLS, 775.325.8033, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- Washoe County District Health, Air Quality Division, had no comments on the parcel map but will require a permit for future ground disturbance from their office. Vector Control had no comments.

**Contact: Mike Wolf, C.E.M., Air Quality Management Division, 775.784.7206, [mwolf@washoecounty.us](mailto:mwolf@washoecounty.us)**

**Contact: Jim Shaffer, Vector Control, 775.4599, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- Regional Transportation Commission had no comments.

**Contact: Debra Goodwin, Planning Administrator, 775.335.1918, [dgoodwin@rtcwashoe.com](mailto:dgoodwin@rtcwashoe.com)**

### Staff Comment on Required Findings

Section 110.606.30 (i) of Article 606, Parcel Maps, within the Washoe County Development Code, 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 all necessary facilities/systems and provided applicable conditions where necessary. Vector control had no comments on the map. Air Quality will require a dust control permit when the area is disturbed.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;  
Staff Comment: The Water Services Division has reviewed the tentative parcel map and has not identified any issues around the availability of water.
  - c) The availability and accessibility of utilities;

Staff Comment: All necessary easements will be provided 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 project conforms to all goals and policies of the Washoe County Master Plan, the Spanish Springs Area Plan, and the Spanish Springs Area Plan Modifiers.

- f) General conformity with the governing body's master plan of streets and highways;

Staff Comment: The project conforms to the Streets and Highways 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 map will not greatly impact the existing public streets and highways. No new streets will be needed to serve the new parcel.

- h) Physical characteristics of the land such as floodplain, slope and soil;

Staff Comment: All natural resources including floodplain, slopes and soils have been addressed on the plats and conditioned as necessary.

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

Staff Comment: No negative comments were received, and all conditions have been written accordingly and within the standards of the reviewing agencies' codes.

- 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 will adequately serve these properties.

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

Staff Comment: All utilities will be made available as necessary.

- l) Recreation and trail easements;

Staff Comment: Accessibility to all recreation and trail easements will be provided for as applicable.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: The proposed tentative map will provide all required improvements for a second/subsequent parcel map.

## 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 PM14-005 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

## Findings

"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 PM14-005 for Spanish Springs Associated Limited Partnership, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development 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;
  - a) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - b) The availability and accessibility of utilities;
  - c) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - d) Conformity with the zoning ordinances and master plan;
  - e) General conformity with the governing body's master plan of 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;
  - g) Physical characteristics of the land such as floodplain, slope and soil;
  - h) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - i) 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;
  - j) Community antenna television (CATV) conduit and pull wire; and
  - k) Recreation and trail easements.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

## Appeal Process

For 30 days following the notification of decision, the decision of the Parcel Map Review Committee may be appealed to the Board of County Commissioners.

xc: Applicant/Owner: Spanish Springs Associated Limited Partnership  
Attn: Jesse Haw



Representatives: 550 West Plumb Lane Suite B #505  
Reno, NV 89509-3686  
C and M Engineering  
Attn: George Fong  
9498 Double R Blvd. Suite B  
Reno, NV 89521



# Conditions of Approval

Parcel Map Case Number PM14-005

The tentative parcel map approved under Parcel Map Case Number PM14-005 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on October 9, 2014. 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.

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 Development 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.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the District Health Department must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Community Services Department**

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

**Contact: Paul Kelly, Planner, 775.328.3621, [rpkelly@washoecounty.us](mailto:rpkelly@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 Development.
- b. The applicant shall comply with all the Conditions of Approval and shall submit a final map for signature by the Director of Planning and Development 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 DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NUMBER PM14-005 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 DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT

- d. Any regulations, procedures, and conditions adopted by the Washoe County District Health Department must be met prior to recordation of a final map.
  - e. The applicant shall provide verification to Planning and Development that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
  - f. 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. Compliance shall be determined by Planning and Development.
  - g. 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. Compliance shall be determined by Planning and Development.
  - h. Any regulations, procedures, and conditions adopted by Washoe County District Health must be met prior to recordation of a final map.
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, 775.325.8033, mgump@washoecounty.us**

- a. In note 7 on the plans, add a reference to the Letter of Map Revision of the floodplain (LOMR) #07-09-0263X.
- b. Easement note 4 on sheet 3, add "original" before "parcels A and B". Also replace the word "between" with the word "and".
- c. Comply with the conditions of the Washoe County technical check for this map.
- d. Add a Security Interest Holder's Certificate to the map if applicable.
- e. Label Ingenuity Avenue of vicinity map.

**Washoe County District Health**

1. The following conditions are requirements of Washoe County District Health, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in Washoe County District Health. Any conditions set by Washoe County District Health must be appealed to the District Board of Health.

**Contact: Mike Wolf, C.E.M., Air Quality Management Division, 775.784.7206, [mwolf@washoecounty.us](mailto:mwolf@washoecounty.us)**

- a. Any future ground disturbance will require an air quality permit from the Air Quality Management Division.

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

**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  
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: \_\_\_\_\_ DATE \_\_\_\_\_  
DEBBIE CHINJOTTI

**TAXATION CERTIFICATE**

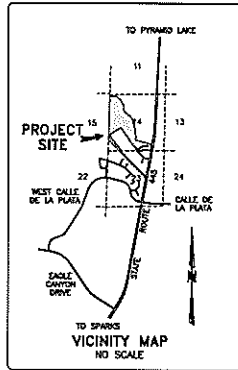
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 538-010-04 AND 638-161-06 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIST SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS NATURALLY FORCED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. PARCELS ARE FOR NON-RESIDENTIAL USE.
4. PRIVATE FIRE WATERLINE EASEMENTS ARE HEREBY RESERVED AS FOLLOWS: 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
5. THE NATURAL DRAINAGE WILL NOT BE IMPAIRED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE FLOOD ZONE AS SHOWN ON THIS MAP WAS DETERMINED FROM FLOOD INSURANCE RATE MAPS NUMBER 32031C28505 AND 32031C28550, DATED MARCH 18, 2009.
8. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
9. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
10. A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
11. WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT.
12. WATER SERVICE CONNECTION FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID TO THE DEPARTMENT OF WATER RESOURCES, AND WATER RIGHTS SHALL BE DEDICATED TO WASHOE COUNTY PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
13. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
14. PRIOR TO THE ISSUANCE OF BUILDING PERMIT, WATER SERVICE CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID.
15. PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FUTURE UNIT COUNTS. THESE FUTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANTS ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
16. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
17. STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.



**BASIS OF BEARINGS**

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

TOTAL AREA = 194.29 ACRES ±

**LEGEND**

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

**REFERENCES:**

- PARCEL MAP 5106, RECORDED AUGUST 21, 2013 AS FILE NO. 4271191, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP 5124, RECORDED APRIL 15, 2014 AS FILE NO. 4344409, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**SURVEYOR'S CERTIFICATE**

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

GEORGE FONG - PLS 4043

**WATER RIGHT DEDICATION CERTIFICATE**

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

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANIES CERTIFICATE**

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

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

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_  
BY:

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
BY: DIANE ALBRECHT

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
BY:

STATE OF NEVADA  
COUNTY OF WASHOE

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

NOTARY PUBLIC

STATE OF NEVADA  
COUNTY OF WASHOE

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

NOTARY PUBLIC

STATE OF NEVADA  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_  
BY DIANE ALBRECHT OF CHARTER COMMUNICATIONS.

NOTARY PUBLIC

STATE OF NEVADA  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_  
BY \_\_\_\_\_ OF WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

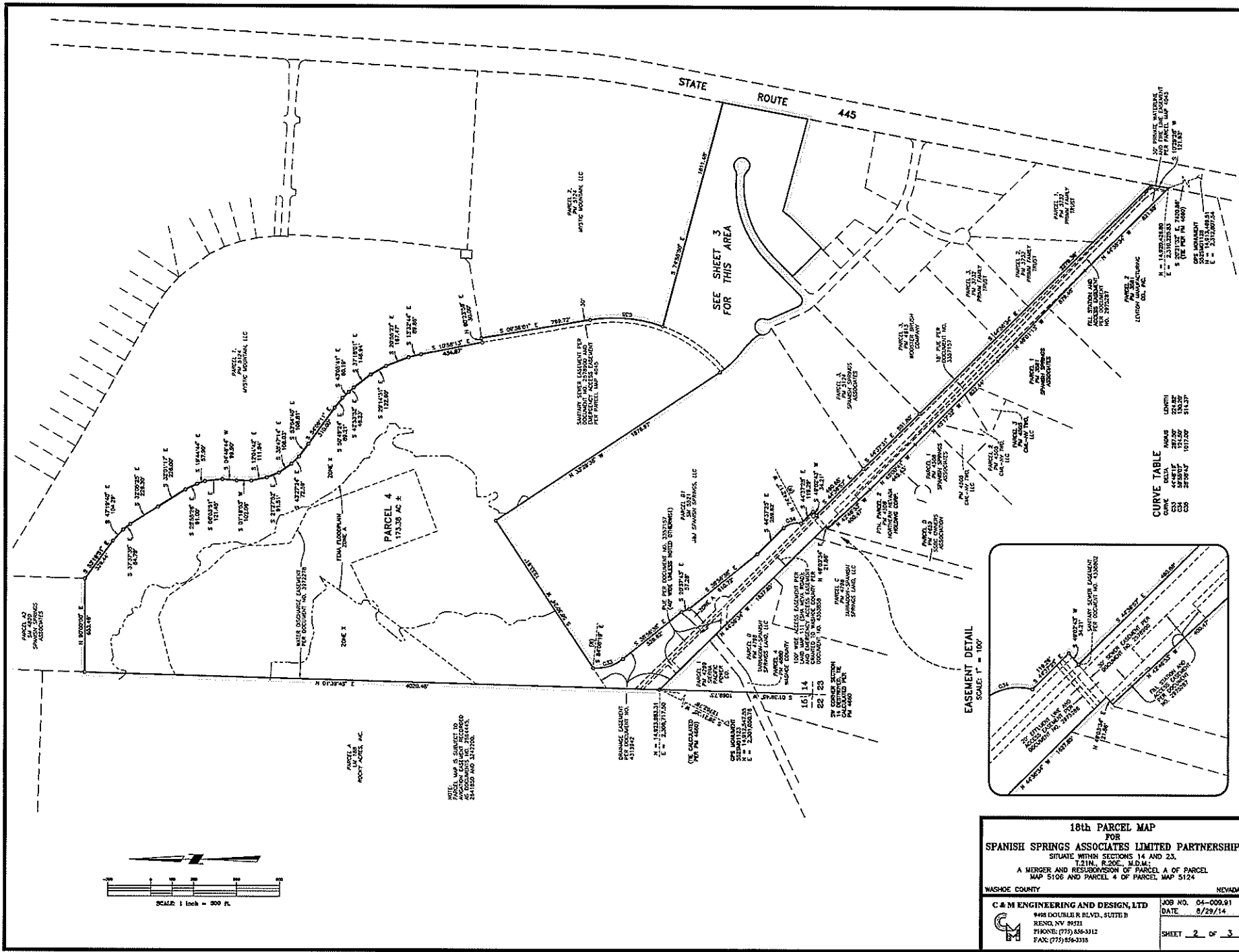
NOTARY PUBLIC

**DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM14-\_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) RECEIVED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.  
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

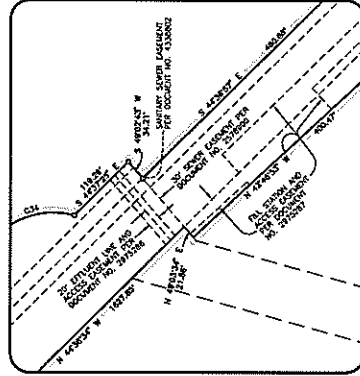
BILL WHITNEY, COMMUNITY DEVELOPMENT DIRECTOR

<p>18th PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP SITUATE WITHIN SECTIONS 14 AND 23, T.21N., R.20E., M.D.M., A MERGER AND RESUBDIVISION OF PARCEL A OF PARCEL MAP 5106 AND PARCEL 4 OF PARCEL MAP 5124</p>		<p>COUNTY RECORDERS CERTIFICATE FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 20____ BY _____ CLERK OF RECORDS OFFICE OF RECORDS OF WASHOE COUNTY, NEVADA</p>
<p>WASHOE COUNTY NEVADA C &amp; M ENGINEERING AND DESIGN, LTD 948 DOUBLER BLVD, SUITE B RENO, NV 89511 PHONE: (775) 856-3312 FAX: (775) 856-3318</p>	<p>JOB NO. 04-009.93 DATE 8/29/14 SHEET 1 OF 3</p>	<p>COUNTY RECORDER BY: _____ DEPUTY _____</p>



**CURVE TABLE**

LINE	BEARS	LOATH
101	44°48'11"	224.82'
102	32°59'47"	103.00'
103	32°59'47"	103.00'
104	44°48'11"	224.82'



**18th PARCEL MAP**  
FOR  
**SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP**  
SITUATE WITHIN SECTIONS 14 AND 23,  
T21N, R20E, M.D. 61  
A MERGER AND RESUBDIVISION OF PARCEL A OF PARCEL  
MAP 5106 AND PARCEL 4 OF PARCEL MAP 5124

WASHOE COUNTY NEVADA

	<b>C &amp; M ENGINEERING AND DESIGN, LTD.</b>	JOB NO. 04-009-01
	9608 DOUBLE R BLVD., SUITE B	DATE 8/29/14
	RENO, NV 89521	
	PHONE: (775) 856-3312 FAX: (775) 856-3315	

SHEET **2** OF **3**



NOTE: MAP IS SUBJECT TO  
APPROXIMATE EASTING RECORDS  
2411830 AND 3427200.

PARCEL 4  
JAM SPANISH SPRINGS ASSOCIATES, LLC

GRANITE EASEMENT  
NO. 431882  
E = 2,309,717.00

2411830  
E = 2,309,717.00

ONE CALLEADO  
PER PAR. 4007

OPS MONUMENT  
NO. 10113  
E = 2,310,007.24

161 14  
20

14  
20

14  
20

14  
20

14  
20

14  
20

14  
20

14  
20

14  
20

14  
20

- EASEMENT NOTES:
1. 15' STORM DRAINAGE EASEMENT PER DOCUMENT NO. 3496387.
  2. 15' PRIVATE WATER LINE EASEMENT PER DOCUMENT NO. 3348212.
  3. CENTERLINE 30' TEMPORARY EMERGENCY ACCESS EASEMENT PER DOCUMENT NO. 2081120, AND CENTERLINE 30' SANITARY SEWER PER DOCUMENT NO. 2281140.
  4. THE 5' PAVES GRANTED ALONG EACH SIDE OF THE PROPERTY LINE COMMON TO PARCELS A AND B OF PARCEL MAP 5106, BETWEEN THE 10' PAVES ALONG ROSENTHAL AVENUE AND HANCO COURT, ARE HEREBY REDESIGNED FOR THIS MAP.

PARCEL 4  
173.38 AC ±

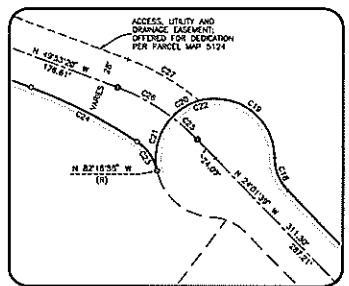
PARCEL 3  
16.91 AC ±

PARCEL 2  
2.00 AC ±

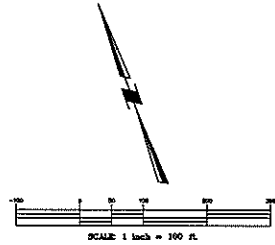
PARCEL 1  
2.00 AC ±

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	373.25°	1000.00'	58.19'
C2	448.53°	1000.00'	83.45'
C3	810.25°	1000.00'	163.84'
C4	503.84°	750.00'	702.19'
C5	808.25°	892.00'	1102.98'
C6	407.43°	892.00'	484.13'
C7	503.84°	892.00'	684.54'
C8	808.25°	748.00'	801.10'
C9	442.93°	748.00'	560.83'
C10	807.90°	748.00'	693.72'
C11	487.90°	44.00'	36.64'
C12	422.29°	44.00'	31.72'
C13	287.40°	58.00'	281.79'
C14	110.44°	44.00'	36.64'
C15	73.11°	300.00'	8.95'
C16	184.13°	300.00'	87.87'
C17	287.40°	300.00'	107.78'
C18	437.94°	44.00'	33.73'
C19	105.24°	58.00'	103.19'
C20	307.90°	58.00'	30.23'
C21	507.90°	58.00'	54.38'
C22	181.70°	58.00'	187.63'
C23	437.94°	44.00'	33.73'
C24	128.41°	472.00'	112.84'
C25	199.53°	250.00'	31.89'
C26	184.14°	250.00'	36.28'
C27	183.10°	225.00'	77.87'
C28	182.74°	200.00'	143.06'
C29	183.74°	328.00'	121.09'
C30	182.74°	472.00'	138.07'
C31	82.54°	44.00'	48.07'
C32	243.54°	58.00'	238.38'
C33	287.43°	1017.00'	514.37'



DETAIL  
SCALE: 1" = 60'



**18th PARCEL MAP  
FOR  
SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP**

SITUATE WITHIN SECTIONS 14 AND 23,  
T.21N., R.20E., W.D.M.1.  
A MERGER AND RESUBDIVISION OF PARCEL A OF PARCEL  
MAP 5106 AND PARCEL 4 OF PARCEL MAP 5124

WASHOE COUNTY, NEVADA

**C & M ENGINEERING AND DESIGN, LTD**  
9495 DOUGLAS BLVD., SUITE B  
RENO, NV 89521  
PHONE: (775) 856-3312  
FAX: (775) 856-3318

JOB NO. SA-009.01  
DATE: 8/29/14  
SHEET 3 OF 3





**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: September 23, 2014  
TO: Department of Community Services  
FROM: Mike Gump, PLS, Engineering Division  
***SUBJECT: 18th Parcel Map for: Spanish Springs Associates L.P.  
Parcel Map Case No.: 14-005  
APN: 538-010-04  
Review Date: 09/13/2014  
Existing Zoning/Land Use Designation:***

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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. In note 7 on the plans, add a reference to the Letter of Map Revision of the floodplain (LOMR) #07-09-0263X.
2. Easement note 4 on sheet 3, add "original" before "parcels A and B". Also replace the word "between" with the word "and".
3. Comply with the conditions of the Washoe County technical check for this map.
4. Add a Security Interest Holder's Certificate to the map if applicable.
5. Label Ingenuity Avenue on vicinity map.