



# Parcel Map Review Committee Staff Report

Meeting Date: October 8, 2015

Subject: Parcel Map Case Number PM15-014  
Applicant/Property Owner: Spanish Springs Associates  
**Agenda Item Number: 7C**  
Project Summary: To divide a  $\pm 74.68$  acre parcel into two parcels consisting of  $\pm 37.47$  acres and  $\pm 37.22$  acres.  
**Recommendation: Approval with Conditions**  
Prepared by: Grace Sannazzaro, Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3627  
E-Mail: gsannazzaro@washoecounty.us

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## Description

**Parcel Map Case Number PM15-014 (Spanish Springs Associates)** – Hearing, discussion, and possible action to approve a parcel map dividing a  $\pm 74.68$  acre parcel, contingent upon recordation of a Boundary Line Adjustment (BL15-013) between parcels 532-020-17 and 532-020-18, which will create two parcels consisting of  $\pm 37.47$  acres (Parcel 1) and  $\pm 37.22$  acres (Parcel 2).

- Applicant/Property Owner: Spanish Springs Associates
- Consultant: C and M Engineering
- Location: Spanish Springs. West of the Pyramid Highway (SR 445), north of Eagle Canyon Drive at the terminus of Neighborhood Way
- Assessor's Parcel Numbers: 532-020-17 ( $\pm 56.15$  acres) and 532-020-18 ( $\pm 88.87$  acres)
- Parcel Size pending BLA:  $\pm 74.68$
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 27 & 34, T21N, R20E, MDM, Washoe County, NV

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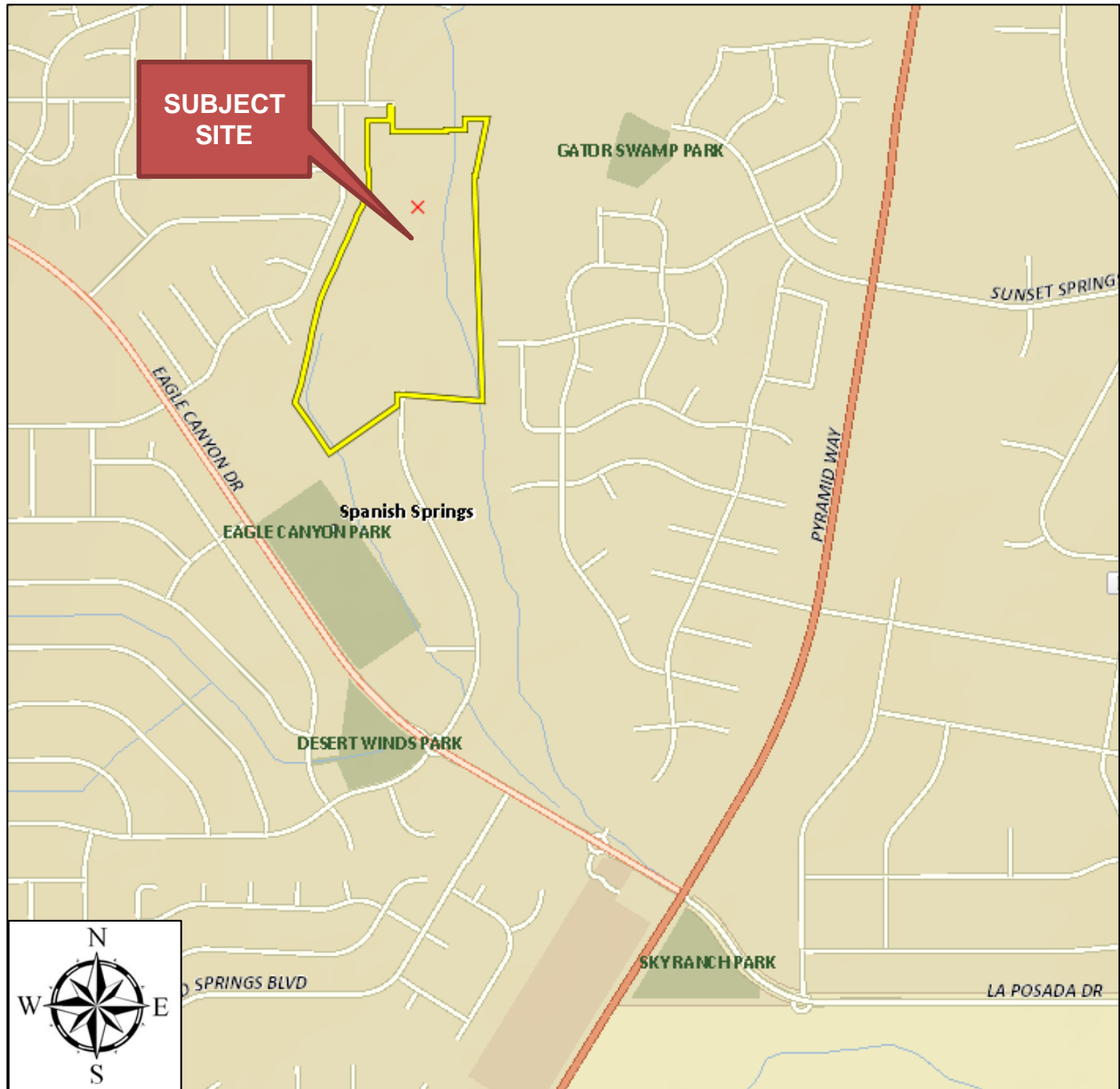
Conditions of Approval .....Exhibit A  
Agency Review Conditions/Comments .....Exhibit B

## **Parcel Map Purpose**

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:

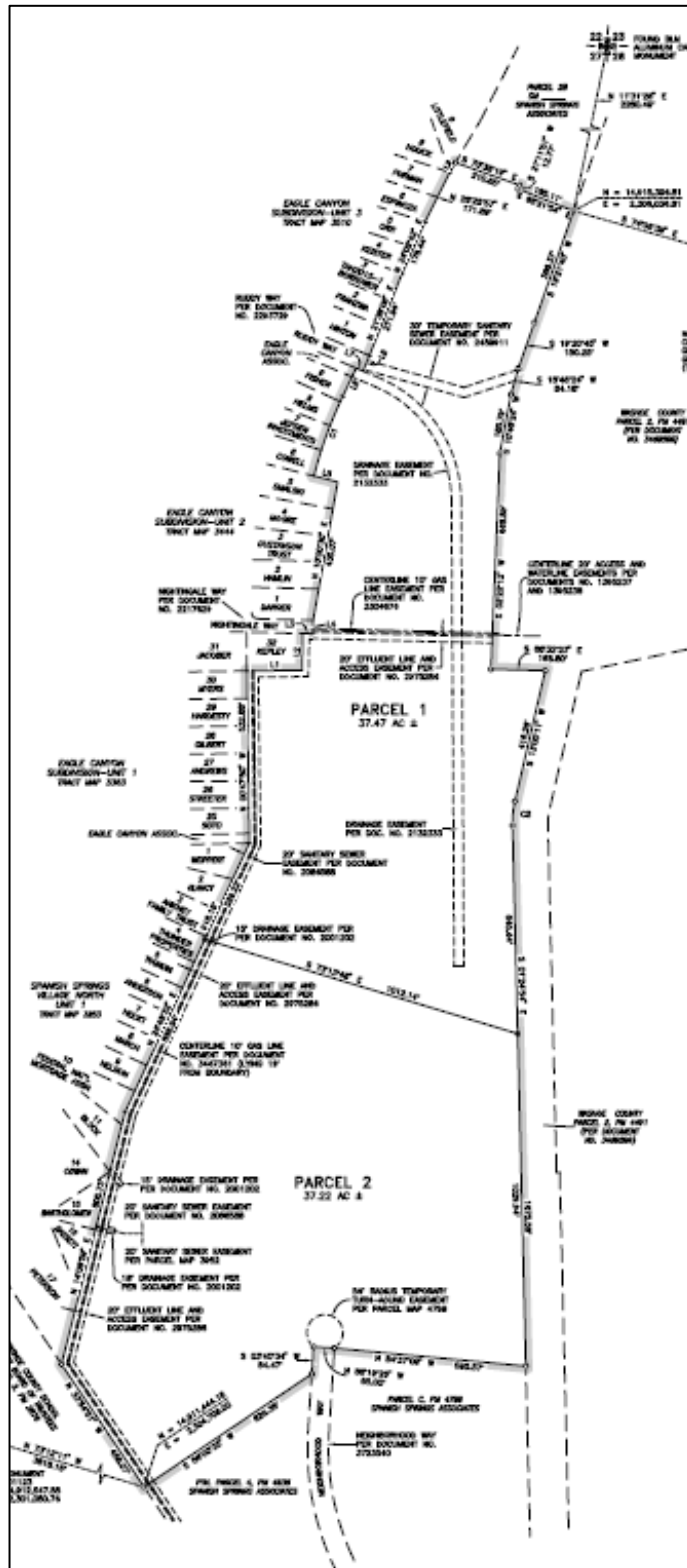
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be 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 PM15-014 is attached to this staff report and will be included with the Action Order, if granted approval.

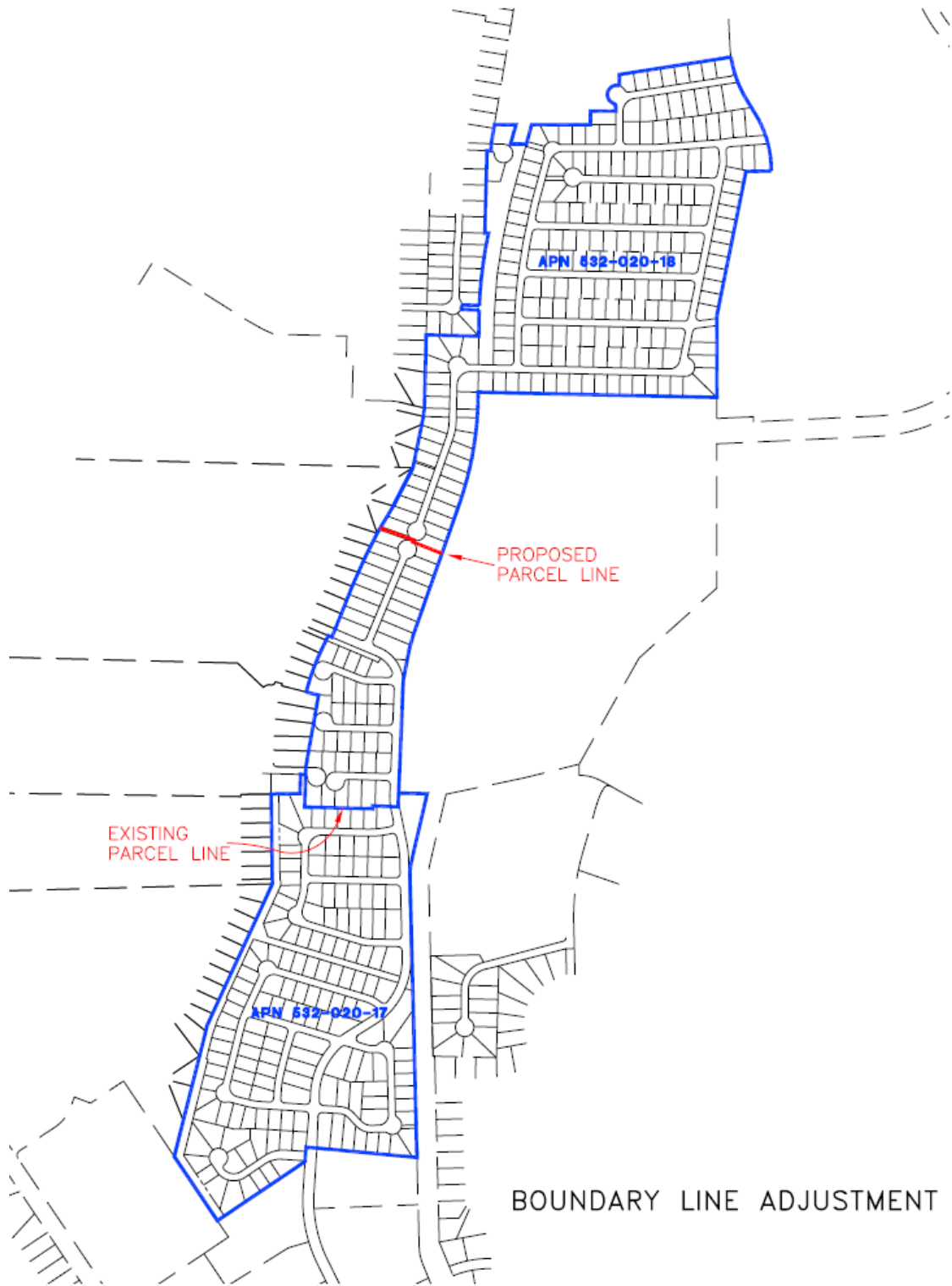


**Vicinity Map**

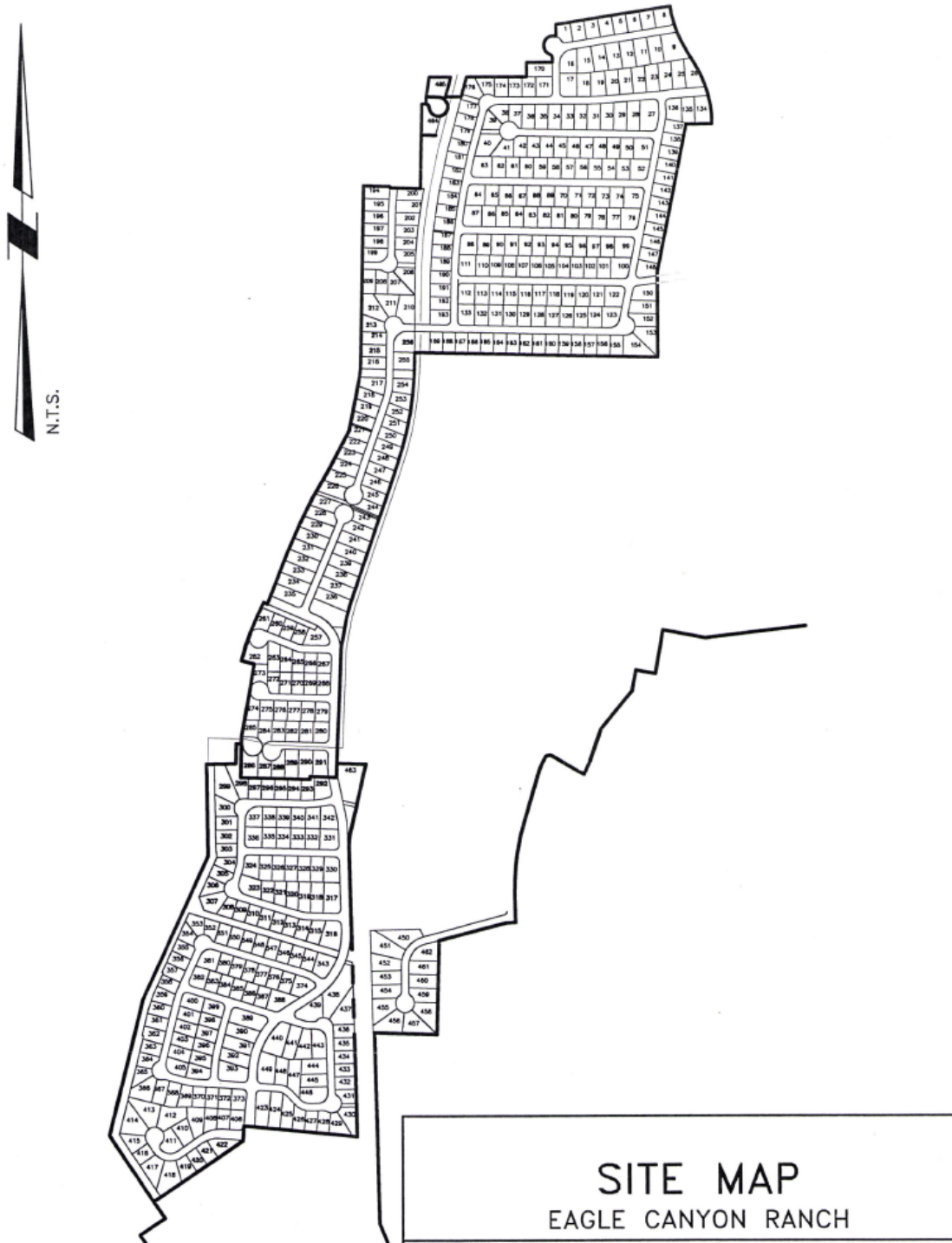
The subject parcel is in Spanish Springs, west of the Pyramid Highway (SR445), north of Eagle Canyon Drive, at the terminus of Neighborhood Way



**Site Plan**



**Boundary Line Adjustment**



**Previously Approved Tentative Map TM13-002**

**Tentative Parcel Map Evaluation**

Land Use Designation:	Medium Density Suburban (MDS)
Maximum Allowed Density:	3 dwelling units/acre
Total Number of Acres:	±74.68 acres
Maximum Lot Potential:	224
Number of Parcels on Parcel Map:	2
Minimum Lot Size Required:	12,000 square feet
Minimum Lot Size on Parcel Map:	±37.22 acres
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	±1,012.14 feet

The tentative parcel map meets all minimum requirements for the Medium Density Suburban regulatory zone.

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

FEMA Flood Zone: The subject parcel is not identified as being within a FEMA Flood Zone.

The subject parcel is within the Truckee Meadows Service Area (TMSA). The water service provider is Truckee Meadows Water Authority and the sewer service provider is Washoe County.

**Previous Maps**

The subject site is undeveloped and is a part of Tentative Subdivision Map Case Number TM13-002, known as "Eagle Canyon Ranch" that was approved by the Washoe County Planning Commission on August 6, 2013. The site plan for the Tentative Subdivision Map is on Page 7 of this report.

A Boundary Line Adjustment (BLA) application (BLA15-013) was submitted on August 24, 2015, shortly before the September 1, 2015 submittal of this parcel map application. The BLA will alter parcel lines between two parcels (APNs: 532-020-17 and 18) resulting in one of the parcels being ±74.68 acres in size. This ±74.68 parcel is the subject of this tentative parcel map application. Since the writing of this staff report, BLA15-013 has been recorded as Record of Survey Map 5662, however, new Assessor's Parcel Numbers (APNs) have not yet been assigned to the reconfigured parcels, therefore, the two existing APNs are referenced. The BLA site plan is on Page 6 of this report.

The recording of the map that created the original parcel was more than five years ago, therefore public notice is not required for the subject parcel map application.

**Spanish Springs Area Plan Modifiers**

There are no Spanish Springs Area Plan Modifiers applicable to the proposed division of land.



## **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
    - County Surveyor
    - Utility Services Division
    - Land Development/Roads
- Washoe County District Health
  - Environmental Health Services/Vector-Borne Diseases Program
- Truckee Meadows Fire Protection District
- Truckee Meadows Water Authority
- Regional Transportation Commission (RTC)
- State of Nevada Environmental Protection Agency

A **summary** of each Reviewing Agency's comments and/or recommended conditions of approval and their contact information is provided below. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the tentative map is granted approval.

- **Washoe County Planning and Development.** The final map must be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
Contact: Grace Sannazzaro, 775.328.3627, gsannazzaro@washoecounty.us
- **Washoe County Engineering and Capital Projects.**
  - **County Surveyor.** All boundary corners must be set or found; comply with the conditions of the technical map check; and add a Security Interest Holder's Certificate to the map if applicable.  
Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us
  - **Utility Services.** Conditions are related to easements, improvement plans, infrastructure, financial assurances, will-serve letters, and fees.  
Contact: Timothy Simpson, 775.954.4648, tsimpson@washoecounty.us
- **Truckee Meadows Fire Protection District.** The subject parcels will be required to meet all requirements of Washoe County Code 60, which include the requirements of the *International Wildland Urban Interface Code* and *International Fire Code* and amendments.  
Contact: Amy Ray, 775.326.6005, aray@tmfpd.us
- **Washoe County Health District, Environmental Health Services.** The Action Order for Tentative Subdivision Map TM13-002 (Eagle Canyon Ranch) shall remain valid and in effect.

Contact: Chris Anderson, 775.328.3632, canderson@washoecounty.us

- **Regional Transportation Commission.** No comments or conditions regarding this application.

Contact: Debra Goodwin, 775.335.1918

### **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 and Washoe County Utilities (sewer) reviewed the application and provided conditions of approval. The Truckee Meadows Water Authority (TMWA) is the service provider for community water and received a copy of the application for review.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
*Staff Comment:* TMWA is the service provider for community water.
  - c) The availability and accessibility of utilities.  
*Staff Comment:* The TMWA is the service provider for community water. NV Energy is the service provider for electricity. There are various communication services available in the Spanish Springs area for phone, internet, and television connections.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.  
*Staff Comment:* Truckee Meadows Fire Protection District provides emergency service for the area. The subject site has access to public schools and there are public parks in the Spanish Springs area.
  - e) Conformity with the zoning ordinances and master plan.  
*Staff Comment:* The subject parcel conforms to requirements of the Medium Density Suburban (MDS) Regulatory zone and to the Washoe County Master Plan.
  - f) General conformity with the governing body's master plan of streets and highways.  
*Staff Comment:* There are no streets or highways that will be significantly impacted by one additional parcel.
  - 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:* This parcel map will not significantly impact existing public streets, or require new streets or highways.
  - h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The subject site is not identified as being within a FEMA flood zone.

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

Staff Comment: The recommendations and comments of Reviewing Agencies meet the requirements of Nevada Revised Statutes.

- 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: Truckee Meadows Fire Protection District (TMFPD) is the designated fire protection agency for this area.

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

Staff Comment: Access to cable and/or satellite TV is available in the area.

- l) Recreation and trail easements.

Staff Comment: There are several public parks in the Spanish Springs area.

- 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: *This is part of an approved tentative subdivision map TM13-002 known as Eagle Canyon Ranch.*

### **Recommendation**

Those agencies which have 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 PM15-014 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 PM15-014 for Spanish Springs Associates, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30:

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;





# Conditions of Approval

Parcel Map Case Number PM15-014

The tentative parcel map approved under **Parcel Map Case Number PM15-014** (Spanish Springs Associates) shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on October 8, 2015. 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 Reviewing 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.

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 Development**

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

**Contact: Grace Sannazzaro, Planner, 775.328.3627, gsannazzaro@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 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 Development 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 applicant/property owner and any successors shall direct any potential purchaser/operator/property owner of the subject site to meet with the Washoe County Planning and Development Division to review Conditions of Approval for this tentative parcel map and previously approved tentative maps prior to the final sale of the subject site. Any subsequent purchaser/operator/property owner of the subject site shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator/property owner within 30 days of the final sale.
- d. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM15-014 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 H. WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- e. All regulations, procedures, and conditions required by the Washoe County Health District must be met prior to recordation of a final map.
- f. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. 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 the Planning and Development Division.
- h. 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 the Planning and Development Division.

### **Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of the **County Surveyor**, who is responsible for determining compliance with these conditions.

**Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us**

- a. All boundary corners must be set or found.
  - b. Comply with the conditions of the Washoe County technical check for this map.
  - c. Add a Security Interest Holder's Certificate to the map if applicable.
- 3. The following are comments and required conditions of **Washoe County Utilities**, which is responsible for determining compliance with the conditions.

**Contact: Timothy Simpson, 775.954.4648, tsimpson@washoecounty.us**

Washoe County Utility Services has the following comments:

- a. The applicant is proposing to divide a 74.68-acre parcel into two parcels 37.47 acres and 37.22 acres. The parcel is located on Eagle Canyon Drive, approximately ½ mile northwest of its intersection with Pyramid Highway and directly across from the terminus of Ember Drive. The parcel is located in the Spanish Spring Area Plan.
- b. The applicant has an approved Tentative Map TM13-002 for 465 units comprised of parcels 532-020-18, 532-020-17, and 532-091-10. Eagle Canyon Ranch Unit 1 consisting of 16 units is currently under construction.

- c. Domestic water was proposed to be Washoe County in the Action Order for the tentative subdivision map, but per the consolidation agreement, has been transferred to Truckee Meadows Water Authority (TMWA).
- d. Sanitary sewer service is to be provided by Washoe County.

Washoe County Utility Services recommends approval provided the following conditions are met to the satisfaction of this Division:

- a. The applicant shall dedicate a relocatable 30 foot sanitary sewer construction access and maintenance easement along the east side of the newly created Parcel 1 extending from documented easement 2459911 to the south boundary of the parcel, and may follow the proposed right-of-way in the approved tentative map.
- b. Prior to the release of building permit the applicant shall provide a valid water will-serve letter from TMWA.
- c. Per the Inter-Local Agreement between the City of Sparks and Washoe County for all non-commercial parcels, the applicant shall pay to Washoe County, the City of Sparks sewer connection fees as identified in the Agreement.
- d. Per the Inter-Local Agreement between the City of Sparks and Washoe County for all commercial parcels, the applicant shall pay to the City of Sparks sewer connection fees as identified in the Agreement and provide the Department of Water resources with a receipt from the City of Sparks prior to release of building permit.
- e. Prior to release of building permit Storm Water Impact Fees per Washoe County Ordinance shall be paid for each parcel.
- f. Prior to approval of parcel map all fees shall be paid in accordance with Washoe County Ordinance.
- g. No permanent structures (including retaining or rockery walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- h. Prior to recordation of the Final Map, the Developer shall construct and/or provide the financial assurance for the construction of the sanitary sewer collection systems. The financial assurance must be in a form and amount acceptable to the Community Services Department (CSD).
- i. CSD approved improvement plans shall be used for the construction of the sewer facility and services. The CSD will be responsible to inspect the construction of the sewer infrastructure or appurtenant facilities.
- j. Prior to approval of parcel map the sewer infrastructure must be offered for dedication to Washoe County.
- k. Prior to approval of parcel map easements and real property for all water distribution, sanitary sewer collection systems, and appurtenances shall be offered for dedication to Washoe County.



**Washoe County Health District**

4. The following condition is a requirement of **Environment Health Services**, a division of the Washoe County Health District, which shall be responsible for determining compliance with this condition.

**Contact: Jim Shaffer            775.785.4599, jshaffer@washoecounty.us**  
**Chris Anderson    775.328.2632, canderson@washoecounty.us**

- a. The Action Order for Tentative Subdivision Map TM13-002 (Eagle Canyon Ranch) shall remain valid and in effect.

**Truckee Meadows Fire Protection District**

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which is responsible for determining compliance with this condition.

**Contact: Amy Ray, Fire Marshal, 775.326.6005, aray@tmfpd.us**

- a. All parcels will be required to meet all requirements of Washoe County Code 60, which includes the requirements of the *International Wildland Urban Interface Code* and *International Fire Code* and amendments.

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



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

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

**DATE:** September 15, 2015  
**TO:** Department of Community Services, Grace Sannazzaro  
**FROM:** Mike Gump, PLS, Engineering Division  
**SUBJECT:** *Parcel Map for: Spanish Springs Associates, L.L.C.*  
*Parcel Map Case No.: PM15-014*  
*APN: 532-020-17, 18*  
*Review Date: 9/14/2015*  
*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. All boundary corners must be set or found.
2. Comply with the conditions of the Washoe County technical check for this map.
3. Add a Security Interest Holder's Certificate to the map if applicable.



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

September 15, 2015

To: Grace Sannazzaro, Planner, Community Development  
From: Timothy Simpson, P.E., Environmental Engineer II  
Subject: PM15-014 (Spanish Springs Associates Limited Partnership)  
APN: 532-020-17 & 18

*The Community Services Department (CSD) has reviewed the subject application and has the following comments:*

1. The applicant is proposing to divide a 74.68-acre parcel into two parcels 37.47 acres and 37.22 acres. The parcel is located on Eagle Canyon Drive, approximately ½ mile northwest of its intersection with Pyramid Highway and directly across from the terminus of Ember Drive. The parcel is located in the Spanish Spring Area Plan.
2. The applicant has an approved Tentative Map TM13-002 for 465 units comprised of parcels 532-020-18, 532-020-17, and 532-091-10. Eagle Canyon Ranch Unit 1 consisting of 16 units is currently under construction.
3. Domestic water was proposed to be Washoe County in the Action Order for the tentative subdivision map, but per the consolidation agreement has been transferred to Truckee Meadows Water Authority (TMWA).
4. Sanitary sewer service is to be provided by Washoe County.

*The Community Services Department (CSD) recommends approval provided the following conditions are met:*

1. The applicant shall dedicate a relocatable 30 foot sanitary sewer construction, access, and maintenance easement along the east side of the newly created parcel 1 extending from documented easement 2459911 to the south boundary of the parcel, and may follow the proposed right-of-way in the approved tentative map.
2. The applicant shall provide a valid water will-serve letter from TMWA prior to the release of building permit.
3. Per the inter-local agreement between the City of Sparks and Washoe County for all non-commercial parcels, the applicant shall pay to Washoe County, the City of Sparks sewer connection fees as identified in the agreement.

4. Per the inter-local agreement between the City of Sparks and Washoe County for all commercial parcels, the applicant shall pay to the City of Sparks sewer connection fees as identified in the agreement and provide the Department of Water resources with a receipt from the City of Sparks prior to release of building permit.
5. Storm Water Impact Fees, per Washoe County Ordinance, shall be paid for each parcel, prior to release of building permit.
6. All fees shall be paid in accordance with Washoe County Ordinance prior to approval of parcel map.
7. No permanent structures (including retaining or rockery walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
8. The Developer shall construct and/or provide the financial assurance for the construction of the sanitary sewer collection systems prior to approval of parcel map. The financial assurance must be in a form and amount acceptable to the CSD.
9. CSD approved improvement plans shall be used for the construction of the sewer facility and services. The CSD will be responsible to inspect the construction of the sewer infrastructure, or appurtenant facilities.
10. The sewer infrastructure must be offered for dedication to Washoe County prior to approval of parcel map.
11. Easements and real property for all water distribution, sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County prior to approval of parcel map.

**WASHOE COUNTY**  
**HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

September 16, 2015

Grace Sannazzaro, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Spanish Springs Associates; APN 532-020-17 & -18  
Parcel Map; PM15-014

Dear Ms. Sannazzaro:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following condition:

1. The Action Order for Tentative Map TM13-002 remain valid and in effect.

If you have any questions regarding the foregoing, please call Chris Anderson at 328-2632 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

Chris Anderson, P.E.  
Registered Engineer  
Land Development Program  
Environmental Health Services

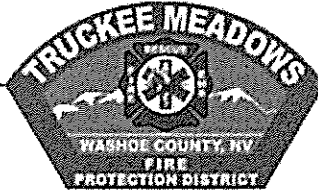
J.L. Shaffer  
Program Coordinator/Planner  
Vector-Borne Diseases Program  
Environmental Health Services

CA/JS:ca

Cc: File - Washoe County Health District



Amy Ray  
*Fire Marshal*



Tim Leighton  
*Deputy Fire Chief*

Charles A. Moore  
*Fire Chief*

September 15, 2015

Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

Re: Parcel Map Case Number PM 15-014 (Spanish Springs Associates)

The Truckee Meadows Fire Protection District (TMFPD) will approve permit with the following conditions:

- The parcels will be required to meet all requirements of Washoe County Code 60, which includes the requirements of the *International Wildland Urban Interface Code* and *International Fire Code* and amendments.

Please call me with questions at 775-326-6005.

Regards,

Amy Ray  
Fire Marshal

**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**  
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520  
Office 775.326.6000 Fax 775.326.6003

**PM15-014**  
**EXHIBIT B**

**From:** Lyday, Anita R [<mailto:alyday@dot.state.nv.us>]  
**Sent:** Wednesday, September 16, 2015 9:31 AM  
**To:** Fagan, Donna  
**Subject:** RE: September Agency Review Memo

No comments at this time.

Anita Lyday, PE, PTOE  
District II Urban Traffic Engineer  
Carson City and Washoe County  
775-834-8320

[alyday@dot.state.nv.us](mailto:alyday@dot.state.nv.us)



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

September 11, 2015

FR: Chrono/PL 183-15

Mr. Bill Whitney, Division Director  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: DADAR15-02 (Kniestadt)**  
**PM15-011 (Steidley and Levie #1 Revised)**  
**PM15-012 (Steidley and Levie #2 Revised)**  
**PM15-014 (Spanish Springs Associates)**  
**PM15-015 (Reeves Business Venture)**

Dear Bill,

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

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 335-1918 if you have any questions or comments.

Sincerely,

Debra Goodwin  
Planning Administrator

DG/jm

Copies: Eva Krause, Washoe County Community Services Department  
Roger Pelham, Washoe County Community Services Department  
Grace Sannazzaro, Washoe County Community Services Department  
Marchon Miller, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

/Washoe County no comment 091815