



Parcel Map Review Committee Staff Report

Meeting Date: August 9, 2018

Agenda Item: 7A

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

BRIEF SUMMARY OF REQUEST: To approve a parcel map dividing one parcel of ±14.38 acres into two parcels; one ±11.08 acres and one ±3.30 acres.

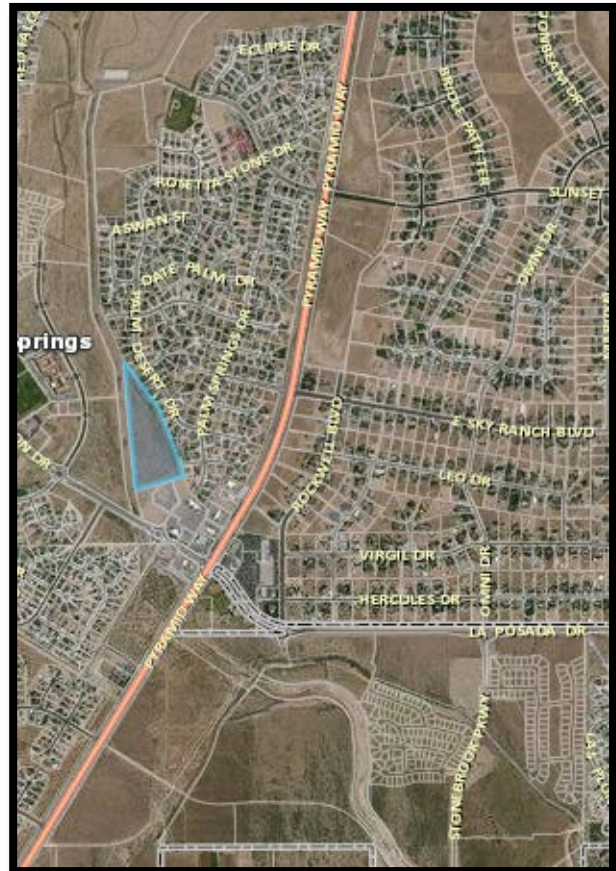
STAFF PLANNER:

Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

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

Applicant/Property Owner:	Spanish Springs Associates L.P.
Location:	North of Eagle Canyon Drive, behind the Eagle Landing Shopping Center, and approximately 100 feet west of Pyramid Drive
APN:	532-032-03
Parcel Size:	±14.38 acres
Master Plan:	Commercial and Open Space (C and OS)
Regulatory Zone:	Neighborhood Commercial and Open Space (NC and OS)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

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

(Motion with Findings on Page 12)

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Parcel Map

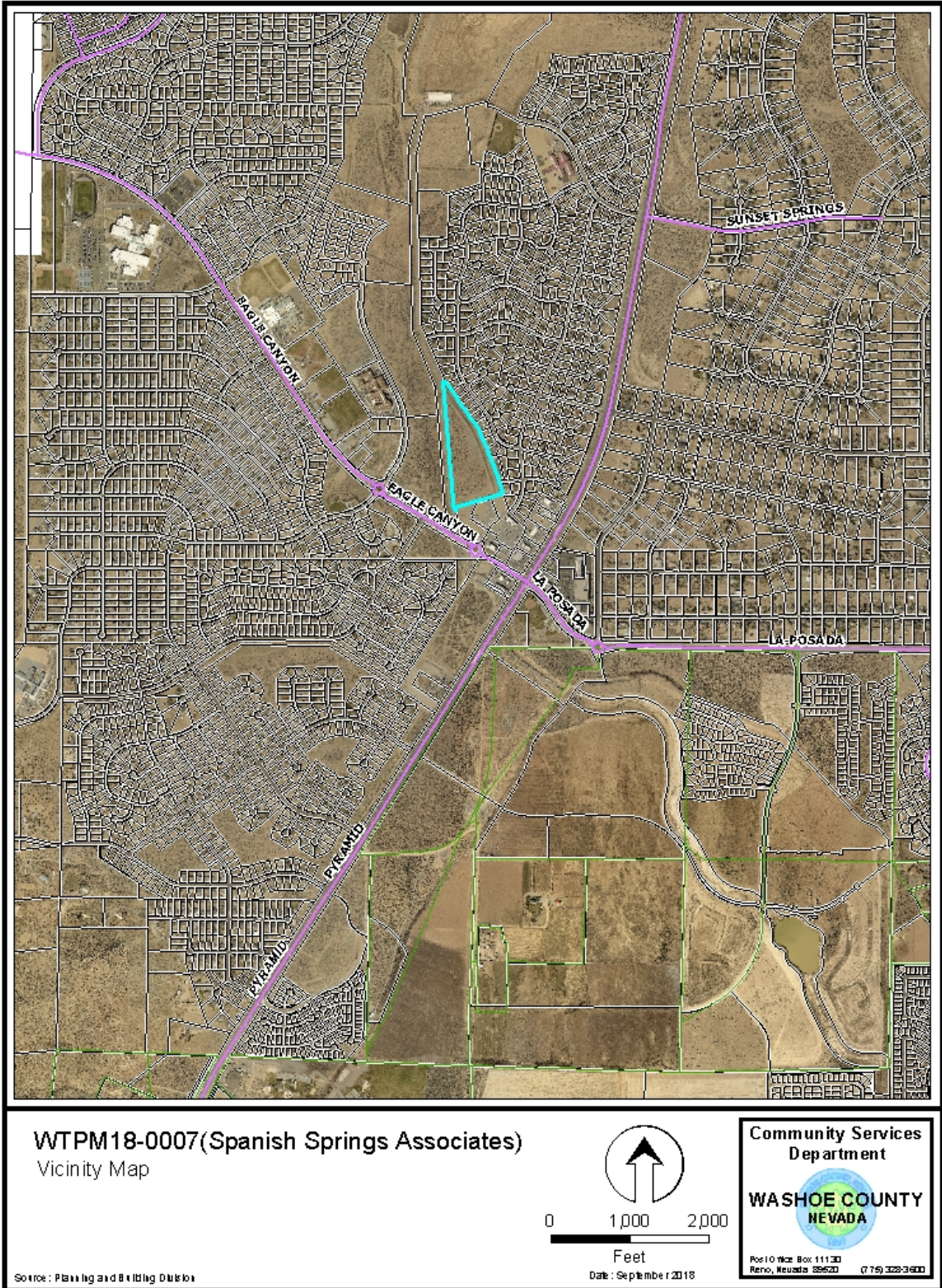
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to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

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

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

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

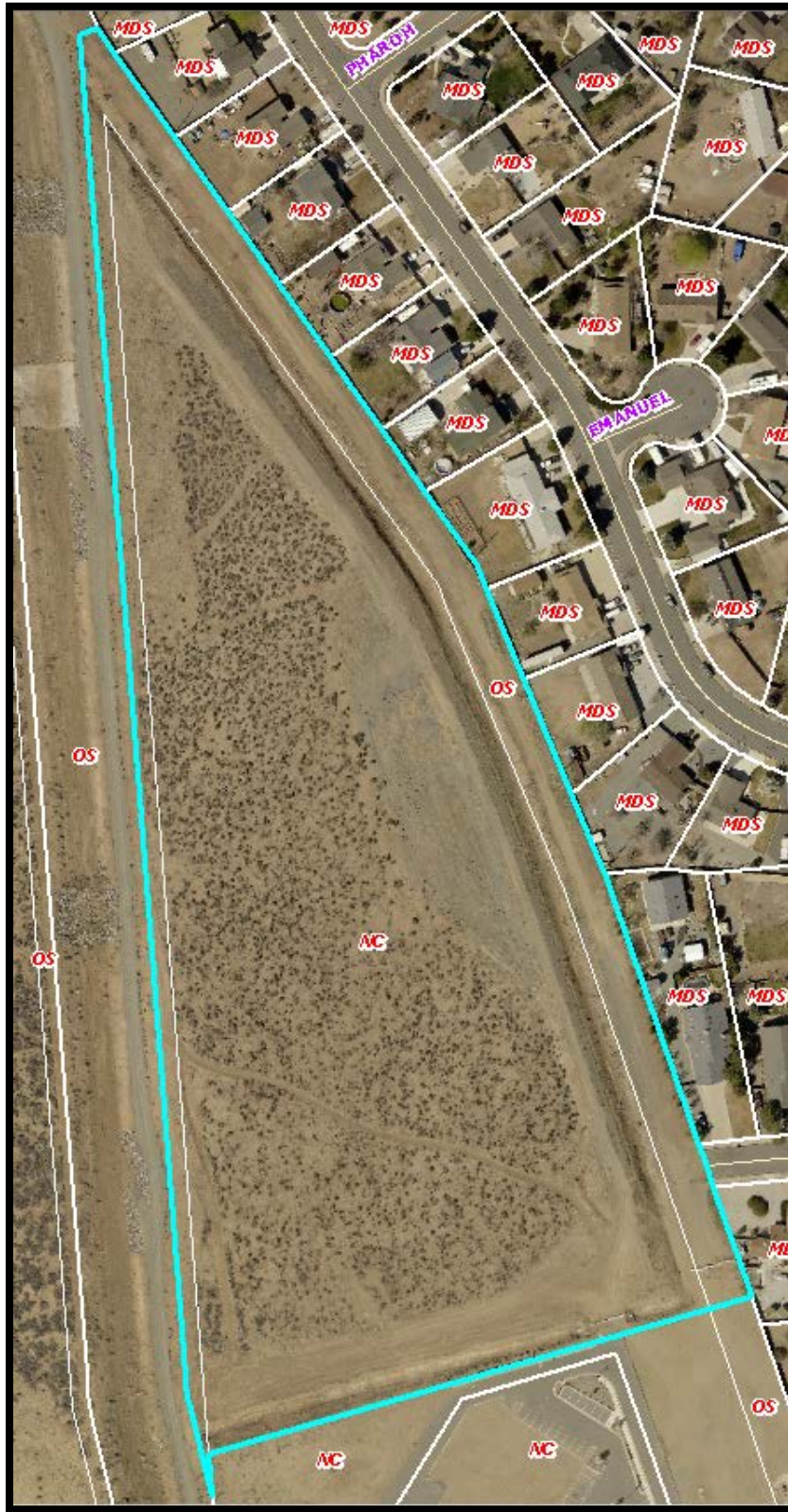
The subject property has regulatory zones of Neighborhood Commercial and Open Space (NC and OS). The proposed parcel map conforms to lot size and width requirements of the regulatory zones.



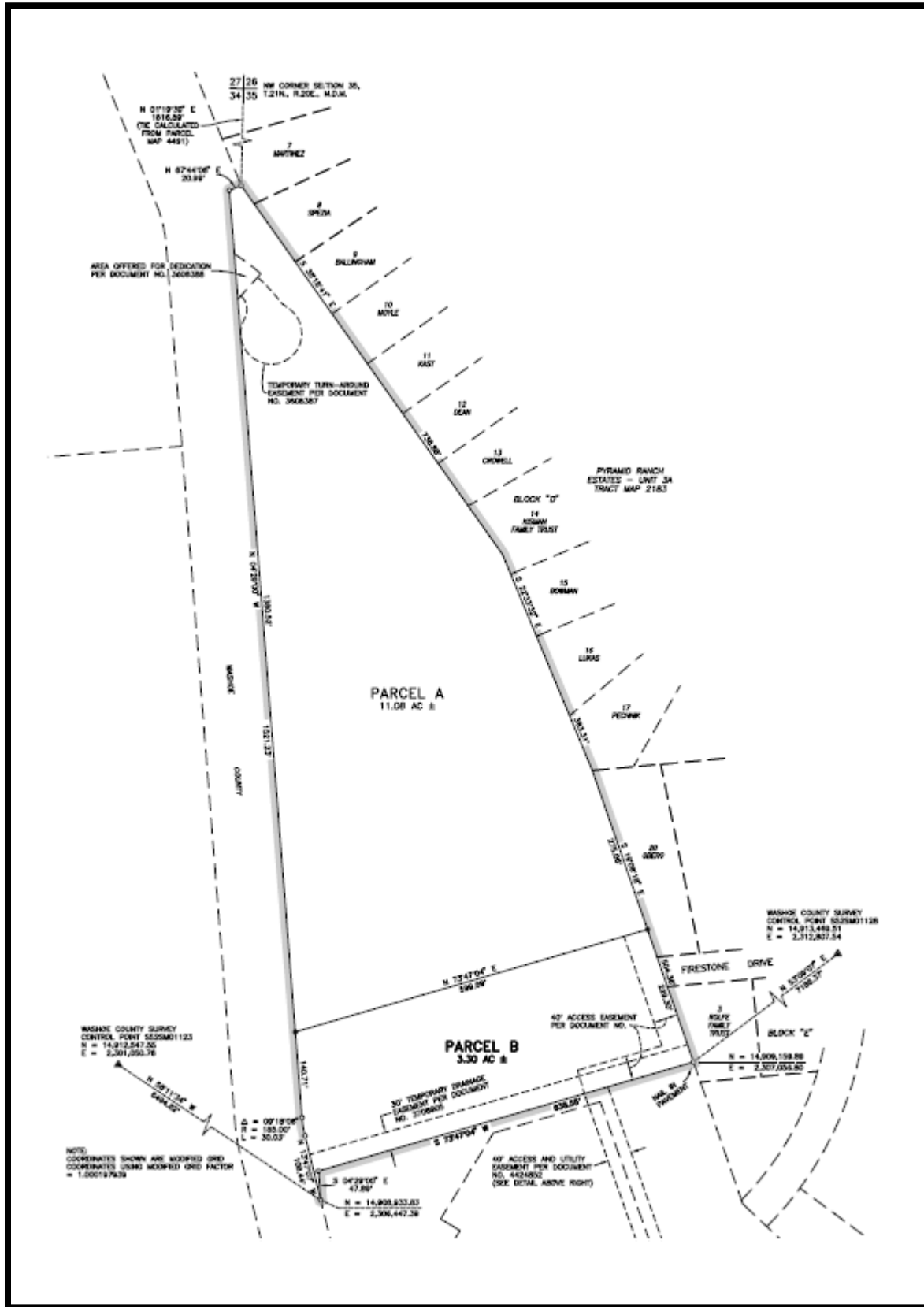
Vicinity Map



Existing Site Plan



Existing Zoning



Proposed Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	Neighborhood Commercial ±11.81 acres and Open Space ±2.57 acres
Maximum Lot Potential:	51.4 lots
Number of Lots on Parcel Map:	2 lots
Minimum Lot Size Required:	Neighborhood Commercial 10,000 square feet; and, Open Space N/A
Minimum Lot Size on Parcel Map:	Neighborhood Commercial 3.3 acres (which includes XX.XX acres of Open Space)
Minimum Lot Width Required:	Neighborhood Commercial 75 feet and Open Space N/A
Minimum Lot Width on Parcel Map:	Approximately 140.71 feet
The tentative parcel map meets all minimum requirements for the Neighborhood Commercial and Open Space regulatory zone.	
Development Suitability Constraints:	The Spanish Springs Area Plan Development Suitability Map, a part of the Spanish Springs Area Plan, identifies the subject parcel as being in the 1% FEMA Flood Hazard area.
Hydrographic Basin:	The subject parcel is within the Spanish Springs Hydrographic Basin.

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

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

Spanish Springs Area Plan Modifiers

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

Development Information

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

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division

- Engineering and Capital Projects Division
- Water Rights Management Coordinator
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

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

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Julee Olander, 775.328-3627, jolander@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to sewer, utilities, and access/easement.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Water Management Planner Coordinator provided comments related to water service.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

Staff Comment on Required Findings

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

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The proposed lots will be served by extension of the existing, adjacent, infrastructure and will be annexed into the Truckee Meadows Water Authority service area to receive water service .
 - c) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

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

- d) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed parcel map is in conformance with the existing Neighborhood Commercial and Open Space Regulatory Zones, and the applicable provisions of WCC Chapter 110 and the Washoe County Master Plan, to include the Spanish Springs Area Plan.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the Spanish Springs Area Plan and applicable Master Plans for streets and highways.

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

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for new streets or highways to serve the subdivision was received.

- g) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The application was reviewed by the appropriate agencies for floodplain, slope and soil, including the Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

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

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- 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.

Staff Comment: The application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- k) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies for recreation and trail easements and no recommendation for denial was received.

Recommendation

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

Motion

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

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

Appeal Process

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

Applicant/Owner: Spanish Springs Associates L.P.
550 West Plumb Lane, Suite B#505
Reno, NV 89509
Email: jesse@hawcoproperties.com

Representatives: C and M Engineering
5488 Reno Corporate Drive, Suite 200B
Reno, NV 89511
Email: gfong@candmenengineering.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0007

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

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

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

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

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

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM18-0007 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

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

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

Washoe County Engineering and Capital Projects

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

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

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

Washoe County Planning and Building Division - Water Planning

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

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

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

*** End of Conditions ***



WASHOE COUNTY
Engineering & Capital Projects
INTEGRITY COMMUNICATION SERVICE

Community Services
Department
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: June 27th, 2018
TO: Department of Community Services, Julee Olander
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: 21st Parcel Map for: Spanish Springs Associates, LP
Parcel Map Case No.: WTPM18-0007
APN: 532-032-03
Review Date: 6-27-18

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

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



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

June 26, 2018

TO: Julee Olander, Planner, CSD, Planning & Building Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM18-0007 (Spanish Springs Associates)

Project description:

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

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

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

Comments:

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

Conditions:

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



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

June 29, 2018

FR: Chrono/PL 183-18

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

**RE: WADMIN18-0009 (Lodge at Galena)
WPVAR18-0001 (Taylor)
WPVAR18-0002 (Farr Garage)
WPVAR18-0004 (Eekhoff Residence)
WSUP18-0013 (Discoveries Preschool)
WSUP18-0014 (Madole Construction)
WTPM18-0007 (Spanish Springs Associates)**

Dear Ms. Olander,

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

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

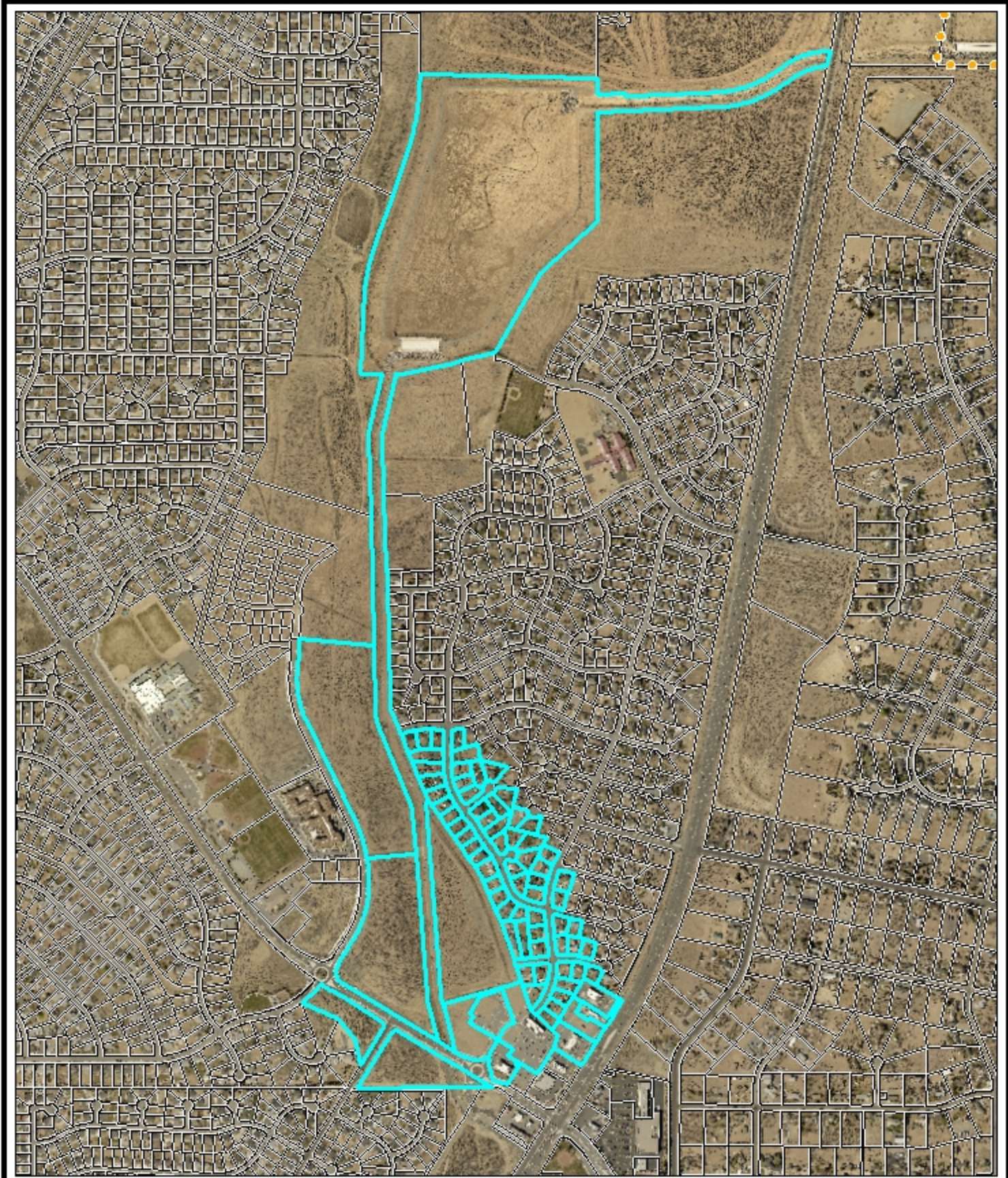
RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Chris Bronczyk, Washoe County Community Services
Chad Giesinger, Washoe County Community Services
Eva Krause, Washoe County Community Services
Kelly Mullin, Washoe County Community Services,
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 07092018

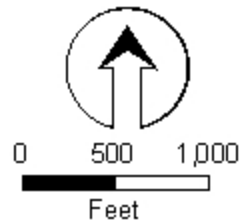
RTC Board: Ron Smith (Chair) • Bob Lucey (Vice Chair) • Paul McKenzie • Vaughn Hartung • Neoma Jardon
PO Box 30002, Reno, NV 89520 • 1105 Terminal Way, Reno, NV 89502 • 775-348-0400 • rtcwashoe.com

**WTPM18-0007
EXHIBIT B**



WTPM18-0007(Spanish Springs Associates)

Noticing Map- 500 feet
77 Properties Noticed



Community Services
Department



**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89507

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.
------------------------------	--	---

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.
------------------------------	--	---

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.
------------------------------	--	---

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

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[Change of Address](#)
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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

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