

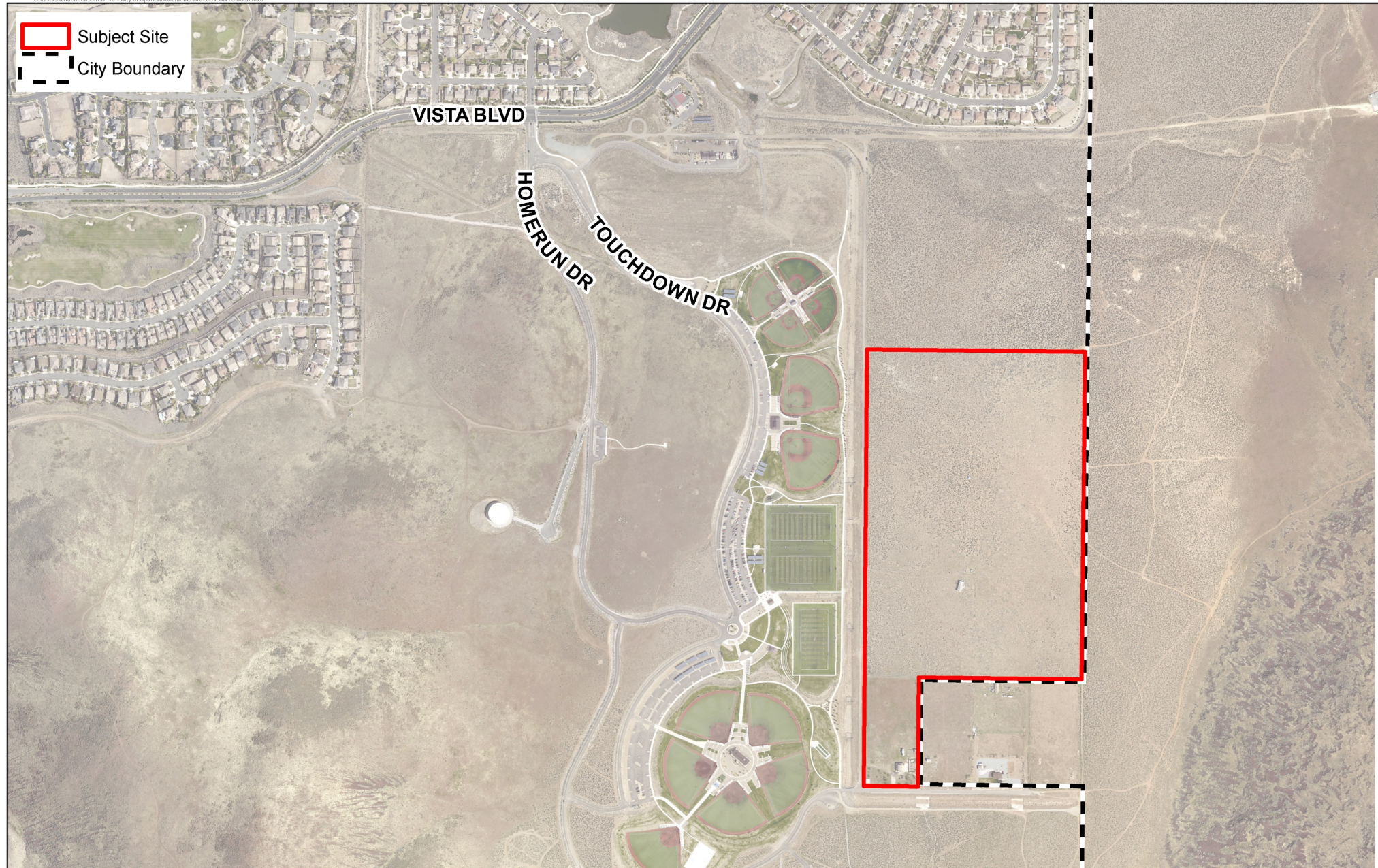
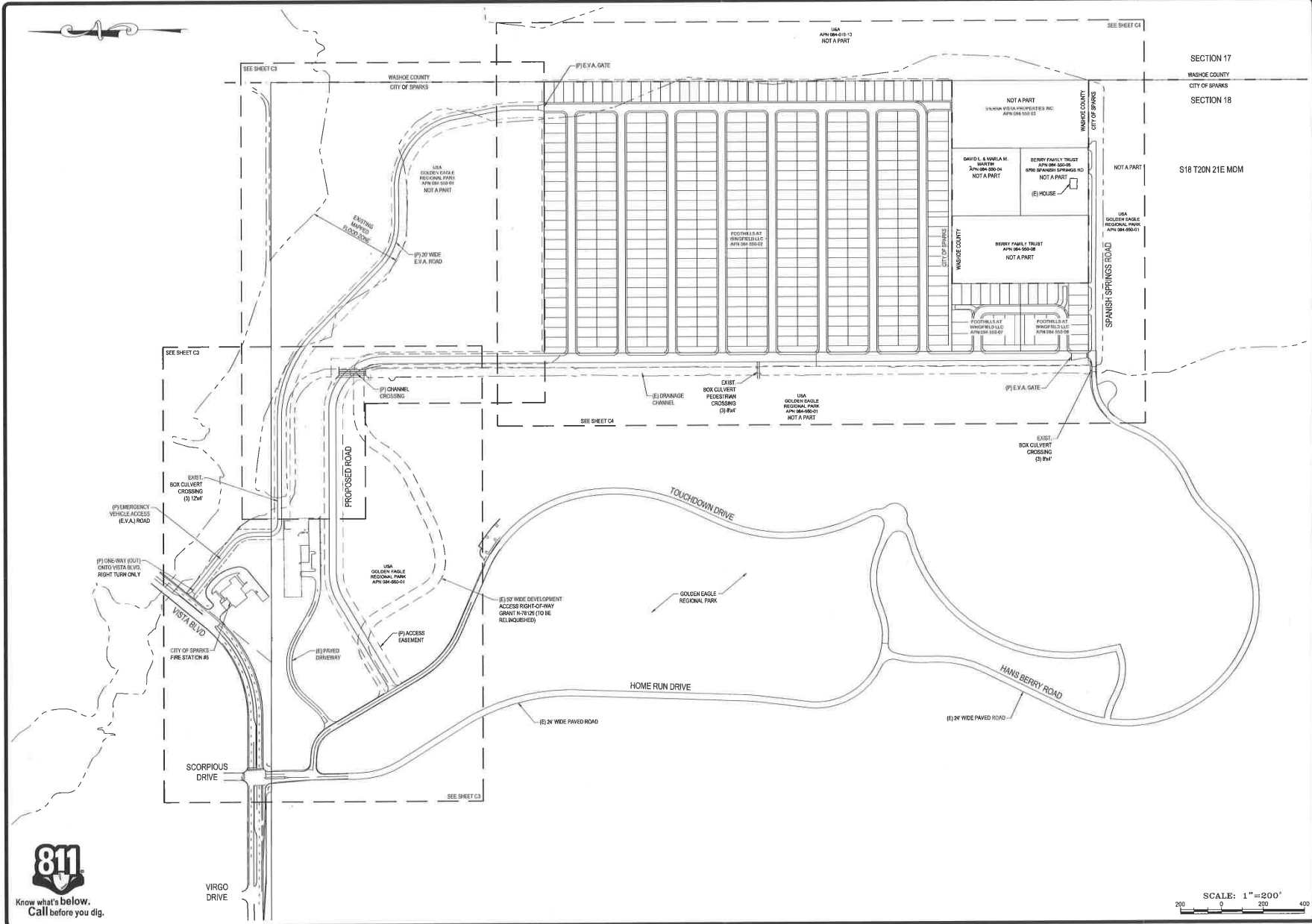




PCN19-0038  
Wingfield Commons  
Tentative Map

 Subject Site  
 City Boundary





**811**  
Know what's below.  
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SCALE: 1" = 200'  
200 0 200 400

NO.	REVISIONS	DATE	BY
	DESCRIPTION		

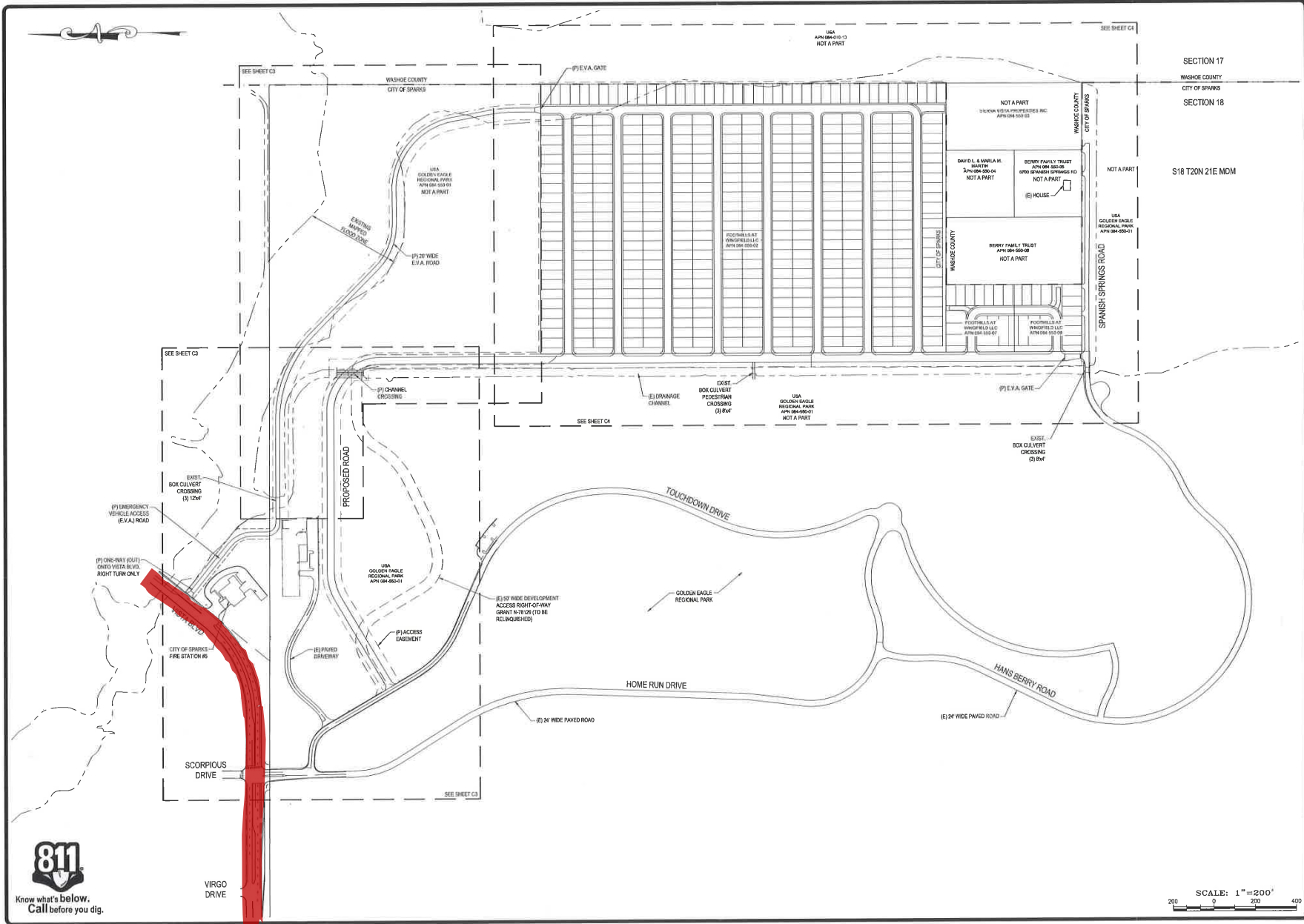
**SHAW ENGINEERING**  
20 Vine Street  
Reno, NV 89503  
Phone: (775) 328-5559  
Toll Free: (888) 328-5559  
Fax: (775) 328-5406  
Email: gjenara@shawengineering.com  
Website: www.shawengineering.com

WINGFIELD COMMONS  
TENTATIVE MAP  
OVERALL SITE PLAN & INDEX SHEET



DRAWN BY: JMB  
DESIGNED BY: JMB  
CHECKED BY: CRB  
DATE: NOV. 5, 2019  
JOB NO: 17879

SHEET NUMBER  
**C2**  
3 OF 11



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VIRGO DRIVE

SCALE: 1" = 200'  
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	DESCRIPTION		

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WINGFIELD COMMONS  
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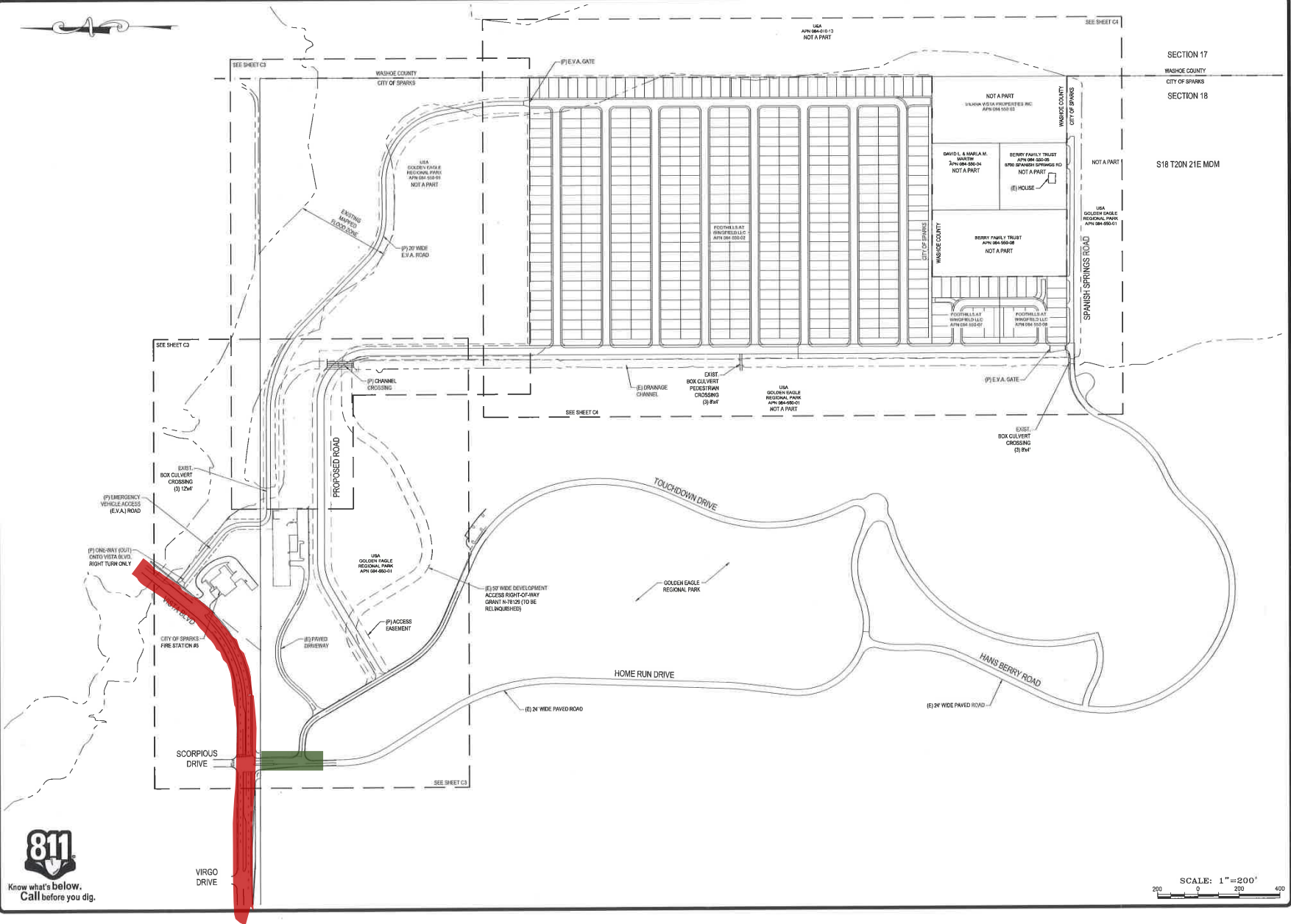


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JOB NO: 17879

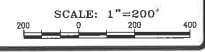
SHEET NUMBER  
**C2**  
3 OF 11

SECTION 17  
WASHOE COUNTY  
CITY OF SPARKS  
SECTION 18  
S18 T20N 21E MDM





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NO.	DESCRIPTION

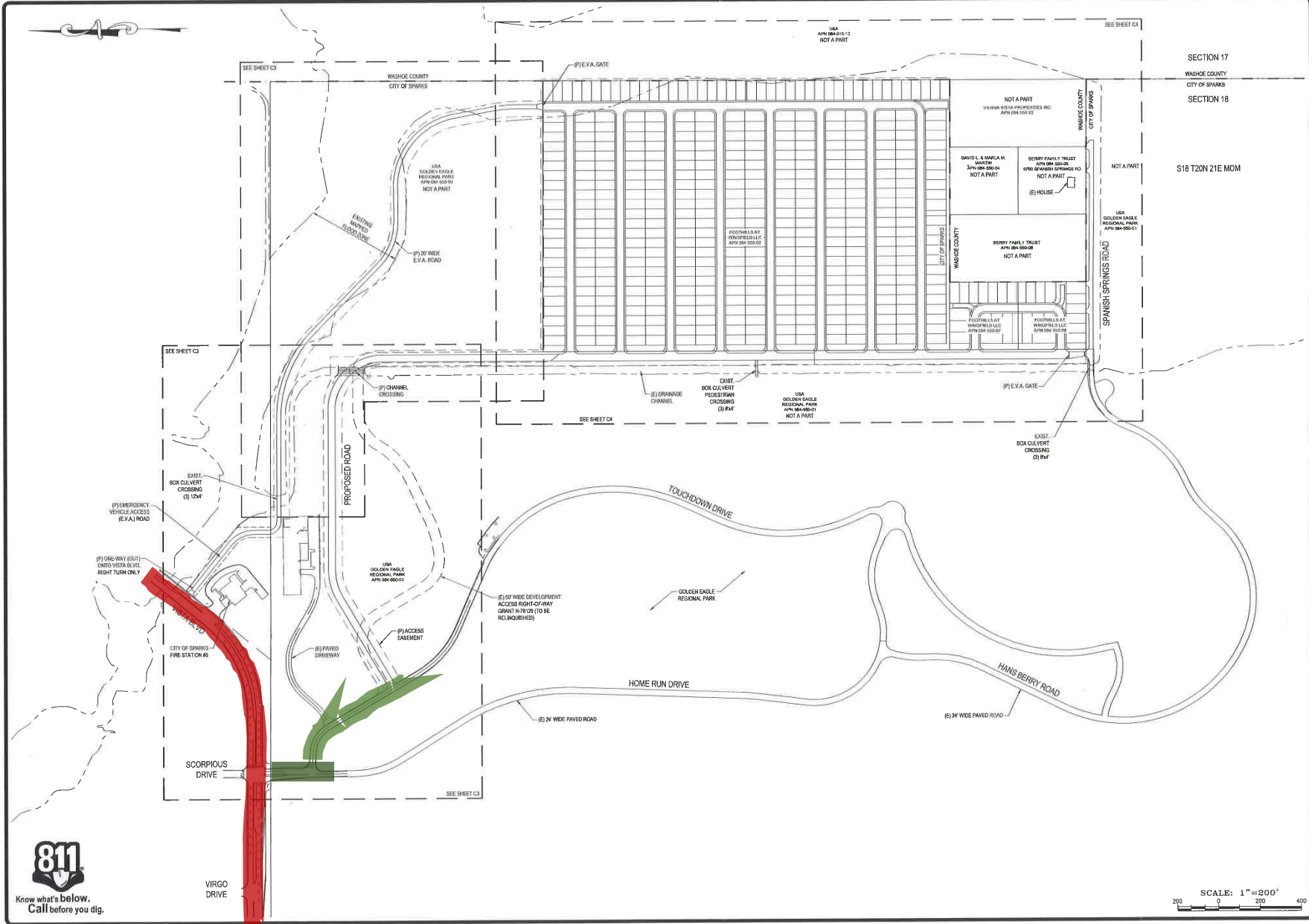
**SHAW**  
**ENGINEERING**  
 20 Vine Street  
 Reno, NV 89503  
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 Toll Free: (888) 328-5559  
 Fax: (775) 328-5406  
 Email: gjenara@shawengineering.com  
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WINGFIELD COMMONS  
 TENTATIVE MAP  
 OVERALL SITE PLAN & INDEX SHEET



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CHECKED BY:	CRB
DATE:	NOV 5, 2019
JOB NO:	17879

SHEET NUMBER  
**C2**  
 3 OF 11



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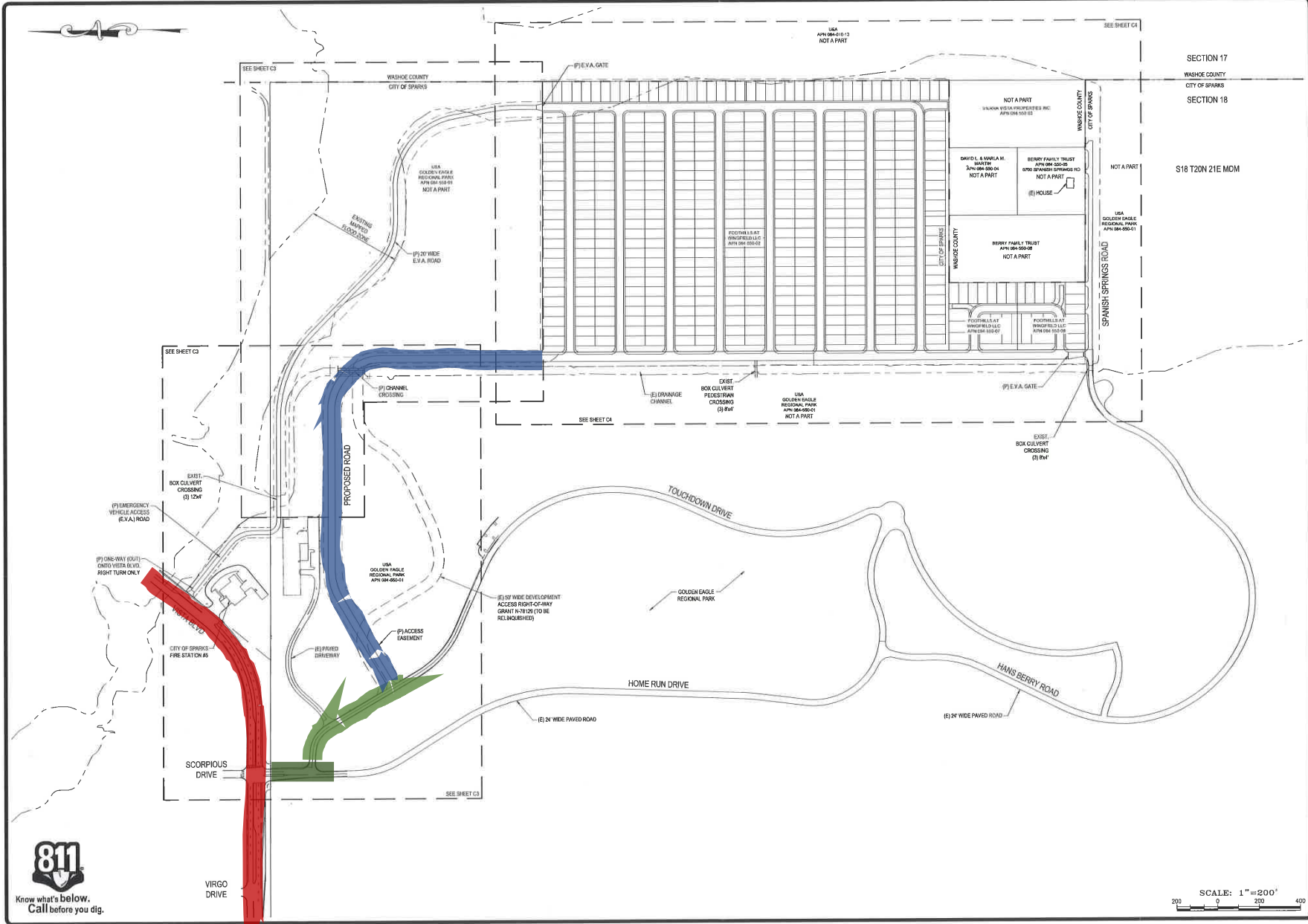
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WINGFIELD COMMONS  
TENTATIVE MAP  
OVERALL SITE PLAN & INDEX SHEET

*MJB*  
Professional Engineer - State of Nevada  
**MARCO J. BELANDIER**  
Exp: 12-31-2019  
CIVIL  
No. 25555  
11-18-19

DRAWN BY:	JMB
DESIGNED BY:	JMB
CHECKED BY:	CRB
DATE:	NOV. 5, 2019
JOB NO.	17879

SHEET NUMBER  
**C2**  
3 OF 11



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	DESCRIPTION		

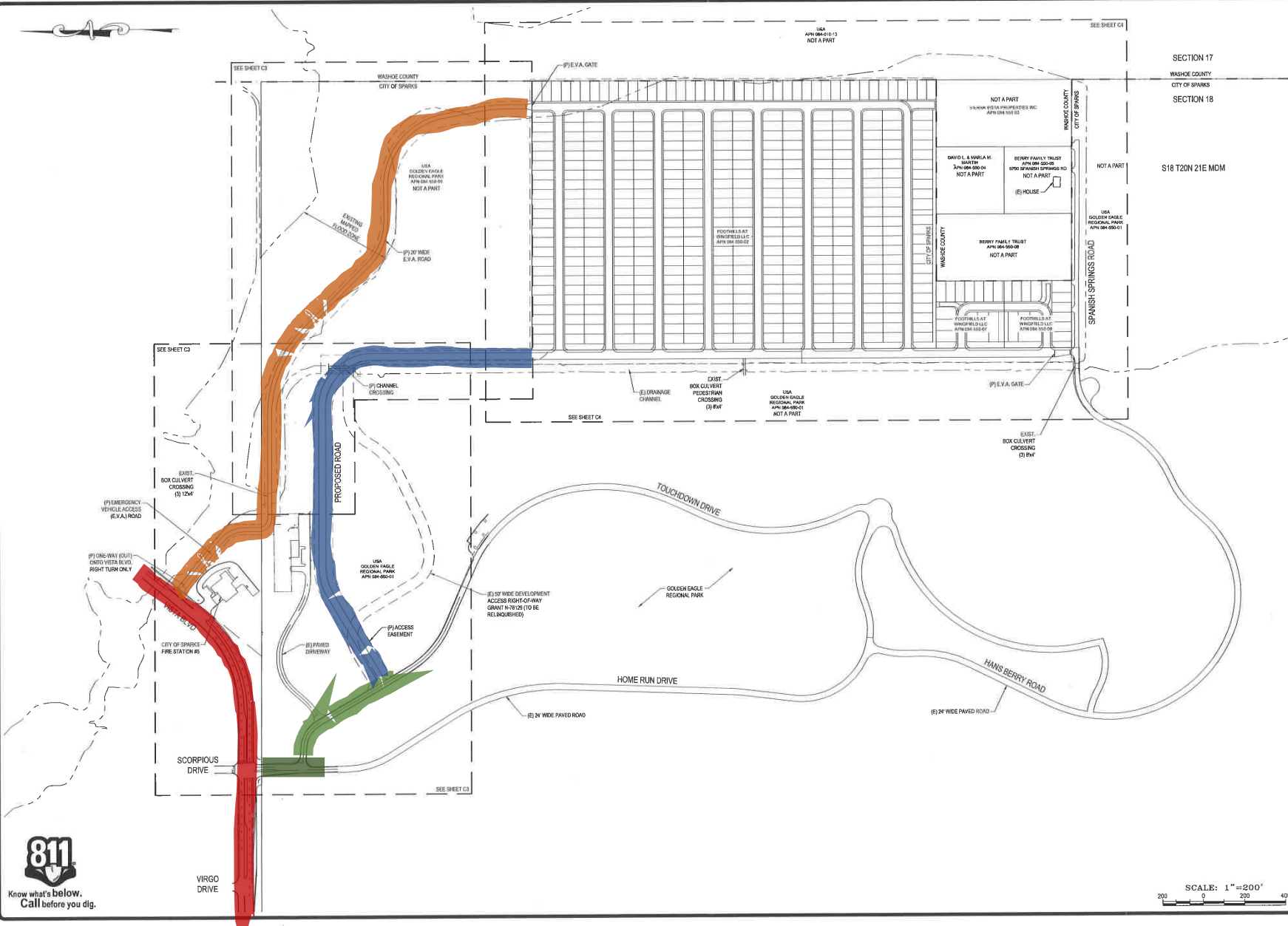
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20 Vine Street  
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Toll Free: (888) 328-5559  
Fax: (775) 328-5406  
Email: gencasa@shawengineering.com  
Website: www.shawengineering.com

WINGFIELD COMMONS  
TENTATIVE MAP  
OVERALL SITE PLAN & INDEX SHEET



DRAWN BY:	JMR
DESIGNED BY:	JMR
CHECKED BY:	CRB
DATE:	NOV. 5, 2019
JOB NO.	17879

SHEET NUMBER  
**C2**  
3 OF 11



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SCALE: 1" = 200'  
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	DESCRIPTION		

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WINGFIELD COMMONS  
TENTATIVE MAP  
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DRAWN BY: JMR  
DESIGNED BY: JMR  
CHECKED BY: CRB  
DATE: NOV 5, 2019  
JOB NO: 17879

SHEET NUMBER  
**C2**  
3 OF 11

SECTION 17  
WASHOE COUNTY  
CITY OF SPARKS  
SECTION 18  
S18 T20N 21E MDM





# Findings



## Conformance:

- T1 – Conformance with the Comprehensive Plan and Zoning



# Findings

## Streets:

- T2 – Conformance with master plan for roads
- T7 – Impact on streets

# Findings



## Outside Agency Comments:

- T3 – Environmental and Health Concerns addressed
- T9 – Outside agency comments



# Findings

## Water and Sewer:

- T4 – Sufficient water
- T5 – Other utilities (Sewer)

# Findings

## Public Services:

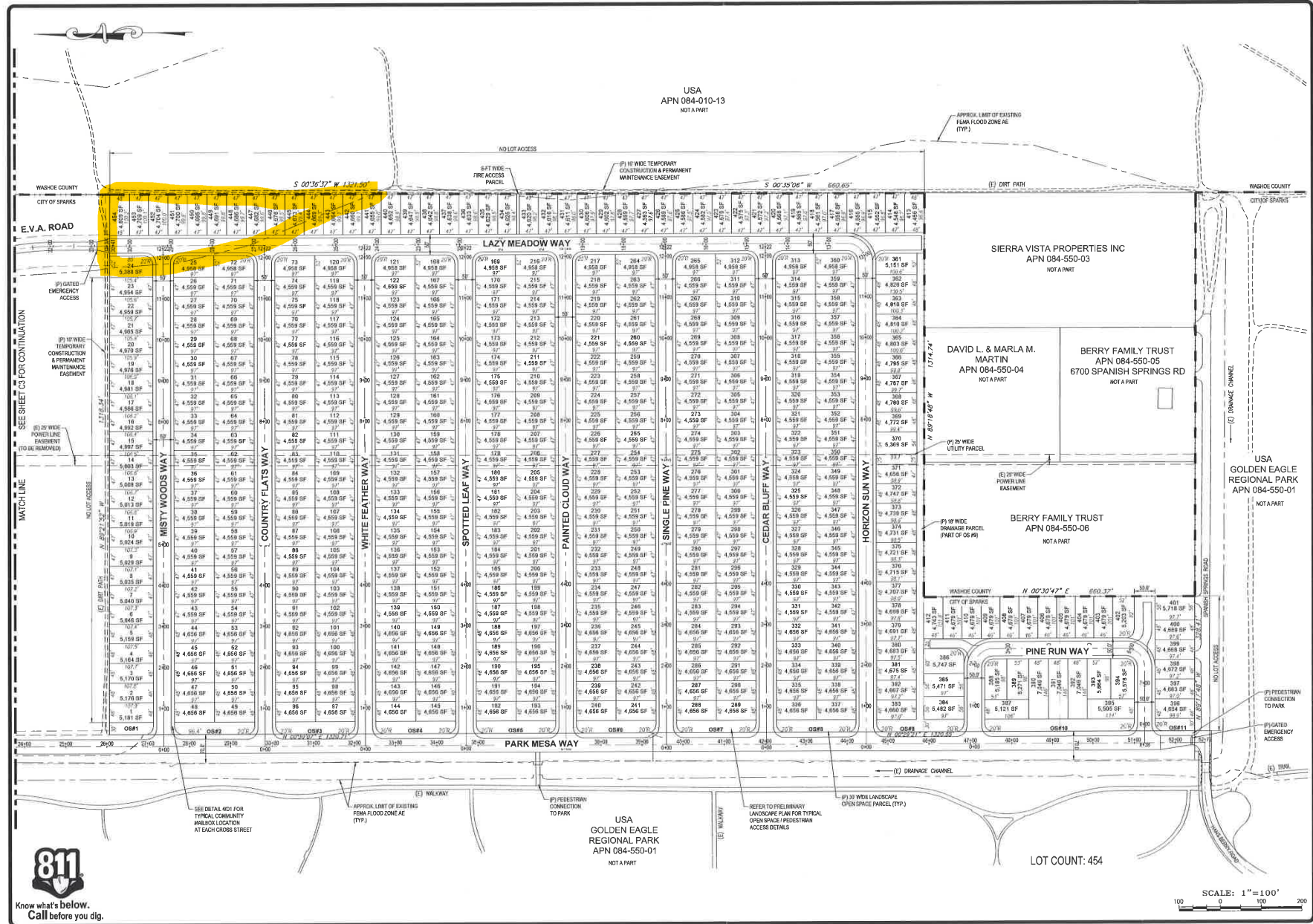
- T6 – Provision of public services
  - Schools
  - Police
  - Fire and emergency medical response
  - Transportation
  - Utilities
- T10 – Fire Protection



# Findings

## Other Impacts:

- T8 – Floodplain and slope
- T11 – Conditions address identified impacts
- T12 – Notice and Hearing



NO.	REVISIONS	DESCRIPTION	DATE	BY

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 Fax: (775) 329-9406  
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WINGFIELD COMMONS  
 TENTATIVE MAP  
 SITE PLAN

DRAWN BY: JMB  
 DESIGNED BY: JMB  
 CHECKED BY: CRB  
 DATE: NOV 5 2019  
 JOB NO: 17374

SHEET NUMBER  
**C4**  
 5 OF 11



# Findings

## Other Impacts:

- T8 – Floodplain and slope
- T11 – Conditions address identified impacts
- T12 – Notice and Meeting







# Recommended Motion

I move to approve the Tentative Map request for a 454-lot single-family subdivision on a site 65 acres in size generally located east of Golden Eagle Regional Park and South of Vista Boulevard, Sparks, Nevada in the SF-6 (Single Family Residential) zoning district, adopting Findings T1 through T12 and the facts supporting these findings as set forth in the staff report, and subject to Conditions of Approval 1 through 15.