

**PETITIONER'S  
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**Aurora Ma**

✉ aurora@sig

🔍 Search em:

### Architects and Engineers Info

People

**Aurora Marin** <aurora@siglands.com>

May 26 at 12:58 PM

To tom.mocha49@yahoo.com

CC egn31@netscape.net

+ 1 more cor

These are civil Engineers:

HEM Consulting contact is Hector 852-5011

Robison Engineering contact is Nathan 852-2251

Wood Rogers 823-4068

These are Landscape Architects

LA Studio Nevada contact is Ryan Hansen

[ryan@renohansen.com](mailto:ryan@renohansen.com)

Artemesia contact is Rachel Hart

[rhart@artemesiala.com](mailto:rhart@artemesiala.com)

CFA contact is Dan Kovach

[dkovach@cfareno.com](mailto:dkovach@cfareno.com)

When our billing people return to the office on Tuesday, I will have them send out refunds for the \$50 paid by you and Gene.

Please be sure to let which ever company you contact know that we have referred you to them due to the scale of this project.

Am truly sorry that I am not able to give you the numbers that you need to move forward with your insurance companies and legal issues. We would be happy to work alongside any of these companies to repair the damage that occurred, if they choose.

Thank you,

**Aurora Marin**

**Residential Project Estimator**

**SIGNATURE LANDSCAPES**

3705 Barron Way

RENO, NEVADA 89511

T: (775) 857-4333 | F: (775) 333-0844

C: (775) 544-5219 | [aurora@siglands.com](mailto:aurora@siglands.com)

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Petitioner Ex # A Date 2-28-18

APN 033-341-24

Number of Pages 11

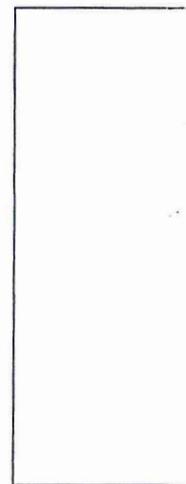
Click to Reply, Reply All or Forward

*Bradley*

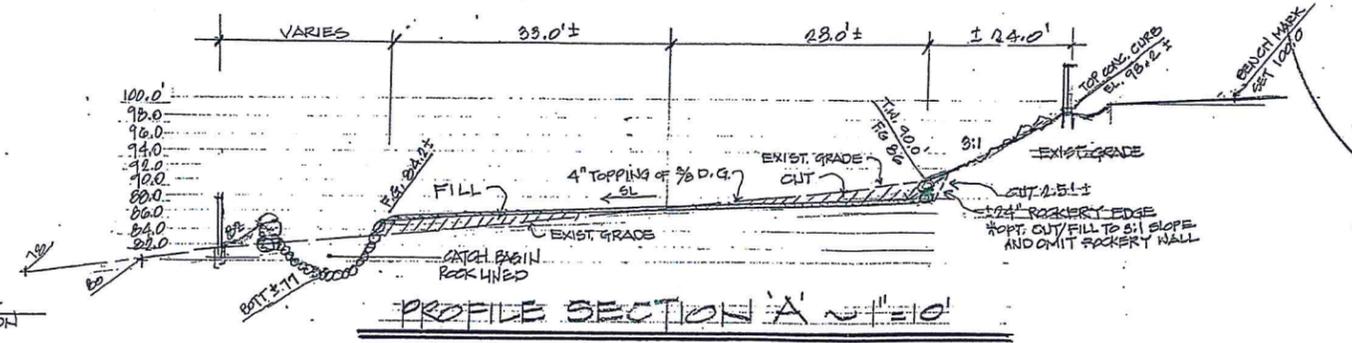
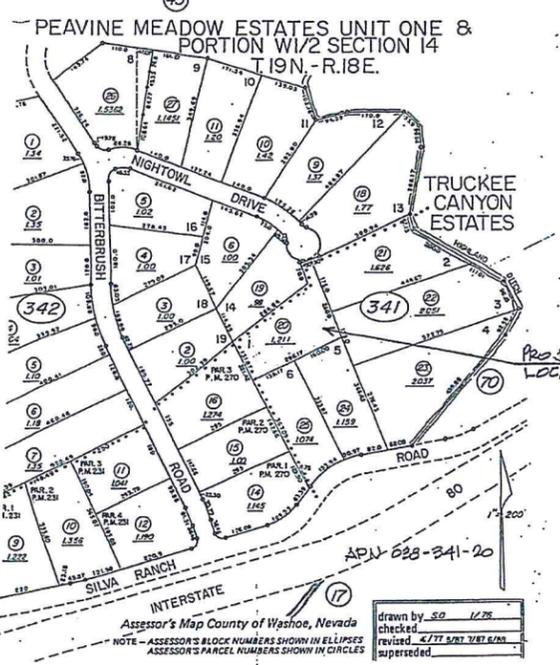
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17-100687  
NIGHTOWL LANE



SEE WARNING SHEET BOTH SIDES

A.P.N. 038-341-20  
 Lot Size: 52,708 sq. ft.  
 Land Coverage: 25% = 13,277 sq. ft.  
 Total Bldg./Land Coverage = 6,907 sq. ft.

EXCAVATION CALCS

	SQ. FT.	CU. YDS.
CUT 1.5 x 120 x 24	4,320	160
FILL 1.3 x 140 x 25 (No export)	4,550	169
Import 4" D.G. Topping: .33 x 260 x 45	3,861	143

LEGEND

- EXISTING GRADE & CONTOUR
- FINISH GRADE POINT ELEVATION
- DRAINAGE GRADE LINE (2%)
- EXISTING GRADE POINT BY SURVEY
- EXISTING FENCE LINE
- ELEVATION OF SURFACE

VICINITY MAP

- DRAINAGE NOTES
- DRAINAGE MUST DRAIN AWAY FROM ANY BUILDINGS TO AN APPROVED DRAINAGE EASEMENT OR STREET.
  - ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST COUNTY CODE AND THE LATEST COUNTY STANDARD SPECIFICATIONS AND DETAILS.
  - IT IS THE OWNERS' RESPONSIBILITY TO PERPETUATE EXISTING DRAINAGE.

- Board of Health Notes (Sec. 020.035):
- NO PRIVATE OR PUBLIC WELL WITHIN 200' OF PROPERTY.
  - NO PUBLIC SEWER SYSTEM WITHIN 400' OF PROPERTY.
  - NO WATER COURSE OR DRAINAGE CHANNEL ON OR WITHIN 100' OF PROPERTY.
  - NO 100 YEAR FLOOD PLAIN ON OR WITHIN 100' OF PROPERTY.

WASHOE COUNTY ASSESSOR PROPERTY DATA 08/22/2015

APN: 038-341-20, Card 1 of 1

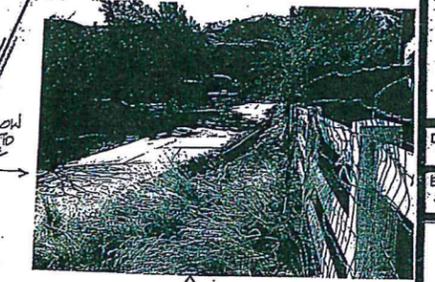
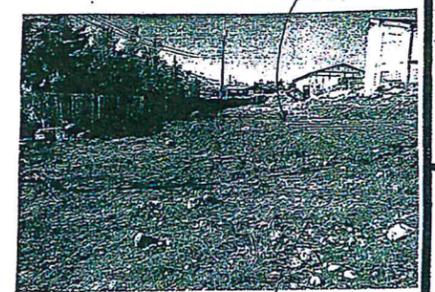
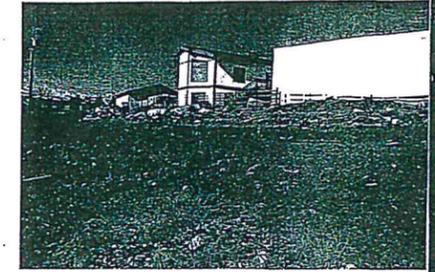
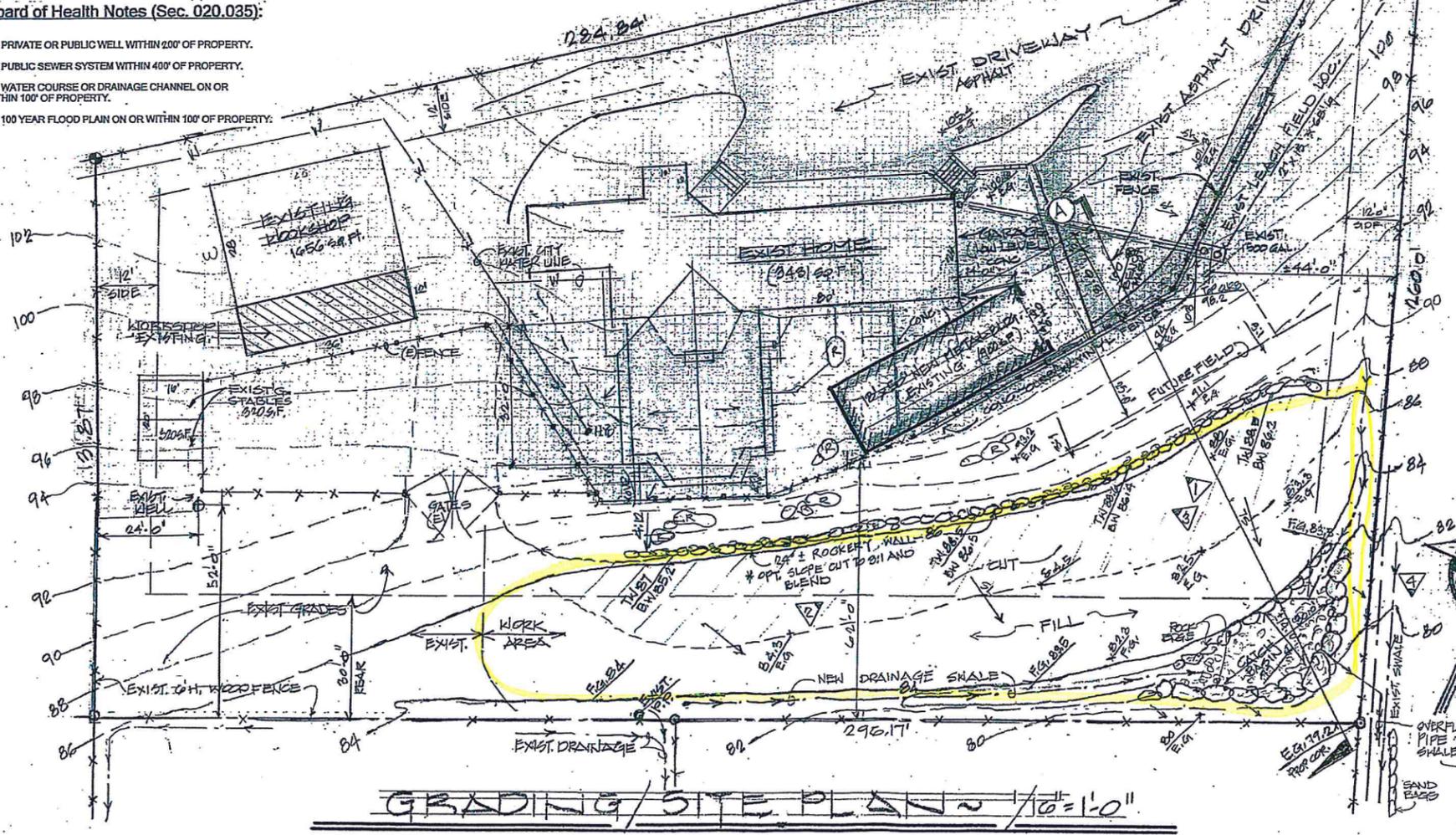
Owner: 25 NIGHTOWL DR  
 Owner 1: POWNING FAMILY TRUST  
 Mail Address: 25 NIGHTOWL DR  
 RENO NV 89523

Owner 2 or Trustee: POWNING TRUSTEE, GREGORY V & SHEILA A  
 Rec Date: 4/28/14  
 Prior Owner: POWNING, GREGORY V & SHEILA A  
 Prior Doc: 2749462  
 Keyline Desc: TRUCKEE CANYON EST LT 1  
 Subdivision: TRUCKEE CANYON ESTATES

Quality: 800 Average  
 Stories: SINGLE STORY  
 Year Built: 1979  
 W.A.C. 1988  
 Bedrooms: 3  
 Full Baths: 2  
 Half Baths: 0  
 Features: 9  
 Fireplaces: 1  
 Heat Type: GAS HOT WATER  
 Sec Heat Type: BMT GAR DOOR 2  
 Sec Heat: BMT GAR DOOR 2  
 Sec Heat: BMT GAR DOOR 2  
 Roof Cover: COMB SHINGLE  
 Clear/Blk Adj: 0  
 Incomplete: 0

Midg Type: Sgl Fam Res  
 Square Feet: 3431  
 Finished Bsm: 2709  
 Unfin Bsm: 619  
 Ltrn Bsm: DAYLIGHT  
 Gar Conv Sq Foot: 0  
 Total Gar Area: 0  
 Car Type: 0  
 Det Garage: 1655  
 Bsm Gar Door: 2  
 Sub Floor: WOOD  
 Frame: FRAME  
 Construction Mod: 0  
 Unstruc/In: 1  
 Units/Prncpl: 1

Land Use: 200  
 Zoning: LDC - Sewer, Septic  
 NEC: P85F



YARD GRADING PLAN FOR:  
 Greg & Sheila Powning  
 25 Nightowl Lane  
 Reno, NV 89523  
 Contact: Greg Powning (345-0134)

PAUL LUKSZA  
 RESIDENTIAL DESIGN  
 1800 McClelland Avenue, Reno, NV 89523-1925  
 (775) 323-5791 (775) 232-6450  
 Paul@RenoResidentialDesign.com

PAUL LUKSZA  
 REGISTERED  
 017-RD  
 PROFESSIONAL DESIGNER  
 STATE OF NEVADA

REVISION:

DATE: 9-20-17

BY: PL

SHEET  
 91 OF 1

WASHOE COUNTY BUILDING DEPT.  
OFFICE COPY

From: Tom Bradley tom.mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:48 PM  
To: icehockey9@charter.net

3



Sent from my iPhone

Nov 16, 2017

25 Nightowl

4

From: Tom Bradley tom.mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:38 PM  
To: icehockey9@charter.net



Nov 16, 2017

Sand in my yard 15 Zone  
Grey In from 25 Nightowl

From: Tom Bradley tom\_mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:39 PM  
To: icehockey9@charter.net

5



Sent from my iPhone

Nov 16, 2017

More sand in my yard  
from 25 Nightowl

6

From: Tom Bradley tom.mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:49 PM  
To: icehockey9@charter.net



Sent from my iPhone

Mar 16, 2017

Sand in Gene Elliott's yard  
from 25 Nightowl

7

From: Tom Bradley tom.mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:15 PM  
To: icehockey9@charter.net



Sent from my iPhone

Nov 16 2017

Water from 10505 Silva Ranch  
Road in my yard, 15 Zane Grey Ln

From: Tom Bradley tom.mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:27 PM  
To: icehockey9@charter.net

8



Nov 16, 2017  
More Water from 10505 Silva  
Ravel Road

From: Tom Bradley tom\_mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:53 PM  
To: icehockey9@charter.net

9



Sent from my iPhone

Nov 16, 2017

More Water under the fence  
from 10505 Silva Ranch Road

10

From: Tom Bradley tom.mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:41 PM  
To: icehockey9@charter.net



Sent from my iPhone

Nov 16, 2017

Take in my back yard,  
Water from both Properties

11

From: Tom Bradley tom.mocha49@yahoo.com  
Subject:  
Date: February 23, 2018 at 1:52 PM  
To: icehockey9@charter.net



Sent from my iPhone

Nov 16, 2017

Water leaving my Property  
and going to Gene Elliott's  
property