

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:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

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9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

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10. 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?

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11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

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13. What are you proposing for visual mitigation of the work?

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14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

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15. 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?

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16. How are you providing temporary irrigation to the disturbed area?

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17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
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HAMPTON RESIDENCE

GRADING SPECIAL USE PERMIT

725 KELLY CANYON DRIVE, WASHOE VALLEY, NEVADA 89704

PREPARED FOR:
BRADLEY HAMPTON

SITE SUMMARY:

JURISDICTION: WASHOE COUNTY
ASSESSORS' PARCEL: 046-070-68
ADDRESS: 725 KELLY CANYON DRIVE
ZONING: GR (GENERAL RURAL)
FEMA FLOOD ZONES: UNSHADED ZONE X
SUMMARY OF WORK: SPECIAL USE PERMIT FOR LENGTH OF DRIVEWAY ON STEEPER SLOPES. SITE IMPROVEMENTS SHOWN ARE FOR NEW RESIDENCE INCLUDING GRADING, DRIVEWAY IMPROVEMENTS AND UTILITIES FOR NEW RESIDENCE

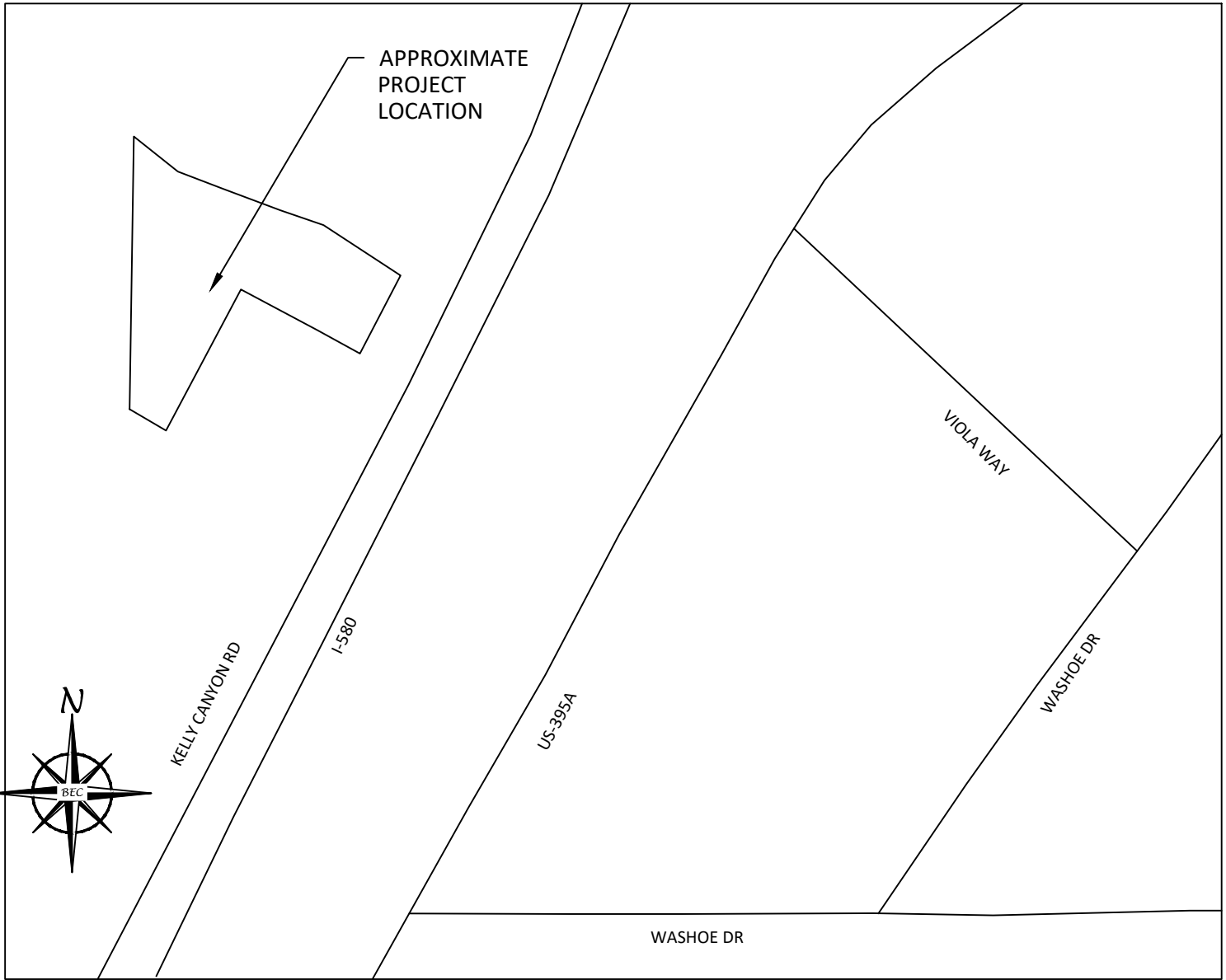
ACREAGE: 5.30

CONTACT INFORMATION:

CIVIL ENGINEER: REBECCA C BERNIER
BLUESTONE ENGINEERING AND CONSULTING
REBECCA C BERNIER
PO BOX 19722
RENO, NV 89511
(775) 338-2348
REBECCA@BEC-NV.COM

OWNER: BRADLEY AND JESSICA HAMPTON
725 KELLY CANYON ROAD
CARSON CITY, NV 89704
(312) 823-3980
BRADLEYHAMPTON@GMAIL.COM

VICINITY MAP:



GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, AND ORDINANCES OR STANDARDS SPECIFIED BY THE PERMITTING JURISDICTION. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND PERMITTING STANDARDS, PROMPTLY NOTIFY ENGINEER, OR ADOPT THE MORE CONSERVATIVE STANDARD CONSISTENT WITH THE INTENT OF THE PLANS. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR BEARS SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
- IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT WESTEX CONSULTING ENGINEERS FOR RESOLUTION.
- THE ENGINEER SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.
- IN THE EVENT ELECTRONIC FILES (CAD, ETC) ARE PROVIDED AN INDEMNIFICATION AGREEMENT IS IMPLIED BY THAT USE, AND IF THERE IS ANY CONFLICT BETWEEN ELECTRONIC DATA AND THE STAMPED/PERMIT PLAN SET, THE STAMPED DRAWINGS SHALL GOVERN AND DIRECT THE WORK. IT IS THE SOLE RESPONSIBILITY OF THE CLIENT TO ACQUIRE APPROVED PERMIT PLANS FROM THE GOVERNING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CONTACT "USA NORTH 811" BY CALLING THAT NUMBER (8-1-1) NO LESS THAN 2 WORKING DAYS BEFORE EXCAVATION IS PROPOSED TO BEGIN.

PROJECT NOTES:

- ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY WASHOE COUNTY.
- REFER TO CIVIL IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION ON SITE, UTILITY, GRADING AND DRAINAGE, AND EROSION AND SEDIMENT CONTROL.
- IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.
- SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURER'S DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (ROOFING, ETC.), WITHOUT EXCEPTION, SHALL BE OFFERED FOR REVIEW AND APPROVAL TO OWNER PRIOR TO THEIR INCORPORATION INTO THE PROJECT. WHERE QUANTITATIVE JUDGEMENT IS REQUIRED (E.G. MATERIALS WITH SPECIFIED STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.) THESE MATERIALS' SPECIFICATIONS SHALL BE PROVIDED TO THE PROFESSIONAL AUTHORITY (E.G. PLUMBING, CIVIL ENGINEER, ETC.) RESPONSIBLE FOR THEIR SUITABILITY FOR THE SPECIFIED USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND OFFSITE.
- THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY ALL ENTITIES INVOLVED (PUBLIC AND PRIVATE) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, AND PROVIDE 48 HOURS PRIOR NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION.
- THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
- THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM & SANITARY SEWERS, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE WASHOE COUNTY FIRE DEPARTMENT.
- ALL QUANTITIES SUPPLIED WITH THESE PLANS ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.
- ANY WORK WITHIN THE WASHOE COUNTY RIGHT OF WAY REQUIRES AN ENCROACHMENT AND EXCAVATION PERMIT FROM PUBLIC WORKS.

TOPOGRAPHIC MAP NOTES:

- PLANS HAVE BEEN PREPARED UTILIZING THE TOPOGRAPHICAL SURVEY PREPARED BY WOOD RODGERS FOR THE CLIENT DIRECTLY.
 - BASIS OF BEARING:** NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK. THE BEARING BETWEEN GPS REFERENCE STATION "INV1"-T115M13044 AND "WWRP"-S115M15000 IS TAKEN AS NORTH 38°33'42" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. GRID TO GROUND COMBINED FACTOR = 1.000197939
 - BASIS OF ELEVATION:** BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM TEMPORARY SITE BENCHMARK, POINT NUMBER 504, BEING A 5/8" REBAR WITH NO CAP. ELEVATION 5240.60'

TRAFFIC CONTROL NOTES:

- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL PLANS, AND TRAFFIC CONTROL SUPERVISOR'S PROOF OF CERTIFICATION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PARCELS, AND PROVIDE ALL TEMPORARY AND/OR PERMANENT PATCHING AS REQUIRED BY WASHOE COUNTY. ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC DELINEATION TO CONFORM TO MUTCD OR WASHOE COUNTY SPECIFIC REQUIREMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MINIMUM REQUIREMENTS OF TRAFFIC CONTROL ARE MET DURING CONSTRUCTION AND INSTALLATION OF APPURTENANCES IN THE RIGHT-OF-WAY.

GRADING NOTES:

- ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH WASHOE COUNTY.
- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH STATE OF NEVADA AIR POLLUTION PROVISIONS.
- CONTRACTOR SHALL CAREFULLY INSPECT DETAILS, THE CONTEXT OF PLANS, AND MAKE APPROPRIATE CONFIRMING MEASUREMENTS AGAINST EXISTING CONDITIONS PRIOR TO SETTING SUBGRADE, AND SHALL COORDINATE WITH SURVEYOR TO SET ELEVATION AND LOCATION CONTROL PROPERLY TO ESTABLISH SUBGRADE PRIOR TO FINAL SURFACE TREATMENTS.
- ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED; ADDITIONAL DISTURBANCE NOT PART OF PLANNED LANDSCAPING SHALL BE STABILIZED, BROADCAST AND RAKED DURING OCTOBER-NOVEMBER, OR HYDROSEEDED IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.
- USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
- THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE-CONSTRUCTION MEETING BETWEEN OWNER, ENGINEER OF RECORD, MATERIALS TESTING LABORATORY, AND GENERAL CONTRACTOR HAS OCCURRED.
- THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH ORANGE BOOK STANDARDS AND SITE SPECIFIC SOILS REPORT AS APPLICABLE. THIRD PARTY TESTING AGENCY SHALL BE NOTIFIED 24 HOURS PRIOR TO REQUIRED TESTING.
- SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE DETERMINED BY CONSULTATION WITH THE APPROPRIATE JURISDICTION.

EROSION AND SEDIMENT CONTROL NOTES:

- TOTAL DISTURBANCE AREA IS NOT EXPECTED TO EXCEED 1 ACRE, THEREFORE A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS NOT REQUIRED. THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT TO CONFORM TO AT LEAST:
 - THE STATE OF NEVADA GENERAL PERMIT NVR100000
 - THE "TRUCKEE MEADOWS HANDBOOK"
 - WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS/HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.

OVERALL AREA OF DISTURBANCE: 0.98 ACRES

AREA OF DISTURBANCE
(NOT INCLUDING HOUSE AND DRIVEWAY): 0.52 ACRES

CUT 1,500 CY
FILL 1,500 CY
NET BALANCED

EARTHWORK QUANTITIES ARE ESTIMATES FOR PERMITTING PURPOSES ONLY.
CONTRACTOR IS RESPONSIBLE FOR CALCULATING QUANTITIES FOR CONSTRUCTION.

CUT AND FILL VOLUMES ABOVE DO NOT INCLUDE PAVED DRIVEWAY OR HOUSE FOOTPRINT.

LEGEND:

---	---	SUBJECT PL
---	---	ADJACENT PL
---	---	SETBACK
---	---	EASEMENT
---	---	(E) ROAD CL
---	---	(P) ROAD CL
---	---	(E) MAJOR CONTOUR
---	---	(E) MINOR CONTOUR
---	---	(P) MAJOR CONTOUR
---	---	(P) MINOR CONTOUR
---	---	(E) FENCE
---	---	(E) SANITARY SEWER
---	---	(P) SANITARY SEWER
---	---	(E) STORM DRAIN
---	---	(P) STORM DRAIN
---	---	(E) WATER LINE
---	---	(P) WATER LINE
---	---	(E) GAS LINE
---	---	(P) GAS LINE
---	---	(E) FLOW LINE
---	---	(P) FLOW LINE
---	---	(P) GRADE BREAK
---	---	(E) AC
---	---	(P) AC
---	---	(E) PCC
---	---	(P) GRAVEL
---	---	(P) STRUCTURE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BW	BACK OF WALK
CMP	CORRUGATED METAL PIPE
CL	CENTER LINE
CY	CUBIC YARDS
(E)	EXISTING
DR	DIMENSION RATIO
EG	EXISTING GRADE
FDC	FIRE DEPARTMENT CONNECTION
FFC	FRONT FACE OF CURB
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAR FEET
MDD	MAXIMUM DRY DENSITY
NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
OHE	OVERHEAD ELECTRICAL
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WM	WATER METER
YH	YARD HYDRANT

SHEET LIST:

C1	CIVIL TITLE SHEET AND NOTES
C2	OVERALL SITE AND CROSS SECTIONS
C3	GRADING PLAN
C4	DRIVEWAY PROFILE
C5	EXISTING SLOPE DISPLAY



PREPARED FOR:
BRADLEY AND JESSICA HAMPTON
725 KELLY CANYON ROAD
CARSON CITY, NV 89704
(312) 823-3980
0" = 1/2" 1"
INCH@FULL SCALE

09/08/26

P.O. BOX 19722
RENO, NV 89511

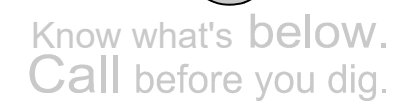
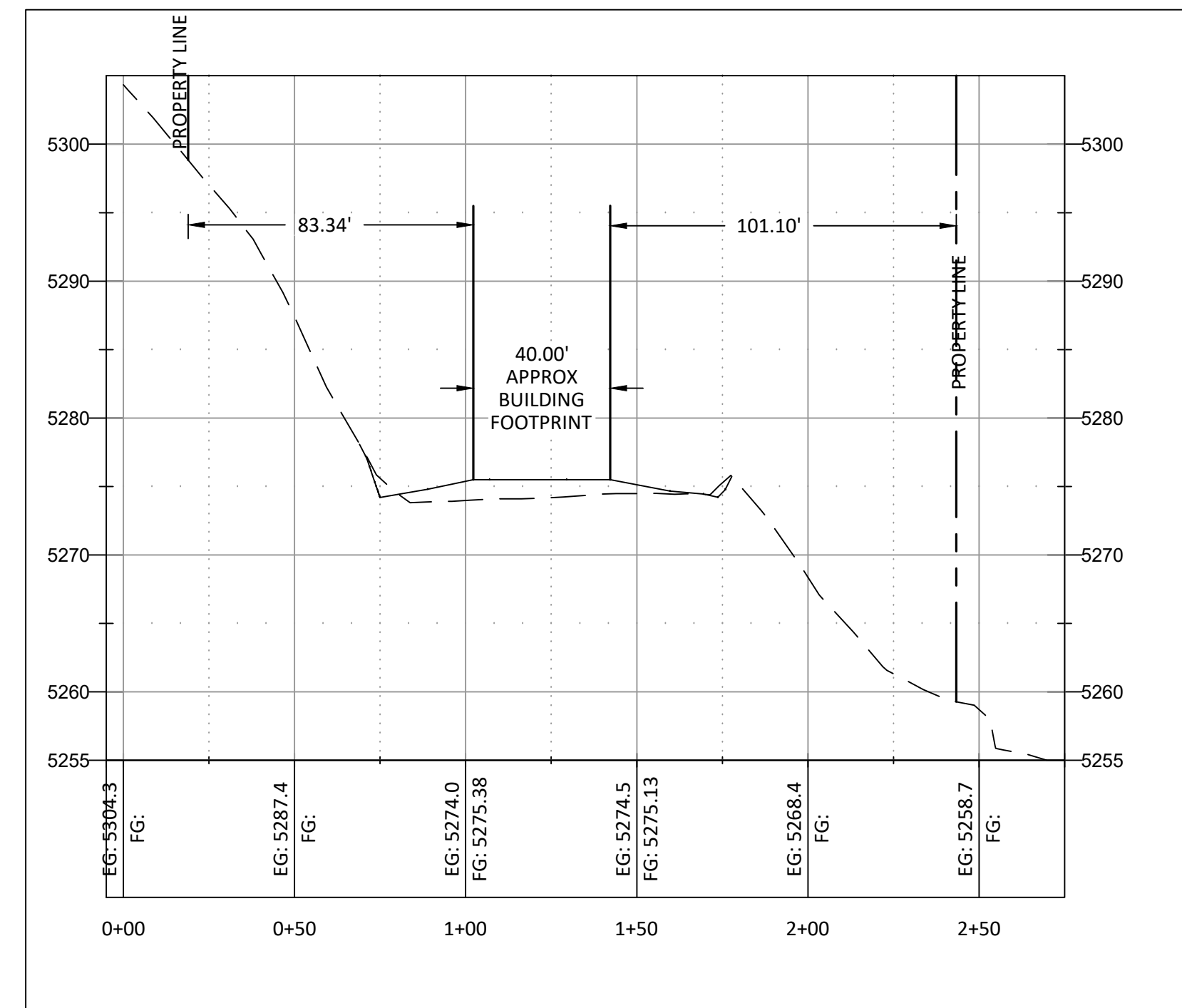
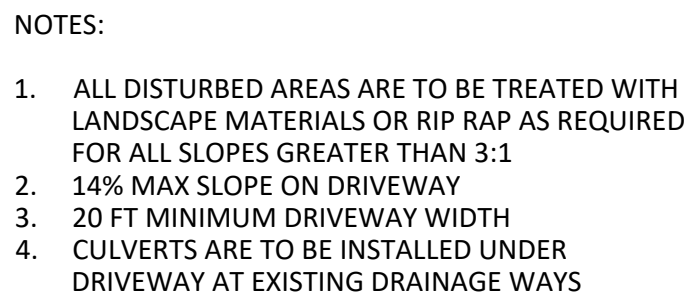
HAMPTON RESIDENCE
GRADING SPECIAL USE PERMIT
C1
TITLE SHEET

NEVADA
SEPTEMBER 2026
WASHOE COUNTY
PROJECT# 2617.01

APPROVALS

C1

SHEET 1 OF 5



HAMPTON RESIDENCE GRADING SPECIAL USE PERMIT C2 OVERALL SITE PLAN AND CROSS SECTIONS WASHOE COUNTY PROJECT#: 26.17.01 NEVADA SEPTEMBER 2026

