



Board of Adjustment Staff Report

Meeting Date: October 5, 2023

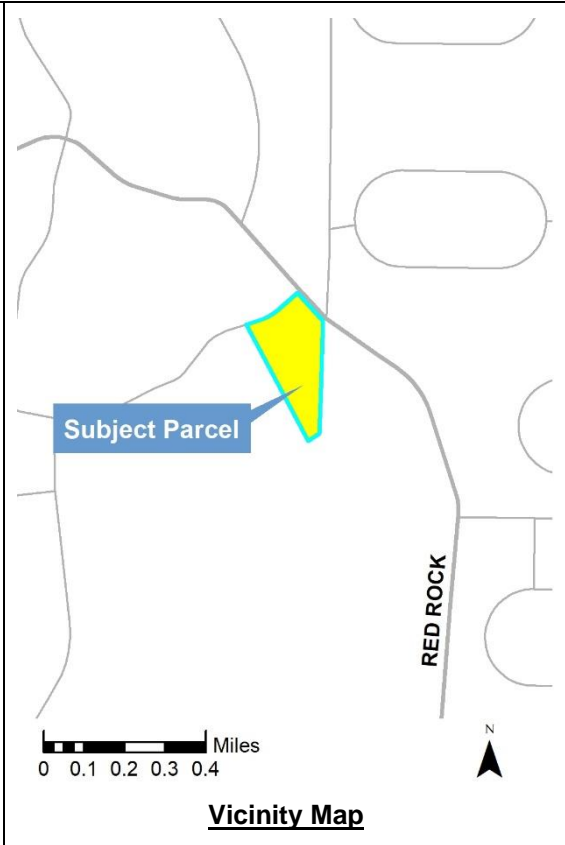
Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER:	WSUP23-0013 (25 Arabian Way)
BRIEF SUMMARY OF REQUEST:	Special Use Permit for unpermitted major grading and proposed remediation
STAFF PLANNER:	Chris Bronczyk, Senior Planner Phone Number: 775.328.3612 E-mail: cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for unpermitted major grading. The unpermitted grading consists of approximately 18,000 cy of cut, 18,000 cy of fill. The cut and fill encompass an area of 4.77 acres; however, the entire site has been cleared of vegetation. The overall disturbance is 25.6 acres. The submittal includes two (2) grading proposals, one which includes 5,000 cy of import over an area of 1.2 acres to remediate the unpermitted grading; the other includes 8,000 cy of import over 1.38 acres.

Applicant /Owner: Mark and Michelle Williams
 Location: 25 Arabian Way
 APN: 078-142-22; 078-400-01; 078-142-16; 078-142-15
 Parcel Size: 24.18 acres; 0.4 acres; 0.3 acres; 1.30 acres
 Master Plan: Rural Residential (RR)
 Regulatory Zone: Low Density Rural (LDR)
 Area Plan: North Valleys
 Development Code: Authorized in Article 810, Special Use Permits
 Commission District: 5 – Commissioner Herman



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 Board of Adjustment **deny grading proposal #1**, and the Washoe County Board of Adjustment approve, with conditions, **grading proposal #2**, for Special Use Permit Case Number WSUP23-0013 for Mark and Michelle Williams, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and North Valleys Area Plan Policy NV.12.3:

(Motion with Findings on Page 16)

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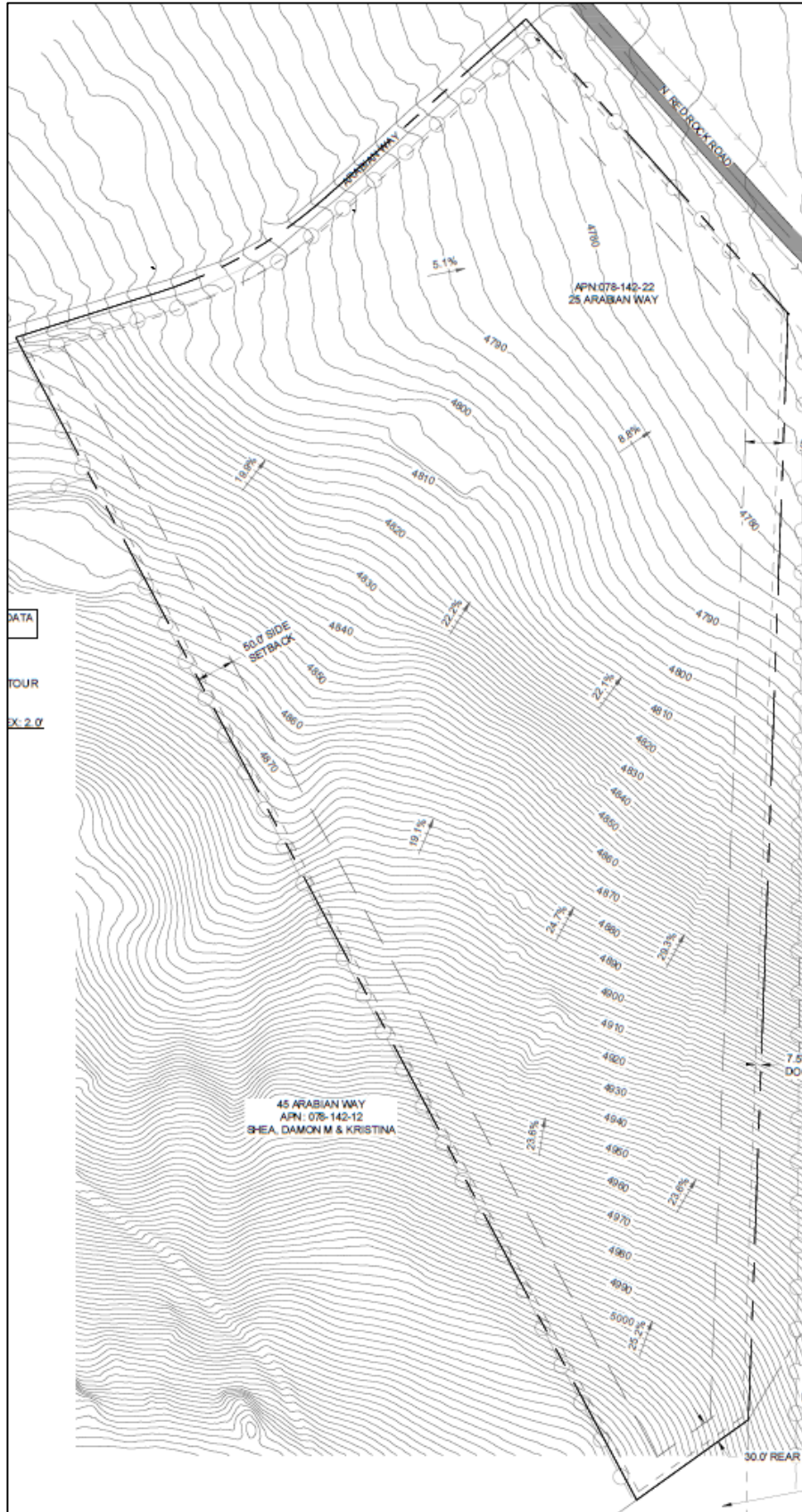
Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- 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 business or project.

The conditions of approval for Special Use Permit Case Number WSUP23-0013 are attached to this staff report and will be included with the action order.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e).



Site Plan

Background

The subject parcel (APN: 078-142-22) is 24.180 acres with a regulatory zone of Low Density Rural (LDR). The Master Plan designations on the subject parcel is Rural Residential (RR). The surrounding properties are developed with single-family residences and consist of the same zoning (LDR) and master plan designation (RR). The subject parcel is a recently created parcel, having completed a reversion to acreage (WREVA21-0003) in August of 2022.

Unpermitted Grading

Evaluation of this application presents some difficulty for staff. The purpose of requiring a special use permit for major grading is to ensure that the purpose of Article 438, Grading, of the Washoe County Development Code is appropriately implemented. The purpose of that code is to, “safeguard life, limb, property and the public welfare as well as set standards that conserve the natural character of our hillsides and minimize disruption of the natural landscape, by regulating grading on private and public property.” Perhaps the most directly relevant portion of the purpose of the code, as it is applicable to the current application, is to “minimize disruption of the natural landscape.” Substantial disruption of the natural landscape of the subject site has already taken place. This disruption, by means of grading, was done without appropriate permits having been approved by Washoe County. As a result, staff is in the difficult position of attempting to conserve the natural character of the site, after significant damage has already occurred.

This particular case was brought to the attention of Washoe County Planning when the applicant submitted for a building permit (WBLD23-100677) to allow for 950 cubic yards of grading to build a driveway and future pad for a single-family dwelling. Planning staff informed the applicant that the plans were not in conformance with Article 438, and that all areas previously disturbed would need to be included as part of the building permit. As a result, the applicant has applied for the current special use permit to legalize the unpermitted grading, and to provide remediation efforts as part of the submittal.

Staff spent considerable time and effort working with the applicants to ensure optimal mitigation and restoration of the site. Through this process, the applicants have submitted the proposed special use permit on four separate occasions, the first being on April 10, 2023 – which was postponed. The second submittal was made on May 8, 2023 – which was once again postponed. The third submittal was made on July 10, 2023 – which staff deemed incomplete. The final submittal was made on August 8, 2023.

Staff conducted a site visit in May, and observed multiple vehicles, construction equipment, trailers, various equipment, and materials all stored on the subject site. Staff received photographs from the applicant’s representative on July 11, 2023, showing the site cleared of most of the equipment, vehicles and materials. The parcel currently contains a drilled well, a small shed meant to cover the well, and a water tank that is partially full at time of submittal.

As part of the remediation efforts, the applicant has highlighted specific areas that currently violate code provisions within Article 438 that normally would need to be varied had a special use permit been sought prior to ground disturbance. Staff is not supportive of varying any of the standards as a result of the significant unpermitted grading that took place. The following provisions are proposed to be remedied as part of the special use permit request.

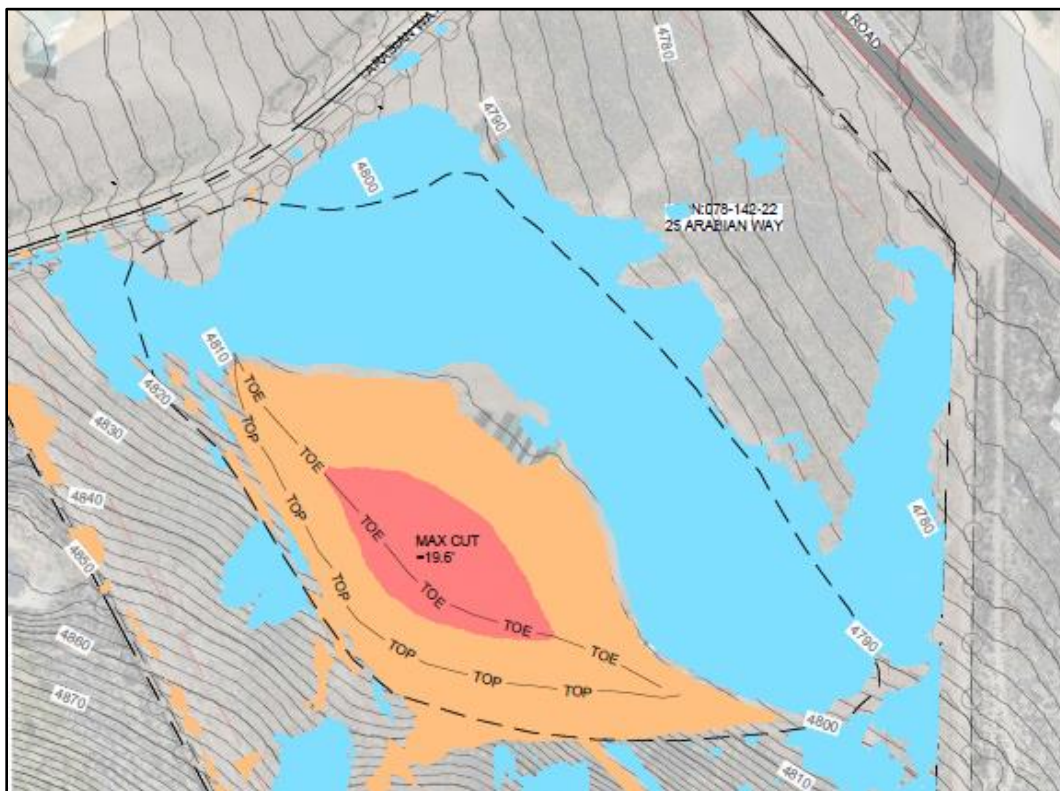
Washoe County Code Section 110.438.45 Grading of Slopes

- (a) Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1).
- (c) Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the

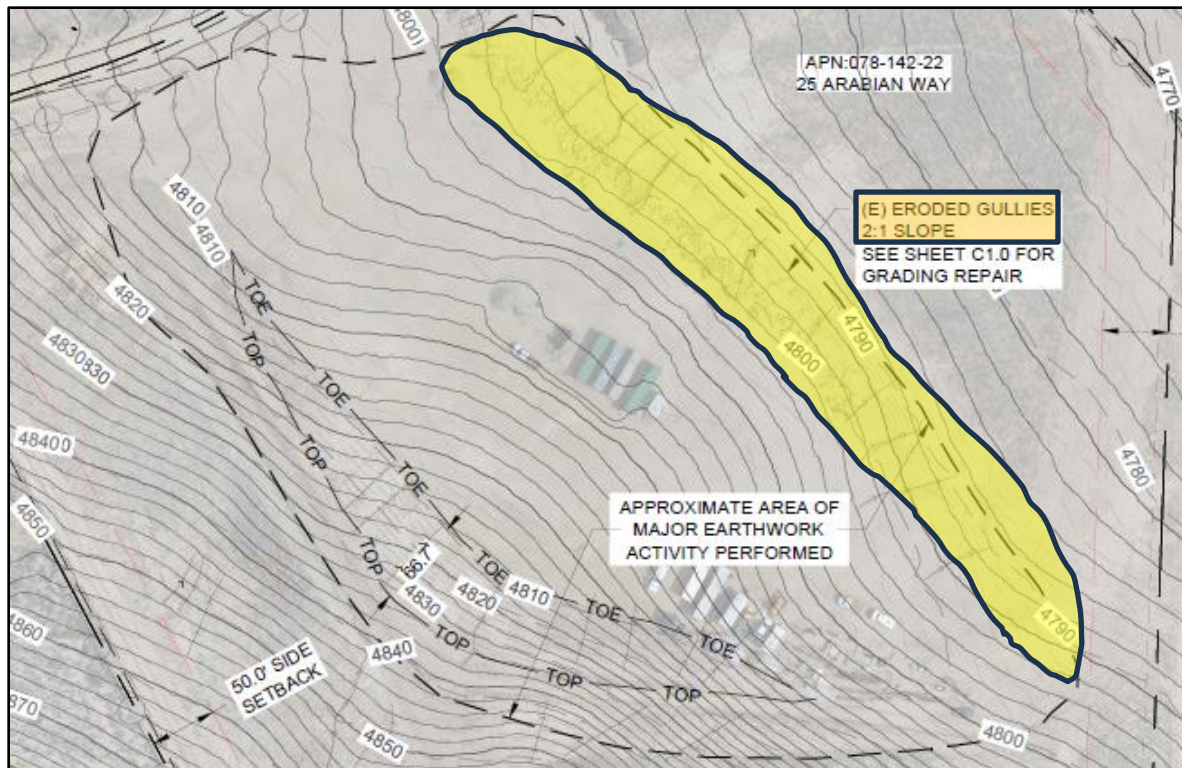
approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer.

- (1) Approval of a director's modification of standards requires a determination that:
 - (i) The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;
 - (ii) The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1).
 - (iii) Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.

The applicants provided exhibits (Sheet C0.1) that identify the areas currently in violation and needing remediation. There is one area which resulted in a cut of approximately 19 feet, 6 inches.



The other notable violation of code can be found at the slope to the north, identified as existing eroded gullies (highlighted in yellow). The applicant notes that this area of 2:1 slopes is intended to be remediated and has submitted plans associated with the remediation.



The applicant states that the unpermitted vegetation removal was done mistakenly, the applicants were under the impression that clearing and grubbing was permitted if done to reduce fire danger. The applicant states that the owners of the neighboring parcels shared this understanding, and states that similar work is visible on other parcels in the area. The applicant contends that it was not willfully malicious, and that they now understand that the unpermitted grading violates Washoe County code. The proposed special use permit provides remediation efforts to bring the unpermitted grading into code compliance. The applicant states that the constructed pad, while unpermitted, does reflect the property owners desire to have a residential home on the subject parcel – and the process of bringing electrical service and a well onto the parcel reiterate their desire.

Grading Request

The applicant is requesting a special use permit for unpermitted major grading that took place over the subject parcel, as well as 3 of their neighbor's parcels. The parcels impacted by the request are the property owner's parcel (APN: 078-142-22) which is 24.180 acres; and portions of their neighbors and a property owned by the Rancho Haven Property Owners Association (POA). The neighbors' parcels (APN: 078-142-15 and 078-142-16) to the east had an impact of 1.3 acres, and 0.3 acres respectively. The Rancho Haven Property Owners Association (POA) parcel (078-400-01) to the south had an impact of 0.4 acres.

The major grading request includes two proposals, both proposals are specific to legalizing 18,000 cubic yards of cut, 18,000 cubic yards of fill, and 25.95 acres of grading disturbance. The cut and fill grading encompasses an area of 4.77 acres. Washoe County's development code defines grading below:

Article 438 Definition:

Grading. "Grading" is any clearing, excavation, cutting, filling, or other disturbance of the natural state of the landform or natural vegetation and/or any combination thereof.

Article 902 Definition:

Grading. "Grading" means removal of trees and shrubs with surface soil grading for smoothness.

The major grading thresholds triggered are outlined below.

- **Section 110.438.35(a)(1):** Grading on slopes of less than (flatter than) fifteen (15) percent:
 - **Section 110.438.35 (a)(1)(i)(B):** Grading of twenty (20) percent or more (up to a maximum of four (4) acres) of the area of the parcel on parcels six (6) acres or greater in size.
 - **Section 110.438.35(a)(1)(ii)(A):** Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
 - **Section 110.438.35(a)(1)(ii)(B):** Importation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
- **Section 110.438.35(a)(2):** Grading on slopes of fifteen (15) percent or greater (steeper):
 - **Section 110.438.35(2)(i)(B):** Grading of ten (10) percent or more of the area of the parcel on parcels six (6) acres or greater in size.
 - **Section 110.438.35 (2)(ii)(A):** Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
 - **Section 110.438.35(2)(ii)(B):** Importation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

The thresholds outlined above were all conducted without approved grading plans or issued permits, as mentioned earlier in this staff report. The application states that their submittal is intended to document the impacts, and to provide remediation work to bring the unpermitted grading into code compliance with minimal variation to code.

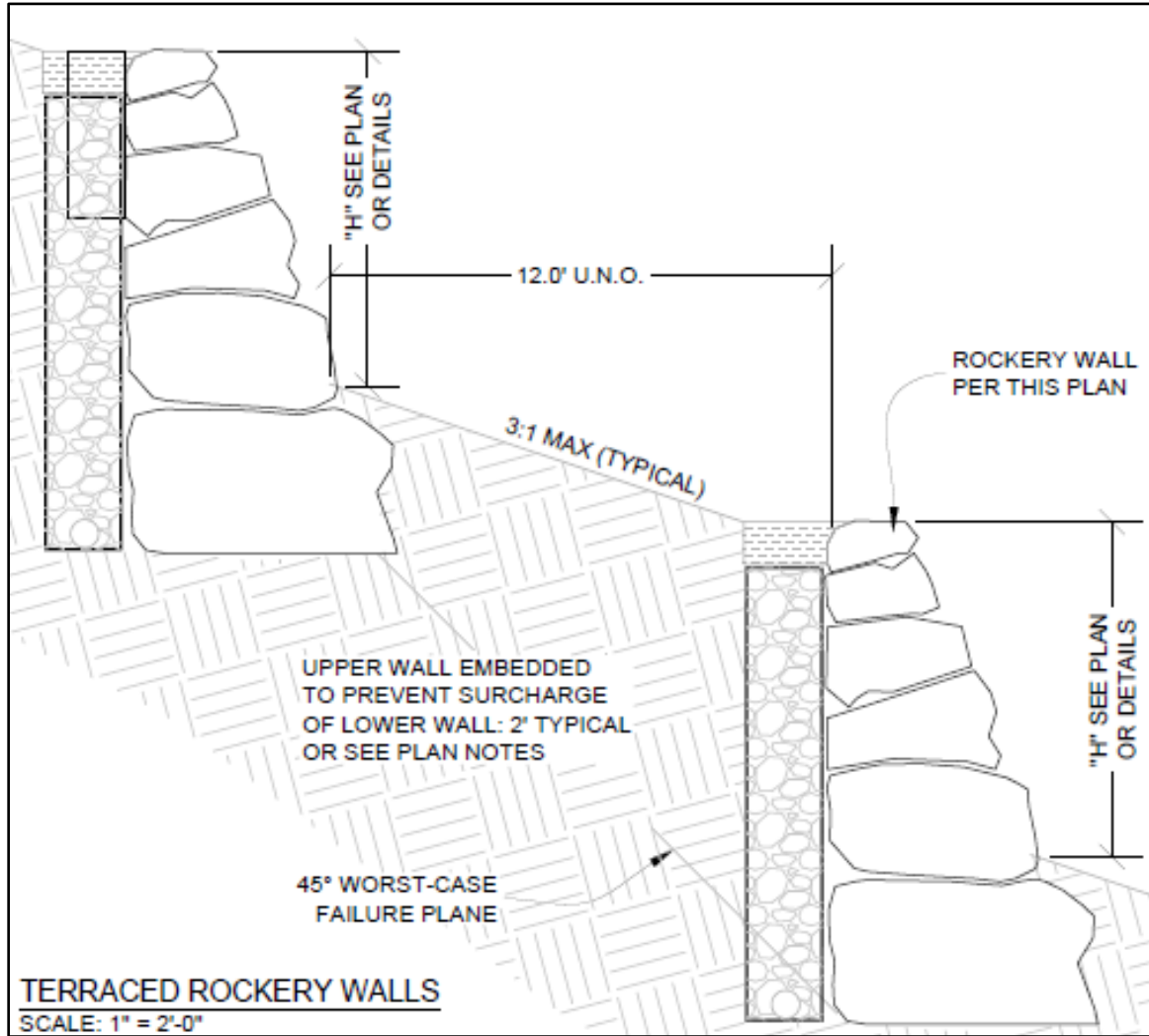
The applicants' representatives have held numerous meetings with staff and have done considerable work to meet staff's requests related to the permit. As originally submitted in April, Staff was looking at an immediate denial due to the significant amounts of grading, vegetation removal, and impacts to surrounding property owners. Through the numerous meetings that took place, staff believes that both proposals are sufficient in bringing the unpermitted grading into code compliance. The applicants also have included the POA, and their two neighbors in the submittal request to legalize the unpermitted grading that took place on their property. This application includes signed property owner affidavits from the property owners of each of the adjacent affected parcels.

As mentioned elsewhere in this staff report, the applicant has provided two (2) grading proposals to be reviewed. The applicant is requesting that both options be approved so that their feasibility can be determined. The two (2) proposals submitted by the applicant are detailed below.

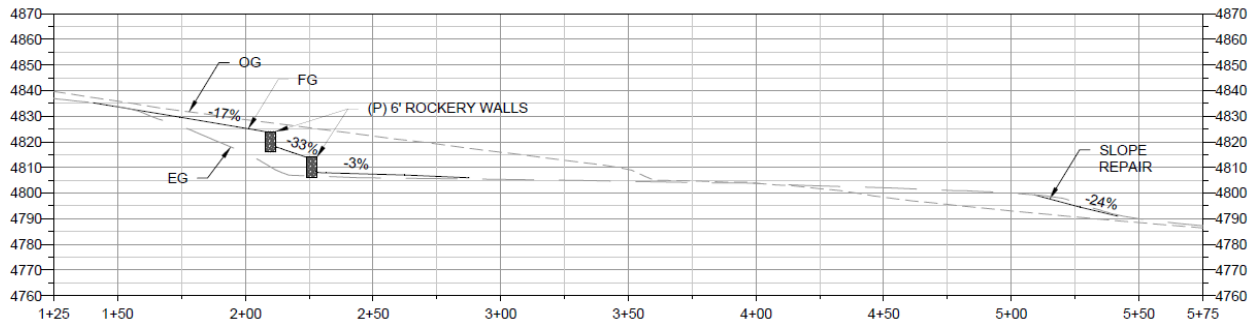
Proposal 1 (Retaining Walls)

Proposal 1 involves the construction of two (2) stepped retaining walls that are 6 feet in height, which would be subject to a Director's Modification. This proposal involves roughly 1.2 acres of

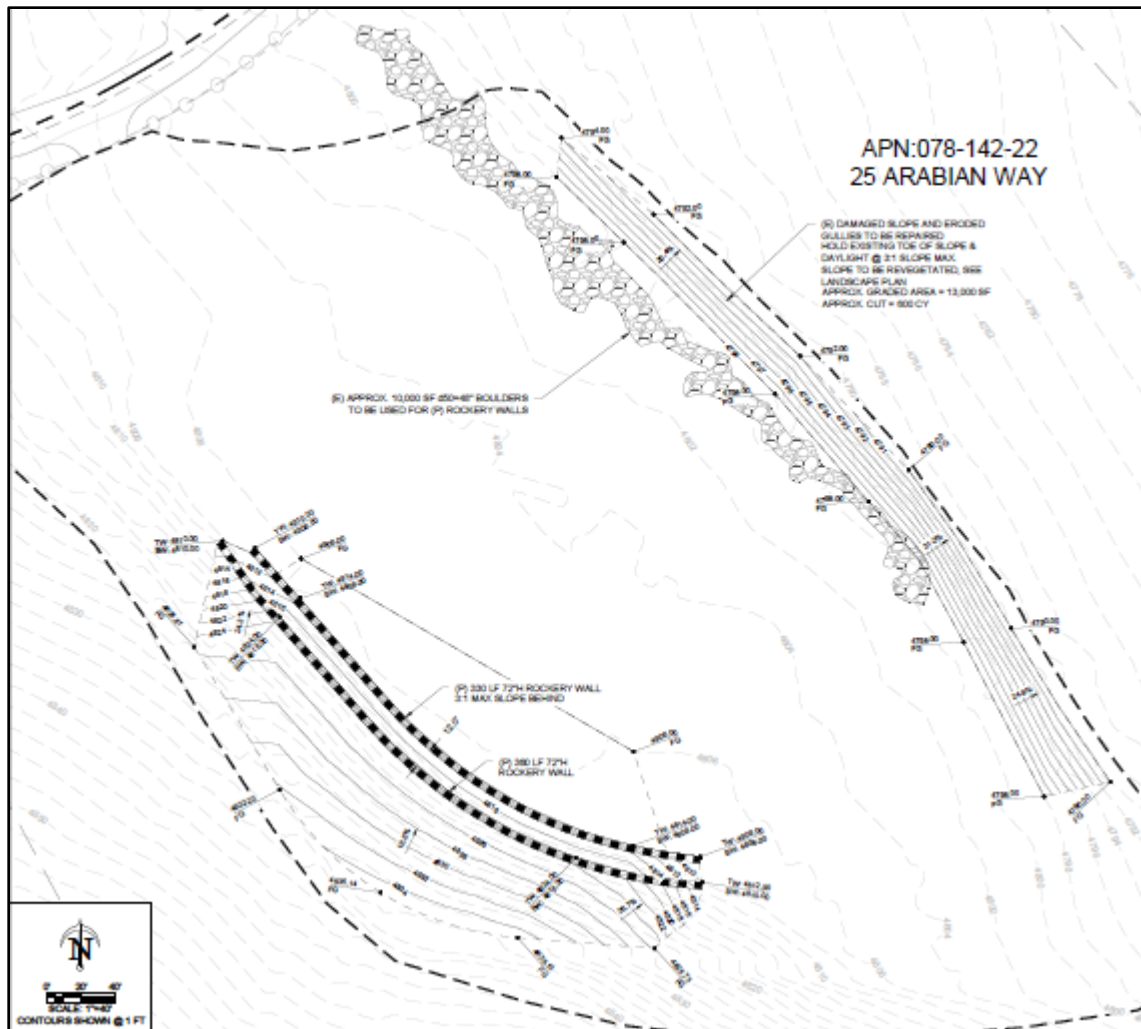
grading, with 1,000 cubic yards of cut and 5,000 cubic yards of fill, 4,000 cubic yards of which will be imported to the subject parcel.



Proposed Retaining Walls



Proposal 1 Cross Section



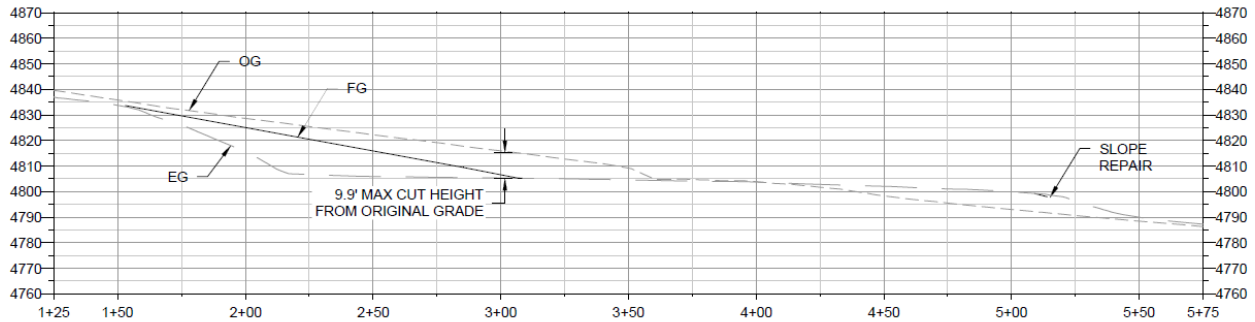
Proposal 1 Grading Plan

As part of the proposal, the damaged slope and eroded gullies on the western end of the parcel will be repaired. The grade is currently at a 2:1 slope, but the proposed grading plans indicate that it will be brought to 3:1 maximum slope and will be revegetated as part of the process. The total area impacted is roughly 13,000 square feet and the total amount of cut anticipated is 600 cubic yards. Staff believes the retaining walls and the landscaping requirements for the retaining walls will bring greater attention to the subject site and the unpermitted grading that took place.

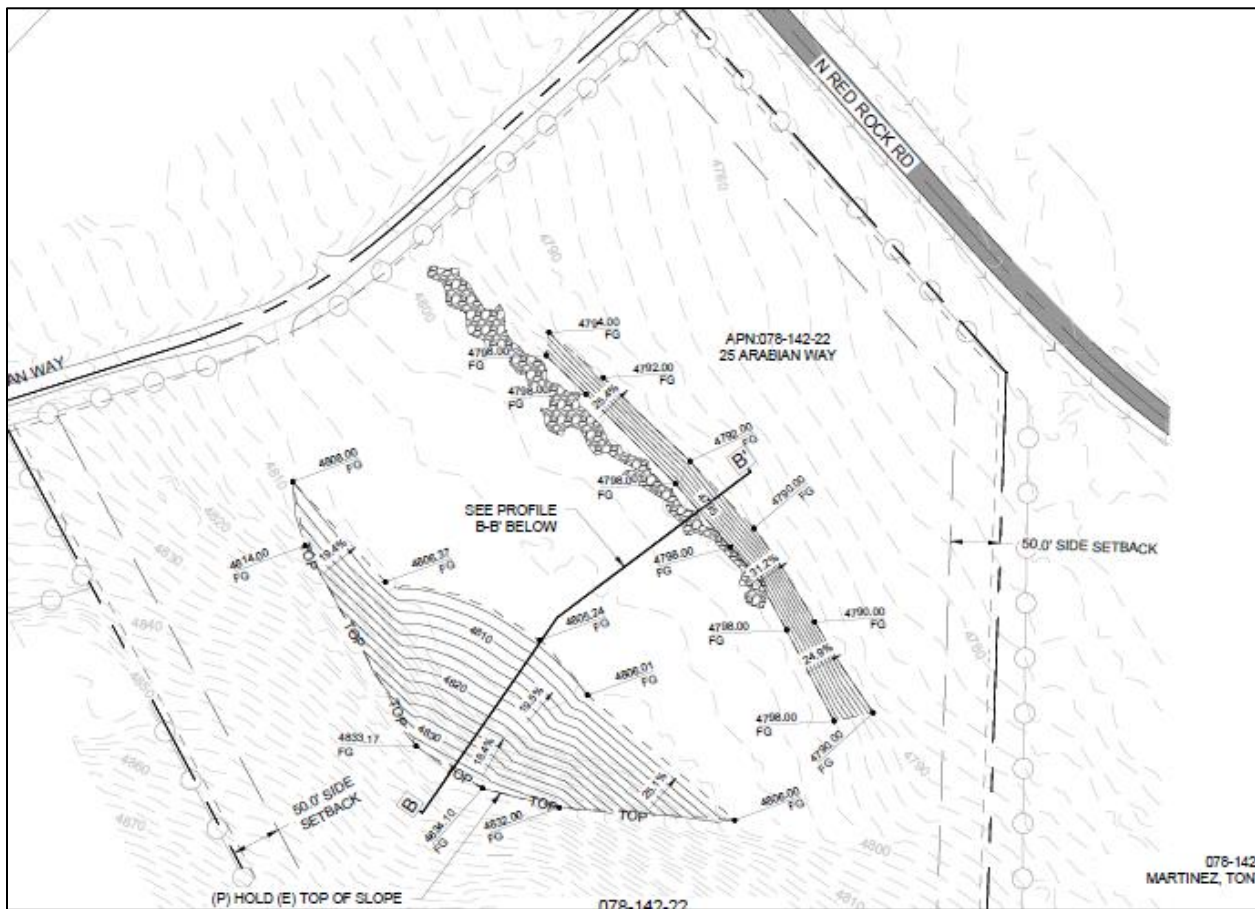
Staff is not in support of proposal 1 and is recommending denial of this proposal.

Proposal 2

The second grading proposal brings the site into compliance by reducing all the cuts to less than 10 feet and does not contain any proposed retaining walls. This proposal involves 1.38 acres of disturbance and requires 8,300 cubic yards of imported material. This proposal also includes repairing the damaged slope and eroded gullies on the western end of the parcel. The slope is currently 2:1, but the proposed grading plans indicate that it will be brought to 3:1 maximum slope and will be revegetated as part of the process.



Proposal 2 Cross Section



Proposal 2 Grading Plan

Staff is in support of Proposal 2. This proposal involves no variations from existing code and does not require any additional permits. Additionally, this proposal involves the least noticeable additional impacts to the slopes from the surrounding areas.

Staff is able to recommend approval of the proposed special use permit (Proposal 2) due to the numerous meetings held between staff and the applicant, and the outcomes of those meetings being memorialized in the plans. Those outcomes resulted in the inclusion of the POA, and the two neighbors as cooperating parties to the SUP, remediation of the existing 2:1 slope to meet 3:1, revegetation and temporary irrigation, and the engineer meeting all aspects of the code moving forward.

Revegetation

As part of the request, the applicants are required to revegetate the areas previously disturbed without permits. The applicants have provided a revegetation plan, a temporary irrigation plan, and a seed list.

SEED BLEND	
SPECIES	PLS #/ACRE
GRASSES	
WHEATGRASS STREAMBANK	4.00
BLUEGRASS SANDBERG	3.00
WILD RYE GREAT BASIN	2.00
FESCUE SHEEP	3.00
INDIAN RICEGRASS	5.00
SHRUBS	
SAGEBRUSH WYOMING	.50
RABBITBRUSH RUBBER	.50
SALTBLUSH FOURWING	2.00
MORMON TEA GREEN	.50
BITTERBRUSH	1.00
SPINY HOPSAGE	.50
DESERT PEACH	1.00
FLOWERS	
DRYLAND AGGRESSIVE BLEND	2.00
NURSE CROP	
RYEGRASS ANNUAL	6.00
TOTAL PLS #/ACRE:	
31.00	
SEED AVAILABLE FROM COMSTOCK SEED, MINDEN NV	

Proposed Seed Mix



Temporary Irrigation Plan

Hillside Development

Article 424, Hillside Development is triggered as part of this special use permit request due to the property containing slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site, as stated in Section 110.424.05(a)(1). Article 424 is intended to regulate hillside development in a manner different from regulations that impact flat terrain.

North Valleys Area Plan Evaluation

The subject parcel is located within the North Valleys Area Plan. The following are the pertinent policies from the Area Plan:

NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
- b. Utilize natural contours and slopes.
- c. Complement the natural characteristics of the landscape.
- d. Preserve existing vegetation and ground coverage to minimize erosion.
- e. Minimize cuts and fills.

Staff Comment: **The subject property as it currently sits does not meet this policy.** The end goal of the original grading and the proposed grading remediation is to construct a dwelling unit. Although unpermitted major grading has already occurred for the dwelling unit, the grading plan for the proposed grading remediation, per the narrative submitted with the special use permit application and as evidenced by the grading plan, has been prepared with a high level of consideration for the natural topography, contours, slopes and characteristics of the landscape. The applicants have submitted a revegetation plan, and temporary irrigation plan to bring the subject parcel back into compliance. Additionally, the submitted grading plans comply with Article 438.

NV.9.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.

Staff Comment: While the unpermitted grading and vegetation removal has already taken place, both proposed grading plans comply with Article 438; however, staff specifically supports Proposal 2. Proposal 2 further minimizes the disruption to the natural topography by utilizing natural slopes and contours and removes the need for retaining walls. Additionally, with the revegetation plans and irrigation plans – the intent is to provide the natural terrain the best chance at allowing the seed mix to take hold and grow.

NV.9.3 The grading design standards referred to in Policy NV.8.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Comment: The major grading that occurred prior to the submission of the special use permit was unpermitted and has finished and fill slopes greater than 3:1. The proposed grading plans and narrative submitted with the special use permit application show the proposed grading remediating the unpermitted grading to have slopes of 3:1 or gentler.

NV.12.2 Development in the North Valleys area will comply with all local, state, and federal standards regarding air quality.

Staff Comment: All applicable local, state, and federal air quality standards are required to be met. The proposed major grading is subject to the appropriate dust suppression measures as required by the Washoe County Air Quality Management Division (WCAQMD).

NV.12.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: The special use permit application was provided to Washoe County Air Quality for their review. They did not provide any comments or conditions. The proposed major grading is still subject to the appropriate dust suppression measures as required by the Washoe County Air Quality Management Division (WCAQMD).

NV.14.1 Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

Staff Comment: *The special use permit application was provided to the Nevada Department of Wildlife (NDOW). They did not provide any conditions or comments.*

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X	X		
Washoe County Traffic	X	X		
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
(Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Washoe-Storey Conservation District	X	X	X	Jim Shaffer, 775-750-8272

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

Staff Comment: The proposed use, major grading, is consistent with the action programs, policies, standards, and maps of the Master Plan and South Valleys Area Plan.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an

adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The site has adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities for a single-family detached dwelling.

- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development.

Staff Comment: The site is physically suitable for major grading, and for the intensity of the major grading.

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The issuance of this permit will not be significantly detrimental to the public health, safety or welfare, injurious to the property or improvement of the adjacent properties, or detrimental to the character of the surrounding area as this application complies with Article 438.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: Issuance of this permit will not have a detrimental effect on the location, purpose, or mission of a military installation.

NV.12.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: The special use permit application was provided to Washoe County Air Quality for their review. They did not provide any comments or conditions. The proposed major grading is still subject to the appropriate dust suppression measures as required by the Washoe County Air Quality Management Division (WCAQMD).

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0013 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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 Board of Adjustment **deny grading proposal #1**, and the Washoe County Board of Adjustment approve with conditions, **grading proposal #2**, for Special Use Permit Case Number WSUP23-0013 for Mark and Michelle Williams, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and North Valleys Area Plan Policy NV.12.3:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

North Valleys Area Plan Policy NV.12.3

- (f) NV.12.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, 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 Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant / Owner: Mark and Michelle Williams,
mamclure@icloud.com

Representative: Robison Engineering Company, Inc,
Attn: Luke Doyle and Nathan Robison
Luke@robisoneng.com, Nathan@robisoneng.com



Conditions of Approval

Special Use Permit Case Number WSUP23-0013

The project approved under Special Use Permit Case Number WSUP23-0013 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 5, 2023. 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.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. 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 special use permit 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 special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit 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 permit issuance (i.e., grading permits, building permits, etc.).
- 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 or business.

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, Senior Planner, 775.328.2612, cbronczyk@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- f. The following notes shall be included on all grading plans:
 - I. All grading shall conform with WCC 110.438.45.g: "Utilize a gradual transition or "rounding or contouring" of the manufactured slope at the intersection of a manufactured cut or fill slope and a natural slope. Engineered slopes shall not intersect natural slopes at an angle greater than forty-five (45) degrees."
 - II. All grading shall conform with WCC 110.438.45.h: "Visually integrate all slope faces (cut or fill) into the natural terrain by a gradual transition or "contouring/rounding" of the manmade landforms into the natural terrain. To the extent practicable ensure that hillside grading results in undulating naturalistic appearance, consistent with the surrounding undisturbed terrain."
- g. All disturbed slopes shall be revegetated with a seed mix reviewed by the Washoe Story Conservation District and approved by planning.
- h. Temporary irrigation shall be provided to all disturbed areas for a period of not less than three years, and for as long as necessary until the disturbed areas contain native vegetation equal to 70 percent of native vegetation on adjacent, undisturbed areas.
- i. Prior to approval of any building or grading permit, all vehicles, cargo containers, storage containers, materials, equipment, signage, and everything else other than dirt and rocks must be removed from the subject parcel.

Washoe County Engineering and Capital Projects

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

GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

The application includes proposed design of tiered rockery walls. The slope proposed behind the lower wall is not in compliance with the design requirements of the 2018 Northern Nevada Amendments to the 2018 International Building Code Section 1807.2.1.1 Rockery Retaining Walls. Rockery walls are not permitted to support any surcharges. Rockery walls in this application are likely not able to provide the service required to stabilize the extensive slope and structural retaining walls could be used in lieu of rockery walls if acceptable to Washoe County Building and Planning staff.

Conditions:

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. A grading and full land restoration bond estimate, based on an acceptable design from a licensed engineer or landscape architect, shall be submitted to the County Engineer and Planning & Building Division Director for review and approval. This estimate shall include, but not necessarily be limited to, costs for removal of all excess stockpile and excavation material, grading of site to return to original grades and contours prior to illegal grading operations on the site, with complete restoration of vegetation and natural drainage patterns to the site to prevent erosion and sediment transport. This condition applies to the subject parcel APN 078-142-22 and the three adjacent parcels which were illegally graded, APNs 078-400-01, 078-142-15, and 078-142-16, located immediately south and east of the subject parcel. The approved design and accompanying bond or acceptable financial assurance shall be provided to the Engineering Division prior to the issuance of any grading or building permits.
- c. The applicant shall comply with all recommendations included in the Geotechnical Investigation by Black Eagle Consulting, Inc., dated September 5, 2023, when applying for any grading/site improvement or building permit, to the satisfaction of the County Engineer

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

- d. A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval by the County Engineer with the first building permit application associated with this project site. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite

areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.

- e. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

No traffic and roadway related comments or conditions.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

No utility related comments or conditions.

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
- b. This parcel is located in a high WUI zone and when a revegetation plan is created this will need to be considered.

Washoe County Parks and Open Space

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

Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.3623, fpekar@washoecounty.gov

- a. Should any earthen materials need be imported to the site, they shall be "certified weed free" to prevent the spread of noxious and invasive weeds.
- b. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.
- c. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.

Washoe County Health District- Environmental

5. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name: James English, Environmental Health Specialist Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. It is noted any future subsequent development must meet the current Regulations of the Washoe County District Board of Health Governing Sewage Wastewater and Sanitation and the Regulations of the Washoe County District Board of Health Governing Well Construction.
- b. The WCHD has no concerns or conditions for the approval of the application as submitted.
- c. All future building plans associated with these parcels or special use permit must be routed to the WCHD for review and subsequent approval.

Washoe County Water Management Planner Coordinator

6. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Contact: Timber Weiss, PE, 775.954.4626, tweiss@washoecounty.gov

- a. The amount of water used for the temporary irrigation of the parcel shall not cause the total amount of water pumped from the well to exceed the amount established in NRS§534.180. A meter, measuring device, or method suitable to measure the amount of water being pumped for the temporary irrigation must be employed to the satisfaction of the Nevada Division of Water Resources.

*** End of Conditions ***



Date: **REVISED September 18, 2023**

To: Chris Bronczyk, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **25 Arabian Way WSUP23-0013**
APNs: 078-142-22, 078-400-01, 078-142-16, 078-142-15

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the unpermitted grading of approximately 18,000 cubic yards (CY) of cut and fill and is located on approximately 25.6 acres south of the intersection of Red Rock Road and Arabian Way. The parcel numbers include the following: 078-142-22, 078-400-01, 078-142-16, and 078-142-15. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Robison Engineering Company, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

The application includes proposed design of tiered rockery walls. The slope proposed behind the lower wall is not in compliance with the design requirements of the 2018 Northern Nevada Amendments to the 2018 International Building Code Section 1807.2.1.1 Rockery Retaining Walls. Rockery walls are not permitted to support any surcharges. Rockery walls in this application are likely not able to provide the service required to stabilize the extensive slope and structural retaining walls could be used in lieu of rockery walls if acceptable to Washoe County Building and Planning staff.

Conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. A grading and full land restoration bond estimate, based on an acceptable design from a licensed engineer or landscape architect, shall be submitted to the County Engineer and

Planning & Building Division Director for review and approval. This estimate shall include, but not necessarily be limited to, costs for removal of all excess stockpile and excavation material, grading of site to return to original grades and contours prior to illegal grading operations on the site, with complete restoration of vegetation and natural drainage patterns to the site to prevent erosion and sediment transport. This condition applies to the subject parcel APN 078-142-22 and the three adjacent parcels which were illegally graded, APNs 078-400-01, 078-142-15, and 078-142-16, located immediately south and east of the subject parcel. The approved design and accompanying bond or acceptable financial assurance shall be provided to the Engineering Division prior to the issuance of any grading or building permits.

3. The applicant shall comply with all recommendations included in the Geotechnical Investigation by Black Eagle Consulting, Inc., dated September 5, 2023, when applying for any grading/site improvement or building permit, to the satisfaction of the County Engineer.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval by the County Engineer with the first building permit application associated with this project site. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.
2. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

No traffic and roadway related comments or conditions.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

No utility related comments or conditions.

From: [Brasuell, Sabrina](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: August Agency Review Memo I
Date: Monday, August 21, 2023 12:30:38 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[August Agency Review Memo I.pdf](#)
[image006.png](#)

Hello,

The EMS Program has reviewed the August Agency Review Memo I - Special Use Permit Case Number WSUP23-0013 (25 Arabian Way) – and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

NOTE EMAIL CHANGE: *The Washoe County Health District is changing its name to Northern Nevada Public Health (NNPH) on Aug. 31, 2023! My email has changed from sbrasuell@washoecounty.gov to sbrasuell@NNPH.org for testing purposes. You can still email me at either account. Thank you!*

Sabrina Brasuell

Pronouns: she/her

Office hours: 7:00AM – 3:30PM Remote on Mondays

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Cc: [Way, Dale](#)
Subject: WSUP23-0013 (25 Arabian Way) Conditions of Approval
Date: Thursday, August 17, 2023 1:42:58 PM
Attachments: [image001.png](#)

Hi Chris,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

This parcel is located in a high WUI zone and when a revegetation plan is created this will need to be considered.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

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

August 24, 2023

Washoe County Community Services
Planning and Development Division

RE: 25 Arabian Way; 078-142-22, 078-400-01, 078-142-16 & 078-142-15
Special Use Permit; SUP23-0013

Dear Washoe County Staff:

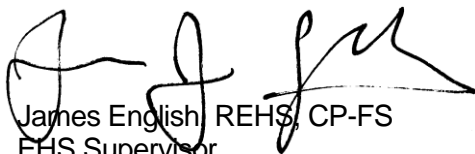
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed this application and has no objections to the approval of the proposed special use permit.
- b) Condition #2: It is noted any future subsequent development must meet the current Regulations of the Washoe County District Board of Health Governing Sewage Wastewater and Sanitation and the Regulations of the Washoe County District Board of Health Governing Well Construction.
- c) Condition #3: All future building plans associated with these parcels or special use permit must be routed to the WCHD for review and subsequent approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

1001 EAST 9TH STREET
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

TO: Chris Bronczyk, Planner

FROM: Faye-Marie Pekar, Park Planner

DATE: August 29, 2023

SUBJECT: Special Use Permit Case Number WSUP23-0013 (25 Arbian Way)



I have reviewed the application for case number WSUP23-0013 (25 Arbian Way) on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit intends to remedy the illegal grading of approximately 18,000 cubic yards over an area of approximately 4.77 acres that has already been performed and facilitate additional grading of an approximate 5,000 cubic yards over an area of 1.2 acres to bring grading into conformance with Washoe County code.

Given these considerations, the Parks Program requires the following conditions of approval:

1. Should any earthen materials need be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
2. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.
3. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.





WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

August 23, 2023

TO: Chris Bronczyk, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP23-0013 (25 Arabian Way)

Project description:

The applicant is proposing to approve a special use permit for unpermitted major grading. The unpermitted grading consists of approximately 18,000 cy of cut and 18,000 cy of fill. The cut and fill encompass an area of 4.77 acres; however, the entire site has been grubbed, including grubbing having taken place on 3 other properties. The overall disturbance is 25.95 acres.

The property is located at 25 Arabian Way, Assessor's Parcel Number(s): 078-142-22; 078-400-01; 078-142-16; 078-142-15

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

The amount of water used for the temporary irrigation of the parcel shall not cause the total amount of water pumped from the well to exceed the amount established in NRS§534.180. A meter, measuring device, or method suitable to measure the amount of water being pumped for the temporary irrigation must be employed to the satisfaction of the Nevada Division of Water Resources.

Please contact their office and provide written correspondence from their office showing their approval of the temporary irrigation plan. Please provide a copy of said correspondence to tweiss@washoecounty.gov prior to grading permit approval.



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

August 21, 2023

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP23-0013 25 Arabian Way

Dear Chris,

In reviewing the special use permit for unpermitted major grading, the Conservation District has the following comments.

The District reviewed the revegetation plans for the graded areas and requests the contractor monitor the site for three years with an eighty percent germination for the vegetated areas. Please send me photos of the site in the second and third years.

With the import of 8,000 cubic yards of material, the District requests the contractor provide a weed management plan to prevent the import of weed species on the entire site.

If rockery walls are constructed, we recommend filling the voids in the face of the entire wall to prevent the undermining of small mammals. We support the color use with the surrounding hillsides.

The District recommends the paint color palette utilize soft earth tone colors for the primary residence and any accessory dwellings.

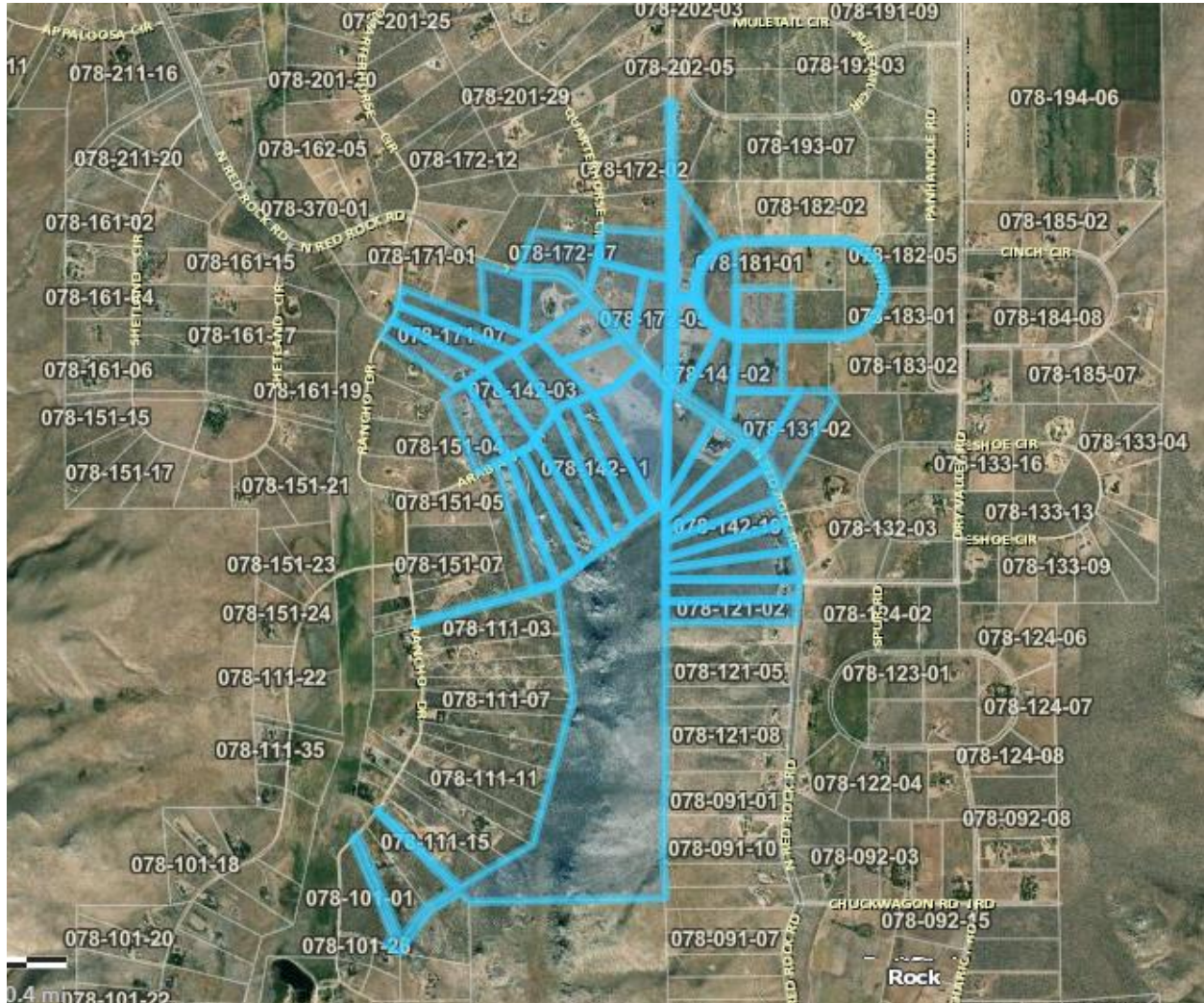
Thank you for the opportunity to review the project and any questions, please call me at (775) 750-8272.

Sincerely,

Jim Shaffer

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 1,500-foot radius of the subject property. A total of 40 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

WSUP23-0013 (25 Arabian Way)



Washoe County
1001 E Ninth St
Reno, NV 89501

Date: 2023-07-08

SUBJECT: 25 Arabian Way et. Al. APN's 078-142-22, 078-400-01, 078-142-16, 078-142-15 WSUP23-0013 Special Use Permit – Response to Preliminary Review RENG Project # 1-2287-01.004

Robison Engineering submitted a Special Use Permit (SUP) application for this property in April, 2023. Processing of the SUP was postponed twice, following preliminary reviews by Washoe County Planning which determined that the application, as submitted, would have been recommended for denial due to extraordinary unpermitted construction and community impact.

The unpermitted construction consists of clearing approximately 26 acres across several parcels of vegetation, and approximately 18,000 cubic yards of cut/fill earthwork within about 5 acres of the parcel owned by the applicants. Both the vegetation clearance and earthwork are in violation of several Washoe County codes, in addition to being done without approved plans or issued permits. This application documents these impacts and proposes remedial work to restore code compliance. This application also incorporates the approval, by signed Property Owner Affidavit, of the owners of each of the adjacent affected parcels.

The unpermitted vegetation removal was done under the mistaken understanding that clearing and grubbing to reduce fire danger was desirable and allowed; this understanding was shared by the owners of neighboring parcels, and similar work is visible in other parcels in the area. Though the action was wrongful, it was not willfully malicious.

The unpermitted grading was done out of frustration with an extraordinary delay in building permitting, and without due care to refer to allowable earthwork without permits. The constructed pad reflects the owners' desired residential home and grounds, and facilitated bringing electrical service and a well onto the parcel, which were desired improvements and were properly permitted with the utility and Nevada Division of Water Resources. Again, the wrongful action was not malicious and was felt by the owners to be a material improvement to the land.

All work violates a number of Section 110 codes and the North Valleys Area Plan, however the most challenging quantified section, and the driver of the attached plans, is below:

1) Section 110.438.45 Grading of Slopes

- a) Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer. Approval of a director's modification of standards requires a determination that:
 - i) The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;



- ii) The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1)
- iii) Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.
- iv) Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.
- v) Bench widths shall be at least four (4) feet.

As shown on sheet C0.1 of the plans (Attachment 3), comparing the existing grade to original, there is one area where a cut of approximately 20ft was made in violation of the above code. The plans show two potential grading designs to bring the site into compliance: Sheet C1.0 shows a design including a pair of proposed stepped retaining walls which are compliant with the above specifications, but would be subject to a Director's Modification. A director's modification of standards application is included in this submittal – see Attachment 3. While this stepped wall design does remedy the code violation and accomplishes compliance, it may incur great financial cost to the owner, and the granting of a Director's Modification is not certain. As such, the plans include an alternative grading design that also brings the site into compliance by reducing all cuts to less than 10 feet, and omits any retaining walls. Sheet C2.0 of the plans shows both the proposed grading design. We request that both options be approved so that their feasibility can be determined.

Below is a list of written comments provided by Washoe County in preliminary review, followed by an explanation of how the proposed site improvements respond to these concerns.

In response to Chris' email of 2023-04-13, we offer the following:

- The property was graded without permits and vegetation was removed entirely on the property (Appears so on Satellite)
 - The application should account for all disturbed areas including the areas that were cleared of vegetation and/or if any areas were grubbed.
The application includes an earthwork summary that accounts for all grubbed/cleared areas – see Attachment 1.
 - Currently the application identifies 208,000sf or 4.77 acres of sf. The site is 24.180 acres roughly – and appears to have been fully disturbed.
The application includes an earthwork summary that accounts for all grubbed/cleared areas – see Attachment 1.
- The satellite views on Washoe Regional Mapping System show that the property owners graded over 3 additional properties.
 - If the other property owners would want to legalize the grading/clearing done on their property we would need affidavits and their area included on the application.
The amount of neighboring area that was graded is now summarized in the earthwork summary on the plans, and all topography and disturbance areas are calculated from a new aerial survey performed by Robison Engineering. See Attachment 5 for owner affidavits.



- The application needs a narrative explaining what happened, why the property got graded without permits, why the property got cleared of vegetation without permits etc.
Please see the introductory remarks above. Robison Engineering has met extensively with the Williams and the appropriate Washoe County reviewing staff, and sincere efforts are being made to ensure this development will accomplish code compliance
- A narrative explaining the project request overall would be beneficial.
The ultimate project request is to construct a single family residence – a home to live in – and to create more usable area on this land. Mark and Michelle regret their original design and permitting path, and have retained a reliable home designer, Landmark Home and Land Company, Inc for ‘inside the walls’, and Robison Engineering ‘outside the walls,’ as well as L.A. Studio Nevada to design a robust revegetation and irrigation plan, in order to assure a permitted, buildable, livable structure, and restore the visual integrity and natural vegetative nature of the property. This SUP application is the first step back into viability.
- A narrative explaining how the proposed grading meets the requirements of Article 424 (Listed Below) is required – You would want to provide a blurb on each item and how the project meets it – I can provide an example others have utilized for this If requested.
To be clear, the grading that has been performed is not currently compliant with Washoe County Code, and the below responses justify how the proposed grading will bring the site into compliance when compared to the original, untouched site.

Section 110.424.00 Purpose. The purpose of this article, Article 424, Hillside Development, is to regulate hillsides in a manner different from regulation of flat terrain. This article establishes provisions for developing, preserving and protecting hillsides and ridgelines within Washoe County. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems;
As shown on the plans, all cleared/grubbed areas are proposed to be revegetated with native plant mixes with the intention of restoring the site to original vegetative conditions, which did not have any significant erosion issues. Existing conditions include areas with slopes steeper than 3:1 and are unvegetated, with little to no stabilization. The proposed grading and landscape plans correct this – all graded slopes shall be 3:1 or gentler, and revegetated for permanent stability.
- (b) Minimizing the careless alteration of and disruption to the natural topography and landscape;
The performed earthwork cannot be undone, but the solution has been prepared with an exceptional level of care to bring the site into compliance – the intention of these plans is to present a site design that would have been acceptable to The County had it been presented prior to any earthwork.
- (c) Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;



The cut-fill and up-contour roads improved vehicular access to the community-owned APN 078-400-01. Per Attachment 3, most of these roads will be reclaimed, however their routes may provide emergency response access. Final building plans will be developed in coordination with the Rancho Haven Property Owners Association to preserve desirable access, if appropriate.

- (d) Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;
Attachments 3 and 4 preliminarily presents best management practices. The terminal receiving waters; an unnamed stream draining Lees Flat, is miles of developed land removed from erosion on the parcel.
- (e) Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;
As previously mentioned, the proposed grading design has been prepared with great care and extensive analysis of the original grade, the existing grade, and the proposed grade. The level of detail and information on the plans far exceeds what is usually provided for a residential construction project, and appropriately so given the circumstances of this application.
- (f) Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas;
The damage to existing vegetation was performed in good faith to reduce fire danger, and as previously mentioned, there is no way to completely undo it. However, the owners have the clear intention to restore the vegetative conditions as closely as possible to what previously existed as shown by the recruitment of L.A. Studio Nevada.
- (g) Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and
The intent of this provision is slightly improved by the combination of two potential developed parcels into one parcel; particularly in that Lot 266/former APN 078-142-13 was nearly 100% comprised of land steeper than 15%. Generally, given the size of the parcel and general location (Red Rock), there exist no density issues, and the proposed site design removes potentially hazardous areas (erosional gullies and over-steepened areas).
- (h) Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.
The impact will be mitigated by the proposed vegetation per the landscape plan, restoring, in compliance with code, the natural visual value and scenic character.



- Currently the application identifies the southern/south west portion of the fill? Slope as 2:1 – this is not allowed per Article 438 or the North Valleys Area Plan Policy - NV.9.3.
The plans show a revised grading design where no grades slopes steeper than 3:1 are proposed, and any existing slopes steeper than 3:1 have been remedied.
- The application is showing fill slopes of greater than 10 feet. Some look to be in the range of 25 to 30 feet. This is not allowed per Washoe County Code, however the code section which will be pasted below outlines the process to allow it via a directors mod (Which can be just part of the SUP request)
The introductory code analysis provided at the beginning of this letter addresses this comment. See Attachment 2 for the director’s modification application.
- The site does show rocks organized in piles on the northern section of the graded pad, the grading proposal should include these rocks as part of the request, so if you assume that it’s 2,300 cy of additional material or whatever it may be – it should be reflected on the plans.
See Attachment 4: the site-sourced and imported rock (obtained during cut/fill earthwork, and in some cases donated by friends and neighbors eager to have their stone piles off their parcels) will be incorporated into the remedial grading plan.
- The grading application should also identify what is going to happen to the rocks, will they be exported? Will they be used for walls?
All of the rock material found onsite will be used for rockery walls or grading stabilization as specimen on-slope rocks embedded to at least ½ their total size (similar to highway bank stabilization currently utilized by NDOT).
- Please note that the satellite view of the parcel does show vehicles on site, having vehicles stored on vacant parcels is not permissible under Washoe County Code
The owners have been made aware of the requirement to remove the vehicles and have complied: no construction materials, vehicles, temporary buildings, shipping containers, or other manmade items except the well and electrical service remain on the parcel as of the date of this re-submittal.
- Revegetation of the entire site will be a condition related to the application.
See Attachment 4.
- Please note that temporary irrigation will be required on all revegetation areas, as part of the revegetation condition.
See Attachment 4.

Robison Engineering Company, Inc
846 Victorian Ave, Suite 20, 89431
775-852-2251
www.robisoneng.com



Please contact me or Luke Doyle at luke@robisoneng.com or 775-852-2251 x 736 with any questions regarding this application.

Sincerely,

ROBISON ENGINEERING COMPANY

Nathan Earl Robison, PE, WRS
Principal Engineer
nathan@robisoneng.com
(775) 852-2251 x 700



Attachments:

1. Special Use Permit Development Application – revised.
2. Director's Modification of Standards
3. Civil Engineering Plans
4. Landscape and Irrigation Plans
5. Neighbor Affidavits

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.: <u>WSUP23-0013</u>	
Project Name: 25 Arabian Way - Major Grading			
Project Description: This application intends to remedy the illegal grading of 25.6 acres on four contiguous parcels			
Project Address: 25 Arabian Way			
Project Area (acres or square feet): 25.6 acres total disturbance: see breakdown by parcel below.			
Project Location (with point of reference to major cross streets AND area locator): Properties directly south of the intersection of Red Rock Rd and Arabian Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
078-142-22	23.7	078-142-16	0.3
078-400-01	0.4	078-142-15	1.3
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: WILLIAMS, MICHELLE A & MARK A		Name: Robison Engineering Company, Inc	
Address: 25 ARABIAN WAY		Address: PO Box 1505	
RENO	Zip: 89508	Sparks	Zip: 89432
Phone: (707) 570-7286	Fax:	Phone: (775) 852-2251	Fax: 852-9736
Email: mamclure@icloud.com		Email: luke@robisoneng.com	
Cell:	Other:	Cell: (775) 297-5573	Other:
Contact Person: Michelle Williams		Contact Person: Luke Doyle	
Applicant/Developer:		Other Persons to be Contacted:	
Name: 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):	

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	PRIVATE - SEPTIC
b. Electrical Service	PUBLIC - NVE (EXISTING)
c. Telephone Service	PUBLIC (AT&T)
d. LPG or Natural Gas Service	PRIVATE - PROPANE (FUTURE)
e. Solid Waste Disposal Service	PUBLIC (WASTE MANAGEMENT/ EXISTING NEIGHBORHOOD ROUTE)
f. Cable Television Service	PUBLIC (TBD)
g. Water Service	PRIVATE - WELL (EXISTING)

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	NOT APPLICABLE	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	RED ROCK VOLUNTEER FD (1.3 MILES NORTH)
b. Health Care Facility	RENOWN URGENT CARE (24.9 MILES SOUTH)
c. Elementary School	SILVER LAKE
d. Middle School	O'BRIEN
e. High School	TMCC / HUG
f. Parks	SILVER LAKE PARK
g. Library	NORTH VALLEYS LIBRARY
h. Citifare Bus Stop	MOYA BLVD

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

1. What is the purpose of the grading?

The purpose of the grading is to repair illegal grading to conform, to the highest degree possible, to Sections 424 and 438 which were violated by that grading.

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

Approximately 18,000 cubic yards has been excavated onsite. An additional 5,000 cubic yards of repair earthwork is proposed with this application.

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

25.6 acres (~1.1 million sf) across the subject parcel and three adjacent parcels.

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

Approx. 18,000 cy has been graded over an area of 4.77 acres. An additional 5,000 cy is proposed over an area of 1.20 acres for remedial earthwork only.

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

No. The illegally disturbed area and volume of earthwork both exceed major grading thresholds, therefore this SUP is necessary to respond to that work. See cover letter discussion.

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.)

The grading of approximately 18,000 cy and the clearing of approximately 25.6 acres of vegetation across the four properties has already been performed. Please see the cover letter included with this application for an in-depth explanation.

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

Yes, all areas that have and will be disturbed by grading are shown on the plan.

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

The disturbed area can be seen from Arabian Way from the northwest, and Red Rock Road from the northeast of the property, and by the neighboring properties.

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)?

N/A.

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?

Currently, graded slopes are as steep as 2:1. The proposed reclamation grading per these plans will reconstruct all graded slopes to be 3:1 max. Both temporary and permanent (revegetation) BMPs will be used to prevent erosion, per these plans.

11. Are you planning any berms?

Yes	No ^x	If yes, how tall is the berm at its highest?
-----	-----------------	--

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)?

Rockery walls with max heights of 6.0 ft are required and shown on the plans.

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

Revegetation of all disturbed areas will reduce the current visual impact.

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

No tree removal is required; no trees exist in the subject area. Approximately 25.6 acres of sage and other woody shrubs were removed; see accompanying cover letter.

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?

See final revegetation plans prepared by a licensed Landscape Architect.

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

See final revegetation plans prepared by a licensed Landscape Architect.

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

Yes, and their suggestions have been incorporated.

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

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
-----	--	-------------------------------

Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

A cut with a height of approximately 20ft was graded, and per Washoe County Development Code Section 110.438.45, terraced retaining walls are proposed to bring this area of grading into compliance.

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

Much of the subject property originally had slopes that were too steep to construct on or to otherwise make use of. The purpose of the performed grading was to expand the amount of usable area on the property.

3. Are you proposing to mitigate the effect of the modification or reduction?

Inherently, the design is the proposed mitigation as this sort of wall system is specifically required per Section 110.438.45(c).

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

Washoe County Development Code Section 110.438.45(c) - "Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer."

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

The subject property is the only one directly affected: 25 Arabian Way, APN: 078-142-22. The only way the neighboring property owners are "affected" is that the wall features may be visible to them if they look at the property.

25 ARABIAN WAY SPECIAL USE PERMIT WASHOE COUNTY, NEVADA

PROJECT AUTHORITY

OWNER: MICHELLE & MARK WILLIAMS
25 ARABIAN WAY
RENO, NV 89509
(707) 570-7286
m_williams1013@aol.com

CIVIL ENGINEER: ROBSON ENGINEERING COMPANY
NATHAN ROBSON, PE
846 VICTORIAN AVE, STE 20
SPARKS, NV 89431
(775) 852-2251 x700
(775) 852-9736 fax
nath@robsoneng.com

SHEET INDEX

C0.0 TITLE SHEET - ORIGINAL CONDITIONS & TOPOGRAPHY
C0.1 EXISTING CONDITIONS & TOPOGRAPHY
C1.0 GRADING PLAN
C2.0 GRADING PLAN - ALTERNATIVE DESIGN

ABBREVIATIONS

APN ASSESSOR'S PARCEL NO.
(E) EXISTING
HDPE HIGH-DENSITY POLYETHYLENE
LF LINEAR FEET
NTS NOT TO SCALE
(P) PROPOSED
(R) DRAWN FROM RECORD
R.O.W. RIGHT OF WAY

PROJECT SUMMARY

JURISDICTION: WASHOE COUNTY
COUNTY: WASHOE COUNTY, NEVADA
ASSESSOR'S PARCELS: 078-142-22 (P PRIMARY), 078-400-01, 078-142-16, 078-142-15 (ADJACENT)
PROPERTY: LOT 266 PER TM 5505
ZONING: LUR
FEMA FLOOD ZONES: X: FIRM MAP NO. 32031C2625H, REVISED JUNE 18, 2013
SUMMARY OF WORK: CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE, ON-SITE SEWAGE DISPOSAL SYSTEM, DOMESTIC WELL, ELECTRICAL SERVICE

LEGEND

— — — — — PROPERTY BOUNDARY
- - - - - ADJOINING PROPERTY BOUNDARY
- - - - - SETBACK
- - - - - EASEMENT
/ / / / / (E) BUILDING
- - - - - (E) FLOW LINE
- - - - - (E) ROAD CENTERLINE
- - - - - (E) FIBER OPTIC
- - - - - (E) ELECTRICAL
- - - - - (E) OVERHEAD ELEC.
TOE TOE (E) TOE OF SLOPE
TOP TOP (E) TOPOF SLOPE
TOP TOP (E) TOPOF SLOPE
- - - - - (P) LIMITS OF GRADING
- - - - - (P) FLOW LINE

BASIS OF BEARINGS & ELEVATIONS:

*BASIS OF BEARINGS PER THE LINE BETWEEN WASHOE COUNTY CONTROL MONUMENTS N223M01070 & N223M01171
#BASIS OF ELEVATIONS IS APPROXIMATE NAVD88 PER USGS 3DEP LIDAR.

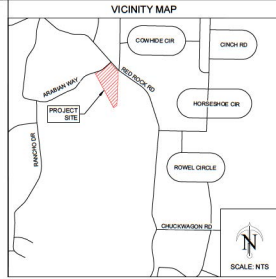
EARTHWORK SUMMARY - ORIGINAL TO EXISTING CONDITIONS:

GRADED AREA: 25.95 ACRES
CUT: 18,000 CY
FILL: 18,000 CY
NET: 0 CY (BALANCED)
#AREA DISTURBED**:
2.40 ACRES (APN 078-142-22)
0.34 ACRES (APN 078-400-01)
0.31 ACRES (APN 078-142-16)
1.30 ACRES (APN 078-142-15)
25.95 ACRES (TOTAL)

*EARTHWORK SUMMARY FOR SUP DOCUMENTATION ONLY
**APPROXIMATELY 25.95 ACRES OF THE WMS CLEARED OF EXISTING VEGETATION ACROSS THE SUBJECT PARCEL AND THREE ADJACENT/NEIGHBORING PARCELS.

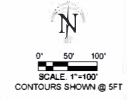
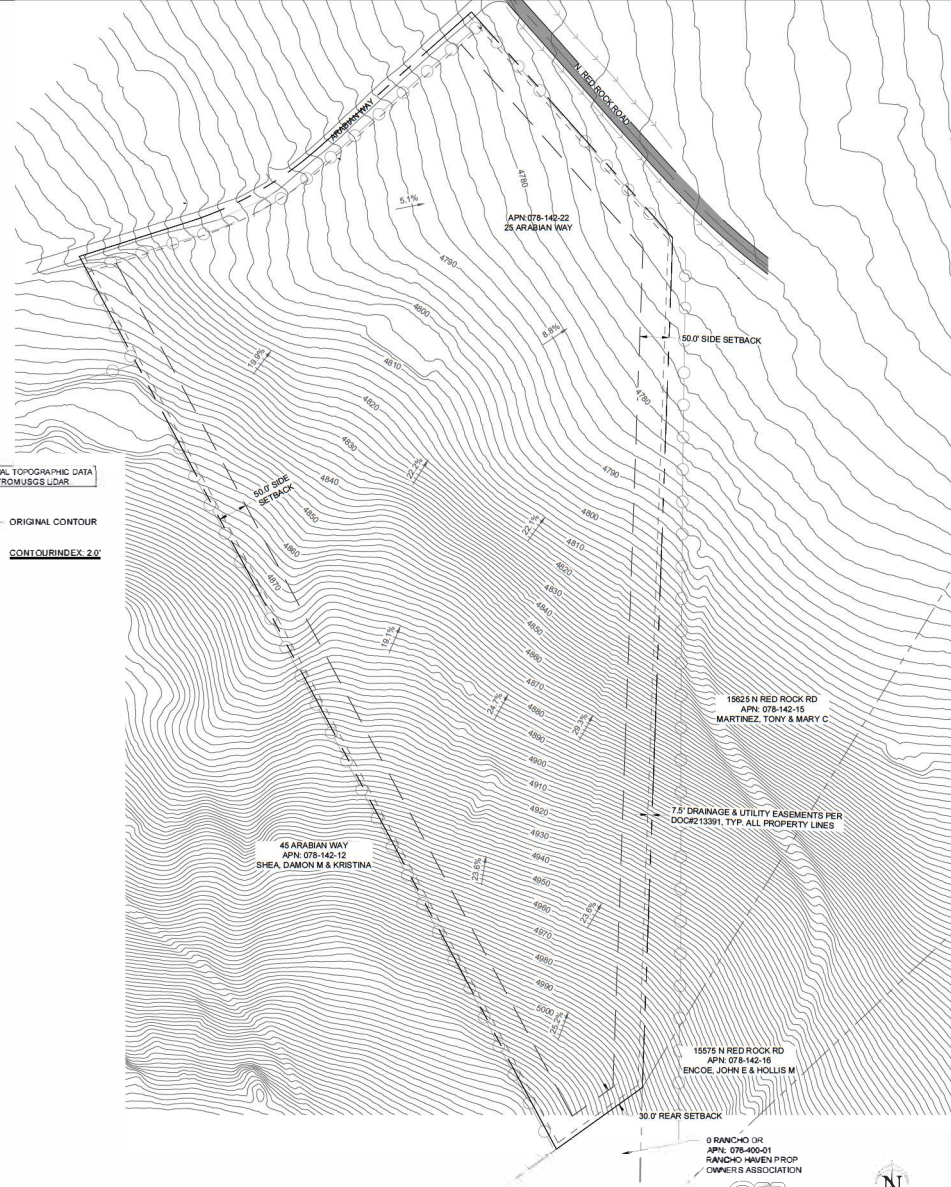
EARTHWORK SUMMARY - PROPOSED REPAIRS:

SEE GRADING PLANS



NOTE: ORIGINAL TOPOGRAPHIC DATA IS SOURCED FROM USGS LIDAR

4500 ORIGINAL CONTOUR
CONTOUR INDEX: 2.0'



**25 ARABIAN WAY
SPECIAL USE PERMIT**

TITLE SHEET - ORIGINAL CONDITIONS & TOPOGRAPHY
WASHOE COUNTY
PROJECT NO: 2327-01-001
NV

PREPARED FOR:
MICHELLE & MARK WILLIAMS
25 ARABIAN WAY
RENO, NV 89509
(707) 570-7286

DRAWN LID



NO	DESCRIPTION	DATE	BY	CHKD
1	TM 5505 AUGUST 2022			
2	PERIC TEST REPORT FROM RTGA	2023-02-15	LID	
3	USGS LIDAR TOPOGRAPHIC DATA	2023-02-17	LID	
4	ROBSON LIDAR TOPO DATA APRIL 1998 2023	2023-04-01	LID	
5		2023-05-08	LID	
6		2023-07-08	LID	

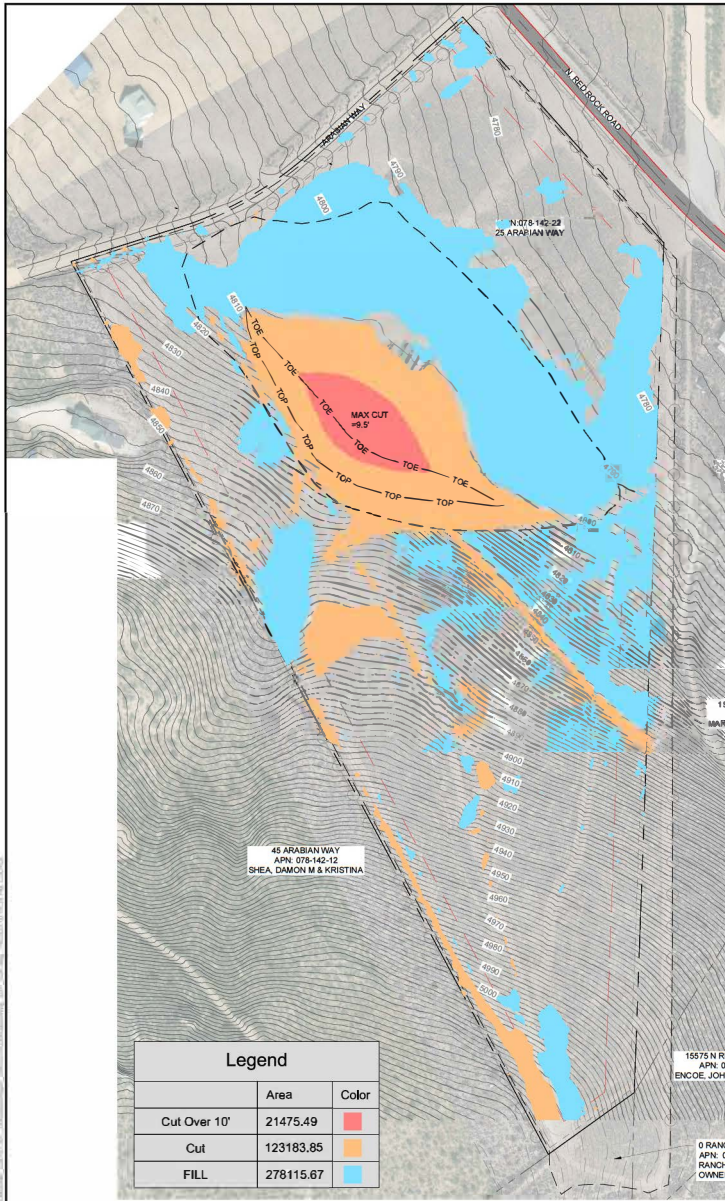
NO	DESCRIPTION	DATE	BY	CHKD
1	CLIENT REVIEW	2023-02-15	LID	
2	SPECIAL USE PERMIT	2023-04-01	LID	
3	SPECIAL USE PERMIT - REV1	2023-05-08	LID	
4	SPECIAL USE PERMIT - REV2	2023-07-08	LID	

NO	DESCRIPTION	DATE	BY	CHKD
1	CLIENT REVIEW	2023-02-15	LID	
2	SPECIAL USE PERMIT	2023-04-01	LID	
3	SPECIAL USE PERMIT - REV1	2023-05-08	LID	
4	SPECIAL USE PERMIT - REV2	2023-07-08	LID	

APPROVALS

C0.0

SHEET 1 OF 4



Legend		
	Area	Color
Cut Over 10'	21475.49	Orange
Cut	123183.85	Red
FILL	278115.67	Blue

NOTE: ORIGINAL TOPOGRAPHIC DATA IS SOURCED FROM USGS LIDAR. EXISTING TOPOGRAPHY REPRESENTS LAS DATA COLLECTED BY ROBSON ENGINEERING COMPANY ON 07/14/2023. THE ENGINEERING COMPANY HAS CONDUCTED VISUAL VERIFICATION OF THE LIDAR DATA AND HAS DETERMINED THAT THE DATA IS ACCURATE AND RELIABLE FOR THE PURPOSES OF THIS PERMIT APPLICATION.

- 4850 --- EXISTING CONTOUR
- 4850 --- ORIGINAL CONTOUR
- --- AREA OF MAJOR EARTHWORK ACTIVITY
- --- AREA OF DISTURBANCE / GRUBBING
- --- CONTOUR INDEX 2.0'

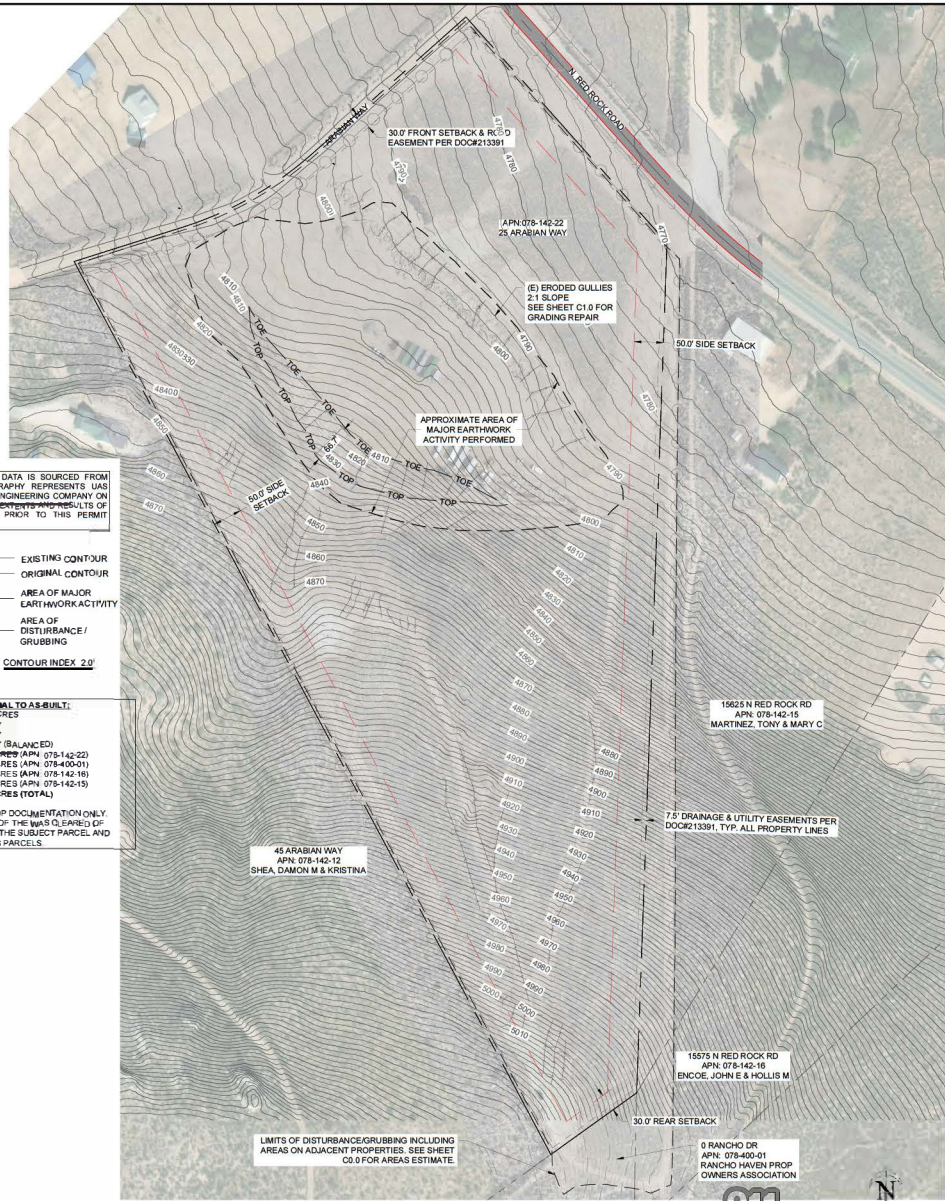
EARTHWORK SUMMARY - ORIGINAL TO AS-BUILT:

GRADED AREA	25.95 ACRES
CUT	18,000 CY
FILL	18,000 CY
NET	0 CY (BALANCED)

AREA DISTURBED:

24.0 ACRES (APN 078-142-22)
0.24 ACRES (APN 078-400-01)
0.31 ACRES (APN 078-142-18)
1.30 ACRES (APN 078-142-15)
25.95 ACRES (TOTAL)

EARTHWORK SUMMARY FOR SUP DOCUMENTATION ONLY:
 *APPROXIMATELY 25.95 ACRES OF THE WAS CLEARED OF EXISTING VEGETATION ACROSS THE SUBJECT PARCEL AND THREE ADJACENT NEIGHBORING PARCELS.



EXISTING CONDITIONS



25 ARABIAN WAY
SPECIAL USE PERMIT

EXISTING CONDITIONS AND TOPOGRAPHY

WASHOE COUNTY
PROJECT NO: 23-01-001

PREPARED FOR:
MICHELLE & MARK WILLIAMS

38 ARABIAN WAY
RENO, NV 89506
(775) 579-2986

1" = 100'

0' 50' 100'

APPROVALS

C0.1

SHEET 1 OF 4

1. TM 5509 AUGUST 2022

2. PERIC TEST REPORT FROM RTCA

3. USGS LIDAR TOPOGRAPHIC DATA

4. ROBSON LAS TOPO SURVEY APRIL 2023

NO	DESCRIPTION	DATE	BY	CHKD	REVISIONS
P1	CLIENT REVIEW	2023-02-15	LJD		
P2	SPECIAL USE PERMIT	2023-02-17	LJD	NER	
1	SPECIAL USE PERMIT - REV1	2023-05-08	LJD	NER	
2	SPECIAL USE PERMIT - REV2	2023-07-08	LJD	NER	

19 MAR 1987

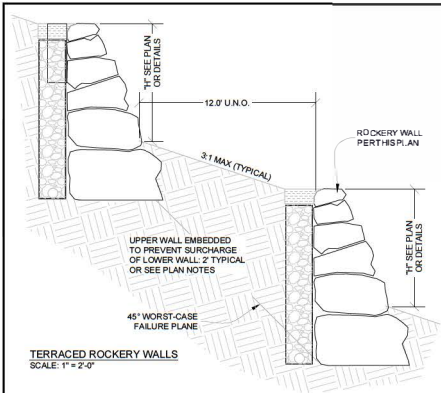
15575 N RED ROCK RD
APN: 07 ENCOE JOHN

0 RANCO
APN: 07 RANCHO HAVEN
OWNER

15625 N RED ROCK RD
APN: 078-142-16
MARTINEZ, TONY & MARY C

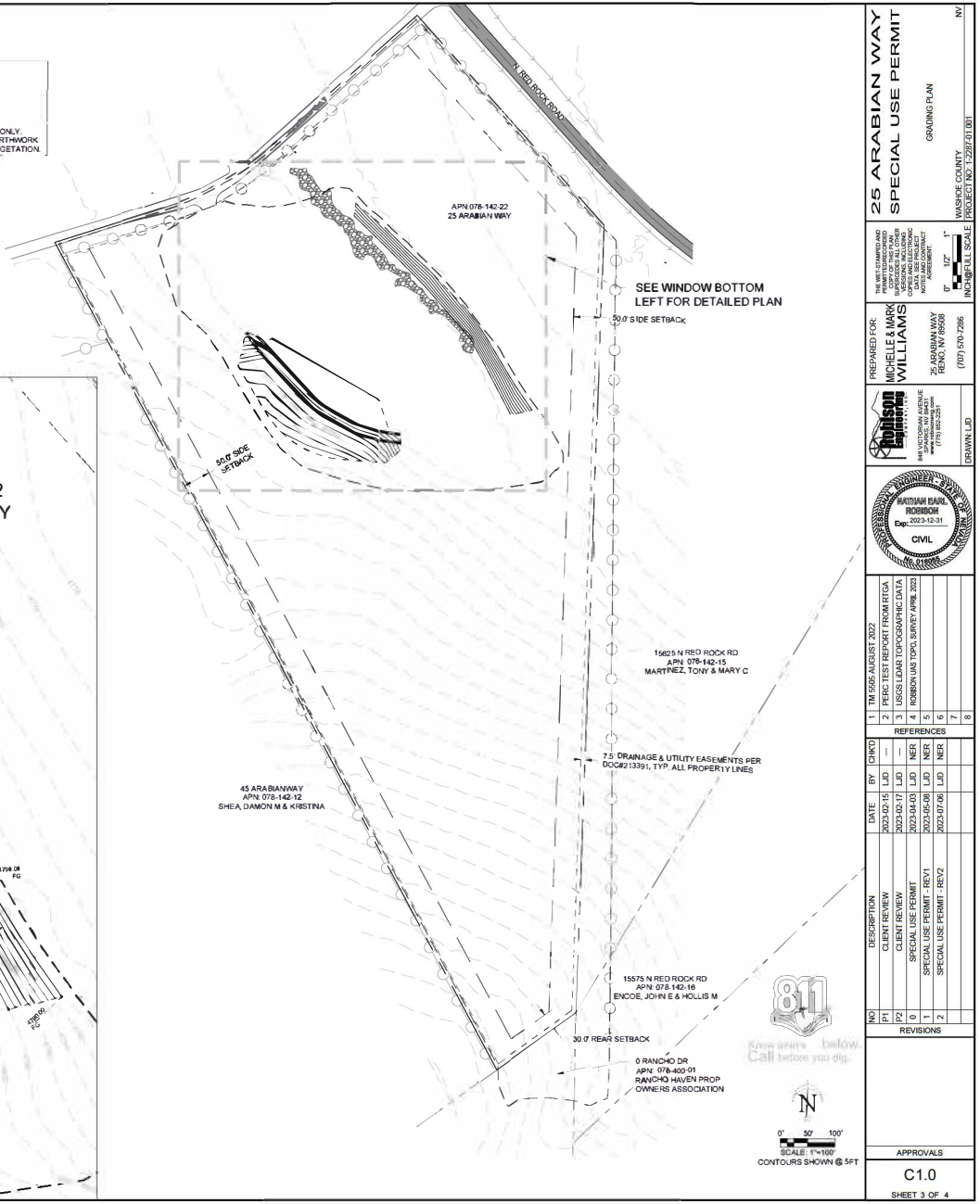
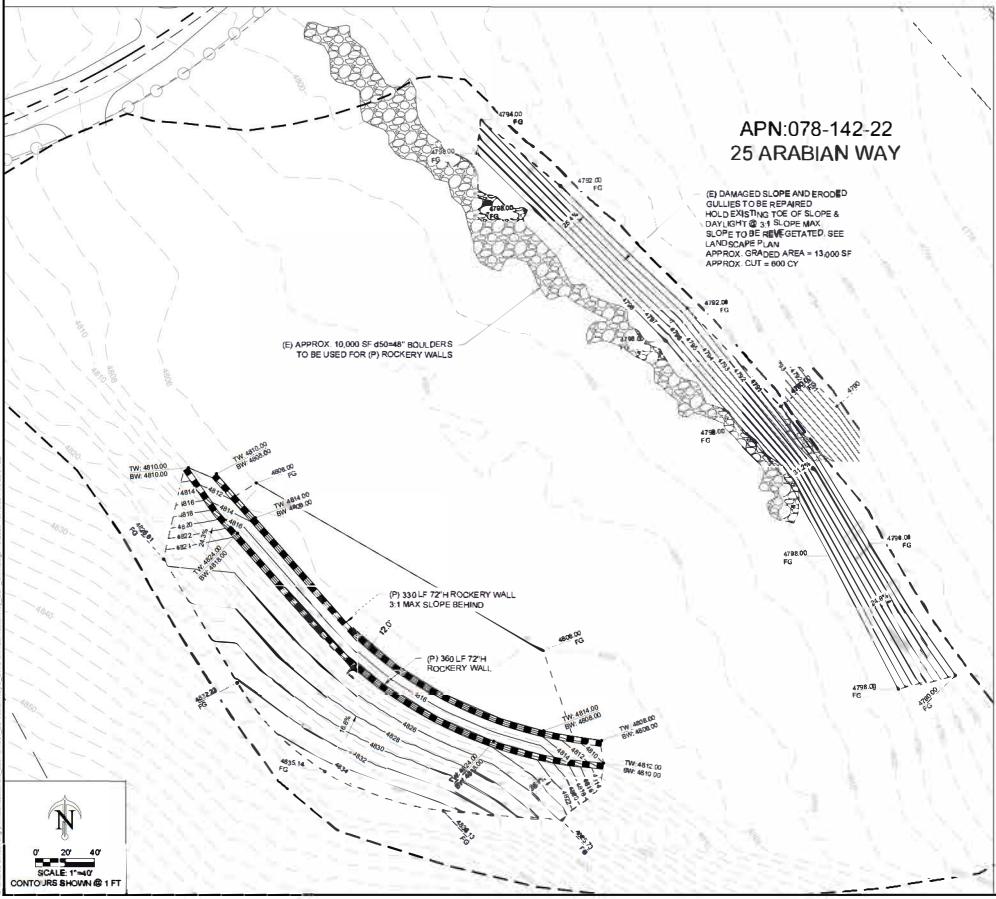
15575 N RED ROCK RD
APN: 078-142-16
ENCOE, JOHN E & HOLLIS M

0 RANCHO DR
APN: 078-400-01
RANCHO HAVEN PROP OWNERS ASSOCIATION



EARTHWORK SUMMARY - AS-BUILT TO PROPOSED:
 GRADED AREA: 1.20 ACRES
 CUT: 1,000 CY
 FILL: 5,000 CY
 NET: 4,000 CY (IMPORT)

*EARTHWORK SUMMARY FOR SUP DOCUMENTATION ONLY. ESTIMATE INCLUDES AREA OF MAJOR PROPOSED EARTHWORK ONLY. SEE LANDSCAPE PLAN FOR EXTENTS OF VEGETATION.



25 ARABIAN WAY
SPECIAL USE PERMIT

PREPARED FOR: **MICHELLE & MARK WILLIAMS**
 25 ARABIAN WAY
 RENO, NV 89506
 (775) 570-7266

APN: 078-142-22
 25 ARABIAN WAY

SEE WINDOW BOTTOM LEFT FOR DETAILED PLAN

30' SIDE SETBACK

15625 N RED ROCK RD
 APN: 078-142-15
 MARTINEZ, TONY & MARY C

45 ARABIAN WAY
 APN: 078-142-12
 SHEA DAMON M & KRISTINA

15575 N RED ROCK RD
 APN: 078-142-16
 ENCOE, JOHN E & HOLLIS M

0 RANCHO DR
 APN: 078-400-01
 RANCHO HAVEN PROP OWNERS ASSOCIATION

7.5 DRAINAGE & UTILITY EASEMENTS PER DOC#23394, TYP. ALL PROPERTY LINES

30' REAR SETBACK

81
 Know what's below.
 Call before you dig.

SCALE: 1"=100'
 CONTOURS SHOWN @ 5FT

NO	DESCRIPTION	DATE	BY	CHKD
1	CLIENT REVIEW	2023-02-15	LJD	
2	CLIENT REVIEW	2023-02-17	LJD	
3	SPECIAL USE PERMIT	2023-04-01	LJD	NER
4	SPECIAL USE PERMIT - REV1	2023-05-08	LJD	NER
5	SPECIAL USE PERMIT - REV2	2023-07-08	LJD	NER

REFERENCES












NO	DESCRIPTION	DATE	BY	CHKD
1	TM 5506 AUGUST 2002			
2	PERC TEST REPORT FROM RTCA			
3	USGS LIDAR TOPOGRAPHIC DATA			
4	ROBSON LANE TOPO SURVEY APRIL 2023			

APPROVALS

C1.0

SHEET 3 OF 4

TEMPORARY IRRIGATION LEGEND

-  IRRIGATION CONTROL CLOCK: RAIN BIRD ESP-LXME CONTROLLER W/ RAIN BIRD ANEMOMETER WIND SENSOR. INSTALL CLOCK AND SENSOR PER MFG'S SPECIFICATIONS. COORDINATE PLACEMENT OF CLOCK AND POWER SOURCE WITH OWNER PRIOR TO THE START OF CONSTRUCTION.
-  E.O.G. - EXISTING WELL. OWNER TO PROVIDE FLOW AND PRESSURE DATA.
-  BACKFLOW PREVENTER - AS REQUIRED PER WATER AUTHORITY STANDARDS/REQUIREMENTS.
-  MANUAL DRAIN VALVE: 3/4" BRASS GATE VALVE (GRINNELL OR OAD) INSTALL AT ALL LOW POINTS ALONG MAINLINE.
-  MASTER VALVE
* BUCKNER SUPERIOR 3500 NORMALLY OPEN W/ NO MINIMUM FLOW FEATURE. AVAILABLE IN SIZES 1-1/2" TO 3".
-  BRASS GATE VALVE: GRINNELL (OAE) FOR MAINLINE ISOLATION. SAME SIZE AS MAINLINE.
-  SPRAY VALVE: RAIN BIRD PEEB (WITH PRE-D MODULE TO PREVENT MISTING IF NEEDED DUE TO HIGH PRESSURE). SIZE PER PLAN.
-  VALVE I.D. - STATION #, VALVE SIZE, AND APPROX. GPM.
-  MAINLINE: ALL MAINLINES SHALL BE SCH. 40 PVC. INSTALL ALL MAINLINES AT 24" MINIMUM DEPTH. SIZE PER PLAN.
-  LATERAL PIPES: SCH. 40 PVC LATERAL - SIZE PER CHART. INSTALL AT GRADE PER TEMPORARY IRRIGATION DETAIL.
-  VALVE BOXES (NOT SHOWN): ALL VALVES SHALL BE LOCATED IN RAIN BIRD PVB PROFESSIONAL SERIES VALVE BOXES PER DETAILS.

DESIGN PRESSURE NOTE:

ASSUMED AVAILABLE WATER PRESSURE AT P.O.C. IS 65 PSI. ASSUMED FLOW IS 12 GPM @ 5 FPS. CONTRACTOR TO VERIFY PRIOR TO SYSTEM INSTALLATION. FUTURE PRESSURES MAY VARY DUE TO NEW DEVELOPMENT AND/OR OTHER UNFORESEEN CIRCUMSTANCES. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR FUTURE DEVIATIONS IN PRESSURE AND ANY RESULTING EFFECTS ON THE PERFORMANCE OF THE IRRIGATION SYSTEM.

IRRIGATION MAINLINES ARE SHOWN IN STREET/PAVED AREAS FOR GRAPHIC CLARITY ONLY. WHERE POSSIBLE ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN PLANTING BEDS.

SPRINKLER HEADS - TEMPORARY IRRIGATION

CONTRACTOR SHALL SELECT SPECIFIC ARC AND NOZZLE AS REQUIRED FOR OPTIMUM SPRAY COVERAGE. INSTALL TEMPORARY IRRIGATION ON ALL REVEGETATION AREAS AS INDICATED ON THE PLANS (EXCLUDING AREAS DESIGNATED FOR DRYLAND/NO-IRRIGATED SEEDING). CONTRACTOR SHALL REMOVE ALL ABOVE-GROUND TEMPORARY IRRIGATION PIPING UPON ESTABLISHMENT AND ACCEPTANCE OF THE REVEGETATED AREAS.

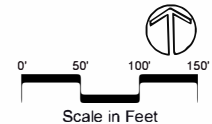
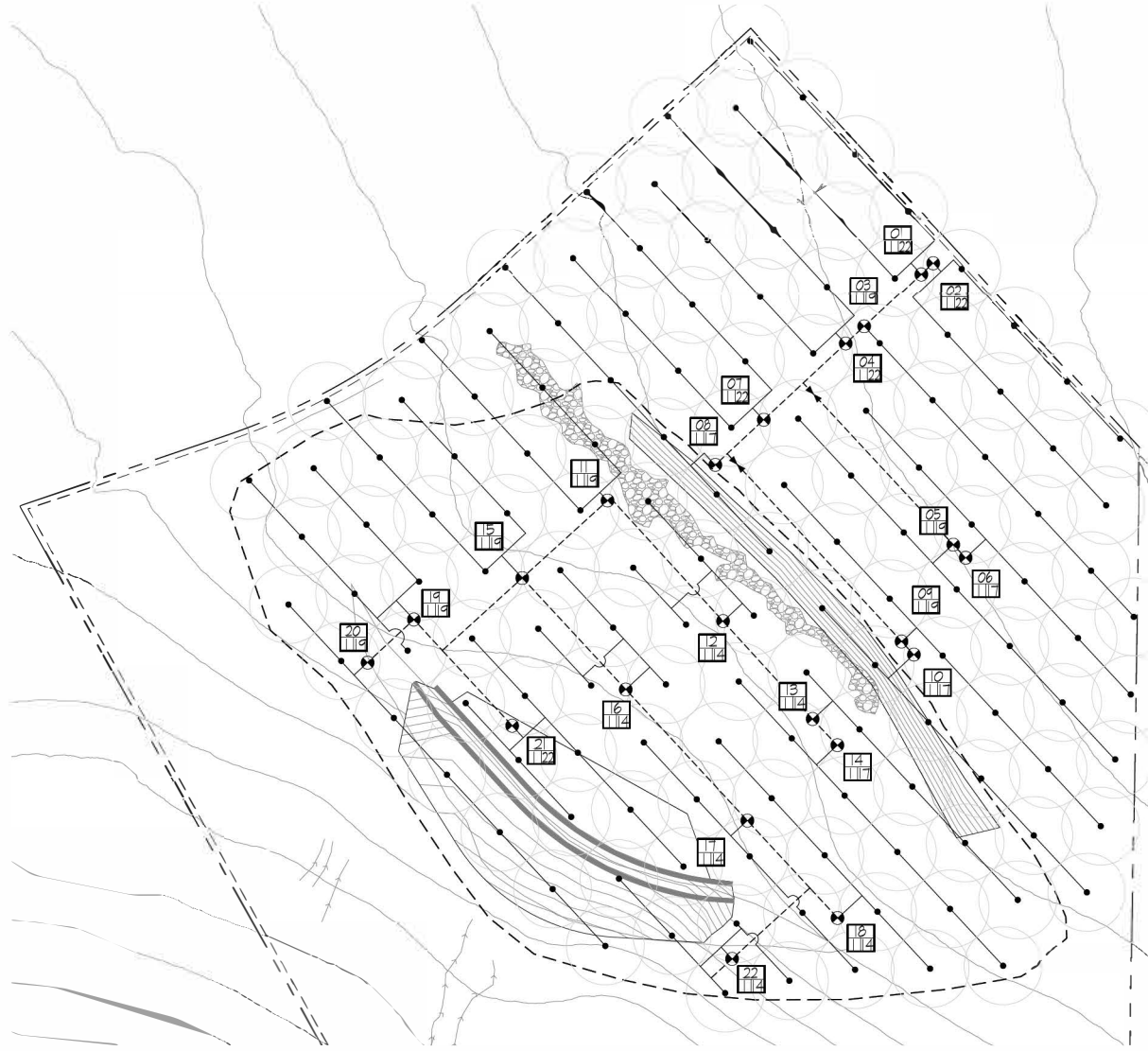
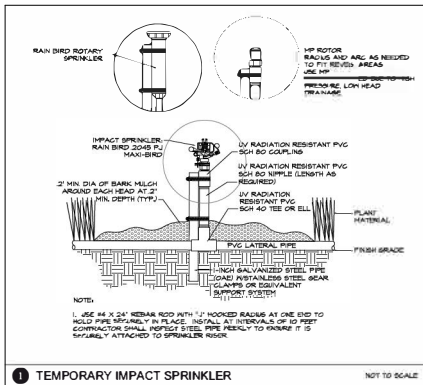
SYM: SPRINKLER HEAD DESCRIPTION

- RAIN BIRD 2045-PJ MAXI-BIRD 3T RAD @ 35 PSI (NOZZLE OT AT 2.1 GPM) HEAD SPACING ON PLAN IS SHOWN AT APPROX. 35 FT.

TEMPORARY IRRIGATION NOTE

THIS IRRIGATION LAYOUT IS SCHEMATIC AND MAY NEED TO BE FIELD MODIFIED BASED ON AVAILABLE FLOW AND PRESSURE DATA FOR THE EXISTING WELL. TO BE PROVIDED BY THE OWNER.

FIELD MODIFICATIONS REQUIRED MAY INCLUDE SMALLER ZONES AND/OR APPLICATION OF TEMPORARY IRRIGATION IN STAGES (I.E. ESTABLISH ONE SECTION OF REVEGETATION BEFORE MOVING ON TO OTHER AREAS).



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L.A. Studio Nevada
 the landscape architecture studio
 1557 C Street
 Sparks, NV 89441 (775) 325-2223 NV (LA) 440
 www.la-studio.com

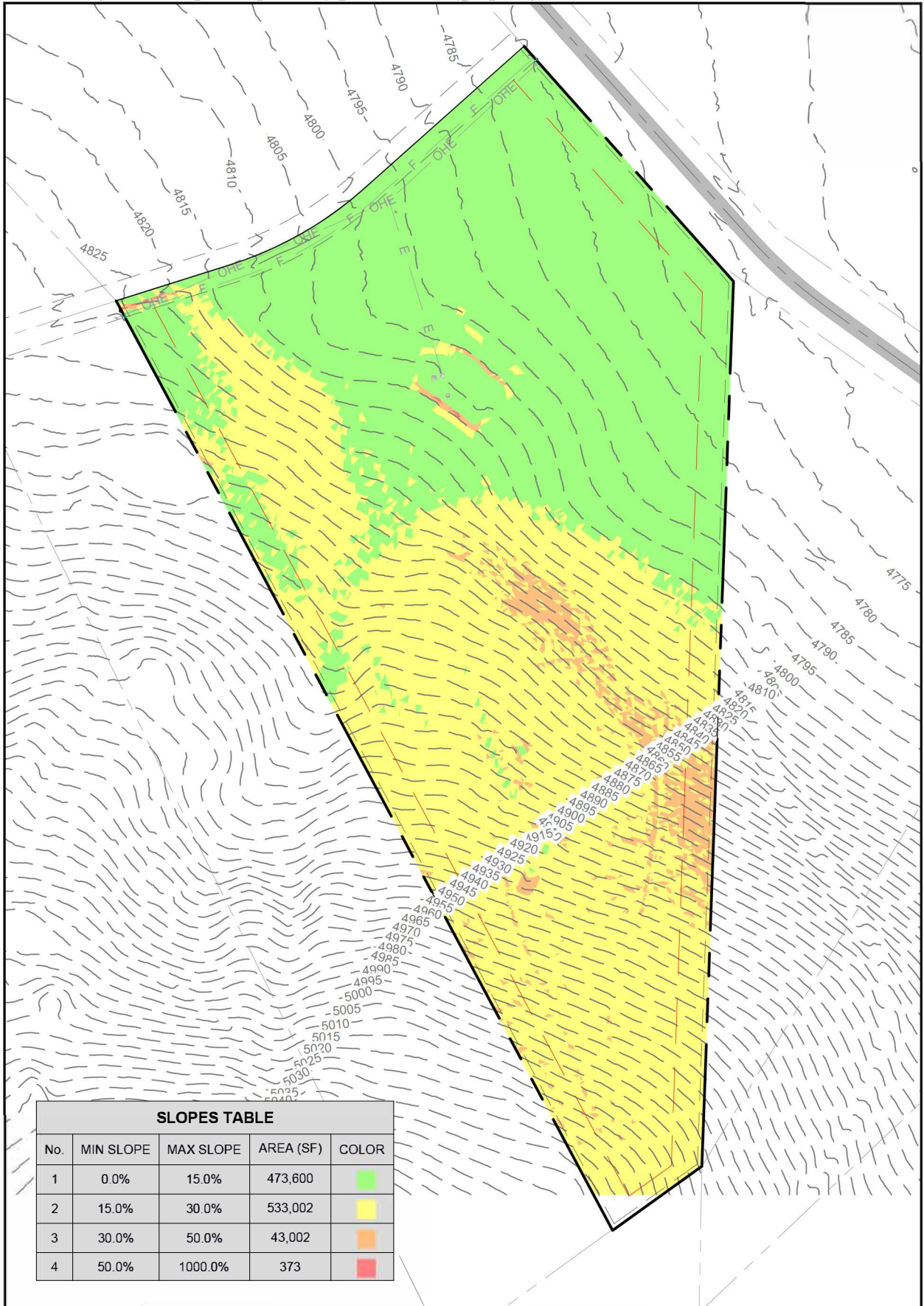


Temporary Irrigation Plan
25 ARABIAN WAY
 Robison Engineering Company, Inc.
 Nevada

No.	Revision Date

LA No: 67-504-08-02
 Drawn: DMJ
 Checked: KKH
 Date: 7/10/23

Sheet **L2** of **2**



SLOPES TABLE				
No.	MIN SLOPE	MAX SLOPE	AREA (SF)	COLOR
1	0.0%	15.0%	473,600	Light Green
2	15.0%	30.0%	533,002	Yellow
3	30.0%	50.0%	43,002	Orange
4	50.0%	1000.0%	373	Red



346 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com

DRAWN:LJD
DATE:PENDING

PREPARED FOR:
**MARK & MICHELLE
WILLIAMS**

25 ARABIAN WAY
RENO, NV 89508
(707) 570-7286



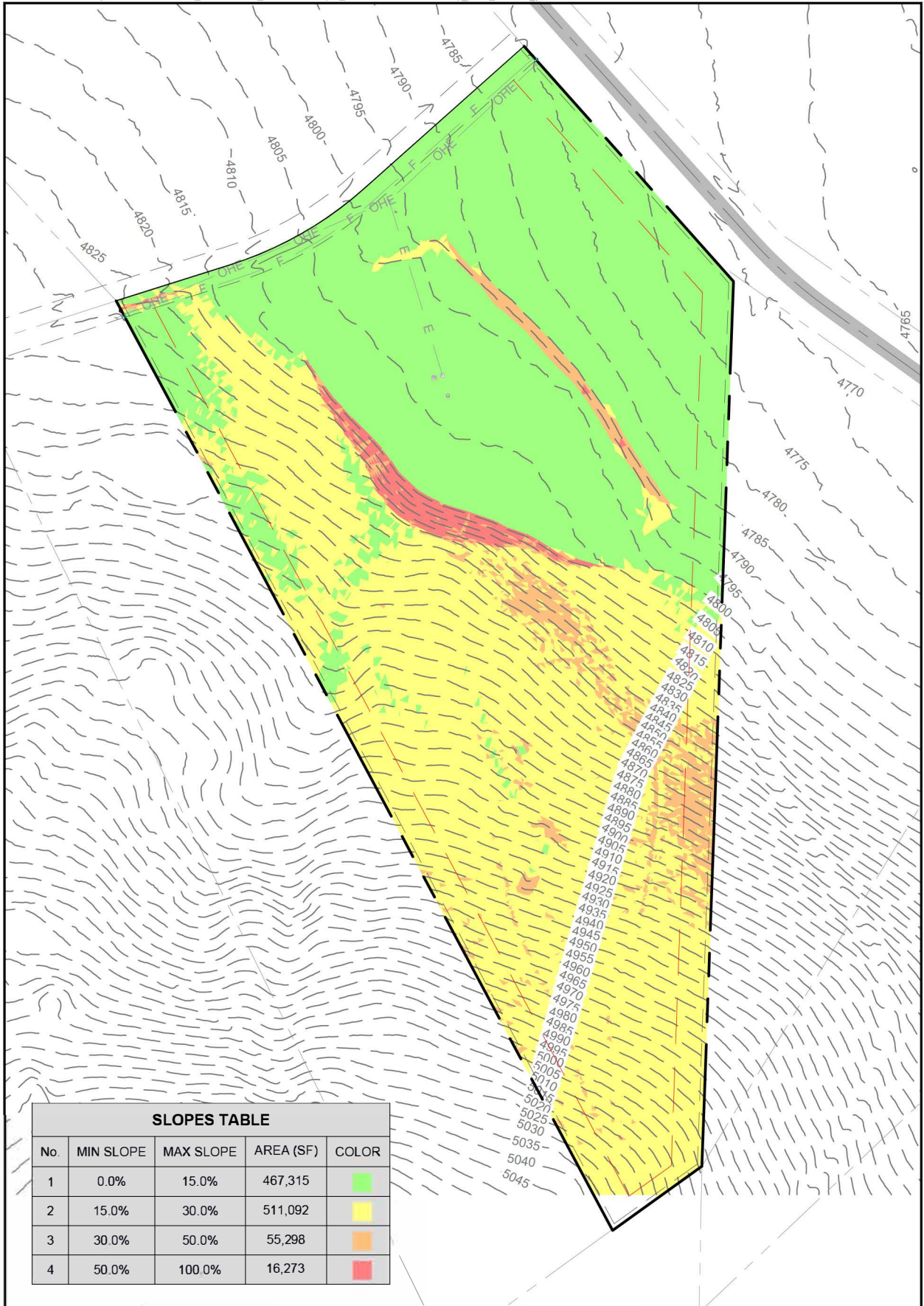
0 1/2 1/1
INCH@FULL SCALE

**25 ARABIAN WAY
SPECIAL USE PERMIT**


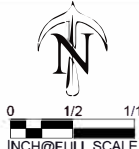
EXHIBIT A
ORIGINAL GRADE SLOPE ANALYSIS

WASHOE COUNTY
PROJECT NO:1-2287-01.001

NEVADA
**WSUP23-0013
EXHIBIT D**



SLOPES TABLE				
No.	MIN SLOPE	MAX SLOPE	AREA (SF)	COLOR
1	0.0%	15.0%	467,315	Green
2	15.0%	30.0%	511,092	Yellow
3	30.0%	50.0%	55,298	Orange
4	50.0%	100.0%	16,273	Red

 846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com	PREPARED FOR: MARK & MICHELLE WILLIAMS	 0 1/2 1/1 INCH@FULL SCALE	25 ARABIAN WAY SPECIAL USE PERMIT
	25 ARABIAN WAY RENO, NV 89508 (707) 570-7286		EXHIBIT B EXISTING GRADE SLOPE ANALYSIS
DRAWN:LJD DATE:PENDING			WASHOE COUNTY PROJECT NO:1-2287-01.001

**RE: Geotechnical Summary Letter
25 Arabian Way, APN: 078-142-22
Washoe County, Nevada**

Dear Mr. Robison:

This letter is to summarize the preliminary geotechnical findings and recommendations for our investigation performed at 25 Arabian Way (APN: 078-142-22). A final geotechnical report will be issued at a later date. The project will involve the remediation of large cut and fill slopes as well as evaluation of existing undocumented fills which were excavated from a hillside without a permit. The project civil engineer, Robison Engineering Company, Inc. is preparing a special use permit (SUP) in order to provide plans to remediate the slopes and revegetate the site. The excavation will either be remediated with engineered slopes using on-site materials or with rockery retaining walls. Additionally, the homeowner plans to construct a residence at this property following successful remediation of the slopes.

Site Conditions

A large, relatively level fill pad has been constructed on the property, without permit. This pad was constructed using cut to fill methods and the materials were sourced from the existing slope on the southwest side of the property. This pad is a wedge-shaped fill, tapering from 0 feet in thickness on the southwest side to approximately 8 feet in thickness on the northeast side. This fill was placed without the inspection or testing of an engineer and therefore is to be considered undocumented fill. Our field investigation and hand auger borings indicate that the native soils and fill materials consist of granular, granitic sands with granitic boulders. The boulders excavated from the native slopes have been excluded from fills and are currently stockpiled on the ground surface. These boulders range in size from 1.5 to 4 feet in diameter.

The existing manmade slopes onsite do not meet Washoe County Code as they are steeper than 3H:1V (horizontal to vertical), are unvegetated and have no other means of erosion control. Both the cut and fill slopes exhibit large eroded gullies and runnels due to the extremely wet winter of 2022/2023. Slopes will require stabilization and erosion control to meet local building code requirements.



Site Conditions, Looking Southwest

Additionally, nearly all of the existing vegetation onsite was cleared without permit. The native vegetation in this area consists of sage, grasses, and other desert brush.

Site Investigation

Black Eagle Consulting, Inc. (BEC) performed a field investigation of the site by excavating 2 hand auger borings to sufficient depths to adequately reveal subsurface soil conditions. Cut and fill slopes were also logged. Representative samples were returned to our laboratory and are currently being tested to characterize the index properties of foundation soils, such as moisture content, grain size distribution, and plasticity. Relative density (compaction) of the in-place fill soils was not tested as the fills are considered undocumented without previous testing.

Preliminary Conclusions and Recommendations

1. These recommendations and conclusions are preliminary and are strictly for use as part of a SUP application. A final geotechnical report will be issued later which will contain final recommendations for design and construction.
2. The on-site cut and fill slopes are steeper than the maximum 3H:1V slopes allowed by Washoe County building codes and will require remediation with additional fill. Slopes between 3H:1V and 5H:1V can be stabilized by hydroseeding. All fill placed on hillsides steeper than 5H:1V shall be keyed into existing materials in equipment-wide benches. The maximum vertical separation between benches shall be 6 feet. Slopes steeper than 5H:1V may be created as part of the grading; as such, proper benching and key-in of fill materials is necessary.
3. Temporary and permanent erosion control of disturbed areas will be required in accordance with local standards. Dust potential at this site will be high during dry periods. The homeowner shall prevent dust from being generated during construction in compliance with all applicable city, county, state, and federal regulations.
4. The native soils and undocumented fills are exclusively granular and are suitable for reuse as structural fill. Existing fill soils are undocumented and are not suitable for the direct support of any proposed improvements such as buildings, driveways etc.
5. Undocumented fills may be reworked to their full depth and inspected by an engineer for proper compaction (per ASTM D1557), or future improvements may be supported on deep foundations.
6. The existing boulders stockpiled onsite are generally suitable for the construction of rocky walls. Some boulders may be excessively weathered/decomposed and shall be excluded.



7. Positive surface drainage shall be established away from structures and maintained throughout the life of the structure. Positive surface drainage may be established by providing a slope of 5 to 10 percent away from structures in landscape areas and 2 to 5 percent in paved areas. Downspouts should extend beyond the backfill zone and discharge at least 5 feet away from the structure onto surfaces that convey water away from the structure.

Sincerely,

Black Eagle Consulting, Inc.



C. Remington Walker, P.E.
Project Engineer

CRW:SK:mrc



Rancho Haven POA
c/o Terra West Management Services
1575 Delucchil Lane, #103
Reno, NV 89502
Phone: (775) 853-9777 : FAX: (775) 853-9771 : www.terrawest.com

Chris Bronczyk
Senior Planner, Planning & Building Division
Community Services Department
1001 East Ninth Street, Reno, NV 89512

June 28, 2023

Property Address:
25 Arabian Way
Reno, NV 89508

Dear Chris Bronczyk;

The Board of Directors for Rancho Haven POA have met and reviewed the affidavit. Please note that the POA is only signing the affidavit for the brush removal that was performed on Rancho Haven POA property and does not tie Rancho Haven POA into the special permit application.

Please note Rancho Haven POA is not endorsing the property application, but only responding to the vegetation removal on Rancho Haven POA property.

Sincerely,

Board of Directors
Rancho Haven Property Owners Association

STATE OF NEVADA

BARBARA K. CEGAVSKE
Secretary of State



Commercial Recordings & Notary Division
202 N. Carson Street
Carson City, NV 89701
Telephone (775) 684-5708
Fax (775) 684-7138
North Las Vegas City Hall
2250 Las Vegas Blvd North, Suite 400
North Las Vegas, NV 89030
Telephone (702) 486-2880
Fax (702) 486-2888

KIMBERLEY PERONDI
Deputy Secretary for
Commercial Recordings

OFFICE OF THE
SECRETARY OF STATE

Sharon Raber
6655 S. Cimarron Rd., Suite 200
Las Vegas, NV 89113, USA

Work Order #: W2022082201418
August 22, 2022
Receipt Version: 1

Special Handling Instructions:

Submitter ID: 4532

Charges

Description	Fee Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Annual List	Fees	20222562163	8/22/2022 1:03:03 PM	Approved	1	\$50.00	\$50.00
Total							\$50.00

Payments

Type	Description	Payment Status	Amount
Credit Card	6611985736846771903075	Success	\$50.00
Total			\$50.00

Credit Balance: \$0.00

Sharon Raber
6655 S. Cimarron Rd., Suite 200
Las Vegas, NV 89113, USA

STATE OF NEVADA

BARBARA K. CEGAVSKE

Secretary of State



**OFFICE OF THE
SECRETARY OF STATE**

Commercial Recordings Division

202 N. Carson Street

Carson City, NV 89701

Telephone (775) 684-5708

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North Las Vegas City Hall

2250 Las Vegas Blvd North, Suite 400

North Las Vegas, NV 89030

Telephone (702) 486-2880

Fax (702) 486-2888

KIMBERLEY PERONDI

*Deputy Secretary for
Commercial Recordings*

Business Entity - Filing Acknowledgement

08/22/2022

Work Order Item Number: W2022082201418 - 2329068
Filing Number: 20222562163
Filing Type: Annual List
Filing Date/Time: 08/22/2022 13:03:03 PM
Filing Page(s): 2

Indexed Entity Information:

Entity ID: C2061-1971

Entity Name: RANCHO HAVEN
PROPERTY OWNERS ASSOCIATION

Entity Status: Active

Expiration Date: 08/09/2021

Commercial Registered Agent

KGDO HOLDING COMPANY

6655 S CIMARRON RD STE 200, LAS VEGAS, NV 89113, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

A handwritten signature in black ink that reads 'Barbara K. Cegavske'.

BARBARA K. CEGAVSKE
Secretary of State



BARBARA K. CEGAVSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application

ANNUAL AMENDED (check one)

List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

RANCHO HAVEN PROPERTY OWNERS ASSOCIATION

NV19711002696

NAME OF ENTITY

Entity or Nevada Business
Identification Number (NVID)

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- Corporation
 - This corporation is publicly traded, the Central Index Key number is:
- Nonprofit Corporation (see nonprofit sections below)
- Limited-Liability Company
- Limited Partnership
- Limited-Liability Partnership
- Limited-Liability Limited Partnership
- Business Trust
- Corporation Sole

Filed in the Office of <i>Barbara K. Cegavske</i>	Business Number C2061-1971
Secretary of State State Of Nevada	Filing Number 20222562163
	Filed On 08/22/2022 13:03:03 PM
	Number of Pages 2

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- 001 - Governmental Entity
- 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

For nonprofit entities formed under NRS chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

- Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee. Exemption Code 002

For nonprofit entities formed under NRS Chapter 81: entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

- Unit-owners' Association
- Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box

Does the Organization intend to solicit charitable or tax deductible contributions?

- No - no additional form is required
- Yes - the "Charitable Solicitation Registration Statement" is required.
- The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

****Failure to include the required statement form will result in rejection of the filing and could result in late fees.****



BARBARA K. CEGAVSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

CORPORATION, INDICATE THE <u>TREASURER</u> :			
NANCY KARNS-JOHNSON	USA		
Name	Country		
PO BOX 80900	Las Vegas	NV	89180
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>PRESIDENT</u> :			
CHRISTINE RIGGI	USA		
Name	Country		
PO BOX 80900	Las Vegas	NV	89180
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>SECRETARY</u> :			
EMILY ZUNINO	USA		
Name	Country		
PO BOX 80900	Las Vegas	NV	89180
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>DIRECTOR</u> :			
SHANE BOSSERT	USA		
Name	Country		
PO BOX 80900	Las Vegas	NV	89180
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>DIRECTOR</u> :			
TERESA AQUILA	USA		
Name	Country		
PO BOX 80900	Las Vegas	NV	89180
Address	City	State	Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X NATALIA DUBOIS

 Signature of Officer, Manager, Managing Member,
 General Partner, Managing Partner, Trustee,
 Subscriber, Member, Owner of Business,
 Partner or Authorized Signer FORM WILL BE RETURNED IF

AGENT	08/22/2022
Title	Date

UNSIGNED

STATE OF NEVADA



BARBARA K. CEGAVSKE

Secretary of State

KIMBERLEY PERONDI

*Deputy Secretary for
Commercial Recordings*

OFFICE OF THE
SECRETARY OF STATE

Commercial Recordings Division

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Telephone (702) 486-2880
Fax (702) 486-2888*

CERTIFICATION OF EXEMPTION
NEVADA STATE BUSINESS LICENSE

You have filed a notice citing a statutory exemption pursuant to Nevada Revised Statutes and therefore are not required to maintain a Nevada State Business License.

If your exemption changes or your business is no longer exempt, you must file an amendment reflecting your current business status.

Nevada Business Identification Number: NV19711002696

Entity Name: RANCHO HAVEN PROPERTY OWNERS ASSOCIATION

Associated Business Name:

Entity Type: Domestic Nonprofit Cooperative Corporation With or Without Stock (81)

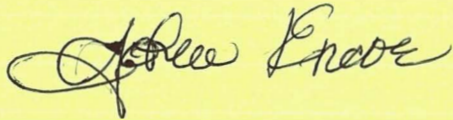
Exemption Code: 007 - Exception - Unit owner

Issued this 08/22/2022

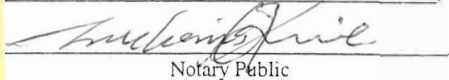
Please post in a Conspicuous Location

I GIVE MARK WILLIAMS
PERMISSION TO BRUSH HOG IN THE
SOUTH WEST AREA OF MY LOT. THE
PROPERTY LINES ARE NOT MARKED.
JOHN ENCOE IS NOT RESPONSIBLE
FOR FLOODING OR EROSION.

JOHN ENCOE
15575 N. RED ROCK ROAD
RENO NV 89508



state of Nevada; County of Washoe
Acknowledged before me, this 7th day of
July, 2023, by John
ENCOE



Notary Public



