



Planning Commission Staff Report

Meeting Date: April 6, 2021

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0004 Feulner Grading

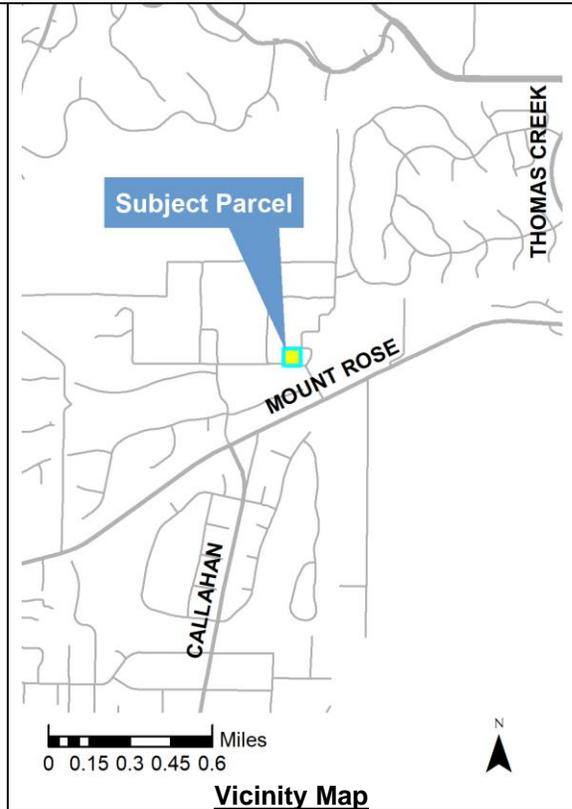
BRIEF SUMMARY OF REQUEST: Request to approve major grading on a 2.47 acre parcel on 90,000sf, including 3,000cy of cut and 3000cy of fill, and grading within a Sensitive Stream Zone

STAFF PLANNER: Dan Cahalane, 775.328.3628, dcahalane@washoecounty.us

CASE DESCRIPTION

For hearing, discussion and possible action to approve a special use permit for a major grading on a 2.47 acre parcel, on 90,000sf including 3,000 cy of cut and fill and grading within a Sensitive Stream Zone (SSZ).

Applicant/Property Owner: Christopher and Megan Feulner
 Location: 0 Mountain Ranch Rd
 APN: 150-250-48
 Parcel Size: 2.476 acres
 Master Plan: Rural Residential
 Regulatory Zone: High Density Rural
 Area Plan: Southwest Truckee Meadows
 Citizen Advisory Board: South Truckee Meadows/Washoe Valley
 Development Code: Authorized in Article 438, 810
 Commission District: 2 – Commissioner Lucey



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 Planning Commission approve with conditions Special Use Permit Case Number WSUP21-0004 for Christopher and Megan Feulner, 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.

(Motion with Findings on Page 10)

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Exhibits Contents

Conditions of Approval Exhibit A
 Citizen Advisory Board Response Exhibit B
 Washoe County Engineering Memo Exhibit C
 Washoe County Air Quality Management Memo Exhibit D
 Washoe County Health District Memo Exhibit E
 Nevada Division of Wildlife Memo Exhibit F
 Washoe Storey Conservation District Memo Exhibit G
 Public Notice Exhibit H
 Project Application..... Exhibit I

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 Planning Commission 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 WSUP21-0004 are attached to this staff report and will be included with the action order.

The subject property has a regulatory zone of High Density Rural (HDR). The proposed use of major grading is permitted in all zoning with a special use permit per WCC 110.438.35. Further, grading will occur within the periphery of Whites Creek Sensitive Stream Zone, which also requires a special use permit per WCC 110.418.25(b). Therefore, the applicant is seeking approval of this SUP from the Planning Commission.

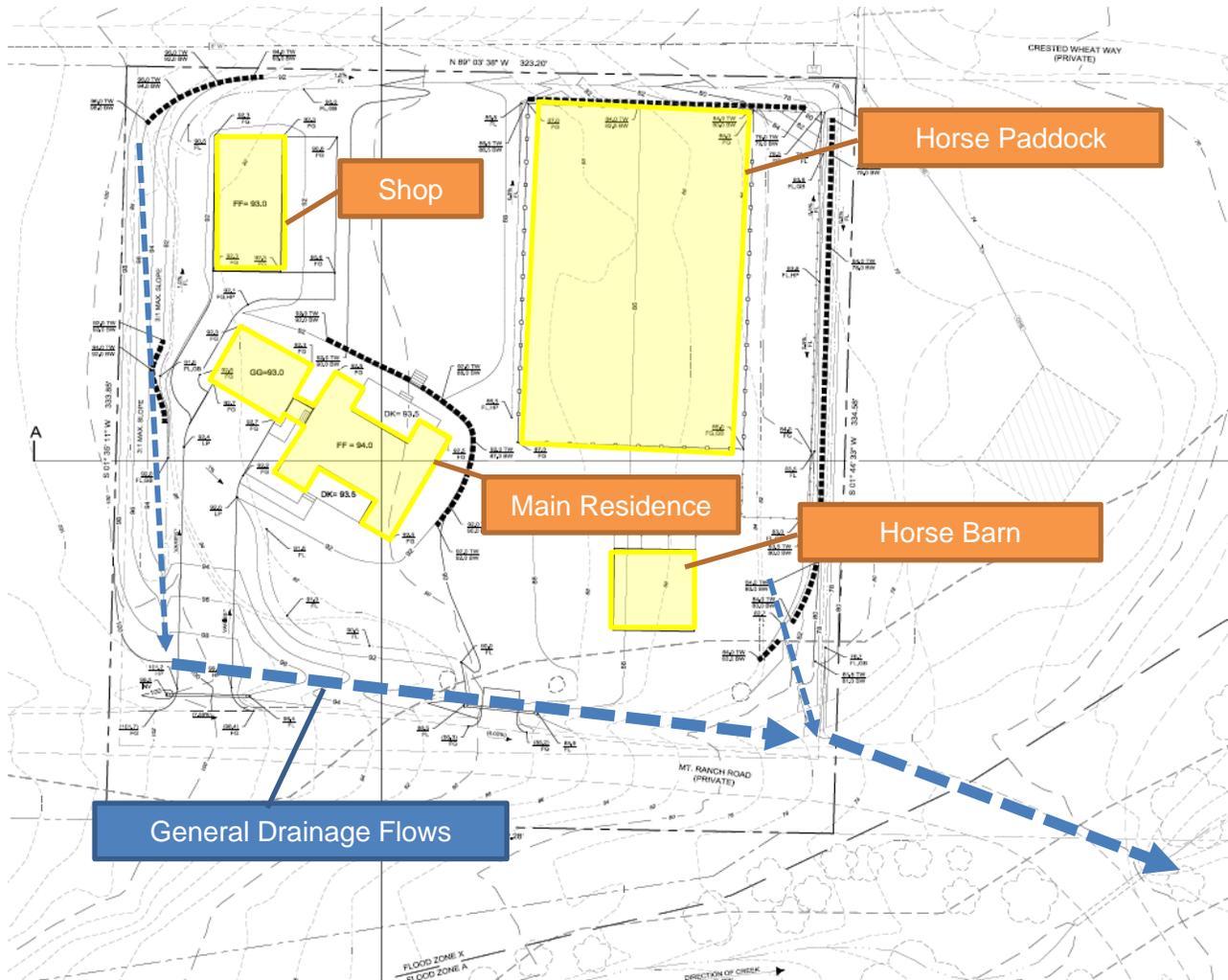


Existing Conditions

Project Evaluation

The applicant is requesting a major grading permit to grade a single-family residential project involving 90,000sf (2.066 acres) of ground disturbance on a 2.476 acre parcel, including 3,000cy of cut and 3000cy of fill, construction of up to 6ft rockery walls, and grading within a Sensitive Stream Zone. The proposed site was previously graded without a permit, adding several rockery walls, and removing vegetation within a landscape that broadly matches the surrounding grade as seen in the existing conditions, above.

The applicant is proposing removing prior unpermitted rockery walls and replacing them within the scope of the proposed major grading permit, leveling the areas around the proposed main residence, shop, horse barn, and horse paddock and providing effective drainage.



Article 418 – Significant Hydrological Resources

Staff Comment: The proposed grading impacts a Sensitive Stream Zone (SSZ), therefore necessitating an analysis of Article 418. The proposed drainage ditch and driveway crossing within the SSZ requires approval of an SUP per WCC 110.418.25(b). The proposed plan does not explicitly provide a final grading plan that demonstrates how the proposed grading:

- Application of best management practices to minimize stream bank/bed erosion;
- Prevents construction drainage and materials from increasing sedimentation impacts to the stream environment; and
- Minimizes impervious surfaces.

Staff has provided conditions of approval requiring a grading plan addressing these issues to be provided as part of the construction grading plans in Exhibit A.

Article 438- Grading

Staff Comment: The proposed grading involves 90,000sf of ground disturbance on slopes less than 15%, 3000cy of cut and 3000cy of fill, construction of rockery walls up to 6ft, as well as grading within a sensitive stream zone.

The 90,000sf (2.066acres) of ground disturbance triggers a major grading permit under WCC 110.438.35(a)(1)(i)(A), disturbance of 1 acre or more on parcels less than 6 acres in size.

The total cut and fill and grading in the Sensitive Stream Zone (SSZ) does not trigger major grading permit thresholds. However, grading in a Critical Stream Zone (CSZ) does.

The applicant is not requesting to vary any of the grading standards. Therefore, all slopes must comply with Washoe County Code 110.438.45, which are summarized in the table below:

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	Proposed to be varied. See Exhibit A.			
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured

The proposed grading conforms to the standards outlined in Article 438 as all slopes are 3:1 or less, and the proposed rock walls range from 0-6ft in height.

The application was routed to the Engineering Division (memo Exhibit C) and Washoe County Air Quality Management (memo Exhibit F), and both provided conditions of approval in Exhibit A.

Area Plan Evaluation

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following is/are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SW 2.1	Grading for residential purposes will: minimize disruption to natural topography; utilize natural contours; compliment natural landscape, preserve existing vegetation, and minimize cuts/fills.	Yes	The subject site currently has no existing landscaping and the proposed grading is primarily to level the site for structures and provide adequate drainage.
SW 2.2	Noxious weed plan required	NA	Staff provided conditions requiring a noxious weed plan in Exhibit A.
SW 2.3	Written CAB response letter	Yes	NA
SW 2.14	Community Character Preserved Finding	Yes	NA
SW 5.3	Cut/fills slope shall not exceed 3:1	Yes	NA

SW 10.2	No significant degradation of air quality finding required for SUPs	Yes	Air Quality staff provided conditions requiring dust control permits in Exhibit A.
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South Truckee Meadows/Washoe Valley Citizen Advisory Board (STMWVCAB)

The proposed project was presented by the applicant’s representative at the regularly scheduled Citizen Advisory Board meeting on March 4, 2021. The CAB discussed the following items:

- Prior un-permitted rockery walls

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions or Comment	Contact
US Forest Service – Carson Ranger District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mark Freese markfreese@ndow.org
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely, PE lvesely@washoecounty.us
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa grosa@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly dakelly@washoecounty.us
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jim Shaffer Shafferjam51@gmail.com
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 Planning Commission 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.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

Staff Comment: The proposed major grading application is consistent with the action programs, policies, standards, and maps of the Master Plan and Southwest Truckee Meadows Area plan as conditioned in Exhibit A.

2. 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 proposed major grading does not affect utilities. The permit is for grading to establish a residential use on an existing parcel.

3. Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development.

Staff Comment: The subject parcel is physically suitable for major grading. The proposed conditions of approval address the requirements to apply best management practices to minimize stream bank and stream bed erosion, preventing construction drainage impacting sedimentation, and minimizing impervious surfaces.

4. 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 proposed major grading complies with all of the design requirements listed within Article 438 of the development code. There are no requests to vary standards.

5. 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: There is no effect on a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0004 is being recommended for approval with conditions. Staff offers the following motion for the Commission'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 Planning Commission approve with conditions Special Use Permit Case Number WSUP21-0004 for Christopher and Megan Feulner, 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:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for major grading and grading within a Sensitive Stream Zone and for the intensity of such a development;

4. 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;
5. 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.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission 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 Planning Commission and mailed to the applicant.

Applicant: Christopher and Megan Feulner, PO Box 4943 Incline Village, NV, 89450

Representatives: Meridan Land Solutions and Design, 316 California Ave, 154. Reno, NV 89509



Conditions of Approval

Special Use Permit Case Number WSUP21-0004

The project approved under Special Use Permit Case Number WSUP21-0004 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on April 6, 2021. 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 – Dan Cahalane, Planner, dcahalane@washoecounty.us

- 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. The Planning and Building Division shall determine compliance with this condition.
- 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. Compliance with this condition shall be determined by the Planning and Building Division.
- 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. Applicant shall provide a noxious weed plan prior to issuance of building permits in accordance with Southwest Truckee Meadows Area Plan policy 2.2.
- f. Applicant shall submit grading plans that demonstrate the following in conformance with 110.418.25(b).
 - a. Grading plans shall incorporate applicable best management practices as defined by the Washoe County Department of Public Works
 - b. Grading plans shall be designed to prevent construction drainage and materials from increasing sedimentation impacts on neighboring significant hydrological resource
 - c. Grading plans shall minimize impervious surfaces within the Sensitive Stream Zone.

Compliance with this condition shall be determined by the Planning and Building Division with consultation of County Engineering Staff.

- g. The following **Operational Conditions** shall be required for the life of the permit:
 - i. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.

- ii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

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.

Contact Name – Leo Vesely, PE, ivesely@washoecounty.us

- 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. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to permit approval.
- e. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
- f. All cut slopes and fill slopes shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- g. All retaining walls shall be designed by a licensed engineer and shall be permitted through the Building Department.
- h. The abandonment of the eastern patent access easement shall be recorded prior to the issuance of a grading permit.
- i. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

Washoe County Air Quality Management

3. The following conditions are requirements of Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, grosa@washoecounty.us

- a. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

Washoe County Health District

4. The following conditions are requirements of the Washoe County Health District, which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly, Dakelly@washoecounty.us

- a. EHS has no issues with the grading as proposed but applicant should be aware that septic systems are required to be placed in undisturbed native soils and designed based on grade at time of test trench. If grading occurs in area of desired septic, a new test trench may be required.
- b. Any future Building permits that include the installation or tie into the septic system will be required to be routed and approved by Health.

*** End of Conditions ***

Cahalane, Daniel

From: Brian Newman <brian@mlsdreno.com>
Sent: Wednesday, March 10, 2021 3:16 PM
To: Cahalane, Daniel
Subject: RE: CAB response letter

Importance: High

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Dan, I have been hindered with a bad back all weekend / week so I have not got in front of my computer. I would like to respond on letterhead but at this point it is difficult. So hopefully this email from my phone will suffice for today (hope to get in front of the computer tomorrow).

1) The easement abandonment was addressed in the application:

The easement is obsolete / redundant in that all traffic to other parcels that would have used this easement utilize Crested Wheat Way which bisected the RMFPD property adjacent / abutting the east side of the property.

2) it was discussed during the CAB meeting that the existing rockery walls were built prior to the purchase of the property by the applicants and therefore had no involvement with the walls or prior grading. It was stated during the CAB that the previous grading and walls were built without an approved permit by a previous owner. I have emails with communication with Julee Oleander/ Walt West / Code Enforcement and they don't have records of the contractor performing the work without the permit at the time. There was / is a case number in Accela for the code violation, original approved SUP permit and for the grading permit (2014 - 2015 +/-). The grading permit was never approved and County records permit public record request does not have any plans from then.

I hope this helps and look for a more formal response on letterhead tomorrow, my back willing.

Thanks

Sent from my Galaxy

----- Original message -----

From: "Cahalane, Daniel" <DCahalane@washoecounty.us>
Date: 3/5/21 11:14 AM (GMT-08:00)
To: Brian Newman <brian@mlsdreno.com>
Subject: RE: CAB response letter

Monday will be fine



Let us know how we're doing. Please tell us how we did by taking a quick survey

Dan Cahalane

Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

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



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From: Brian Newman <brian@mlsdreno.com>
Sent: Friday, March 5, 2021 11:12 AM
To: Cahalane, Daniel <DCahalane@washoecounty.us>
Subject: RE: CAB response letter

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Ok. I am away from my office. Can I get it to you Monday or do you need it today?

Sent from my Galaxy

----- Original message -----

From: "Cahalane, Daniel" <DCahalane@washoecounty.us>
Date: 3/5/21 8:09 AM (GMT-08:00)
To: Brian Newman <brian@mlsdreno.com>
Subject: RE: CAB response letter

Technically, a written response.



Let us know how we're doing. Please tell us how we did by taking a quick survey

Dan Cahalane

Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

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



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From: Brian Newman <brian@mlsdreno.com>
Sent: Thursday, March 4, 2021 10:10 PM
To: Cahalane, Daniel <DCahalane@washoecounty.us>
Subject: RE: CAB response letter

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Dan, I was able address during the Zoom meeting and then they voted. Are you saying they submitted these questions again? Or that they need a written back up from what was said during the meeting?

Sent from my Galaxy

----- Original message -----

From: "Cahalane, Daniel" <DCahalane@washoecounty.us>
Date: 3/4/21 6:16 PM (GMT-08:00)
To: Brian Newman <brian@mlsdreno.com>
Subject: CAB response letter

Hi Brain

The Southwest Truckee Meadows Area Plan requires a written response to CAB feedback per SWTM policy SW2.3. I've summarized the meeting in bullet points below. There wasn't much opposition with a unanimous approval; so a quick response to each bullet point would be sufficient.

- Concerns over access to northerly parcels
 - Federal easements not necessary as there is additional access.
- Concerns over rock walls
 - Permit was not issued for the rock wall.

Regards,



Let us know how we're doing. Please tell us how we did by taking a [quick survey](#)

Dan Cahalane

Planner | Community Services Department- Planning & Building Division
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WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699

Date: February 26, 2021

To: Dan Cahalane, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP21-0004 – Feulner Grading**
 APN 150-250-48

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for major grading of 90,000sf on 2.476 acres with 3,000 cy of cut and fill and grading within a Sensitive Stream Zone (SSZ). 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 Meridian Land Solutions and Design. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-3600

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. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to permit approval.
5. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
6. All cut slopes and fill slopes shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
7. All retaining walls shall be designed by a licensed engineer and shall be permitted through the Building Department.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Subject: **WSUP21-0004 – Feulner Grading**
Date: February 26, 2021
Page: 2

8. The abandonment of the eastern patent access easement shall be recorded prior to the issuance of a grading permit.
9. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. There are no drainage related conditions of approval.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. There are no traffic and roadway related conditions of approval.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. There are no utility related conditions of approval.

From: [Rosa, Genine](#)
To: [Cahalane, Daniel](#)
Subject: Special Use Permit Case Number WSUP21-0004 (Feulner)
Date: Monday, February 22, 2021 11:04:57 AM

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



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

March 5, 2021

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: 0 Mountain Ranch Road; 150-250-48
Special Use Permit for Grading; WSUP21-0004

Dear Washoe County Staff:

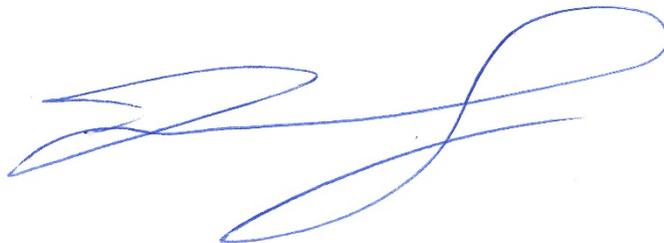
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly

- a) EHS has no issues with the grading as proposed but applicant should be aware that septic systems are required to be placed in undisturbed native soils and designed based on grade at time of test trench. If grading occurs in area of desired septic, a new test trench may be required.
- b) Any future Building permits that include the installation or tie into the septic system will be required to be routed and approved by Health.

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

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District

From: [Mark Freese](#)
To: [Cahalane, Daniel](#)
Subject: Special Use Permit Case Number WSUP21-0004 (Feulner)
Date: Tuesday, February 23, 2021 12:22:45 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Mr. Cahalane,

We recommend including standard Best Management Practices (BMP's) (e.g. waddles, silt fencing) to protect Whites Creek from erosion and runoff. Additionally, we recommend leaving riparian vegetation intact so the stream can function properly.

Thank you,
Mark

Mark Freese, Habitat Biologist
Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512
(775) 688-1145
markfreese@ndow.org

Support Nevada's Wildlife...Buy a Hunting and Fishing License

State of Nevada Confidentiality Disclaimer: *This message is intended only for the named recipient. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.*



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

February 24, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Senior Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP21-0004 Feulner

Dear Dan,

In reviewing the special use permit to approve major grading, the Conservation District has the following comments.

To stabilize the 3:1 slope, rock walls, brow ditches and benching are being proposed. With the rock walls smaller rock shall be placed in the face of the entire height of the wall reducing any undermining by small animals. In the brow ditches 4–6-inch rock placed in the flow line to minimize downstream transport of sediment. The District requires with the benching a combination of deciduous trees and evergreens to soften the infrastructure on the 3:1 slope. Additionally, a temporary irrigation plan be provided for the irrigation needs in mid-summer and fall regarding the landscape. This area monitored for a three-year period with replacement of trees and plants if needed.

The District recommends the paint color palette be earth tone colors for the home and barn including the roof material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler



Community Services Department

Planning & Building Division for the

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Washoe County Planning Commission

1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

Signature: Katy Ditorde Date: 3/19/2021

Mailing List for Case No.: WSUP21-0004 (Feulner Grading)

No.	APN	Name and Address of Addressee
1	15049206	PARVIZ D ASSADIAN ET AL 5240 PARIS CT RENO NV 89511
2	15025049	EDWIN & HETTY BALTENSBERGER LIVING TRUST 5475 MOUNTAIN RANCH RD RENO NV 89511
3	15038208	BARRI/SKIBO FAMILY TRUST 14725 CHATEAU CT RENO NV 89511
4	15025041	JOHN J BARTELL 4993 MOUNT ROSE HWY # HY RENO NV 89511
5	15049210	BRIDGEWATER-SPRAGUE LIVING TRUST 5245 PARIS CT RENO NV 89511
6	15049203	JOHN P BURKE 5320 PARIS CT RENO NV 89511
7	15049216	KIMBERLY & JASON COWEN 5365 PARIS CT RENO NV 89511
8	15025052	AMY E & WILLIAM P CUMMINGS PO BOX 17033 RENO NV 89511
9	15038223	ESTATES AT MOUNT ROSE HOA 10630 MATHER BLVD MATHER CA 0
10	15049204	PAUL M & KIMBERLY K FERGUSON PO BOX 4611 INCLINE VILLAGE NV 89450
11	15025048	CHRISTOPHER A & MEGAN FEULNER 770 MAYS BLVD # 4943 INCLINE VILLAGE NV 89450
12	15049212	RUBEN GARCIA 5285 PARIS CT RENO NV 89511
13	15025042	JOSEPH E & KRISTI K IVESON 4995 MOUNT ROSE HWY RENO NV 89511
14	15025051	JENNIFER & MARK JANES 5821 STEPHENS RD RENO NV 89511
15	15049209	CINDY & VAN JOERGER 2525 VINEYARD DR AUBURN CA 95603
16	15049211	LOWREY FAMILY 2015 TRUST 5265 PARIS CT RENO NV 89511
17	15002123	RICK & JEANNE MARSH FAMILY TRUST 5801 MOUNT ROSE HWY RENO NV 89511
18	15049207	GILBERT B MINK ET AL 5220 PARIS CT RENO NV 89511
19	15049208	MONTE VISTA AT MT ROSE HOA 10509 PROFESSIONAL CIR STE 200 RENO NV 89521
20	15025027	MARCIA D MURRAY 2009 TRUST 5645 MELARKEY WAY RENO NV 89511
21	15049214	MYERS FAMILY 2020 TRUST 5325 PARIS CT RENO NV 89511
22	15021101	NEVADA BELL 1010 PINE ST ATTN PROPERTY TAX DEPT 9E-L-01 SAINT LOUIS MO 63101
23	15049213	FREDERICK A NIEFORTH ET AL 5305 PARIS CT RENO NV 89511
24	15002104	CHARLES RONKOS TRUST 4990 MOUNT ROSE HWY RENO NV 89511
25	15025050	JONATHAN P & KATHERINE J ROSIN 5471 MOUNTAIN RANCH RD RENO NV 89511
26	15049215	ROSS FAMILY LIVING TRUST 5345 PARIS CT RENO NV 89511
27	15002102	ERIC & TERESA RUA 5010 MOUNT ROSE HWY RENO NV 89511
28	15025039	ERIC SCHEETZ 16770 EVERGREEN HILLS RENO NV 89511
29	15002103	BERKELEY B SIMONDS TRUST 20455 JOHN BORN RD PENN VALLEY CA 95946
30	15050103	TL MT ROSE ESTATES LP 3300 DOUGLAS BLVD STE 450 ROSEVILLE CA 95661



Community Services Department

Planning & Building Division for the

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Washoe County Planning Commission

1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

Signature: _____ **Date:** 3/19/2021

Mailing List for Case No.: WSUP21-0004 (Feulner Grading)

31	15025043	NANCY J TOROK ET AL 5215 MOUNTAIN RANCH RD RENO NV 89511
32	15025045	TRUCKEE MEADOWS FIRE PROTECTION DIST 1001 E 9TH ST BLDG D RENO NV 89520
33	15050102	TRUCKEE MEADOWS WATER AUTHORITY PO BOX 30013 ATTN LANDS DEPARTMENT RENO NV 89520
34	15002122	UNITED STATES OF AMERICA 300 BOOTH ST STE 2032 C/O GSA RENO NV 89509
35	15025047	VANHOOSE FAMILY TRUST 13645 CHARISMATIC CT RENO NV 89521
36	15049205	DUANE R & MARY M WARTH LIVING TRUST 5260 PARIS CT RENO NV 89511
37	15049220	WASHOE COUNTY 1001 E 9TH ST BLDG A ATTN COMMUNITY SERVICES DEPT RENO NV 89512
38		
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Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

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 type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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 #		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	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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

1. What is the purpose of the grading?

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

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

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

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

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

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

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

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)?

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?

11. Are you planning any berms?

Yes	No	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)?

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

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

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?

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

--

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

--

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

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------

Introduction

The proposed Feulner Residence is to be a single family small lot development on one lot with associative horse barn, horse arena, shop and horse pasture area. The project is located in a suburban infill area with a surrounding home to the north, developed volunteer fire department building to the east, an undeveloped single family parcel to the west and Whites Creek to the south. The project address is currently "0 Mt. Ranch Road", more specifically known as Washoe County Assessor Parcel Number (APN) 150-250-48.

The site will be used as a private equestrian property to be utilized by the land owner only and will not board horses from others, nor hold public equestrian events.

A concurrent application for abandonment is submitted in parallel with this application for Special Use Permit (SUP). The proposed abandonment is to remove a redundant / obsolete access and public utility easement for properties to the north. A new public utility easement (PUE) will be proposed.

The site is currently vacant with some site improvements performed by a previous owner of which the improvements were not appropriately permitted (see below).

Previous Submittals

Previous owners of the property had submitted an application for a Special Use Permit for grading which was approved under Permit Number SB14-010 with conditions (see Section 4). A building permit for grading was subsequently initiated under Grading Permit Number 14-0298 and was under project review by Washoe County and applicable agencies. The previous owner did not complete the application nor obtain a proper grading permit; however, there was site construction performed that included mass grading, installation of rockery walls and some drainage swales.

Washoe County Master Plan and Zoning

The site current master plan designation is Rural Residential (RR) which conforms with the current zoning designation of High Density Rural (HDR). Refer to Section 4 for master plan and zoning map designations and surrounding areas / properties. The proposed development also conforms to the Timberline Wildland Transition Suburban Character Management Area SW1.5 (SCMA). Master Plan and Zoning for adjacent / abutting properties are as follows:

- North: Master Planned RR and Zoned HDR – *Currently developed as a single family residence*
- South: Master Planned RR and Zoned 86% HDR / 14% General Rural (GR) for APN 150-501-03 and Zoned HDR 17% / 83% GR for APN 150-492-20
Both parcels are undeveloped; Parcel 150-492-20 is part of the Whites Creek Open Space

East: Master Planned RR and Zoned HDR - *Currently developed as Existing TMFPD Volunteer Fire Garage Facility*) Refer to Section 4 for site photos
West: Master Planned RR and Zoned HDR – *Currently undeveloped*

Site Analysis

The site slopes from west to east with an elevation drop of approximately twenty feet (5500 to 5480) and is relatively flat due to previous site grading with rockery retaining walls along the western and eastern portions of the site, with a relatively continuous slope of approximately 4 percent between the separate walls.

The site drains in a pattern of west to east and is predominately via overland flow. There are no existing trees on the site as terrain is fan remnants with sagebrush covering.

Site Design

The site has been designed meeting HDR development standards and Low Impact Design (LID). The site has two means of access: a primary driveway cut at the southwest corner of the site off of Mountain Ranch Road and a secondary (gated) driveway entrance at the midpoint of the southern boundary along Mountain Ranch Road. Use of rockery wall retaining infrastructure is incorporated to allow for relatively flat areas to accommodate a horse arena and horse pasture areas.

Project Ingress / Egress and Traffic

The property will have direct access from Mountain Ranch Road which is a private road that transgresses the southern portion of the site in an east-west direction. The existing roadway improvements of Mountain Ranch Road currently do not fall completely within the 33' Roadway and PUE easement; the current road encroaches into the property further to the north and is known to follow a prescriptive rights alignment. Mountain Ranch Road has direct access to the Mount Rose Highway (SR 431) on the eastern end and connection to the Mount Rose Highway to the west via a connection with Callahan Road. A third, non-primary access to the site is via Crested Wheat Way which connects to both to the Saddlehorn Community to the north and additionally to Arrowcreek Parkway. Crested Wheat way is a private, non-paved road.

Site Fenestration

The site has been designed to meet the minimum standards for a single family development within an HDR zoning designation. Consistent with these standards, a 30-foot front yard setback, 15-foot side yard setback and 30-foot rear yard setback are used to site single family residence, shop (over 12' in height) and horse barn (over 12' in height). In addition, the siting of the horse barn is also necessitated to be out of the Whites Creek Sensitive Stream Zone (Washoe County Article 418: Significant Hydrologic Resources). See drawings for Stream

Zone Delineations. Example elevations of the single family home and horse barn architecture are provided in Section 4.

Signage

The project will include an address marker on the single family home and potentially an address inscribed / etched on a site boulder.

Domestic Water Service

Water service will be provided by the Truckee Meadows Water Authority (TMWA). Water rights have already been dedicated and facility fees have already been paid. An existing dual meter water connection service located along the western boundary line.

Sanitary Sewerage

There currently is no public sanitary sewer collection system that is available to serve the site. A septic system that will meet all local, state and federal requirements will be submitted as part of the final building plans.

Gas

There currently is no public gas available to the site; therefore a propane system may be used.

Electric, Telephone and Cable Television

The dry utilities are proposed to be serviced by an existing power pole located near the north east corner of the site. It is anticipated that the utilities will be served via overhead infrastructure and thus will utilize power poles located on the site based on NV Energy design standards. Electric service will be provided by NV Energy; telephone will be provided by Nevada Bell (AT&T) and cable will be provided by Charter / Spectrum.

Fencing

A wood perimeter fence meeting code height and material standards is proposed for the site. The secondary entrance at the middle of the site frontage along Mountain Ranch Road will be gated.

Landscaping

The applicant will landscape the site using current standard practices for a rural / equestrian property.

Phasing

The overall site grading and drainage is planned to be done all during one phase as well as the site septic system. The single family home, shop, horse barn and outdoor arena are anticipated to be completed all during one phase but will be dictated by financing. All site BMPs for drainage and air quality control will be installed and managed during the first phase.

Property Development Standards

SITE ZONING CLASSIFICATION:

SOUTHWEST TRUCKEE MEADOWS AREA PLAN
(TIMBERLINE WILDLAND TRANSITION SCMA)
HIGH DENSITY RURAL (HDR) - BASE ZONING
RURAL RESIDENTIAL (RR) - MASTER PLAN

MINIMUM LOT SIZE REQUIREMENT:

2 ACRES

TOTAL SITE AREA:

107,854 SQUARE FEET (2.48 ACRES ±)

GROSS DENSITY:

0.4 DWELLING UNITS PER ACRE
1 DWELLING UNIT PROPOSED

ACCESSORY USES:

PERSONAL SHOP (OVER 12' FEET IN HEIGHT)
MEETS REAR / SIDE YARD SETBACKS
HORSE BARN (PERSONAL USE ONLY; NO BOARDING)
OPEN AREA HORSE ARENA (PERSONAL USE ONLY)

SETBACKS:

FRONT YARD: THIRTY FEET (30')
REAR YARD: THIRTY FEET (30')
SIDE YARD: FIFTEEN FEET (15')

MAXIMUM HEIGHT:

THIRTY FIVE FEET (35')

Special Use Permit Findings and Responses

Finding 1: Consistency. *The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;*

Response: The proposed grading does not conflict with any of the goals of the Washoe County Master Plan, the Southwest Truckee Meadows Area Plan and the Timberline Wildland Transition Suburban Character Management Area SW1.5 (SCMA).

Finding 2: Improvements. *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;*

Response: The site has adequate utilities to support the development. A current domestic water service meter is located along the western boundary line and the water purveyor is the Truckee Meadows Water Authority (TMWA). Sanitary sewer management will be via a septic system as there is currently no public sanitary system adjacent or abutting the site. Propane will be utilized for gas and an adjacent power pole in the northeast corner of the site will be used for electricity, telephone and cable. Drainage infrastructure perpetuates the existing and proposed flows to Whites Creek and Mountain Ranch Road is utilized for vehicular ingress / egress to the site.

Finding 3: Site Suitability. *The site is physically suitable for the type of development and for the intensity of development;*

Response: The proposed grading is suitable and appropriate for the development of the single family residential home with three car garage, detached shop, horse barn, horse arena and pasture area.

Finding 4: Issuance Not Detrimental. *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; and*

Response: The applicant is amenable to reviewing and agreeing to conditions, when deemed appropriate, that address mitigation and stabilization measures so that the project will not be developed with detriment.

Finding 5: *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.*

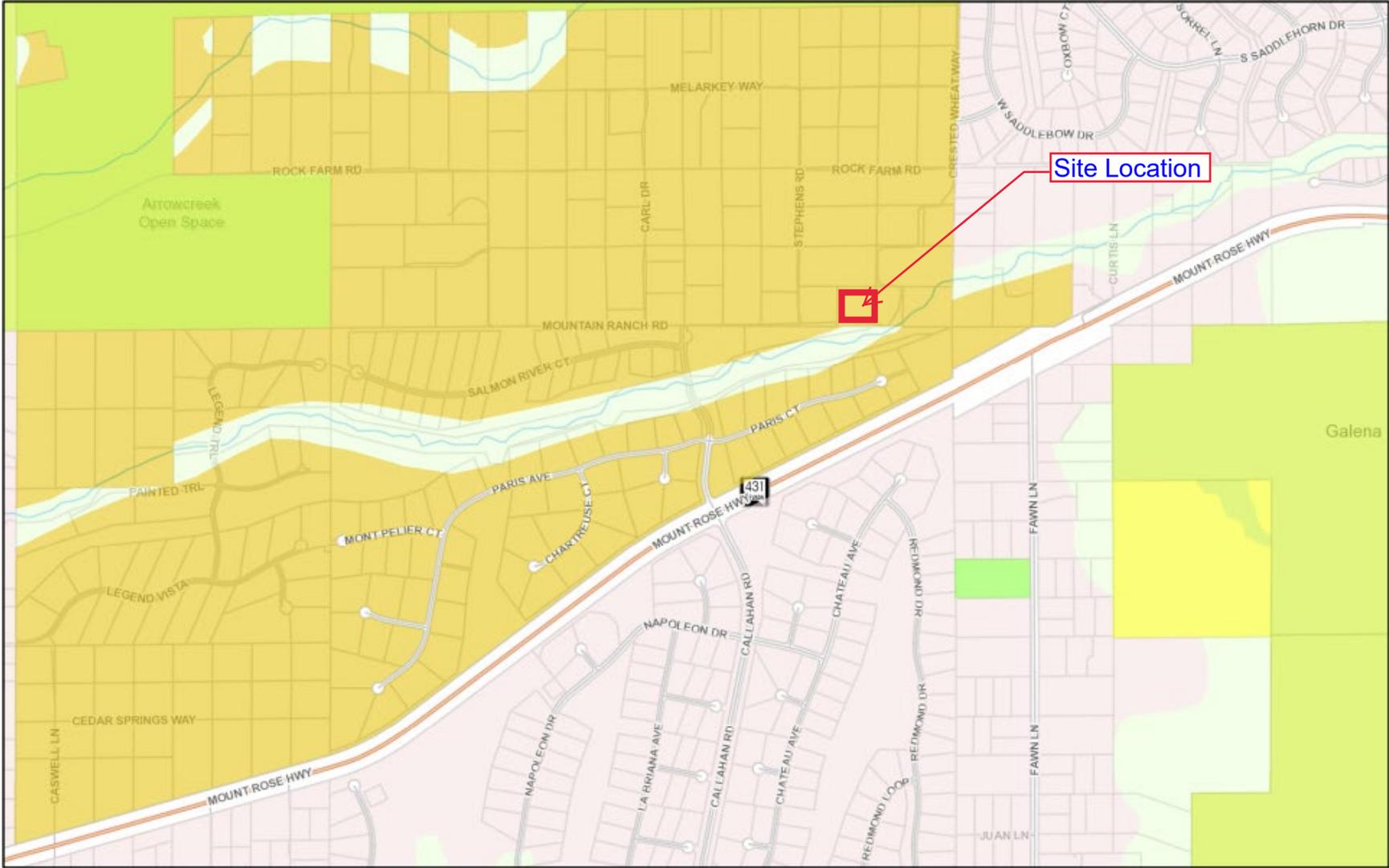
Response: There are no Military Installations within close proximity to the subject property.



VICINITY MAP
NOT TO SCALE



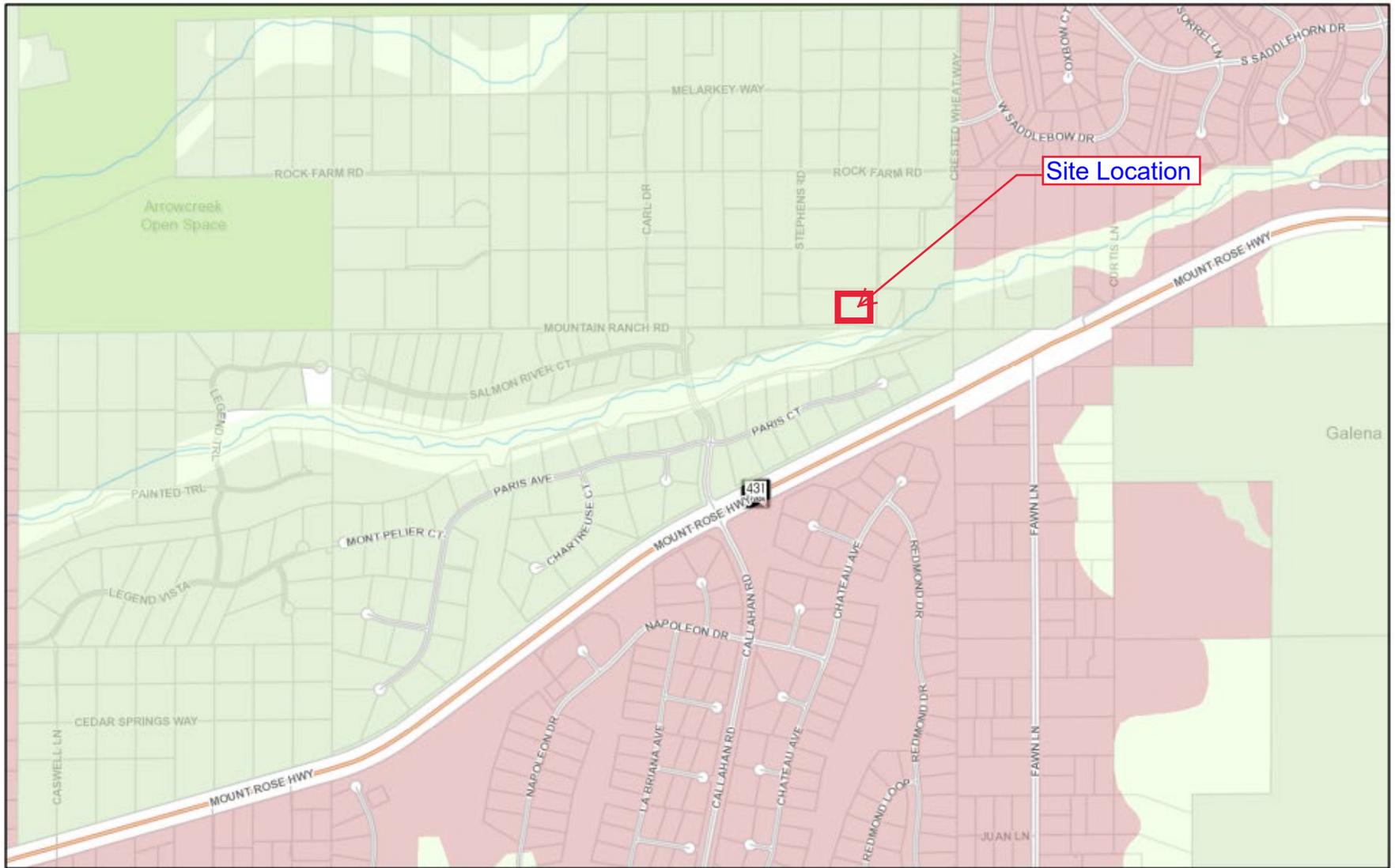
LOCATION MAP
NOT TO SCALE



February 8, 2021

Regulatory Zoning		HDS	MDS	PSP
CITY	I	MDS4	RDS	
DL	LDR	MDU	RRRW	
GC	LDS	NC	SP	
GR	LDS2	NDA	TC	
GRA	LDU	OS	TL	
HDR	MDR	PR	WB	

WASHOE COUNTY ZONING DESIGNATION



February 8, 2021

Master Plan	DL	PRE93	RR	UR
C	I	R	SR	WB
CITY	OS	RDS	TL	

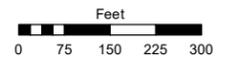
WASHOE COUNTY MASTER PLAN DESIGNATION

SE 1/4 SECTION 26, T18N - R19E

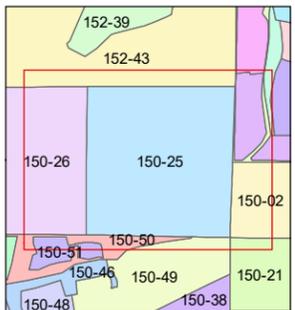
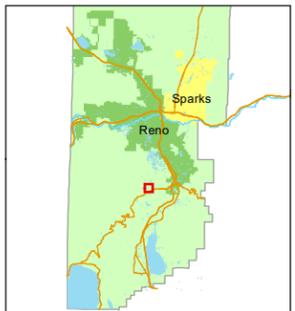
Assessor's Map Number

150-25

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 1001 East Ninth Street, Building D
 Reno, Nevada 89512
 (775) 328-2231



1 inch = 300 feet



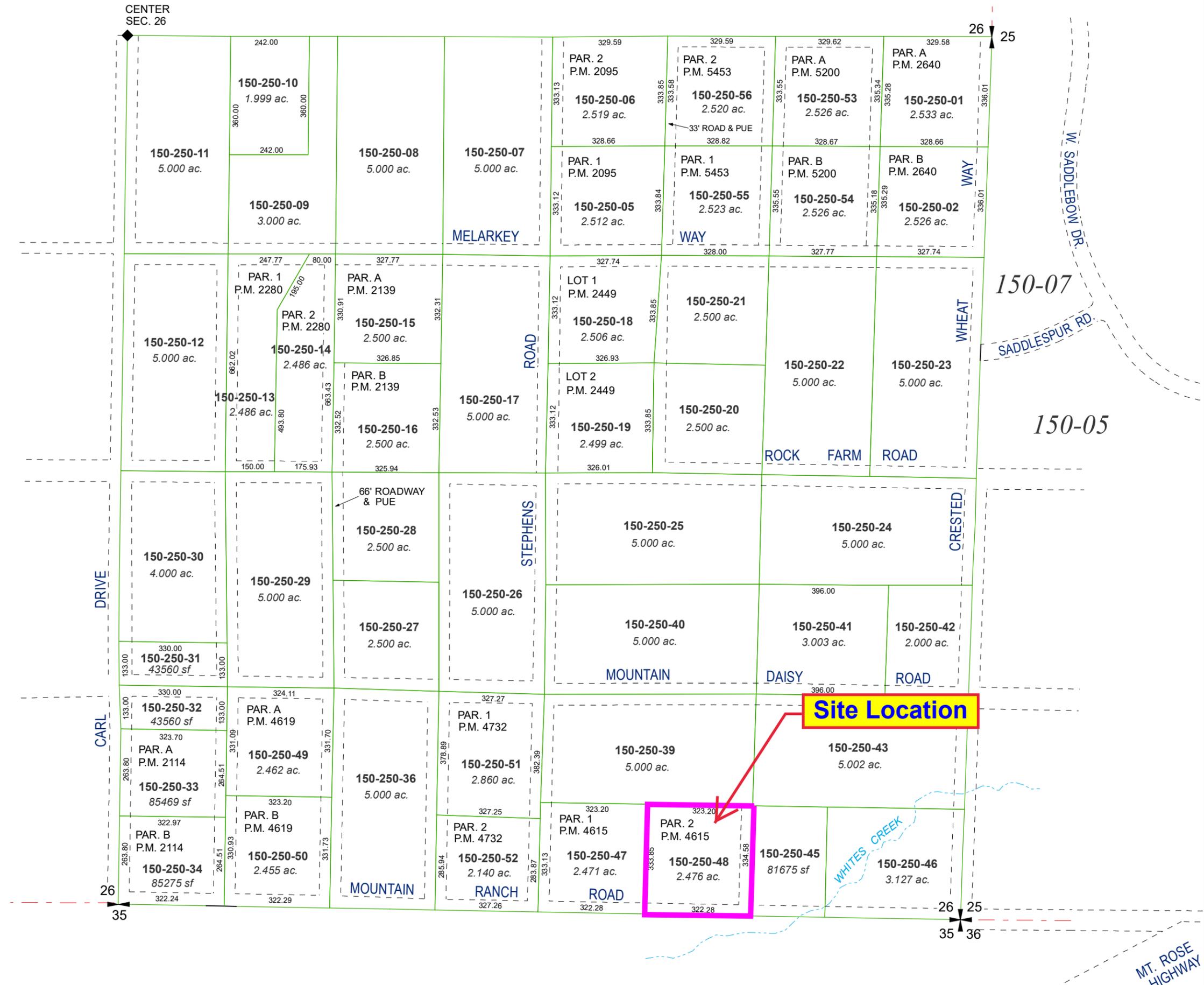
created by: KSB 12/15/2010

updated: KSB 1/11/16 JKF 3/10/20

area previously shown on map(s):

049-05

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the survey data or the data delineated hereon.





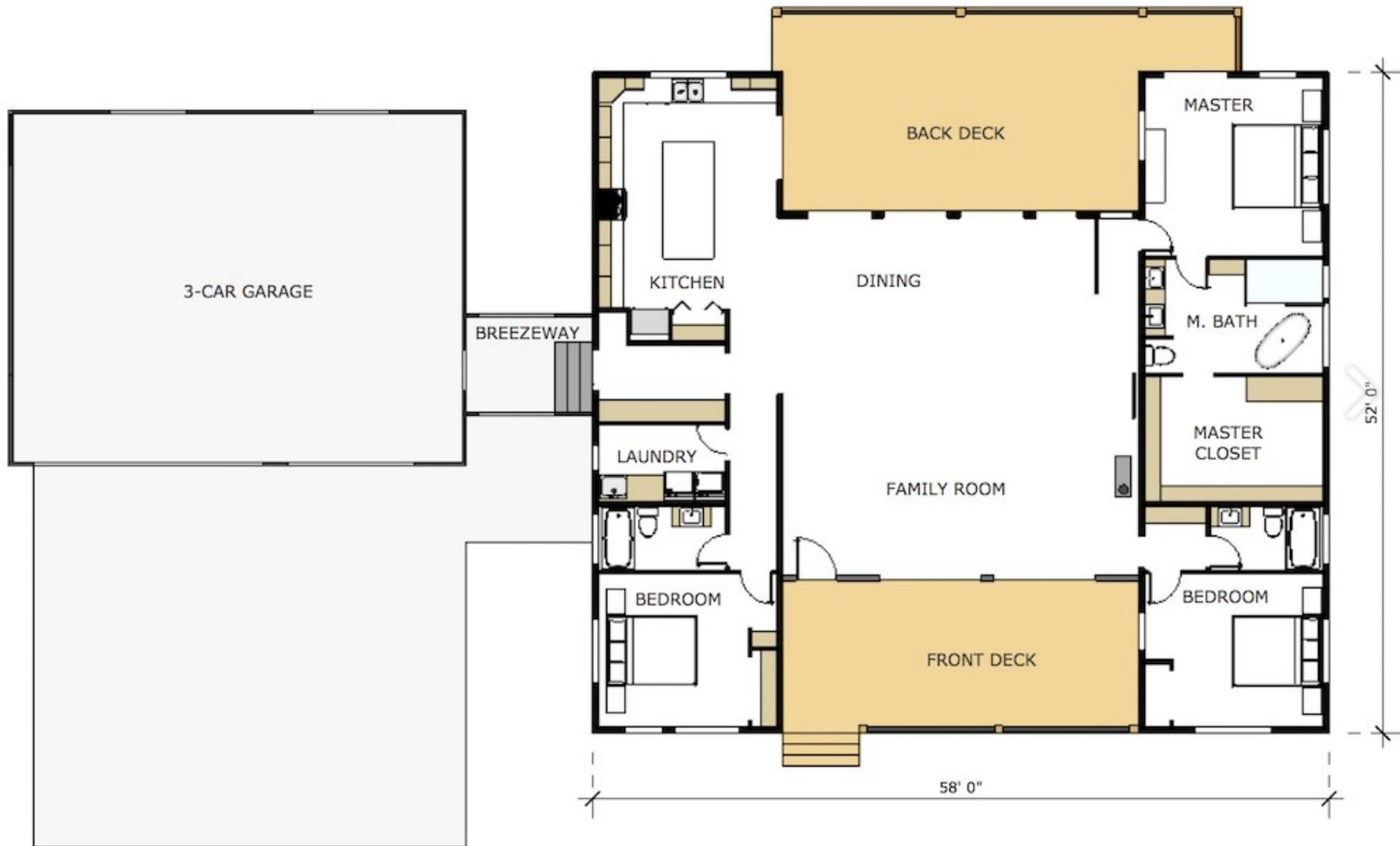
**RESIDENCE RENDERING
VIEW 1**



**RESIDENCE RENDERING
VIEW 2**



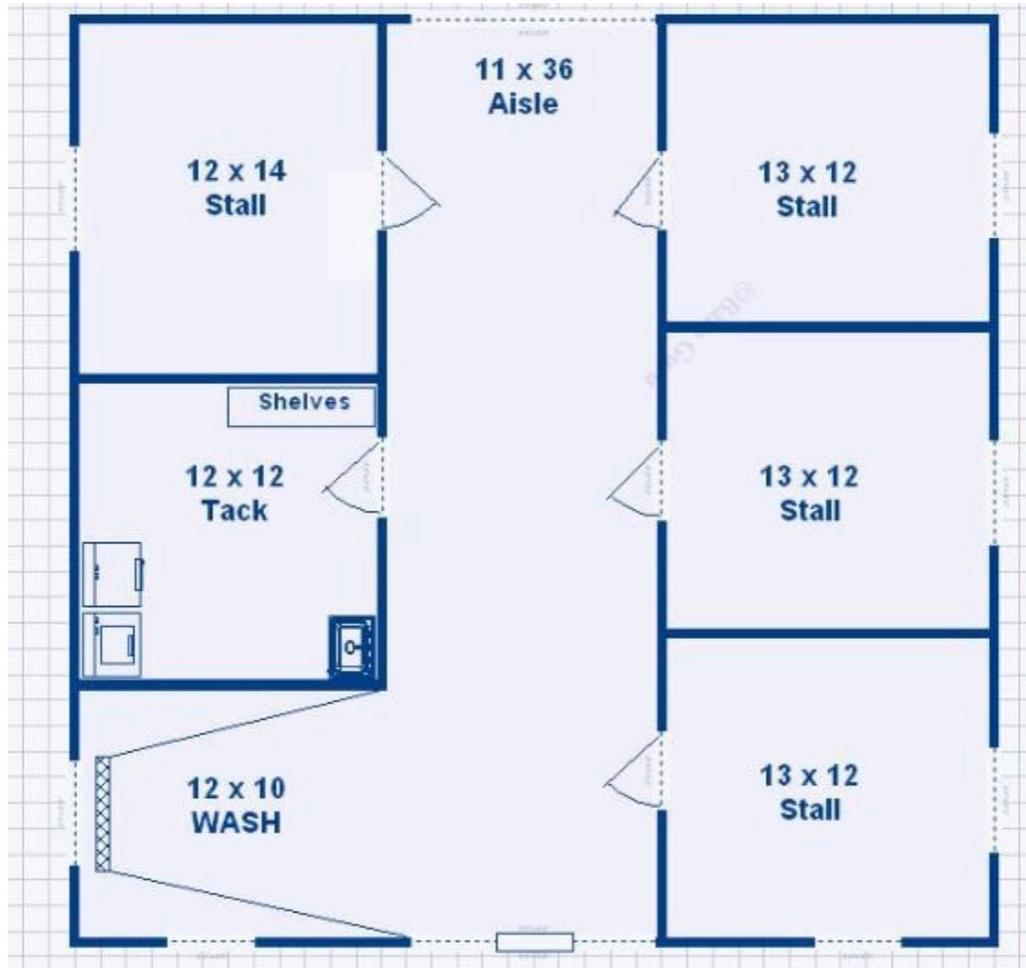
**RESIDENCE RENDERING
VIEW 3**



**FLOOR PLAN
RESIDENCE**



**SAMPLE ARCHITECTURAL RENDERING
BARN**



36' x 36' HORSE BARN LAYOUT



**LOOKING EAST FROM SITE ENTRANCE
(TMFPD VOLUNTEER FIRE HOUSE IN BACKGROUND)**



**LOOKING SOUTHEAST FROM NWC
(TMFPD VOLUNTEER FIRE HOUSE IN BACKGROUND)**



LOOKING WEST FROM SITE ENTRANCE



LOOKING NORTH ALONG WESTERN ROCKERY WALLS



LOOKING NORTH FROM SITE ENTRANCE



**LOOKING EAST FROM NORTHEAST CORNER
CRESTED WHEAT WAY & TMFPD VOLUNTEER FIRE HOUSE**

SPECIAL USE PERMIT FEULNER RESIDENCE GRADING

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SURVEY USED IN THIS SUBMITTAL IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83 / 94, AS ALSO SHOWN ON WASHOE COUNTY PARCEL MAP 4615, RECORDED AUGUST 28, 2006.

BASIS OF ELEVATIONS AND EXISTING CONDITIONS

THE ELEVATION DATA AND EXISTING CONDITIONS DEPICTED IN THESE DRAWINGS ARE FROM A COMPILATION OF AERIAL PHOTOGRAPHS FROM THE WASHOE COUNTY AND CITY OF RENO GIS MAPPING AND 2-FOOT CONTOUR DATA FROM 2016 FROM THE CITY OF RENO.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

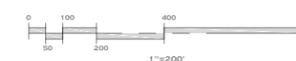
PARCEL 2 OF WASHOE COUNTY PARCEL MAP 4615, RECORDED AUGUST 28, 2006. ALL EASEMENTS PER THE MAP ARE VALID, WITH THE EXCEPTION OF THE NORTHERN THIRTY THREE (33) ROADWAY AND PUE EASEMENT WHICH HAS BEEN ABANDONED PER WASHOE COUNTY RECORDER'S DOCUMENT NUMBER 4538434, RECORDED DECEMBER 3 2015.



PROJECT VICINITY



PROJECT LOCATION



PROJECT APPLICANT

CHRISTOPHER AND MEGAN FEULNER
PO BOX 4943
INCLINE VILLAGE, NV 89450
(530) 559-1497 (916) 849-7077

PROPERTY OWNERSHIP

WASHOE COUNTY APN 150-250-48
CHRISTOPHER AND MEGAN FEULNER
PO BOX 4943
INCLINE VILLAGE, NV 89450
(530) 559-1497 (916) 849-7077

SHEET INDEX

1 OF 6	TITLE SHEET
2 OF 6	EXISTING CONDITIONS AND DEMOLITION PLAN
3 OF 6	SITE PLAN
4 OF 6	GRADING PLAN
5 OF 6	UTILITY PLAN
6 OF 6	SITE CROSS-SECTIONS

CONCURRENT SUBMITTAL

WASHOE COUNTY ABANDONMENT APPLICAT-ON WA21-_____
APPLICATION FOR ABANDONMENT OF THIRTY-THREE (33) ROADWAYS & PUE ALONG EASTERN SIDE OF THE PROPERTY.

PROPOSED PROPERTY DEVELOPMENT STANDARDS

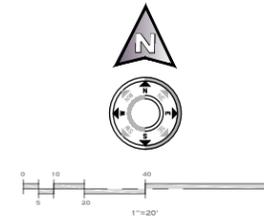
- SITE ZONING CLASSIFICATION:**
HIGH DENSITY RURAL (HDR) - BASE ZONING
RURAL RESIDENTIAL (RR) - MASTER PLAN
- MINIMUM LOT SIZE REQUIREMENT:**
2 ACRES
- TOTAL SITE AREA:**
107,854 SQUARE FEET (2.48 ACRES ±)
- GROSS DENSITY:**
0.4 DWELLING UNITS PER ACRE
1 DWELLING UNIT PROPOSED
- ACCESSORY USES:**
— PERSONAL SHOP (OVER 12' FEET IN HEIGHT)
— MEETS REAR / SIDE YARD SETBACKS
— HORSE BARN (PERSONAL USE ONLY; NO BOARDING)
— OPEN AREA HORSE ARENA (PERSONAL USE ONLY)
- SETBACKS:**
FRONT YARD: THIRTY FEET (30')
REAR YARD: THIRTY FEET (30')
SIDE YARD: FIFTEEN FEET (15')
- MAXIMUM HEIGHT:**
THIRTY FIVE FEET (35')

**SHEET 1 OF 6
TITLE SHEET**



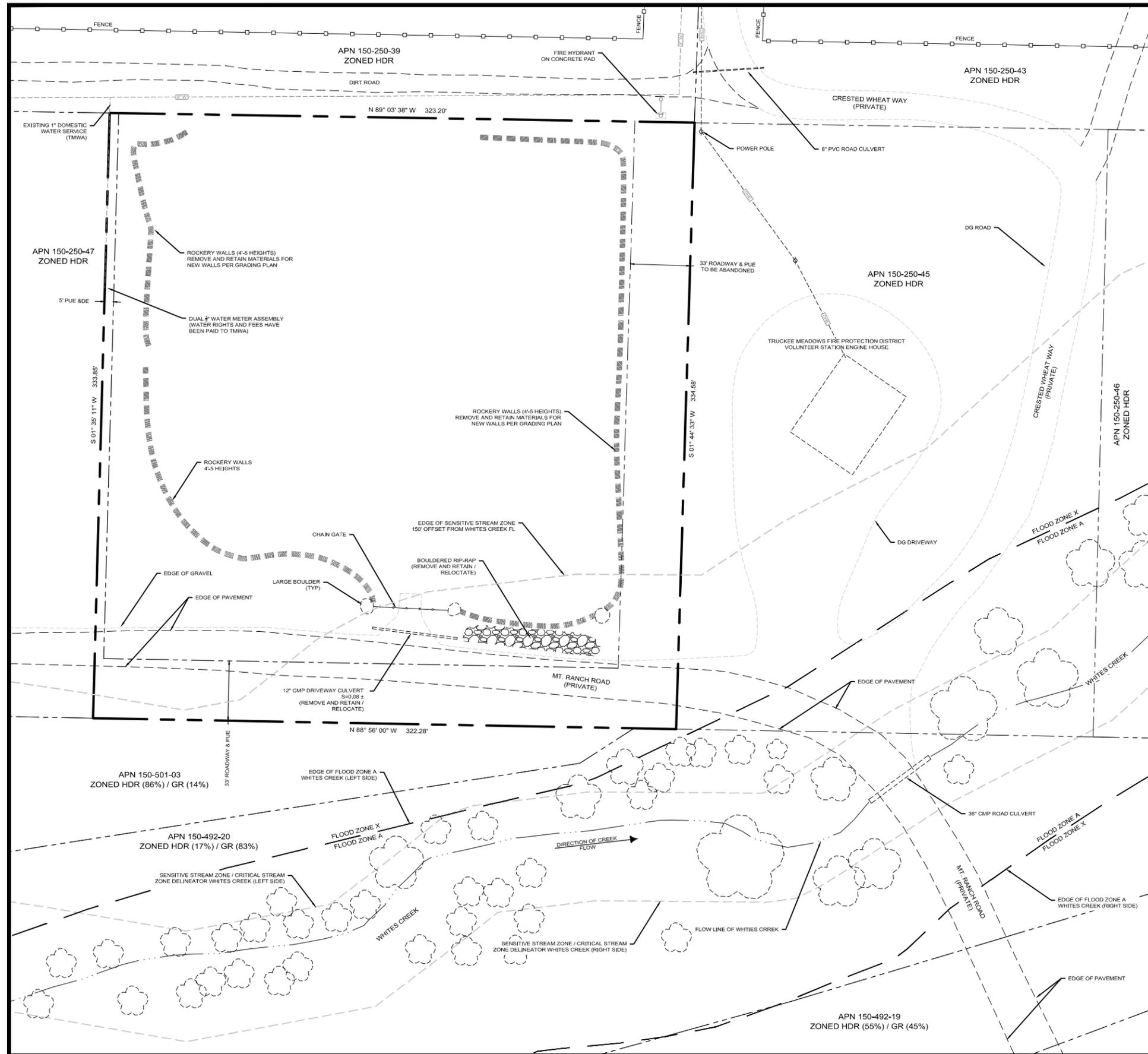
316 CALIFORNIA AVENUE, #154 RENO, NV 89509 (775) 657-0097 BRIAN@MLSDRENO.COM MLSDRENO.COM

**SPECIAL USE PERMIT
FOR
FEULNER RESIDENCE GRADING**



NOTES / LEGEND

1. ANY WELLS / SEPTIC SYSTEMS ENCOUNTERED SHALL BE REMOVED AND DECOMMISSIONED PER LOCAL, STATE AND FEDERAL LAWS AND CODES.
2. ALL ONSITE MATERIALS THAT ARE REMOVED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND CODES.

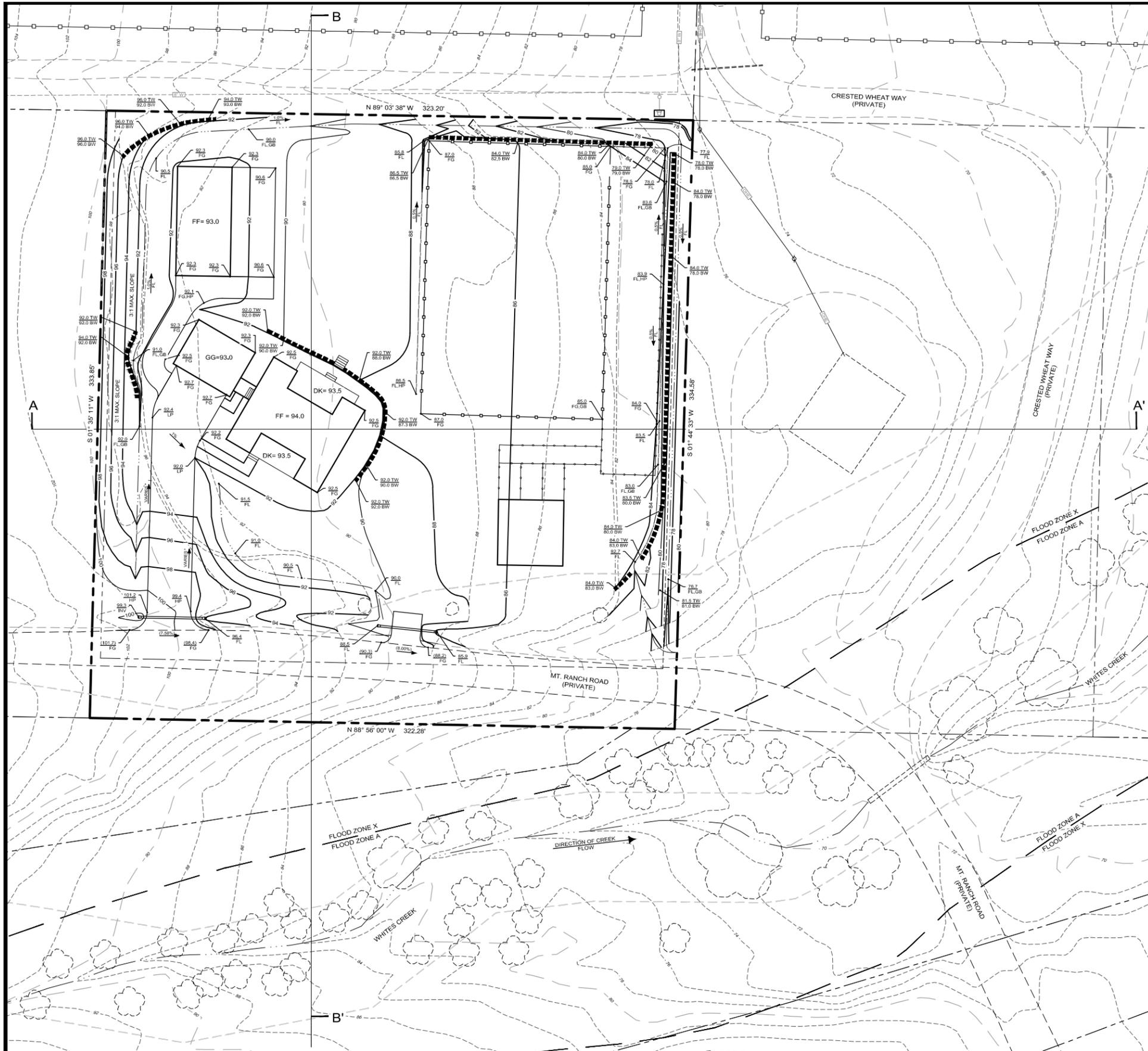
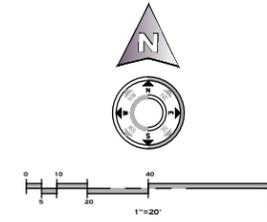


**SHEET 2 OF 6
EXISTING CONDITIONS
AND
DEMOLITION PLAN**



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- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM A COMBINATION OF GIS INFORMATION GATHERED FROM WASHOE COUNTY AND THE CITY OF RENO, AERIAL PHOTOGRAPHY AND SITE RECONNAISSANCE.
- FLOOD ZONE DELINEATION SHOWN AS DEPICTED ON FEMA FIRM MAP 32031C3245G EFFECTIVE DATE 03/16/2009
- GRADING TEXT WITH PARENTHESIS () ARE EXISTING CONDITIONS OR GRADES.
- REFER TO SHEET 6, SITE CROSS-SECTIONS FOR PROFILES OF LINES A-A' AND B-B'.

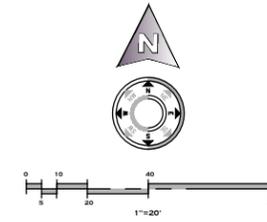
— 90 —	PROPOSED INDEX CONTOUR (10' INCREMENTS) ADD 5400 TO ELEVATIONS SHOWN
— 88 —	PROPOSED INTERIOR CONTOUR (2' INCREMENTS) ADD 5400 TO ELEVATIONS SHOWN
- - - 90 - - -	EXISTING INDEX CONTOUR (10' INCREMENTS) ADD 5400 TO ELEVATIONS SHOWN
- - - 88 - - -	EXISTING INTERIOR CONTOUR (2' INCREMENTS) ADD 5400 TO ELEVATIONS SHOWN
— — — — —	FLOW LINE OF SWALE / DITCH
▬▬▬▬▬▬▬	ROCKERY WALLS (MAXIMUM 6'-0" HEIGHT MEASURED FROM FINISH GRADE)
4.00%	PAVEMENT GRADE OR FLOW LINE OF SWALE GRADE
xx.xx	PROPOSED ELEVATION xx.xx (ELEVATION) yy (TYPE OF GRADE)
xx.xx	EXISTING ELEVATION xx.xx (ELEVATION) yy (TYPE OF GRADE)
FF	FINISH FLOOR
GG	GARAGE GRADE
DK	DECK GRADE
FG	FINISH GRADE
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
INV	INVERT ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL (MEASURED FROM FINISH GRADE)

**SHEET 4 OF 6
GRADING PLAN**



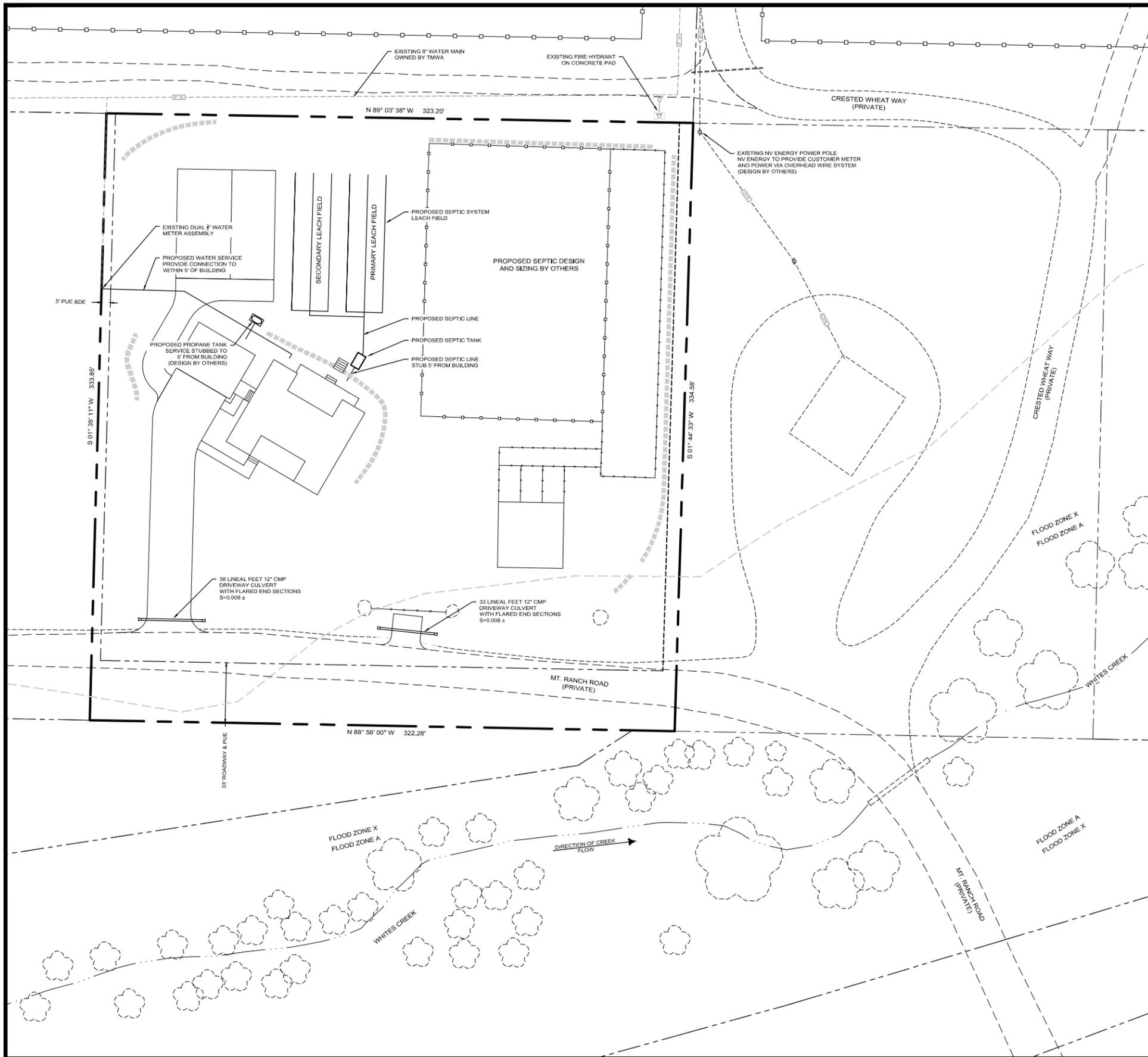
316 CALIFORNIA AVENUE, #154 (775) 657-0097
RENO, NV 89509 BRIAN@MLSDRENO.COM
MLSDRENO.COM

**SPECIAL USE PERMIT
FOR
FEULNER RESIDENCE GRADING**



1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM A COMBINATION OF GIS INFORMATION GATHERED FROM WASHOE COUNTY AND THE CITY OF RENO, AERIAL PHOTOGRAPHY AND SITE RECONNAISSANCE.
2. UTILITIES SHOWN ARE SCHEMATIC AND WILL BE FINALIZED WITH COORDINATION WITH THE ARCHITECT / GENERAL CONTRACTOR DURING FINAL DESIGN.
3. ELECTRIC, GAS (PROPANE), CABLE TELEVISION / INTERNET SERVICE, AND SEPTIC SYSTEM DESIGN BY OTHERS.

	EXISTING WATER MAIN (OWNED BY TMWA)
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING INDEX CONTOUR (10' INCREMENTS) ADD 5400 TO ELEVATIONS SHOWN
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	SLOPE OF DRAINAGE PIPE (FEET / FEET)
	CORRUGATED METAL PIPE
	TRUCKEE MEADOWS WATER AUTHORITY
	OVERHEAD ELECTRIC
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT

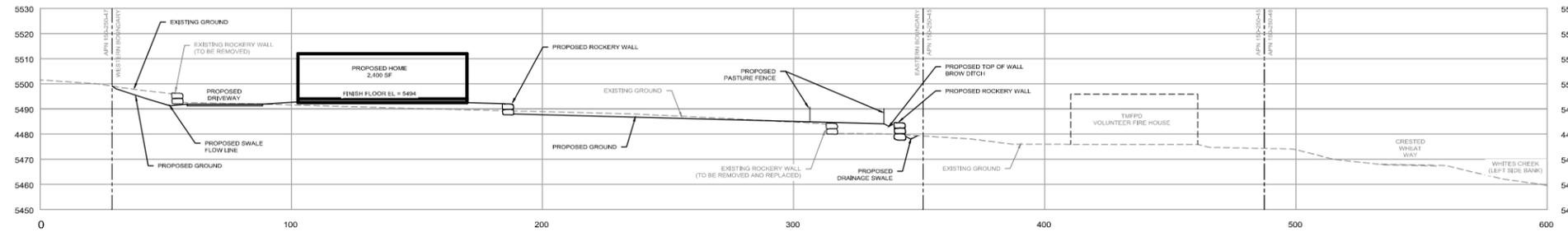


**SHEET 5 OF 6
UTILITY PLAN**

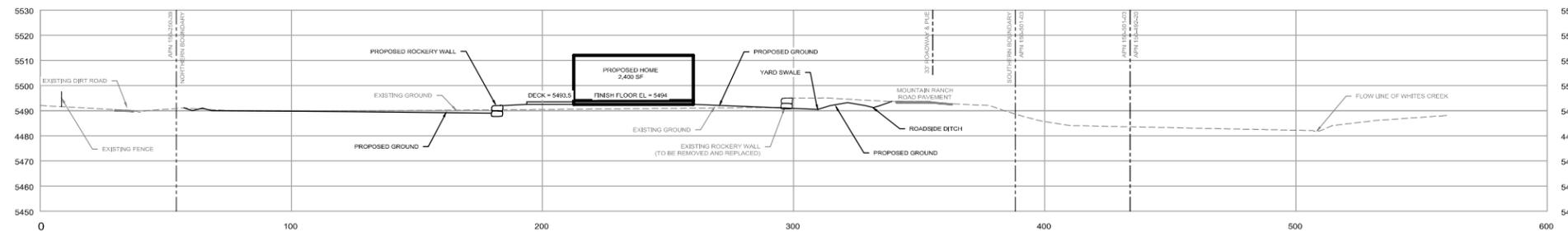


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**SPECIAL USE PERMIT
FOR
FEULNER RESIDENCE GRADING**



CROSS-SECTION A - A'



CROSS-SECTION B - B'



**SHEET 6 OF 6
SITE CROSS-SECTIONS**



316 CALIFORNIA AVENUE, #154 (775) 657-0097
RENO, NV 89509 BRIAN@MLSDRENO.COM
MLSDRENO.COM

Section 4

Reports and Supporting Information

- 1. Preliminary Title Reports**
- 2. Copy of Deed**
- 3. Preliminary Hydrology / Drainage Report**
- 4. Copy of Geotechnical Report**
- 5. Copy of Previous Conditions of Approval for SB14-010 (SUP Application for Grading)**

APN: 150-250-48
R.P.T.T.: \$1,414.50
Escrow No.: 20011181-CD
When Recorded Return To:
Christopher Allen Feulner and Megan
Feulner
770 Mays Blvd #4943
Incline Village, NV 89450

Mail Tax Statements to:
Christopher Allen Feulner and Megan
Feulner
770 Mays Blvd #4943
Incline Village, NV 89450

DOC #5120806

12/23/2020 12:58:36 PM
Electronic Recording Requested By
FIRST CENTENNIAL - RENO (MAIN OF
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$1414.50
Page 1 of 2

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Glenn W. Burnham and Evelyn Pei Lin Chiang, husband and wife, as joint tenants with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Christopher Allen Feulner and Megan Feulner, husband and wife, as joint tenants with right of survivorship

all that real property situated in the City of Reno, County of Washoe, State of Nevada, described as follows:

Parcel 2 of Parcel Map No. 4615, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on August 28, 2006, as File No. 3431250.

EXCEPTING THEREFROM all coal, oil, gas and other mineral deposits together with the right to prospect for, mine and remove the same according to the provisions of the Act of Congress approved June 1, 1938 as reserved in Patent recorded December 19, 1961, in Book G, Page 115, as Document No. 349953, Patent Records.

Assessors Parcel No.: 150-250-48

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

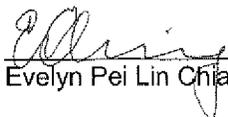
Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20011181-CD

Dated this 3 day of December, 2020.



Glenn W. Burnham

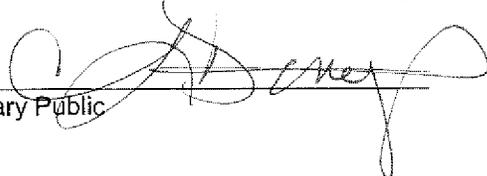


Evelyn Pei Lin Chiang

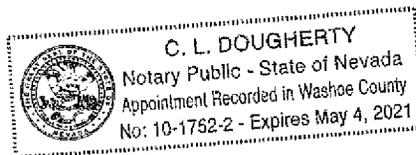
STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 3 day of December, 2020 by Glenn W. Burnham and Evelyn Pei Lin Chiang.



Notary Public





300 Western Road, #3, Reno, NV 89506 • (775) 852-7475 FAX (775) 852-7488

April 4, 2014
27381-20N

Mr. Chris Amundson
3477 Vancouver Road
Reno, Nevada 89511

Geotechnical Investigation
New Residence and Barn
00 Mt. Ranch Road
Washoe County, Nevada

DocuSigned by:
Glenn W. Burnham
7B1F8722B7F1427...

DocuSigned by:
Erly King
9E5F0BC224B847E...

Introduction

This report presents the results of our geotechnical investigation for the proposed new residential structure and detached barn (agricultural building) to be located at 00 Mt. Ranch Road in Washoe County, Nevada. We anticipate that the buildings will be constructed of wood framing with joist supported and/or slab-on-grade floors. There will be about 5 to 6 feet of cut and about 8 feet of fill required to attain the building's to finish floor elevations.

Our scope of work was to conduct a subsurface investigation with testing and analysis to determine site conditions and the engineering properties of the underlying soils and any rock. We are to provide conclusions and recommendations concerning geologic hazards and seismic design, site preparation and grading, design criteria for foundations and retaining walls, including estimates of settlement and support of interior and exterior flatwork. Recommendations for structural fill and for drainage are also presented.

Percolation testing was performed during this investigation and the results are to be used as design input for the new individual on-site sewage disposal (septic) system. The design required will be for a standard septic system. The system components (tank capacity, length and depth of absorption fields, etc.) will be determined by the Washoe County Health District (WCHD) based on our recommended percolation design rate given in this report.

Site, Soil and Seismic Conditions

The site is covered with low grass and sagebrush and lies on the north side of Mt. Ranch Road. The surrounding property is undeveloped. The property slopes gently to the east-northeast.

We explored the subsurface conditions by sampling and logging two backhoe excavated test pits to depths of about 5.5 and 13 feet below the existing ground surface. Test Pit 1 was in the north-western portion of the site and Test Pit 2 was in the southeastern portion of the site in the vicinity of the planned septic system. The percolation test was performed in this pit at about the 2 foot and 4 foot depths. The materials encountered were logged and representative samples were obtained for laboratory classification testing.

The soils encountered consisted of dark brown, medium dense, silty sand with abundant gravel and some very large boulders throughout the depths explored. At the time of our exploration (April 2014), no free ground water was encountered in either test pit.



Mr. Chris Amundson
 Project: 00 Mt. Ranch Road
 Project No: 27381-20N
 April 4, 2014 - Page 2

The subject property is located within the extreme west central portion of the Basin and Range physiographic province. The present topography of the site is derived from the deposit known as Donner Lake Outwash (Qdm). This deposit consists sand, silt, and boulders deposited by glacial outwash (Mt Rose NE Quadrangle Geologic Map, Bonham and Rogers, 1983; Nevada Bureau of Mines and Geology).

No earthquake faults transect the subject property. However, there is a regional potential for moderate to large magnitude earthquakes in the mid and western portions of Nevada. Washoe County currently requires the use of the site characterization criteria found in the 2012 International Building Code (IBC) for design. The seismic design criteria is found in Chapter 16, Section 1613 of the 2012 IBC and the USGS website. The IBC requires that the Site Class be determined by soil and rock parameters described in Table 1613.3.2. The Site Class defaults to "D" without confirming soil and rock data to a depth of 100 feet below the ground surface. The maximum considered earthquake ground motion spectral accelerations for short periods and for one second periods are given on figures in the code. These values are mapped in contour format and estimated site values are determined by interpolation of the nearest contours. However, using the site latitude and longitude as input, the USGS website provides a much more accurate site specific acceleration values along with the respective site coefficients and design spectral response acceleration parameters in their Design Maps Summary Report. Based on this research, the site specific geotechnical design criteria for the subject property is presented below:

TABLE 1 - 2012 IBC SEISMIC DESIGN CRITERIA	
Spectral Response at Short Periods, S_s (USGS)	2.25
Spectral Response at 1-Second Period, S_1 (USGS)	0.79
Site Class (Subsection 1613.3.2)	D
Site Coefficient F_a (USGS)	1.00
Site Coefficient F_v (USGS)	1.50
Design Spectral Response Acceleration, Short Periods, $SD_s = 2/3 \times F_a \times S_s$ (USGS)	1.50
Design Spectral Response Acceleration, 1-Second Period, $SD_1 = 2/3 \times F_v \times S_1$ (USGS)	0.79

C. Flooding

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Map Number 32031C3245G; March 16, 2009) indicates that the development area is within Flood Hazard Zone X. Zone X is designated as those areas of the 0.2% annual chance flood.

Conclusions

Based upon the results of our investigation we conclude that, from a geotechnical engineering standpoint, the site can be developed essentially as planned. We believe that in general, conventional site grading techniques and building foundation, slab and exterior flatwork construction can be used for the development. The structure and flatwork can be supported on firm compacted native soil or imported structural fill provided the grading is performed as recommended in subsequent sections of this report.

Mr. Chris Amundson
 Project: 00 Mt. Ranch Road
 Project No: 27381-20N
 April 4, 2014 - Page 3



We anticipate that for shallow foundations designed and constructed in accordance with our recommendations, the post construction differential settlement will be on the order of 1/2 to 3/4 inch.

The percolation test results were within a satisfactory range for design of the required standard septic system. The tests results were 60 minutes per inch (mpi) at 2 feet and 40 mpi at the 4 feet level. We recommend that the new septic system be designed based on the percolation rate of 60 mpi. The test pit was 13 feet deep with no free ground water encountered; therefore, a trench depth up to 9 feet deep can be used.

Recommendations

Initially, the areas to be developed, should be cleared of any surface vegetation and debris. These materials should be removed from the site. All stripped soil surfaces in the new building area should be moisture conditioned and compacted to at least 90 percent relative compaction prior to any fill placement of installation of structural components.

Only select structural materials should be used for fill and backfill. Structural materials imported to the site should be free of organic and other deleterious matter, have low to negligible expansion potential and conform in general to the following requirements:

<u>Sieve Size</u>	<u>Percent Passing (by dry weight)</u>
6 inch	100
3/4 Inch	70 - 100
No. 4	50 - 100
No. 200	10 - 35

Liquid Limit = 35 maximum
 Plasticity Index = 15 maximum

We anticipate that generally based on laboratory testing, the on-site, granular materials generated by any excavation will be suitable for use as structural fill as available from planned cuts. Some screening of native soil will be needed to remove large cobbles and boulders. All fill materials should be approved by the geotechnical engineer prior to use. On site or imported structural fill and backfill should be spread in 8- to 10-inch, moisture conditioned, loose lifts and compacted to at least 90 percent relative compaction.

Conventional spread foundations can be supported on surface compacted native soils or structural fill as previously discussed. To provide adequate confinement and frost protection, footings should bottom at least 24 inches below lowest adjacent exterior grade. Footings can be designed to impose dead plus long-term live load bearing pressures of no greater than 2,700 pounds per square foot. These pressures can be increased by one-third for consideration of all live loads including wind or seismic.

Resistance to lateral loads can be obtained from passive earth pressures and soil friction. We recommend the following design criteria:



Mr. Chris Amundson
Project: 00 Mt. Ranch Road
Project No: 27381-20N
April 4, 2014 - Page 4

Passive Earth Resistance - 350 pounds per cubic foot,
equivalent fluid

Soil Friction Factor - 0.40

Interior floor slabs can be supported on firm, non-expansive, native soils and approved compacted fill. Floor slabs should be underlain by at least six inches of free draining crushed rock base or aggregate base. Exterior concrete flatwork such as curbs, sidewalks and patios supported on firm, non-expansive, native soils or structural fill should be underlain by at least 6 inches of aggregate base. To provide uniform slab section support, all subgrade surfaces (upper six inches) should be scarified, moisture conditioned, and compacted to at least 90 percent relative compaction. The resulting surface should be smooth, firm and non-yielding. Aggregate base material used in any area should be compacted to at least 95 percent relative compaction.

Concrete mix proportions and construction techniques, including the addition of water and improper curing, can adversely affect the finished quality of the concrete and result in cracking and spalling of the slabs and other flatwork. We recommend that all placement and curing be performed in accordance with procedures outlined by the American Concrete Institute (ACI). Special consideration should be given to concrete placed and cured during hot or cold weather conditions. Proper control joints and reinforcing should be provided where applicable to minimize any cracking resulting from shrinkage.

Backfilling around building walls needed to attain final grade in non structural areas should be moisture conditioned, placed in 12 inch maximum thickness lifts, and be compacted to at least 85 percent minimum relative compaction. Field density testing of the backfill operations should be performed to ensure compaction is being achieved.

The ground surface around the structure should be permanently sloped to drain away from the building so that water is not allowed to pond against perimeter walls. The finish grading around the structure should be in accordance with current building code requirements and should be verified by the Civil Engineer. In addition to adequate surface drainage, a system of roof gutters and downspouts is recommended to collect roof drainage and direct it away from the walls and foundations. Foundation drainage is also recommended. Drains along foundations should be graded to drain to a collection point, with a pipe provided to daylight to an exterior discharge area.

Site drainage should also be designed to restrict infiltration from entering any flatwork sections. Periodic crack sealing and surface sealing should be implemented to increase service life of the concrete slabs and any pavements.

Additional Geotechnical Engineering and Inspection Services

The conclusions and recommendations presented in this report are based on the results of current field exploration and our understanding of the proposed development. This report has been prepared in accordance with current, generally accepted, geotechnical engineering standards of practice for the limited scope of work authorized. It is believed that the soil information compiled presents an accurate representation of the soil conditions and variations to be expected within the areas studied. However, there is a possibility that conditions other than those found in this investigation exist on-site. In the event that unanticipated conditions are encountered during construction, we should be given budget allowances to evaluate the condition(s) and make timely new recommendations or modify our existing report to satisfy the project needs.



Mr. Chris Amundson
Project: 00 Mt. Ranch Road
Project No: 27381-20N
April 4, 2014 - Page 5

Sufficient field observation and construction review should also be provided during all phases of earthwork construction. We should review the final plans and specifications for conformance with the intent of our recommendations. Prior to construction, a pre-job conference should be scheduled to include, but not be limited to, the Owner, Architect, Civil Engineer, General Contractor, Earthwork and Materials Sub-Contractors, Building Official and Geotechnical Engineer. The conference will allow all parties to review the project plans and specifications and recommendations presented in this report and discuss applicable material quality requirements and answer questions regarding the planned construction.

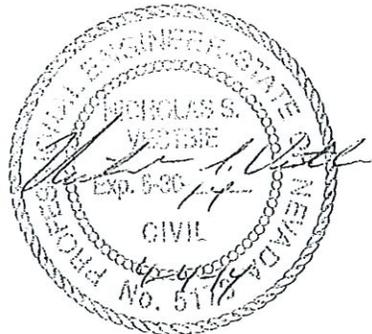
During construction, we should provide on-site observations, together with field and laboratory testing of the site preparation and grading, excavation, any over-excavation, fill placement, foundation and flatwork installation and paving operations. These observations and tests would allow us to verify that the soil conditions are as anticipated and that the Contractor's work is in conformance with the plans and specifications.

In addition, Nortech can provide any Engineer of Record (EOR) inspection and all IBC 1704 Special Inspection services such as masonry, concrete, steel (welding, bolting, dry pack, etc.), fireproofing and any other construction or installations requiring such services. We have ICC certified inspectors on staff and would be pleased to submit a proposal for any special inspection services prior to construction.

We trust this provides the information needed; however, if you have any questions regarding this report, please contact our office.

Yours very truly,

NORTECH Geotechnical/Civil Consultants, Ltd.



Nicholas S. Vestbie
Civil Engineer - 5173

NSV/llm

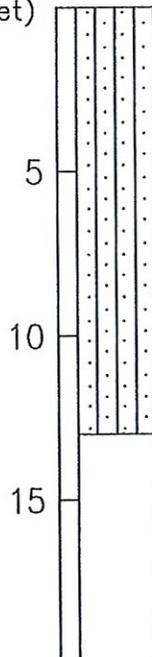
Enclosures: Plate 1: Site and Exploration Plan
Plate 2: Logs of Test Pit 1 and Test pit 2
Plate 3: Percolation Test Pit Log 1A
Plate 4: Percolation Test Pit Log 1B
Plate 5: Soil Classification Chart & Key to Test Data
Plate 6: Sieve Analysis

Laboratory Tests (and other info.)	DRIVING RESISTANCE BLOWS/FT.	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	DEPTH (FT.)	Test Pit No.: <u>1</u> Equipment: <u>Backhoe</u> Elevation: <u>5490+/-</u> Date: <u>4-3-14</u>
				SAMPLE 5 10	BROWN SILTY SAND (SM) With gravel, medium dense, dry with roots to 6 inches No Free Water Encountered
Laboratory Tests (and other info.)	DRIVING RESISTANCE BLOWS/FT.	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	DEPTH (FT.)	Test Pit No.: <u>2</u> Equipment: <u>Backhoe</u> Elevation: <u>5488+/-</u> Date: <u>4-2-14</u>
X Percolation tests (see Plates 3 & 4) *SIEVE ANALYSIS (See Figure 6)				SAMPLE * * 5 10	BROWN SILTY SAND (SM) With gravel, medium dense, dry with roots to 6 inches Very large boulders below 4 feet No Free Water Encountered Pit extends to 13 feet
				Job # <u>2738-20N</u> Appr. <u>gnd /nsv</u> Date: <u>4-3-14</u>	LOG OF TEST PITS 1 & 2 00 MT. RANCH ROAD WASHOE COUNTY, NEVADA PLATE 2

TEST PIT NO.: 1SET UP: 4-2-14TEST NO.: ARUN: 4-3-14DIMENSIONS: 6" Wide X 12" DeepFIELD TECH: K. SeegmillerSOIL TESTED: Brown Silty Sand w/ Gravel (SM)

LOG

TIME (hours:minutes)	MEASURED DROP (inches)	REMARKS
0:00	0.00	Initial Water Added, IAW 090.060
0:10	1.25	Pre-soak, IAW 090.075
0:00	0.00	Adjust Water level to 6", IAW 090.070
0:30	0.50	Proceed, IAW 090.075
0:60	0.50	
0:90	0.50	Terminate, IAW 090.075
		PERCOLATION RATE: 60 Minutes Per Inch
		DEPTH TEST PERFORMED: 2.0 Feet
		PIT EVALUATED BY: N. VESTBIE

depth
(feet)**BROWN SILTY SAND (SM)**

With gravel and boulders to 4' size

See Site Plan Plate 1
for Pit Location

No Free Ground Water Encountered

**NORTECH**
GEOTECHNICAL/CIVIL CONSULTANTS, LTD.Job # 2738-20NAppr. W/InsvDate: 4-3-14**PERCOLATION TEST RECORD**00 MT. RANCH ROAD
WASHOE COUNTY, NEVADA

PLATE

3

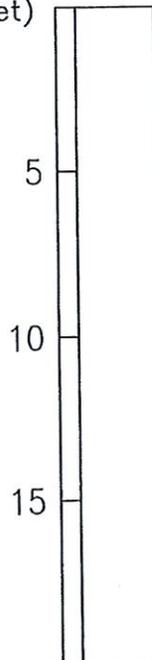
WSUP21-0004

EXHIBIT I

TEST PIT NO.: 1SET UP: 4-2-14TEST NO.: BRUN: 4-3-14DIMENSIONS: 6" Wide X 12" DeepFIELD TECH: K. SeegmillerSOIL TESTED: Brown Silty Sand w/ Gravel (SM)

LOG

TIME (hours:minutes)	MEASURED DROP (inches)	REMARKS
0:00	0.00	Initial Water Added, IAW 090.060
0:10	1.50	Pre-soak, IAW 090.075
0:00	0.00	Adjust Water level to 6", IAW 090.070
0:30	1.50	Proceed, IAW 090.075
0:60	1.50	
0:90	1.50	Terminate, IAW 090.075
		PERCOLATION RATE: 40 Minutes Per Inch
		DEPTH TEST PERFORMED: 4.0 Feet
		PIT EVALUATED BY: N. VESTBIE

depth
(feet)

See Log on Plate 3

Job # 2738-20NAppr. ms /nsvDate: 4-3-14**PERCOLATION TEST RECORD**00 MT. RANCH ROAD
WASHOE COUNTY, NEVADA

PLATE

4

MAJOR DIVISIONS		TYPICAL NAMES		
COARSE GRAINED SOILS MORE THAN HALF IS LARGER THAN # 200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW 	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES
			GP 	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES
		GRAVELS WITH OVER 12% FINES	GM 	SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES
			GC 	CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LITTLE OR NO FINES	SP 	POORLY GRADED SANDS, GRAVELLY SANDS
			SW 	WELL GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SM 	SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES
			SC 	CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES
FINE GRAINED SOILS MORE THAN HALF IS SMALLER THAN # 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML 	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
		CL 	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
		OL 	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	SILTS AND CLAY LIQUID LIMIT GREATER THAN 50	MH 	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
		CH 	INORGANIC CLAYS OR HIGH PLASTICITY, FAT CLAYS	
		OH 	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
HIGHLY ORGANIC SOILS	Pt 	PEAT AND OTHER HIGHLY ORGANIC SOILS		



Job # 2738-20N
 Appr. WJ /nsv
 Date: 4-3-14

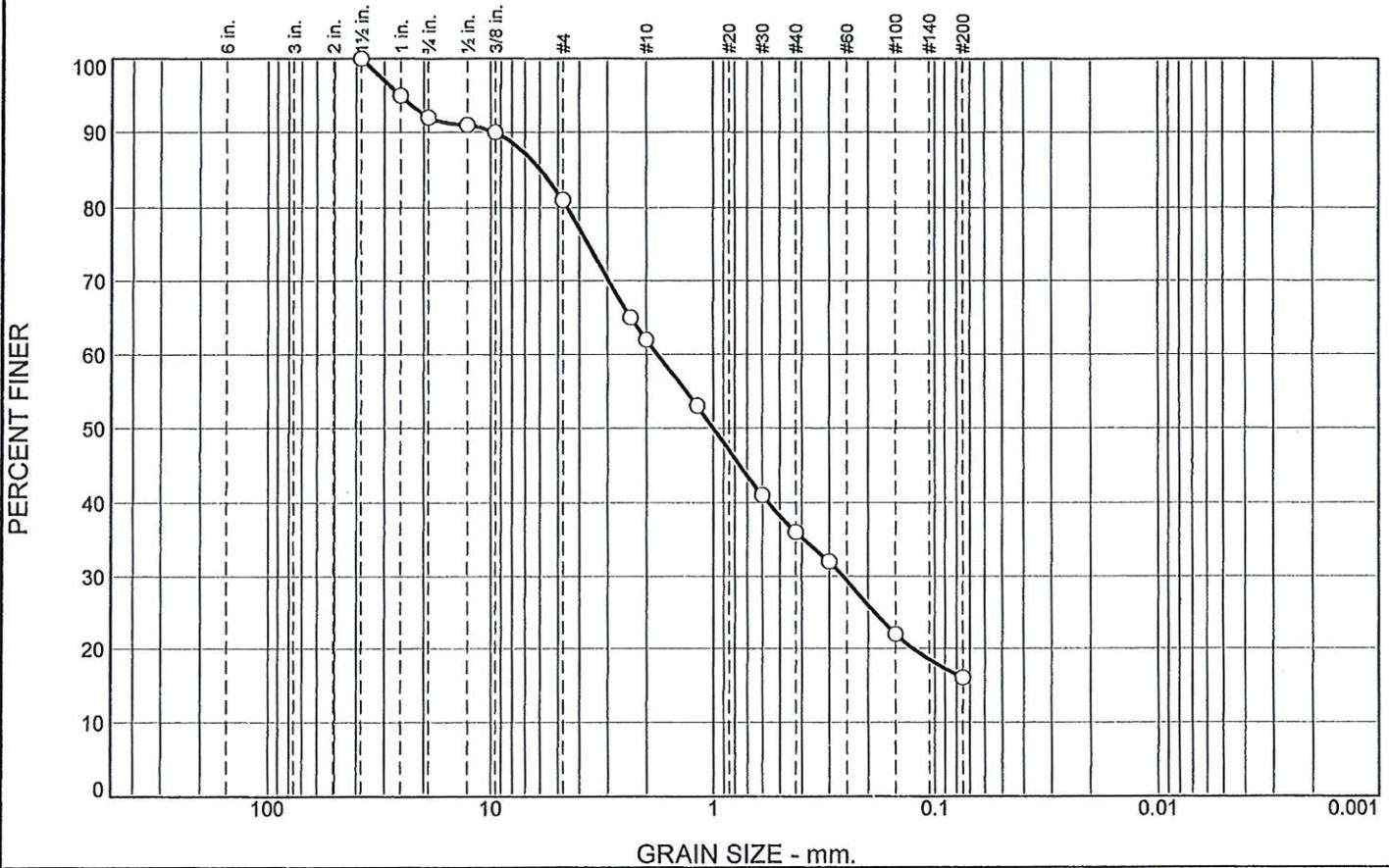
UNIFIED SOIL CLASSIFICATION CHART

00 MT. RANCH ROAD
 WASHOE COUNTY, NEVADA

PLATE

5

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	8.0	11.0	19.0	26.0	20.0	16.0	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1.5"	100.0		
1"	95.0		
3/4"	92.0		
1/2"	91.0		
3/8"	90.0		
#4	81.0		
#8	65.0		
#10	62.0		
#16	53.0		
#30	41.0		
#40	36.0		
#50	32.0		
#100	22.0		
#200	16.0		

Material Description

Brown silty sand with gravel

Atterberg Limits (ASTM D 4318)

PL= N/A LL= N/A PI= N/A

Classification

USCS= SM AASHTO= A-1-b

Coefficients

D₈₅= 5.9347 D₆₀= 1.7789 D₅₀= 0.9982
 D₃₀= 0.2589 D₁₅= D₁₀=
 C_u= C_c=

Date Tested: 4/3/14 Tested By: Kent Seegmiller

Remarks

* (no specification provided)

Sample No.: A Source of Sample: Test Pit 2 Date Sampled: 4/2/14
 Location: Elev./Depth: 2'-3'
 Checked By: KS Title: Lab Manager



Client: Mr. Cris Amundson
 Project: Amundson Property
 00 Mountain Ranch Rd.

Project No: 27381-20N

Figure 6



GEOTECHNICAL/CIVIL CONSULTANTS, LTD.

300 Western Road, #3, Reno, NV 89506 • (775) 852-7475 FAX (775) 852-7468

DocuSigned by:
Glen W. Burnham
 7B1F8722B7F1427...
 Jun-14-2017

DocuSigned by:
Eddy King
 9E550B6334B947E...
 Jun-13-2017

PROPOSAL/WORK ORDER

We are pleased to acknowledge the following work assignment. Please sign below where indicated as a basis of mutual understanding as to the terms and/or conditions of the assignment.

NAME OF PROJECT	<i>Amundson</i> Admundson Property	APN NO.	<i>150 250 48</i>
STREET LOCATION	00 Mt. Ranch Road Reno, Nevada	DATE	March 31, 2014
CLIENT	Mr. Chris Admundson <i>Amundson</i> 3477 Vancouver Road Reno, Nevada 89511	PHONE FAX MOBILE E-MAIL	843-5076 <i>amundsonroofing.com</i> Chris@admundsonroofing.com
AUTHORIZED BY:	Nicholas S. Vestbie		
SCOPE OF WORK	<p>Geotechnical Investigation for the new building site to include excavating at least two backhoe excavated test pits to about 6 to 8 feet deep (if possible) within the residential building and barn areas; logging and sampling the soils encountered; performing laboratory testing and analysis. Report preparation per the 2012 IRC to include description of subsurface conditions and soil properties, with recommendations for seismic design, site preparation and grading, allowable bearing capacity for foundations and retaining walls, lateral pressures and resistances, floor slab and exterior flatwork support, and drainage for the proposed new residence.</p> <p>Perform two percolation tests in one of the test pits which will be in the leach field area. Testing will be performed in accordance with the Washoe County regulations.</p>		
FEES TO BE CHARGED	<p>Geotechnical Investigation: \$1,500.00; Percolation Testing: \$500.00. Washoe County Inspection Fee to be paid by client 24 hrs. in advance of scheduling backhoe. Backhoe service supplied by client. Amount not to be exceeded without prior approval.</p>		

TERMS & CONDITIONS:

1. **Nortech Geotechnical/Civil Consultants, Ltd.** (herein referred to as: **Nortech**) agrees to perform services and **Client** agrees to pay for and in consideration of the performance set forth in this Work Order.

2. **INVOICING** - Invoice will be submitted at completion of work and is due upon presentation.

In general, payment will be required on work performed, therefore, payment is not contingent upon client's receipt of payment from other parties.

All invoices will be charged at the current fee schedule or per any formal proposal presented for professional and laboratory services prevailing at the time services are rendered.

A finance charge of one percent (1%) per month may be applied to the outstanding balance for accounts not paid within thirty (30) days of the invoice.

3. **PAYMENT**- **Clients** without existing credit established with **Nortech**, will be required to pay for the work upon completion.

In the event payment is not made when due and it becomes necessary to commence suit to collect amounts due, client agrees to pay interest, collection company's fees, plus attorney's fees as the court may deem reasonable. It is our policy to place a mechanics lien against the property for the amount owed after 30 days from the date of billing. A \$100.00 lien fee will be added to the amount owed. **Nortech's** estimates of cost and schedule are for **Client** budgeting and planning purposes. Cost and schedule estimates are based upon information made available to **Nortech** at the time of Work Order generation. **Nortech** will endeavor to perform the services and accomplish the objectives within the estimated cost and schedule. **Nortech** will notify **Client** upon the discovery of changes or any other unforeseen circumstances that may impact cost and schedule.



- 12. **NON-DISCLOSURE AGREEMENT**- The technical and pricing information contained in any proposal submitted by *Nortech*, as to this project, or in this Work Order or any addendum thereto, is to be considered confidential and proprietary, and shall not be released, disclosed, or otherwise made available to any third party without express written consent of *Nortech*. Any reports, documents or findings that are presented or delivered to *Client* in complete or partial fulfillment of this agreement shall become the property of *Client*. *Client* acknowledges that dissemination or reuse of *Nortech*, reports or data outside the scope and intent of the Work Order will be at *Client's* sole risk and liability.
- 13. **DELAYS**- If the performance of all or any part of the work is for an unreasonable period of time suspended, delayed, or interrupted by *Client* or its employees, subcontractors, or agents, or other causes beyond *Nortech's* control in the performance of this Work Order, *Nortech*, shall be entitled to an equitable adjustment in cost and schedule.
- 14. **FORCE MAJEURE**- Neither party shall be deemed in default of this Work Order or any order hereunder to the extent that any delay or failure in the performance of its obligations (other than payment of money) results from any causes beyond its reasonable control and without its fault or negligence. Examples of such include, but are not limited to (1) Acts of God or the public enemy, (2) Acts of the Government in either its sovereign or contractual capacity, (3) fires, (4) floods, (5) epidemics, (6) quarantine restrictions, (7) strikes, (8) embargoes, (9) earthquakes and (10) unusually severe weather.
- 15. **CONFORMANCE WITH LAW**- The validity, performance and construction of this Work Order shall be governed and interpreted in accordance with the laws of the State of Nevada or California applicable to contracts.
- 16. **ASSIGNMENT**- There shall be no assignment of the rights or obligations in this agreement by either party without the written consent of the other party and any assignment absent such consent shall be null and void, and shall render the corresponding duties and obligations of the other party null and void.
- 17. **STANDARD OF SERVICES AND WARRANTY**- Services performed by *Nortech*, under this Work order shall be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions.
- 18. **PRIVILEGED TO TERMINATE**- Each party shall be privileged to terminate this agreement by giving the other party seven (7) days prior written notice thereof. In the event of termination by *Client*, *Nortech*, shall be paid for all services performed prior to the date of termination. In the event of termination by *Nortech*, *Nortech*, shall be paid for the value of services performed prior to the date of termination as a percentage completed of the total scope of work. In either event, *Client* will be liable for all costs through such termination, including all costs of settling and paying claims arising out of any subcontracts hereunder

I, the *Client/Owner* or *Client/Owner* representative, have read, understand and, hereby authorize *Nortech Geotechnical/Civil Consultants, Limited*, to perform such services as set forth in this Work Order.

Nortech Geotechnical/Civil
Consultants, Limited

AGREED TO AND ACCEPTED

BY: _____
Authorized Signature
Nicholas S. Vestbie, P.E.

By: Chris Amundson
Authorizing Signature

Chris Amundson
Client Name (Print)

March 31, 2014
Date

DocuSigned by:
Glenn W. Burnham
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Jun-14-2017

DocuSigned by:
Lori
9E5F0BC224B847E...
Jun-13-2017

PLEASE SIGN AND RETURN TO
OUR OFFICE FOR FINAL EXECUTION BY:

POSTAL SERVICE:

~ OR ~

ELECTRONICALLY TO:

Nortech Geotechnical/Civil Consultants, Ltd.
300 Western Road, #3
Reno, Nevada 89506

Lori@nortechltd.com

Glenn W. Burnham

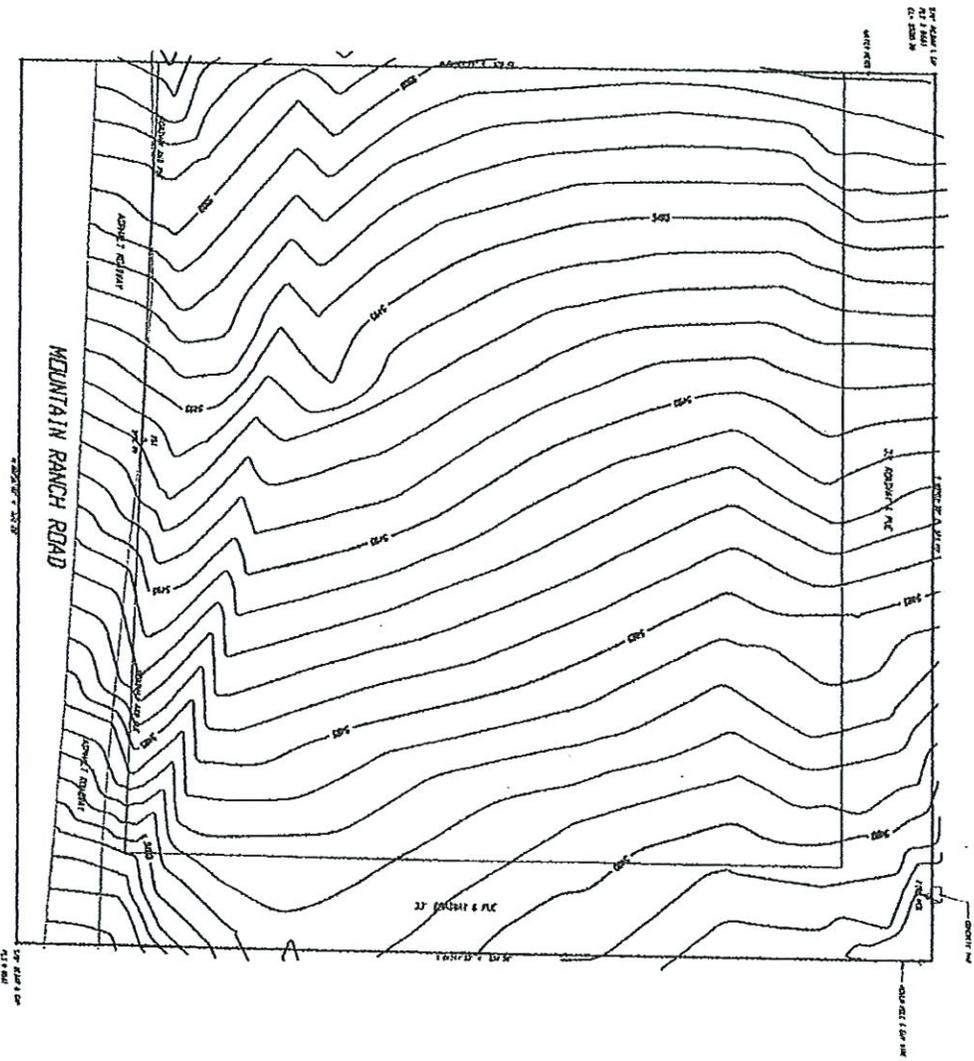
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Glenn W. Burnham

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Jun-14-2017

Jun-13-2017



Before Excavation Plans

17250 160P
 CHRIS AMUNDSON
 OF PART 1, PLAT 160P & 161S
 OF LAND ACQUISITION
 REFINED BY T. LAMBERT SURVEYING
 2014 NEVADA 09519
 2725 201-2004

NOTICE
 IN THE EVENT OF DISCREPANCY BETWEEN THE
 FIELD AND THE PRINTED VERSION OF THIS
 PLAN, THE FIELD VERSION SHALL PREVAIL.



Board/Division	
DATE	5/18/2016
CONTRACT	160P
PROJECT	160P
LEADER	

Topo Map

Prepared by: Burnham & Burns
 17250 160P

Amundson Residence
 Mountain Ranch Road
 Reno, Nevada
 A.P.N. 160-280-48

1100 Mountain Ranch Rd
 Reno, NV 89505
 Tel: (775) 335-0000
 Fax: (775) 335-0000
 www.burnhamandburns.com



Board of Adjustment Action Order

Special Use Permit Number SB14-010

Decision: Approved with Conditions

Decision Date: June 5, 2014

Mailing/Filing Date: June 17, 2014

Applicant/Property Owner: Christina M Herbert Trust
3744 Vancouver Drive
Reno, NV 89511

Assigned Planner: Trevor Lloyd - Senior Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Project Description - To grade approximately 3,500 cubic yards (\pm 83,315 square-feet) of dirt for the purpose of preparing the property for a residence, agricultural building and horse riding arena.

- Location: 0 Mountain Ranch Road
- Assessor's Parcel Number: 150-250-48
- Parcel Size: \pm 2.476
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 438, Grading Standards, Article 810 Special Uses
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 26, T18N, R19E MDM, Washoe County NV

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Section 110.810.30. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;

To: Christina M Herbert Trust
Subject: Special Use Permit Number SB14-010
Date: June 17, 2014
Page: 2

2. 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;
3. Site Suitability. That the site is physically suitable for type and scale of grading, and for the intensity of such a development;
4. 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;
5. 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.

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department

Washoe County
Planning and Development


William Whitney
Secretary to the Board of Adjustment

WW/TL/df

Attachments: Conditions of Approval

Applicant/Owner: Christina Amundson, 3744 Vancouver Drive, Reno, NV 89511
Representatives: K2 Engineering & Structural Design, Attn: Jared Krupa
3100 Mill Street #107
Reno, NV 89502

Agencies: Gregory Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Fire Marshall Amy Ray, aray@tmfpd.org; Washoe County Health; John Cella, Water Resources; Leo Vesely, Engineering; Bob Webb, Planning and Development. South Truckee Meadows/Washoe Valley Citizen Advisory Board, Chair



Conditions of Approval

Special Use Permit Case Number SB14-010

The project approved under Special Use Permit Case Number SB14-010 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 5, 2014. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

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 Development 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 initiation 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 District Health Department must be appealed to the District Board of Health.**

Washoe County Conditions of Approval

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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 Development Division

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

Contact Name – Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and 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. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. The following **Operational Conditions** shall be required for the life of the development:
 1. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.

Washoe County Conditions of Approval

2. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely, 775.328.2040, lvesely@washoecounty.us

- 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. The owner/applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering and Capital Projects Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering and Capital Projects Division prior to issuance of a grading permit.
- e. The abandonment of the northern patent access easement shall be recorded prior to the issuance of a grading permit.

Washoe County Environment Health Department – Vector Borne Diseases

3. The following conditions are requirements of District Health Department, Vector Borne Diseases, 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 District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer, 775.328.2434, jshaffer@washoecounty.us

- a. The proposed flow line diversion will require 4-6 inch cobble rock in the flow line of these channels to reduce the downstream transport of sediment (040.021).

Washoe County Conditions of Approval

- b. In the design of rockery walls, voids shall be filled by placing smaller rock within 6 inches of the face of the rock wall for the entire height of the wall (040.081).
- c. Prior to the sign off of the building plans the above detail designs are required on the plans.

Truckee Meadows Fire Protection District

- 4. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6005, aray@tmfpd.us

- a. The Truckee Meadows Fire Protection District will require compliance with Washoe County Code 60. All requirements of Chapter 60 that apply to this development shall be met.

*** End of Conditions ***