

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>620 La Calma Court</b>			
Project Description: Grading for future driveway and access to proposed residence.			
Project Address: 620 La Calma Court			
Project Area (acres or square feet): 1.44 acres			
Project Location (with point of reference to major cross streets AND area locator): <b>Cross street Encanto Drive/East side of Pyramid Highway</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-310-32	10 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD21-101790, WBLD21-102973, and H21-0089			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: KZDS Trust - David & Karen Stryker TTEE's		Name: David Hagen, Welsh Hagen Associates	
Address: P.O. Box 1287		Address: 250 S. Rock Blvd. Suite 118	
El Frida, AZ	Zip: 85610	Reno, NV	Zip: 89502
Phone: 520-260-8794	Fax:	Phone: 775-853-7776	Fax:
Email: strykerdk1@msn.com		Email: dhagen@welshhagen.com	
Cell:	Other:	Cell: 775-848-1360	Other:
Contact Person: David & Karen Stryker		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Property Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** ~~David Stryker~~ Karen Stryker

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF <sup>Arizona</sup> NEVADA )  
COUNTY OF <sup>Cochise</sup> WASHOE )

I, Karen Stryker TTEE  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 076-310-32

Printed Name ~~David Stryker, Trustee, The KZDS Trust~~ KS/DS

Printed Name Karen Stryker, Trustee, The KZDS Trust

Signed Karen Stryker TTEE  
Signed \_\_\_\_\_

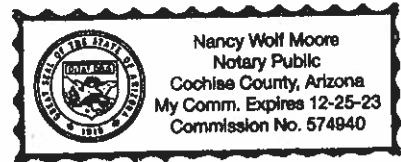
Address P.O. Box 1287, Elfrida, AZ 85610

Subscribed and sworn to before me this  
12<sup>th</sup> day of July, 2021.

Nancy Wolf Moore  
Notary Public in and for said county and state

My commission expires: 12/25/2023

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: David and ~~Maria~~ Stryker

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STATE OF <sup>Arizona</sup> NEVADA )  
COUNTY OF <sup>Cochise</sup> WASHOE )

I, David Stryker trustee  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 076-310-32

Printed Name David Stryker, Trustee, The KZDS Trust

Printed Name Karen Stryker, Trustee, The KZDS Trust *KS/DS*

Signed [Signature] *DS*

Signed \_\_\_\_\_

Address P.O. Box 1287, Elfrida, AZ 85610

Subscribed and sworn to before me this 12<sup>th</sup> day of July, 2021.

Nancy Wolf Moore  
Notary Public in and for said county and state

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

1. What is the project being requested?

Grading for future residential pad, driveway and access to proposed residence.

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.)

Attached with this submittal.

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

Install temporary BMP's, grade driveway, grade residence pad, construct utilities, and sewage disposal system by October 31, 2021.

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?

The proposed construction is consistent with other residential developments in the immediate vicinity.

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

The proposed construction is consistent with other residential developments in the immediate vicinity.

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

There will be no negative impacts on adjacent property or community. Grading has been minimized where possible, and follows existing contours to reduce visual 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.

None

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Septic System
b. Electrical Service	NV Energy - pole being set
c. Telephone Service	Charter
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	Well

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 #	N/A - Domestic use only	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).

<b>Revegetation of graded portions to match undisturbed areas.</b>
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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire State T46
b. Health Care Facility	Renown/St. Mary's
c. Elementary School	Taylor
d. Middle School	Shaw
e. High School	Spanish Springs
f. Parks	Lazy 5 Regional Park
g. Library	Pyramid Way
h. Citifare Bus Stop	Unknown

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

1. What is the purpose of the grading?

Grading for future residential pad, driveway and access to proposed residence.

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

None

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

64,100 square feet

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

There will be no export or import. The driveway and building pad have been designed to balance cut to fill (3,000 yards cut/3,000 yards fill)

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

No - terrain does not allow for a reduction in grading due to steep slope and proximity to main road.

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.)

None of the proposed site grading has been previously done.

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

Yes - all areas to be disturbed have been shown on the civil plan sheets.

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

No

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)?

No

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?

3:1

11. Are you planning any berms?

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

No retaining walls.

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

Revegetation of graded portions to match undisturbed areas.

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

No trees will need to be removed.

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?

Native seed with mulch. 10,000 per acre.

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

No temporary irrigation - will be hand watered.

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

No

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

Yes	No x	If yes, please attach a copy.
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620 la calma

**620 LA CALMA CT**

**APN: 076-310-32** [Tax Information](#)

**Owner:** JACK ENTERPRISES LLC

**Corporate Area:** WASHOE

**Zip Code:** 89441 **Zip City:** SPARKS

**Tax District:** 4000

**Land use:** 120

**Land Zoning:** GR

**Utility:** Water: None , Sewer: None

**Square Ft.:** 0

**Acreage:** 10.000

**Total Assessment:** 43750

**Bedrooms:** 0

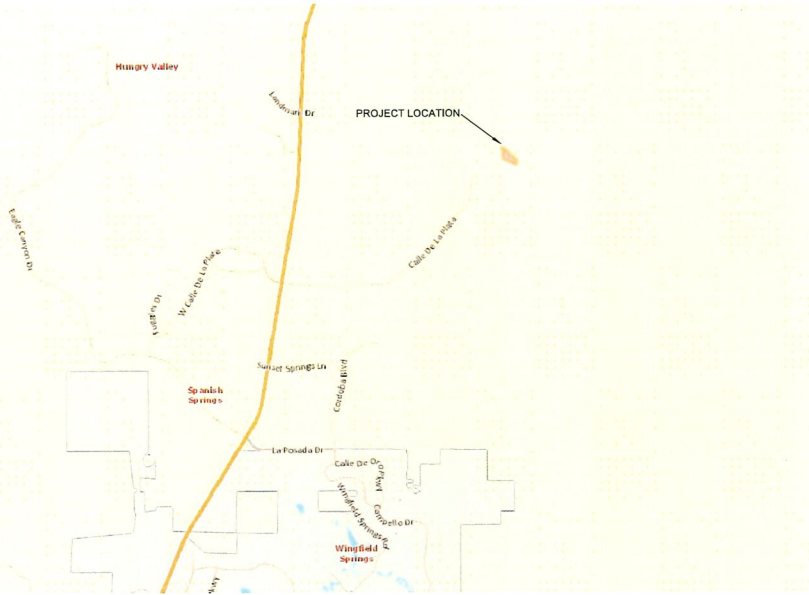
**Baths:** 0.

**Year Built:** 0

**Subdivision:** Not Available

**Neighborhood:** HBEI

# 620 LA CALMA CT. APN: 076-310-32



VICINITY MAP

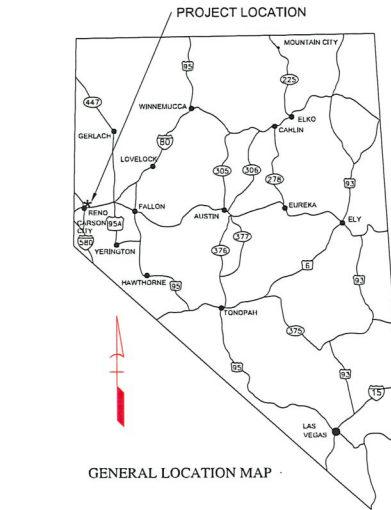


PROJECT AREA

**NOTE**  
ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST COUNTY CODES, THE LATEST COUNTY STANDARD SPECIFICATIONS AND DETAILS.  
NO AVAILABLE SEWER SYSTEM WITHIN 400' OF PROPERTY  
NO PUBLIC WELL WITHIN 200' OF PROPERTY  
IGNITION RESISTANT CONSTRUCTION

**SURVEY NOTES:**

1. COORDINATE SYSTEM IS ASSUMED; BASIS OF BEARINGS ARE PER THE THOMAS & MARY ANN NIELLER PARCEL MAP 1983 DATED 21 MARCH, 1986, BEING A PORTION OF SECTION 17, T21N, R21E, N.D.B.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. VERTICAL DATUM IS BASED ON USGS INFORMATION (NAVD88).
3. TOPOGRAPHY IS SHOWN AT A 1 FOOT CONTOUR INTERVAL.



GENERAL LOCATION MAP

**APPROXIMATE EARTHWORK:**

CUT: 3,000 YDS  
FILL: 3,000 YDS

\*THIS DOES NOT ACCOUNT FOR ANY SHRINK OR SWELL POTENTIALS IN MATERIALS

**ENVIRONMENTAL HEALTH SERVICES DIVISION NOTES:**

- 3B. THERE ARE NO EXISTING SEWAGE SYSTEM COMPONENTS ON SITE. PROPOSED SEWAGE SYSTEM IS SHOWN HEREON.
- 3M. THERE ARE NO WATERCOURSES INCLUDING LAKES, PONDS, STREAMS OR IRRIGATION DITCHES ON OR WITHIN 100 FEET OF THE PROPERTY.
- 3N. THERE ARE NO 100-YEAR FLOOD PLAIN BOUNDARIES ON OR WITHIN 100 FEET OF THE PROPERTY.

**SEPTIC SYSTEM NOTE:**

PURSUANT TO NAC 444.708, THE PROPERTY OWNER SHALL PERFORM A PERCOLATION TEST ONCE THE LOCATION OF THE LEACH FIELD IS FINALIZED, CERTAIN DATA SHALL BE VERIFIED BY THE ENGINEER.

**GENERAL NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. REFERENCE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
3. PRIOR TO ANY TYPE OF WORK, AN EROSION PROTECTION SEDIMENT BARRIER (USE FILTER FABRIC FENCING) SHALL BE PLACED DOWN SLOPE OF CONSTRUCTION SITE ALONG CONTOUR PROFILES, SNOW FENCING, CHICKEN WIRE, OR METAL FENCE POSTS, WITH AT LEAST TWO STRANDS OF 16 GAUGE OR HEAVIER WIRE, A MINIMUM OF 3 FEET HIGH, SHALL BE LOCATED AT DRIP LINE OF TREES, SMALL SHRUBS OR OTHER TYPES OF VEGETATION WITHIN 20 FEET ± OF THE CONSTRUCTION SITE. SIMILAR FENCING SHALL BE USED TO DEFINE THE CONSTRUCTION AREA AND TO PROTECT VEGETATION OUTSIDE ITS LIMITS FROM DISTURBANCE.
4. DRIVEWAYS AND PARKING AREAS SHALL BE BUILT FIRST WHENEVER POSSIBLE. PLACE BUILDING MATERIALS IN THESE AREAS OR INSIDE FOUNDATION. PARK ON STREET OR DRIVEWAY, NOT UNDER TREES OR NEAR SHRUBS. CUTS AND/OR FILLS INSIDE THE DRIP LINE OF TREES SHALL BE AVOIDED. WHEN POSSIBLE, UTILITY TRENCHES SHALL RUN UNDER DRIVEWAYS OR PARKING DECKS. OTHER COMMON TRENCHES SHALL BE USED WHENEVER POSSIBLE. INFILTRATION TRENCHES, LOCATED AND SIZED AS NOTED ON PLOT PLAN, SHALL BE PLACED UNDER BUILDING SAVE DRIP LINES.
5. RE-VEGETATE ALL DISTURBED AREAS WITH NATIVE TREES, SHRUBS, AND/OR GRASSES.
6. FERTILIZE AND MULCH ALL RE-VEGETATED AND LANDSCAPED AREAS AND MAINTAIN IRRIGATION AS NEEDED.
7. DOWNSPOUTS (GUTTER TERMINATION POINTS) SHALL BE DETERMINED IN THE FIELD.
8. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION. SLOPE FINISH GRADE AWAY FROM FOUNDATION WALLS WITH A FALL OF INCHES WITHIN THE FIRST 10 FEET.
9. CONTRACTOR TO REFER TO ORANGE BOOK FOR ALL CONSTRUCTION STANDARDS

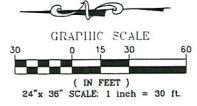
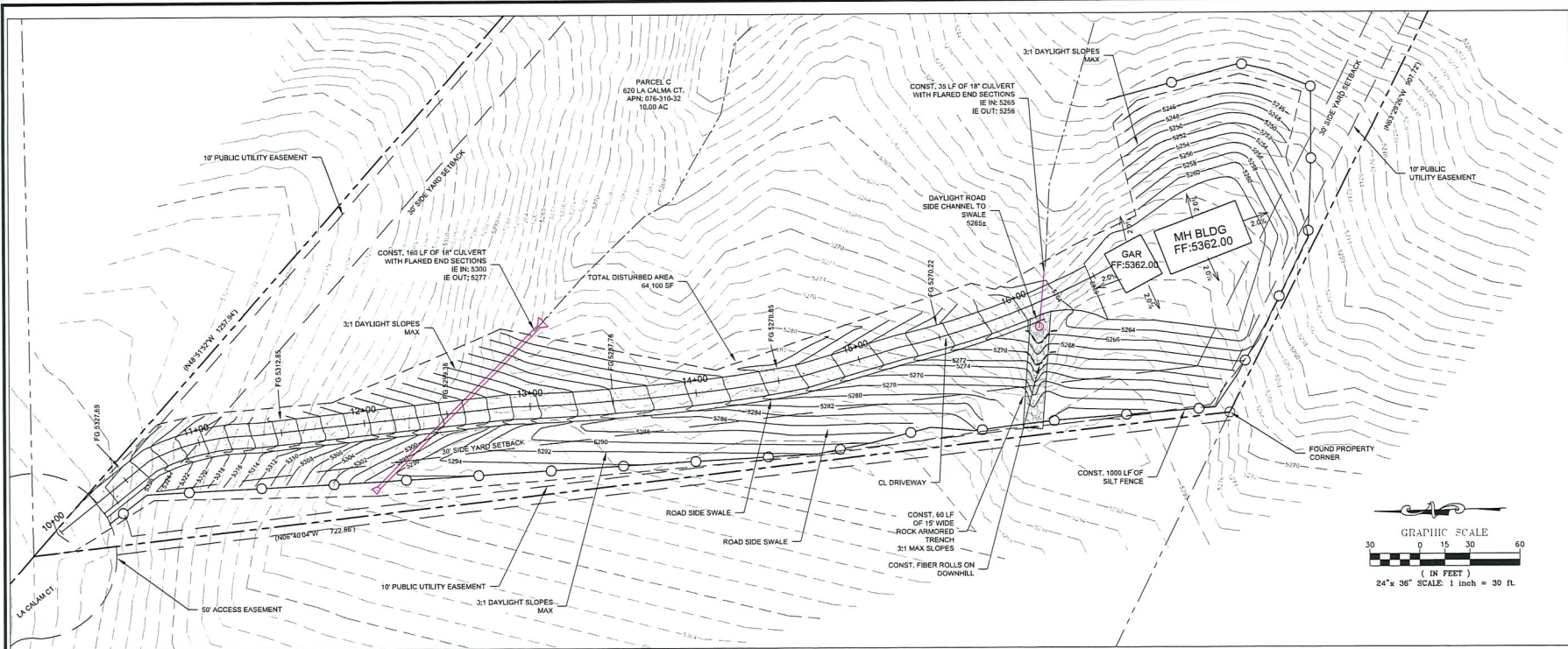
**SURVEY NOTES**

1. COORDINATE SYSTEM IS ASSUMED; BASIS OF BEARINGS ARE PER AMENDED PLAT OF PORTION OF HEPPNER SUBDIVISION UNIT NO. 4, WASHOE COUNTY ASSESSORS, T. 40S PORTION NW 14 SEC. 15 T21 N, R19 E.M.D.B & M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. VERTICAL DATUM IS ASSUMED, BASED ON USGS INFORMATION
3. TOPOGRAPHY IS SHOWN AT A 1 FOOT CONTOUR INTERVAL.

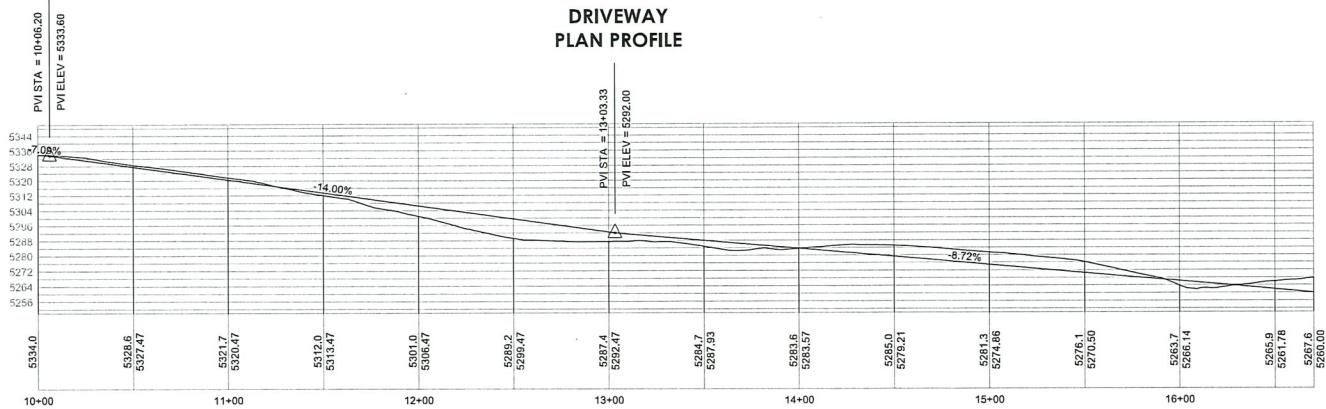
**ZONING AND SETBACK NOTES**

1. PROPERTY IS ZONED GR ( GENERAL RURAL, MINIMUM LOT AREA OF 40 ACRES SETBACKS OF 30 FT FRONT & REAR, 50 FT SIDES

NEVADA	
620 LA CALMA CT. APN: 076-310-32	
WASHOE COUNTY	KZDS TRUST P.O. BOX 1287 ELFRIDA, AZ 85610
<b>WELSH &amp; HAGEN</b> ENGINEERING-PLANNING-SURVEYING 250 S. ROCK BLVD KENO, NEVADA 89511 (775) 463-7776 www.dshagen.com	
7/9/2021 <b>TITLE &amp; NOTES</b>	
Project:	620 LA CALMA
Drawn by:	BAMF
Checked by:	DLH
Sheet Size:	24"x36"
Scale:	AS NOTED
Date:	APRIL 2021
Sheet Number:	1 OF 3



**DRIVEWAY  
PLAN PROFILE**



620 LA CALMA CT.  
APN: 076-310-32

NEVADA

WASHOE COUNTY

KZDS TRUST  
P.O. BOX 1287  
ELFRIDA, AZ 85610

**WELSH & HAGEN**  
ASSOCIATES  
ENGINEERING-PLANNING-SURVEYING  
280 S. ROCK BLVD  
RENO, NEVADA 89511  
(775) 851-7776  
www.welshhagen.com

Revisions:

WASHOE COUNTY  
SUBMITTAL

STAMP:



Sheet Title:

**GRADING  
&  
DRAINAGE  
PLAN**

Project: 620 LA CALMA

Drawn By: RAMF

Checked By: DLH

Sheet Size: 24"x36"

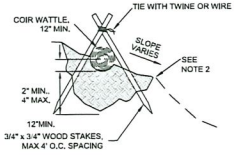
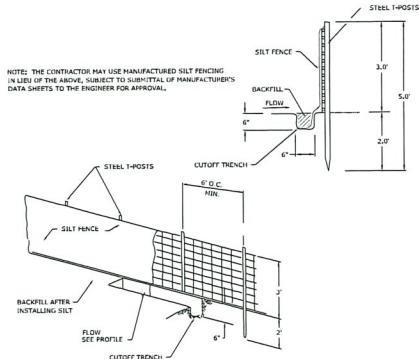
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Date: APRIL 2021

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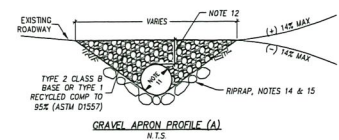
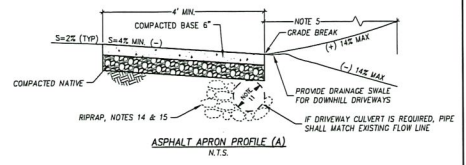
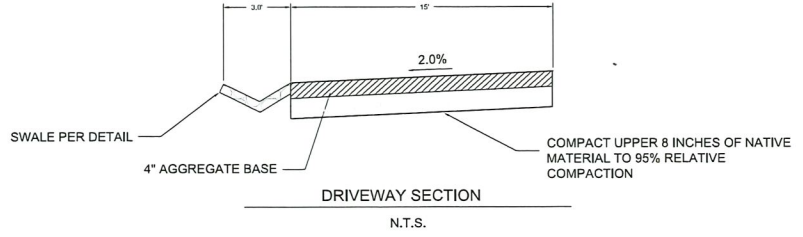
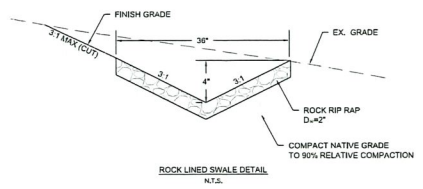
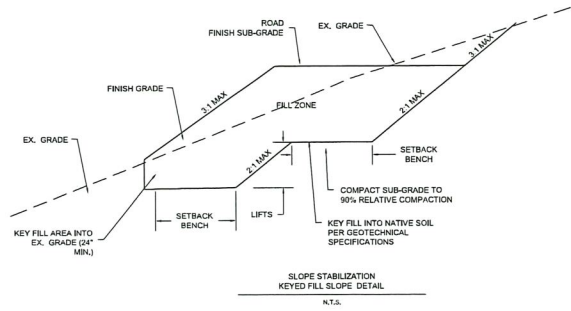
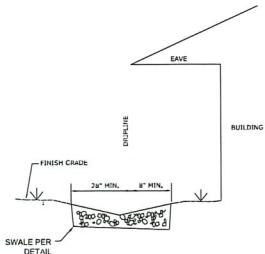
**2** OF **3**

NOTE: THE CONTRACTOR MAY USE MANUFACTURED SILT FENCING IN LIEU OF THE ABOVE, SUBJECT TO SUBMITTAL OF MANUFACTURER'S DATA SHEETS TO THE ENGINEER FOR APPROVAL.



**FIBER ROLL/COIR WATTLE**  
N.T.S.

NOTES:  
1. INSTALL COIR WATTLE ALONG A LEVEL CONTOUR;  
2. INSTALL A COIR WATTLE NEAR SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE.



SEE PAGE 2 OF 2 FOR NOTES  
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION

**DRIVEWAY CULVERT**  
PAGE 1 OF 2  
FOR USE WHERE NO CURB & GUTTER EXISTS

- NOTES**
1. THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%.
  2. SUBGRADE SHALL BE OVER-EXCAVATED IN AREAS DETERMINED UNSTABLE, UNSUITABLE OR TO HAVE EXPANSIVE SOILS TO CONFORM WITH THE SOILS REPORT.
  3. ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  4. MATCH WITH A HEAT LINE ALONG THE EXISTING EDGE OF PAVEMENT. SANGUIT A MINIMAL DISTANCE FROM THE EDGE AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL DEPTH VERTICAL EDGE.
  5. MINIMUM SIZE CULVERT PIPE SHALL BE DETERMINED BY THE COUNTY ENGINEER. CULVERT PIPE IS TO BE ROUND OR ELLIPTICAL AND EITHER REINFORCED CONCRETE PIPE (RCP), GALVANIZED CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE (HDPE) MINIMUM CLASS 5 MEETING REQUIREMENTS OF AASHTO M294.
  6. CULVERT PIPE INSTALLATION AND SOIL COVER DEPTH SHALL BE PER THE PIPE MANUFACTURER'S RECOMMENDATIONS. SOIL COVER SHALL BE TYPE 2 CLASS 8 AGGREGATE BASE OR TYPE 1 RECYCLED AGGREGATE BASE.
  7. CULVERT PIPE SHALL BE SLOPED TO MATCH EXISTING DITCH / ROAD GRADE OR ITS MINIMUM.
  8. CULVERT PIPE SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE TOE OF FILL WITH A MINIMUM OF 2 FEET OF RIPRAP HORIZONTALLY PAST END OF PIPE.
  9. CLASS 150 RIPRAP TO BE PLACED AT PIPE INLETS AND OUTLETS. INSTALLATION OF FLARED END SECTIONS AND HEADWALLS SHALL BE DETERMINED BY THE COUNTY ENGINEER.
  10. NO CONCRETE OR PAVEMENT DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
  11. HYDROLOGIC OR HEATED DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE ON A SEPARATE STATION.
  12. CURRENT AASHTO REQUIREMENTS FOR CLEAR ZONES SHALL BE MET.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION

**DRIVEWAY CULVERT NOTES**  
PAGE 2 OF 2  
FOR USE WHERE NO CURB & GUTTER EXISTS

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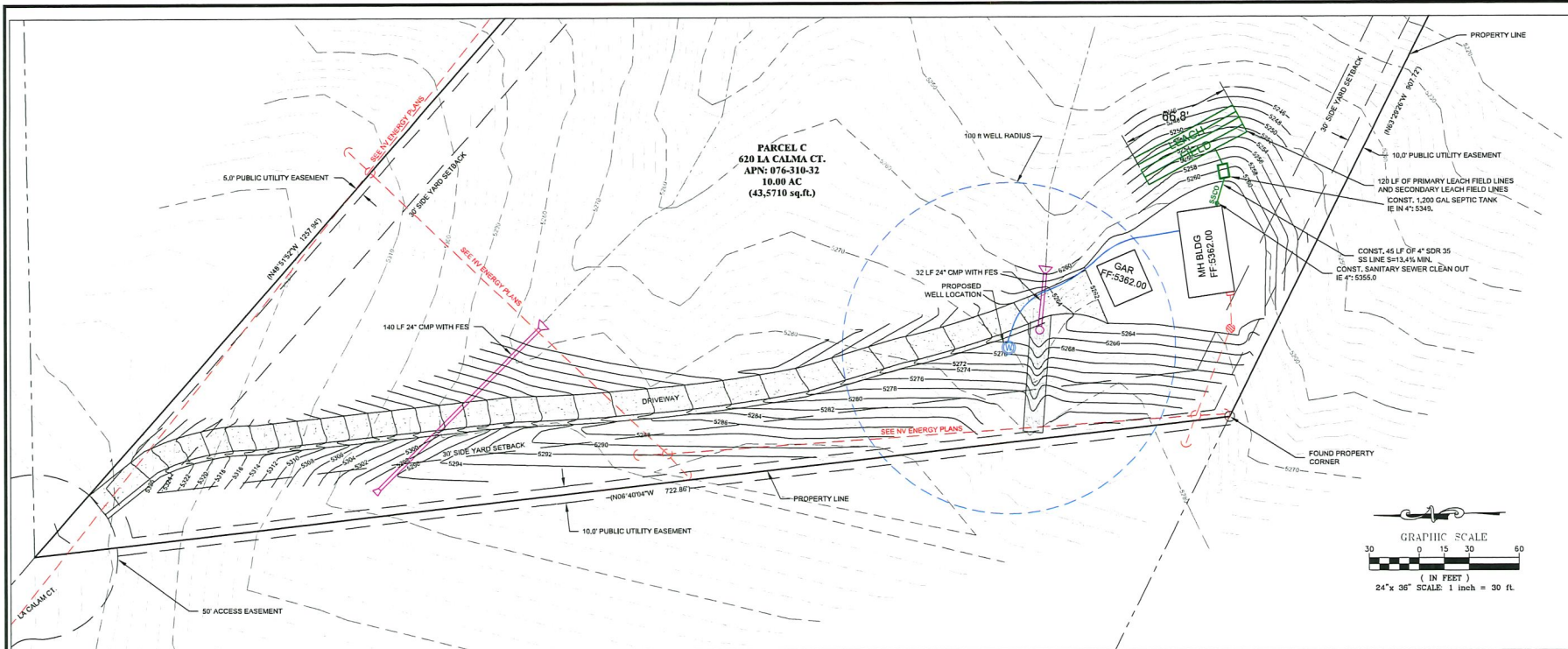
**WASHOE COUNTY SUBMITTAL**

STAMP:  
  
5/26/2021

Sheet Title:  
**DETAILS**

Project: 620 LA CALMA  
Drawn By: BAMF  
Checked By: DLH  
Sheet Size: 24" x 36"  
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Date: APRIL 2021  
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3 OF 3



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- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION. SLOPE FINISH GRADE AWAY FROM FOUNDATION WALLS WITH A FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.
- CONTRACTOR TO REFER TO ORANGE BOOK FOR ALL CONSTRUCTION STANDARDS

**ENVIRONMENTAL HEALTH SERVICES DIVISION NOTES:**

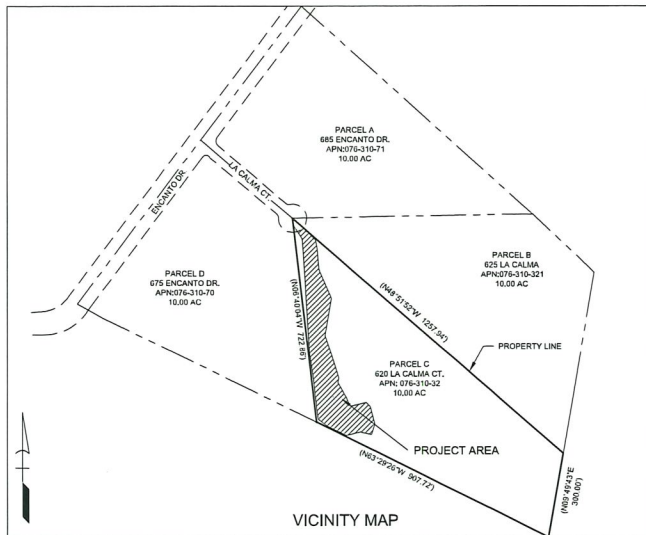
- NO ON SITE WELLS, SEWAGE SYSTEMS, COMMUNITY SEWAGE SYSTEMS OR DISPOSALS SYSTEMS WHERE FOUND WITHIN 100 FT OF THE PROPOSED WELL LOCATION.
- NO AVAILABLE PUBLIC WATER SYSTEM.
- NO WATER COURSE INCLUDING LAKES, PONDS, STREAMS, OR IRRIGATION DITCHES WHERE FOUND ON OR NEAR SUBJECT PROPERTY.
- NO FEMA FLOOD BOUNDARIES OF THE 100 YEAR FLOOD PLAN WHERE FOUND WITHIN 100 FEET OF THE PROPERTY.
- NO SURFACE WATER SUCH AS: RIVERS, LAKES, PERENNIAL STREAMS, UNLINED RESERVOIRS OR UNLINED CANALS ARE WITHIN 1/4 MILE OF WELL WHERE LOCATED.

**SURVEY NOTES:**

- COORDINATE SYSTEM IS ASSUMED; BASIS OF BEARINGS ARE PER AMENDED PLAT OF PORTION OF HEPNER SUBDIVISION UNIT NO. 4, WASHOE COUNTY ASSESSORS, T. 895 PORTION NW 1/4 SEC. 15 T.21 N., R.19 E. M.D.B & M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- VERTICAL DATUM IS ASSUMED, BASED ON USGS INFORMATION
- TOPOGRAPHY IS SHOWN AT A 1 FOOT CONTOUR INTERVAL.

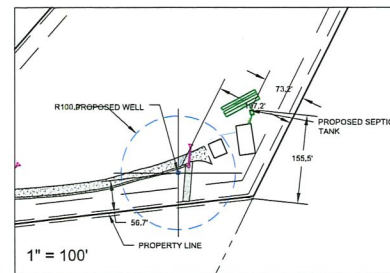
**ZONING AND SETBACK NOTES:**

- PROPERTY IS ZONED GR (GENERAL RURAL), MINIMUM LOT AREA OF 40 ACRES WITH SETBACKS OF 30 FT FRONT & REAR, 50 FT SIDES.



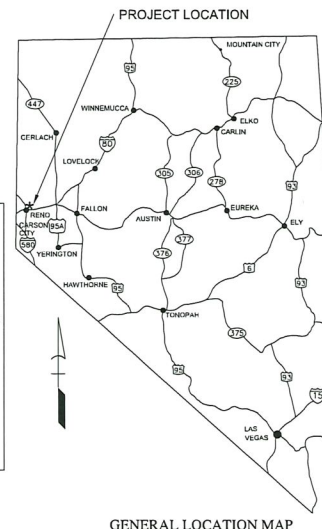
VICINITY MAP

1" = 200'



DIMENSION DETAIL

1" = 100'



GENERAL LOCATION MAP

620 LA CALMA CT.  
APN: 076-310-32

NEVADA

WASHOE COUNTY

KZDS TRUST  
P.O. BOX 1287  
ELFRIDA, AZ 85610  
775 853 7776

WELSH & HAGEN  
ENGINEERING-PLANNING-SURVEYING  
250 S. ROCK BLVD  
Reno, Nevada 89511  
(775) 853-7776  
www.welshhagen.com

Revisions:

WASHOE COUNTY  
SUBMITTAL

STAMP:



Sheet Title:

DOMESTIC WELL  
SITE PLAN

Project: 620 LA CALMA

Drawn By: BAMB

Checked By: DLH

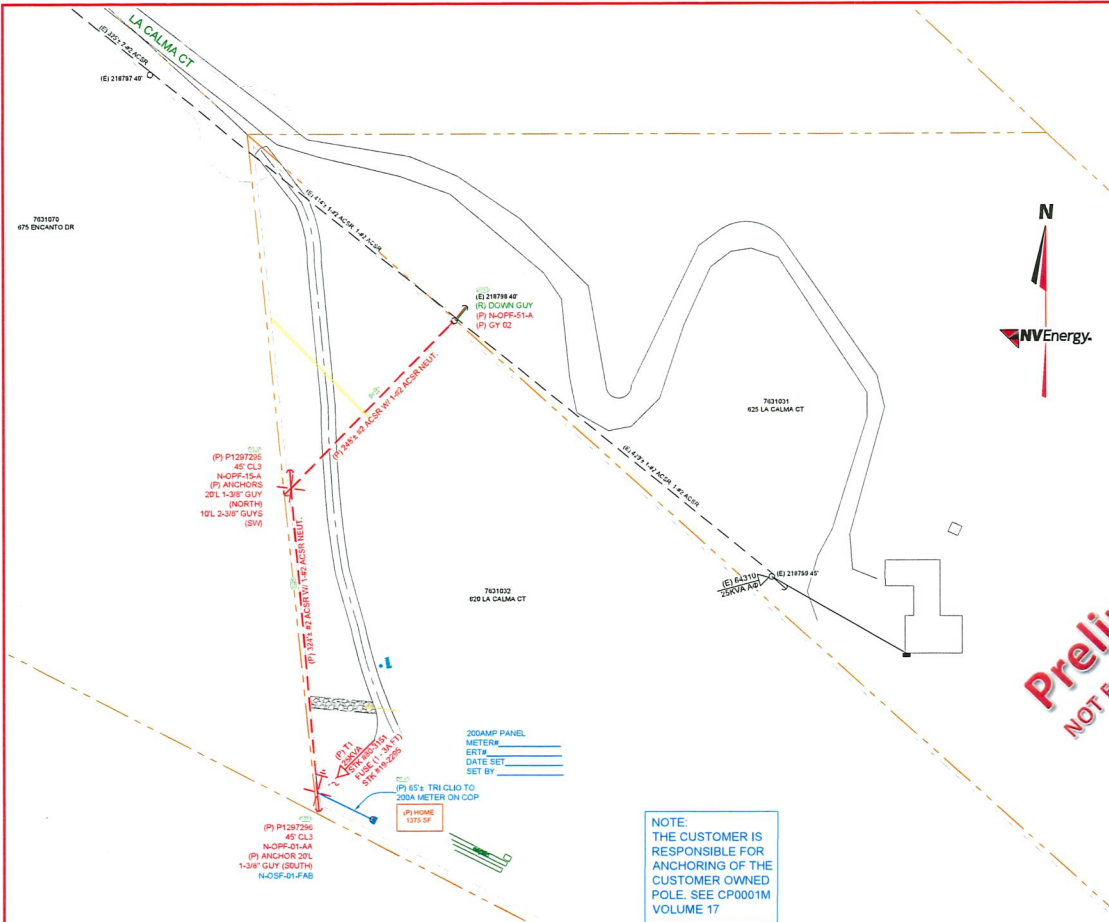
Sheet Size: 24"x36"

Scale: AS NOTED

Date: APRIL 2021

Sheet Number:

1 OF 1



Preliminary  
NOT FOR CONSTRUCTION

**NV ENERGY TO FURNISH AND/OR INSTALL:**

- APPROX. 572 CFT. FT. 10 O/H PRIMARY C/O 2-#2ACSR.
- APPROX. 65 CFT. FT. TX FOR 10 O/H SERVICE TO 1 - 200AMP PANEL 120/240V.
- 1 - 10 25 KVA O/H TRANSFORMER, 14.4/24.8KV GVD, 120/240V, STK# 80-3151.
- ✕ 2 - 45" BUTT RITTED WOOD POLES.
- ✕ 2 - ANCHORS C/O 1"R, 20'L AND 1 - 3/8" E.H.S. DOWN GUY.
- ✕ 1 - ANCHOR C/O 1"R, 10'L AND 2 - 3/8" E.H.S. DOWN GUYS.
- ✕ 1 - DOWN GUY, POLE #218798

**NV ENERGY TO REMOVE:**

- ← REMOVE DOWN GUY, POLE #218798

**APPLICANT TO FURNISH AND/OR INSTALL:**

- ALL STRAING REQUIREMENTS PER NVE STD. 050001U/G/M AND 05002U OVERHEAD ELECTRIC, APPLICANT OWNED, SERVICE POLE PER NVE STD. CP0001M. #1 x 5/8" GROUND RODS AT SWITCH, TRANSFORMER AND JUNCTION ENCLOSURE LOCATIONS. BEFORE INSTALLATION OF THE UTILITY FACILITIES AND IF NO PUBLIC UTILITY EASEMENTS EXIST, THE OWNER OF RECORD SHALL SIGN APPROPRIATE EASEMENT DOCUMENTS.

**GENERAL COMMENTS:**

- ➔ CALL NVE INSPECTION REQUEST LINE (775) 834-7520 48 HOURS PRIOR TO START OF ALL OVERHEAD OR UNDERGROUND CONSTRUCTION. (INCLUDE PROJECT NUMBER, NAME AND PHONE NUMBER, AND TYPE OF INSPECTION REQUIRED)
- WATER PANELS ARE TO BE LABELED IN ACCORDANCE WITH NVE STD. 050001M SEC. 5.3
- ALL MATERIAL SHALL BE ON THE JOB SITE PRIOR TO THE START OF ANY WORK BY NVE. REFER TO NVE STD. 050001U FOR FURTHER CLARIFICATION OF DETAILS.
- COMPACTION TESTS REQUIRED PER NVE STD. SUB01X.
- NO TREES SHALL BE PLANTED UNDER OR ADJACENT TO ENERGIZED POWER LINES WHICH, AT MATURITY, SHALL GROW WITHIN 10 FEET OF THE ENERGIZED CONDUCTORS. NOR SHALL ANY PERMANENT STRUCTURE, FENCE, SHED OR TREE BE PLANTED CLOSER THAN 10 FEET IN FRONT AND 3 FEET FROM ALL OTHER SIDES OF A PAD MOUNTED TRANSFORMER.
- NOTE: DEVELOPER IS RESPONSIBLE FOR ADHERENCE TO NV ENERGY GAS AND ELECTRIC STANDARDS. CONSTRUCTION STANDARDS CAN BE FOUND ON-LINE AT THE FOLLOWING WEB SITE: [www.nvenergy.com/business/building-and-new-construction-north](http://www.nvenergy.com/business/building-and-new-construction-north)
- APPLICANT SHALL BE RESPONSIBLE FOR PROTECTING GAS VALVES, ELECTRIC CABLES, DUCTS, AND OTHER STRUCTURES FROM SUPERIMPOSED LOADING CREATED BY CONSTRUCTION EQUIPMENT OR OTHERWISE. APPLICANT SHALL REPAIR OR PAY FOR ANY DAMAGE DONE TO ABOVE EQUIPMENT TO MEET NVE'S INSPECTOR APPROVAL. NVE STD. VOL. 17 R00005U
- THIS MAP ILLUSTRATES DATA COLLECTED FROM VARIOUS SOURCES AND MAY NOT REPRESENT A SURVEY OF THE PREMISES. NO RESPONSIBILITY IS ASSIGNED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DISPLAYED HEREON.
- ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THE ELECTRIC DISTRIBUTION CODE, VOL. 17 AS CURRENTLY ADOPTED BY NVE. THE CONTRACTOR SHALL SECURE COPIES OF THE APPLICANT'S CONSTRUCTION SPECIFICATIONS ON HIS OR HER OWN BEHALF.
- USE CAUTION! PRIOR TO EXCAVATION, CHECK TO ENSURE ADDITIONAL DEPTH IS NOT REQUIRED TO ACCOMMODATE GAS AND/OR WATER FACILITIES.

SYMBOLS ARE NOT TO SCALE AND DO NOT NECESSARILY REPRESENT ACTUAL LOCATIONS OF FACILITIES.

DO NOT OPEN NV ENERGY EQUIPMENT. NV ENERGY EQUIPMENT TO BE OPENED BY QUALIFIED NV ENERGY EMPLOYEES ONLY.

NV ENERGY BETTERMENT ITEMS TO INCLUDE:  
REMOVAL OF DOWN GUY FROM POLE 218798  
INSTALL NEW DOWN GUY ON POLE 218798

EXISTING POLE #218798



**NOTE:**  
THE CUSTOMER IS RESPONSIBLE FOR ANCHORING OF THE CUSTOMER OWNED POLE. SEE CP0001M VOLUME 17

**METER PANEL ADDRESS TAG MUST COMPLY WITH NVE STD. GM0001M SECTION 5.3**

**NOTE:**  
DEVELOPER IS RESPONSIBLE FOR ADHERENCE TO NVE GAS AND ELECTRIC STANDARDS. CONSTRUCTION STANDARDS CAN BE FOUND ON-LINE AT THE FOLLOWING WEB SITE:  
[www.nvenergy.com/business/building-and-new-construction-north](http://www.nvenergy.com/business/building-and-new-construction-north)

**NV ENERGY APPROVED PLANS SHALL BE ON SITE DURING CONSTRUCTION AND INSPECTION**

**CUSTOMER AND DEVELOPER NOTES:**  
NVE ELECTRICAL DESIGN WAS CALCULATED FOR 200 AMP PANELS MAXIMUM WITH SECONDARY AND SERVICE LENGTHS PER THIS DRAWING. ANY CHANGES TO THIS DESIGN MAY REQUIRE UPGRADING THE ELECTRICAL FACILITIES WHICH WILL BE THE CUSTOMER'S RESPONSIBILITY.

DRAWING NO:	DESIGNED BY:	DATE:
645	KAREN WELDON	1/29/21
	ELECTRIC:	CHELE GARDNER
	GAS:	3/7/21

REVIEWED BY:			
Utility Administrator	Engineer	Design Administrator	Design Facilitator
07/22/2021	GA	05/12/2021	

NO.	REVISION DESCRIPTIONS	DATE	DI
1			
2			
3			
4			
5			
6			
7			

Call 811  
Call before you Dig  
CALL 1-702-227-2939

**NV Energy.**  
P.O. Box 10100  
87703E  
Reno, NV 89520-0024

**NV ENERGY CONTACT INFORMATION:**

COORDINATOR:	GARDNER, CHERYL
OFFICE #:	(775) 834-7118
CELL #:	(775) 771-9146
FAX #:	
EMAIL:	Cheryl.Gardner@nvenergy.com
DESIGNER:	GARDNER, CHERYL
INSPECTION HOTLINE #:	(775) 834-7520

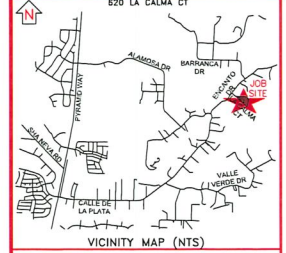
**CUSTOMER CONTACT INFORMATION:**

CUSTOMER:	DAVID OR KAREN STRYKER
ATTENTION:	DAVID STRYKER KAREN STRYKER
PHONE #:	520-260-8794
FAX #:	
EMAIL:	STRYKERDK1@MSN.COM
CUST REP #:	
PHONE #:	
EMAIL:	

TOWNSHIP-RANGE-SECTION	APN
2121-17	076-310-32

**SOURCE INFORMATION:**

303  
25KV NORM OUT OF  
SUGARLOAF SUB



E-620 LA CALMA CT-FP-RES-E-STRYKER

EXHIBIT "A" APPLICANT INSTALLED CONDUIT ELECTRIC DESIGN

SCALE: 1"=60'

SHEET#: E1 of E1

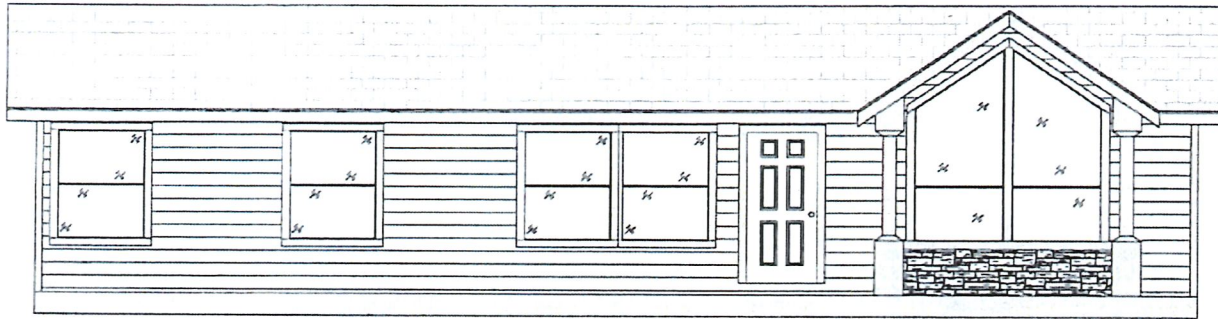
EL#E# 3007157882  
GAS#:  
AUID#: 0007157882

Model: 2508-M

Square feet: 1387



# Pinehurst



**KIT** Preliminary 06-24-21  
Stryker

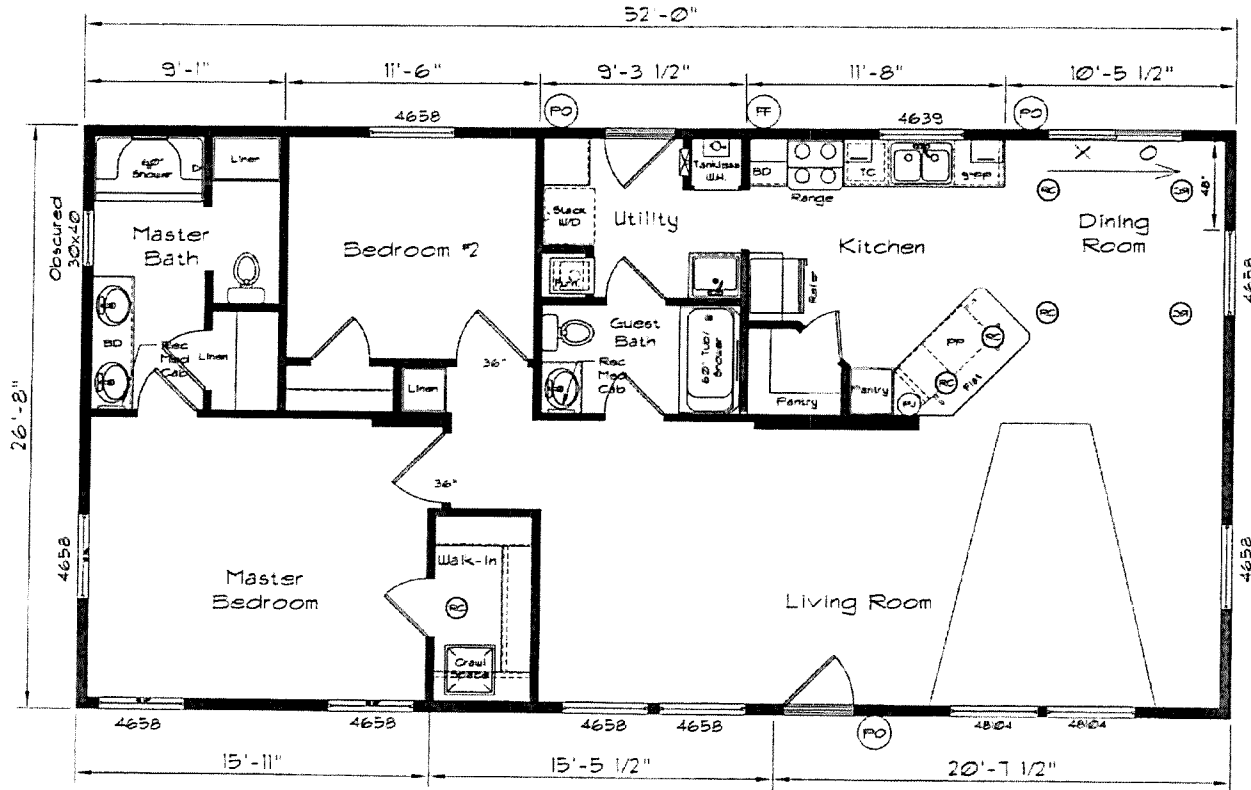
**KIT** CUSTOM  
HOMEBUILDERS

Model: 2508-M  
Square Feet: 1387



# Pinehurst

Lino T/O



**KIT** Preliminary 06-24-21  
Stryker

**KIT** CUSTOM  
HOMEBUILDERS