

# Community Services Department

## Planning and Building

### SPECIAL USE PERMIT

(see page 5)

### SPECIAL USE PERMIT FOR GRADING

(see page 11)

### SPECIAL USE PERMIT FOR STABLES

(see page 16)

## APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.6100

## 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>Lisa Williams</b>			
Project Description: <b>Grading</b>			
Project Address: 5435 Mount Rose Hwy, Washoe County 89511			
Project Area (acres or square feet): 2.49 Acre			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Mount Rose Hwy and Curtis Lane</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-021-12			
Section(s)/Township/Range: 18/19			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Amour Property Management LLC		Name: Marvin Davis & Associates-Civil Geotechnical	
Address: 59 Damonte Ranch Pkwy #B535		Address: PO Box 18449	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89511
Phone: 775-842-1222	Fax:	Phone: 775-853-9100	Fax: 853-9199
Email: Lisa Williams <lisajwill@yahoo.com>		Email: Chad Carnes <ccarnes@mdageotechnical.com>	
Cell: 775-842-1222	Other:	Cell: 775-741-2300	Other: 853-9100
Contact Person: Lisa Williams		Contact Person: Chad Carnes	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Gail Willey Landscaping, Inc.		Name: Lewis Roca Rothgerber Christie, LLP	
Address: PO Box 18789		Address: One East Liberty St., Ste 300	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89501
Phone: 775-853-8733	Fax: 853-3652	Phone: 775-321-3420	Fax: 321-5569
Email: brian@gailwilley.com		Email: ggordon@lrrc.com	
Cell: 775-530-9384	Other: 853-8733	Cell: 775-762-6765	Other:
Contact Person: Brian Dean		Contact Person: Garrett Gordon	
<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: Amour Property Mgmt LLC

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 NEVADA )  
COUNTY OF WASHOE )

I, LISA J. WILLIAMS  
(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): 150-021-10

Printed Name LISA J. WILLIAMS

Signed Lisa J. Williams

Address 59 DAMONTE RANCH PKWY #B535  
RENO NV 89521

Subscribed and sworn to before me this  
5th day of December, 2017.

Suzanne Lancaster  
Notary Public in and for said county and state

My commission expires: 12/1/2018

(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

## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Grading for future barn, landscaping, greenhouse

2. What currently developed portions of the property or existing structures are going to be used with this permit?

None

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Grading only - 3 weeks

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

Grading only - phase 1

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

lots of open space, large lots

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

developed land with landscaping, rockery walls

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Whatever is required by the development Code



8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Erosion control, dust control by use of water Trucks

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

N/A

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Rockery walls

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

N/A

12. 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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13. Utilities:

a. Sewer Service	APPLIED FOR
b. Electrical Service	NV ENERGY
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	Well

For most uses, the 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	acre-feet per year	
i. Certificate #	N/A	acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

14. 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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

To create useable flat ground for potential future building of barn and/or greenhouse

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

1000

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

87,000 Sq. Ft.

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

No import or export. Cuts & fills will balance on-site with rock retaining walls, 4' or shorter in height.

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

No. Sq. Footage of disturbed ground is the deciding factor. Future landscaping needs, brush removal for fire prevention and long, thin cut & fill areas will all require significant ground disturbance.

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.)

NO

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

Yes



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

Yes. From East & West bound Mt. Rose Hwy

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?

Nothing steeper than 3:1, Straw wattles will be used for erosion control

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)?

Rockery walls - 4' high

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

Rock walls, Trees & Shrubs

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

No

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 blend. 1 lb. per acre. No mulch

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

No

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 If yes, please attach a copy.



WASHOE COUNTY ASSESSOR PROPERTY DATA  
 APN: 150-021-12 Card 1 of 1  
 12/13/2017

Owner Information & Legal Description				Building Information			
Situs	5435 MOUNT ROSE HWY, WASHOE COUNTY 89511			Quality	R20 Fair		
Owner 1	AMOUR PROPERTY MANAGEMENT LLC			Stories	1.5 STRY FN		
Mail Address	59 DAMONTE RANCH PKWY STE B535 RENO NV 89521			Year Built	1982		
Rec Doc No	4108162	Rec Date	11/10/2014	W.A.Y.	1982		
Prior Owner	CLARK TRUST, JULIA P			Bedrooms	3		
Prior Doc	2454826			Full Baths	2		
Keyline Desc	PM 413 LT B			Half Baths	0		
Subdivision	UNSPECIFIED			Fixtures	9		
Lot: B	Block:	Sub Map#		Fireplaces	1		
Record of Survey Map:	Parcel Map#	413		Heat Type	FA		
Section: Township: 18	Range: 19	SPC		Sec Heat Type			
Tax Dist	4000	Add'l Tax: Info	Prior APN	Ext Walls	PLYWOOD/FR		
Tax Cap Status	Rental High Cap Applied			Sec Ext Walls			
				Roof Cover	COMP SHINGLE		
				Obso/Bldg Adj	0		
				% Complete	100 %		

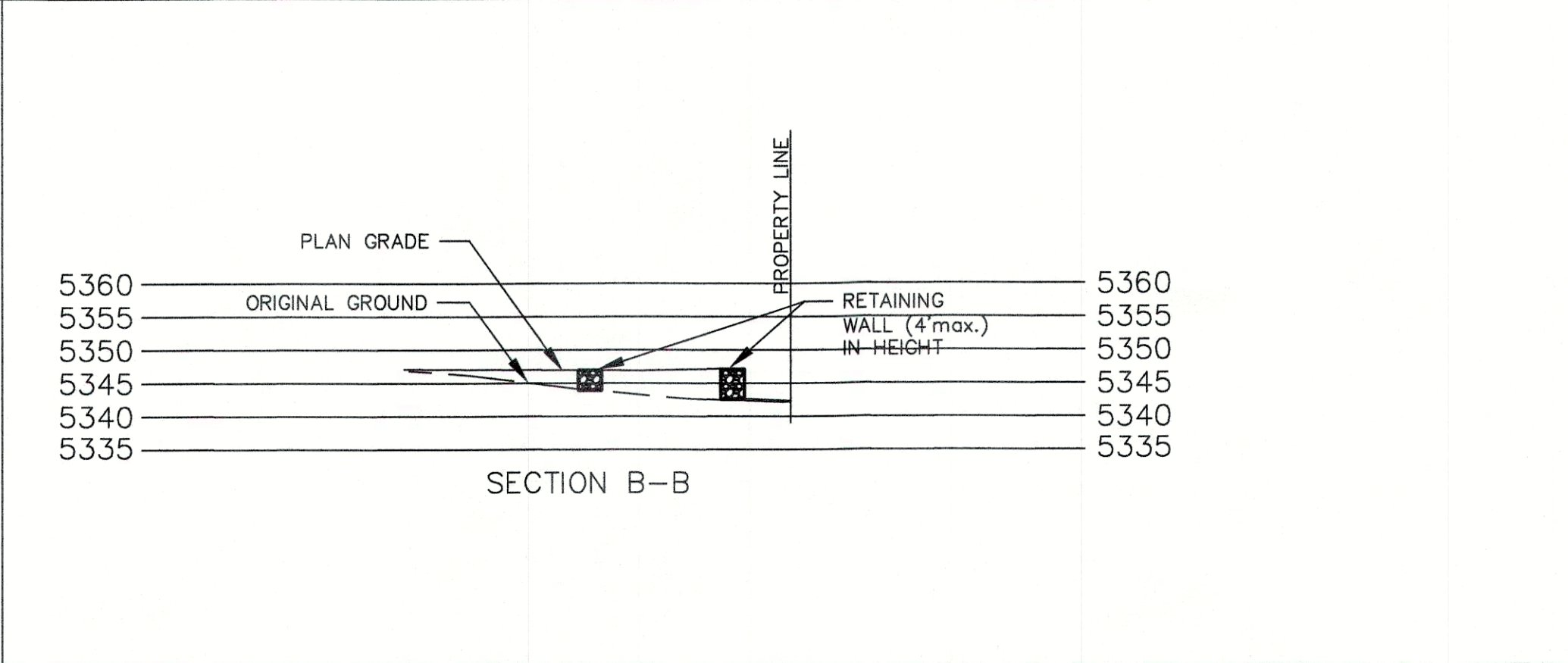
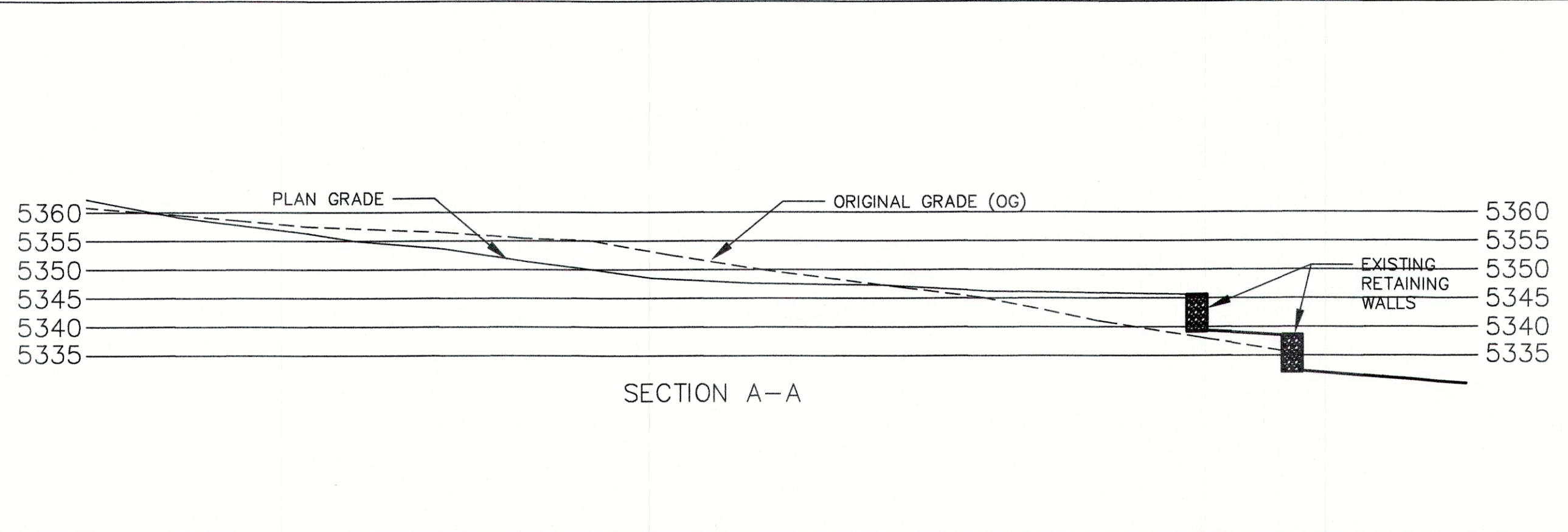
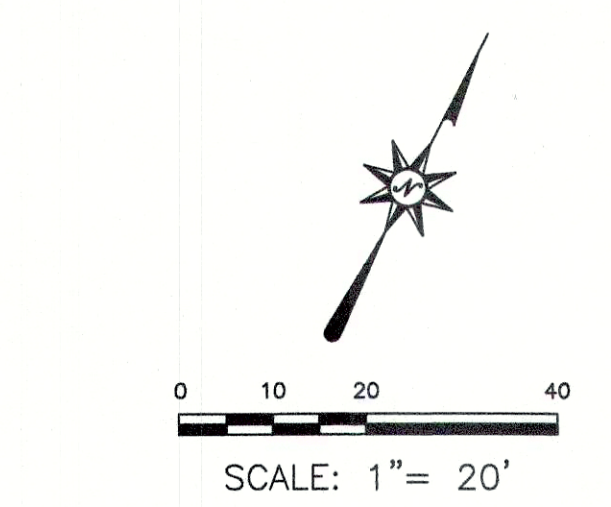
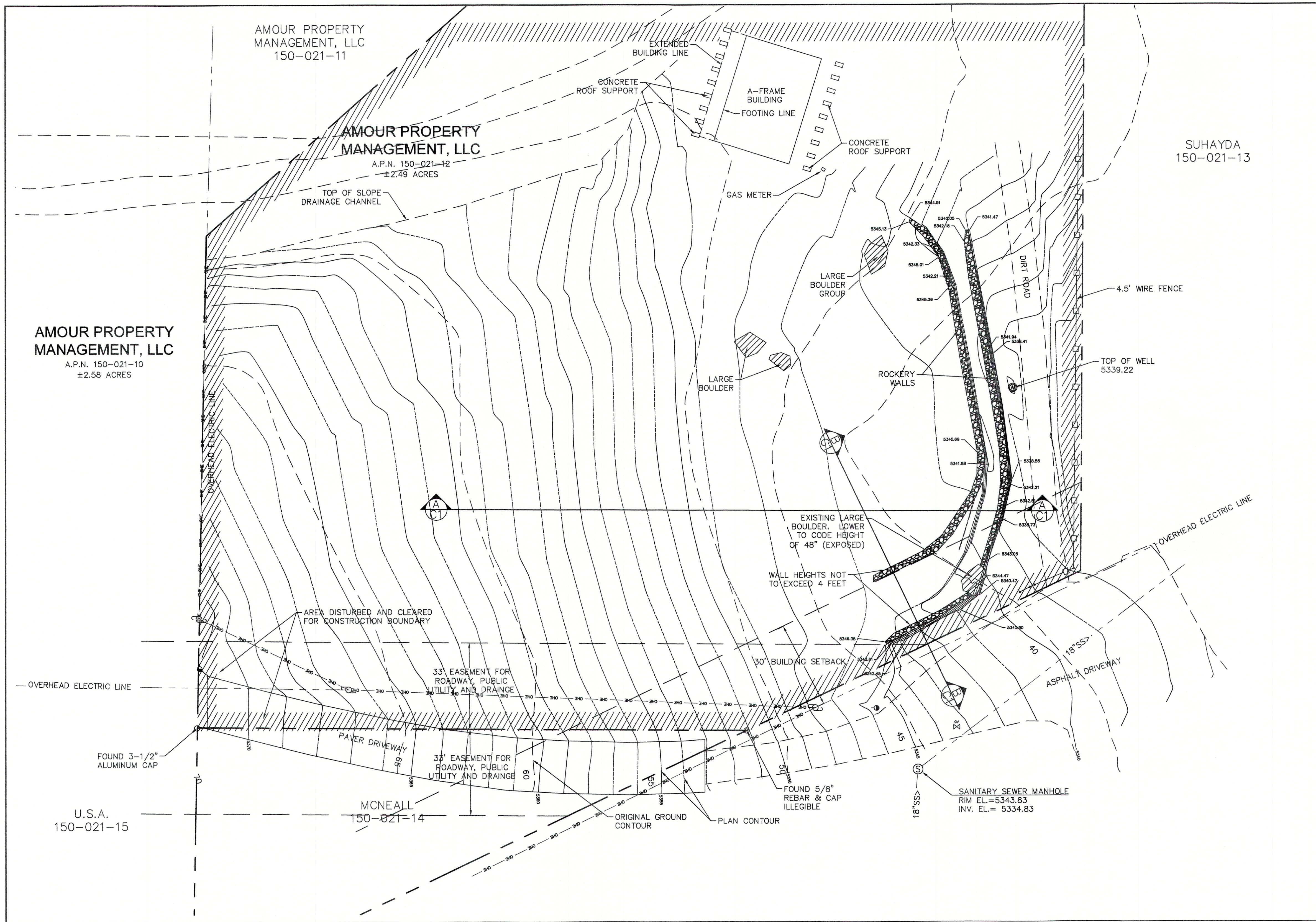
Land Information				Sales/Transfer Information/Recorded Document			
Land Use	200			Zoning	LDS 87% / GR 13%		
Size	2.49 Acre or ~ 108,464 SqFt			Sewer	Septic	NBC EABG	
				Water	Well	Street	Paved
						NBC Map	EA NBC Map
Valuation History	2017/18 FV	2018/19 VN2	V-Code	DOR	Doc Date	Value/Sale Price	Grantor
Taxable Land Value	126,000	144,000	1MGA	200	11-10-2014	350,000	CLARK TRUST, JULIA P
Taxable Improvement Value	74,470	73,472	2QC	200	06-12-2000	220,000	AMOUR PROPERTY MANAGEMENT LLC
Taxable Total	200,470	217,472					CLARK TRUST, JULIA P
Assessed Land Value	44,100	50,400					
Assessed Improvement Value	26,065	25,715					
Total Assessed	70,165	76,115					

The 2018/2019 values are preliminary values and subject to change.

Building #1 Sketch	Property Photo

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 12/12/2017. NOTE: The 2018/2019 values are preliminary values and subject to change.





**PROPERTY INFORMATION**

ADDRESS - 5435 MOUNT ROSE HIGHWAY  
 PARCEL NUMBER - (150-021-12)  
 ZONING - MULTI  
 LOT SIZE - 2.49 acres

**LEGAL OWNER**

AMOUR PROPERTY MANAGEMENT, LLC  
 59 DAMONTE RANCH PARKWAY, SUITE B535  
 RENO, NEVADA 89521

**EARTHWORK (PRESENT)**

TOTAL CUT = 197 CUBIC YARDS  
 TOTAL FILL = 765 CUBIC YARDS  
 LENGTH OF ROCKERY WALLS = 275 LINEAL FEET  
 MAXIMUM WALL HEIGHT (EXPOSED) = 4 FEET  
 AREA DISTURBED AND CLEARED  
 FOR CONSTRUCTION = 80,940 S.F. (1.86 ACRE)

**DRAINAGE**

THE GRADING AS SHOWN ON THIS PLAN WILL CREATE  
 NO ADDITIONAL SURFACE WATER RUN-OFF TO ADJACENT  
 PARCELS ABOVE PRE-CONSTRUCTION CONDITIONS.

**REFERENCE INFORMATION:**

- 1) GRADING PLAN FOR WILLIAMS RESIDENCE PREPARED BY GAIL WILLEY LANDSCAPING, INC., DATED 11-24-14 (WASHOE COUNTY PERMITTED PLAN FOR GRADING ONLY).
- 2) EXISTING CONDITION TOPOGRAPHIC SURVEY MAP PREPARED BY BIGBY and ASSOCIATES, INC. LAND SURVEYING, NOVEMBER 2017.

BY		DATE		REV.	
					
<p><b>SITE GRADING PLAN</b></p> <p>WILLIAMS RESIDENCE          5435 MOUNT ROSE HIGHWAY          APN 150-021-12</p>					
					
<p>DATE: Dec. 12, 2017          JOB NUMBER: 1735.003          DESIGNED BY: CEC          DRAWN BY: CEC          CHECKED BY: CEC</p>					
<p>SHEET  <span style="font-size: 2em; font-weight: bold;">C1</span></p>					



Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
15002112	Active	12/13/2017 2:10:58 AM
<b>Current Owner:</b> AMOUR PROPERTY MANAGEMENT LLC 59 DAMONTE RANCH PKWY STE B535 RENO, NV 89521		<b>SITUS:</b> 5435 MOUNT ROSE HWY WCTY NV
<b>Taxing District</b>	<b>Geo CD:</b>	
Legal Description		
Township 18 Range 19 SubdivisionName _UNSPECIFIED Section Lot B Block		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,456.46	\$1,456.46	\$0.00	\$0.00	\$0.00
2016	\$1,419.96	\$1,419.96	\$0.00	\$0.00	\$0.00
2015	\$1,417.10	\$1,417.10	\$0.00	\$0.00	\$0.00
2014	\$1,415.98	\$1,499.23	\$0.00	\$0.00	\$0.00
2013	\$1,333.02	\$1,333.02	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 15002112  
 AIN:

Balance Good Through:	12/13/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
<b>Total Due:</b>	<b>\$0.00</b>

AUTO  
 :895215:

AMOUR PROPERTY MANAGEMENT LLC  
 59 DAMONTE RANCH PKWY STE B535  
 RENO NV 89521

Description:

Situs: 5435 MOUNT ROSE HWY  
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.us/treas](http://www.washoecounty.us/treas)

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
15002112	2017	2017105827	1	08/21/2017	364.14	0.00	0.00	364.14	0.00
15002112	2017		2	10/02/2017	364.11	0.00	0.00	364.11	0.00
15002112	2017		3	01/01/2018	364.11	0.00	0.00	364.11	0.00
15002112	2017		4	03/05/2018	364.10	0.00	0.00	364.10	0.00
Current Year Totals					1,456.46	0.00	0.00	1,456.46	0.00

Prior Years							
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							