



Board of Adjustment Staff Report

Meeting Date: May 4, 2023

Agenda Item: 8F

SPECIAL USE PERMIT CASE NUMBER: WSUP23-0010 (Amos Residence)

BRIEF SUMMARY OF REQUEST: Major grading associated with construction of a single-family dwelling

STAFF PLANNER: Courtney Weiche, Senior Planner
Phone Number: 775.328.3608
E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for major grading of 2,630 cubic yards of cut material and 2,350 cubic yards of fill material on slopes of 15% or greater, disturbing a total of 85,787 square feet (1.97 acres) to provide for driveway access and building pads for a single-family dwelling and accessory structures. The applicant is also seeking to vary the following standards from Article 438; Section 110.438.45(c).

Property Owner:	Amos Living Trust
Location:	0 Andrew Lane
APN:	017-350-54
Parcel Size:	5.64 acres
Master Plan:	Suburban Residential and Rural
Regulatory Zone:	Low Density Suburban 18% and General Rural 82%
Area Plan:	South Valleys
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	2 – Commissioner Clark



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0010 for Amos Living Trust, 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 12)

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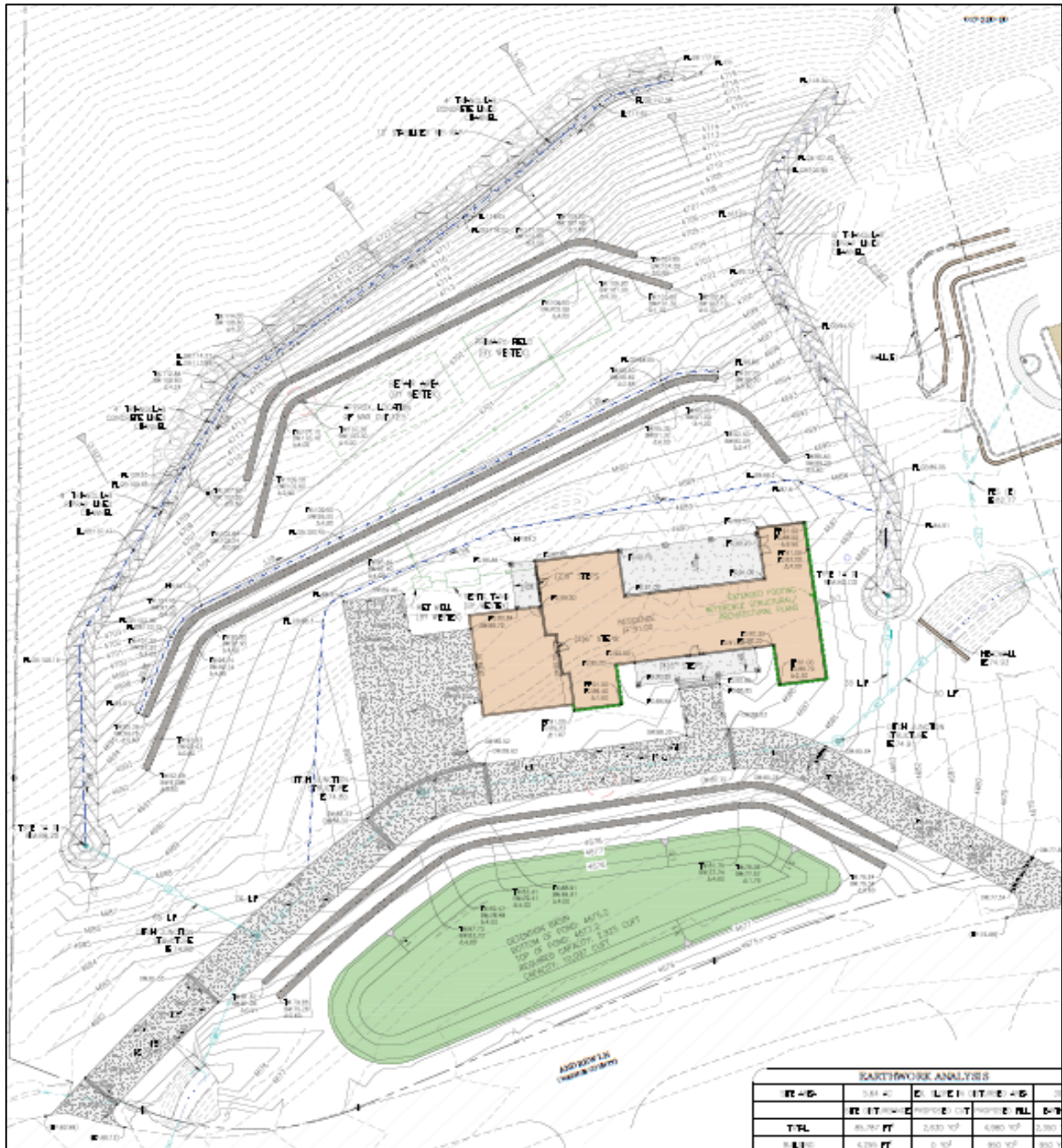
Aerial Image..... Exhibit E

Special Use Permit

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

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP23-0010 are attached to this staff report and will be included with the action order.



Site Plan

Project Evaluation

The project site (APN 017-350-54) consists of 5.64 acres located south of Andrew Lane in the Valley Hi Estates subdivision. Primary site access is taken from Andrew Lane north of the property. See below for aerial image and project location.

The subject property has a regulatory zone of low density suburban 18% and General Rural 82% and is located in the South Valleys Area Plan. The project site is vacant and covered in native vegetation. As shown in the aerial image below, some disturbance has occurred on the site. The "Big Ditch" has an access road along it; the grading associated for the road was completed long ago. Additionally, there was a mudslide several years ago which brought material from the slide identified down to the existing residence on the adjacent parcel (APN 017-350-50). In order to redirect water around the house after the mudslide, drainage diversion ditches were constructed. Adjacent parcels are of comparable size and developed with single family homes or vacant. •

The site contains considerable topography, including slopes steeper than 30%. The design and location of the proposed single-family dwelling minimizes the use and disturbance of the steepest southern slopes, to the greatest extent possible, while still achieving the most desirable and suitable location for the dwelling.



Aerial Image



View from Andrew Lane

Article 438 – Grading

Construction of the single-family dwelling and associated driveway exceeds the major grading thresholds for traversing slopes greater than 30% and fills in excess of 1,000 cubic yards for both cut and fill on slopes greater than 15%.

The applicant indicates there will be approximately 1.97 acres of surface disturbance, 2,630 cubic yards of cut material and 2,350 cubic yards of fill material. The application exceeds two major grading permit thresholds in Article 438, Grading requiring approval of a special use permit. *For full size cut sheets, please see Exhibit C - project application.*

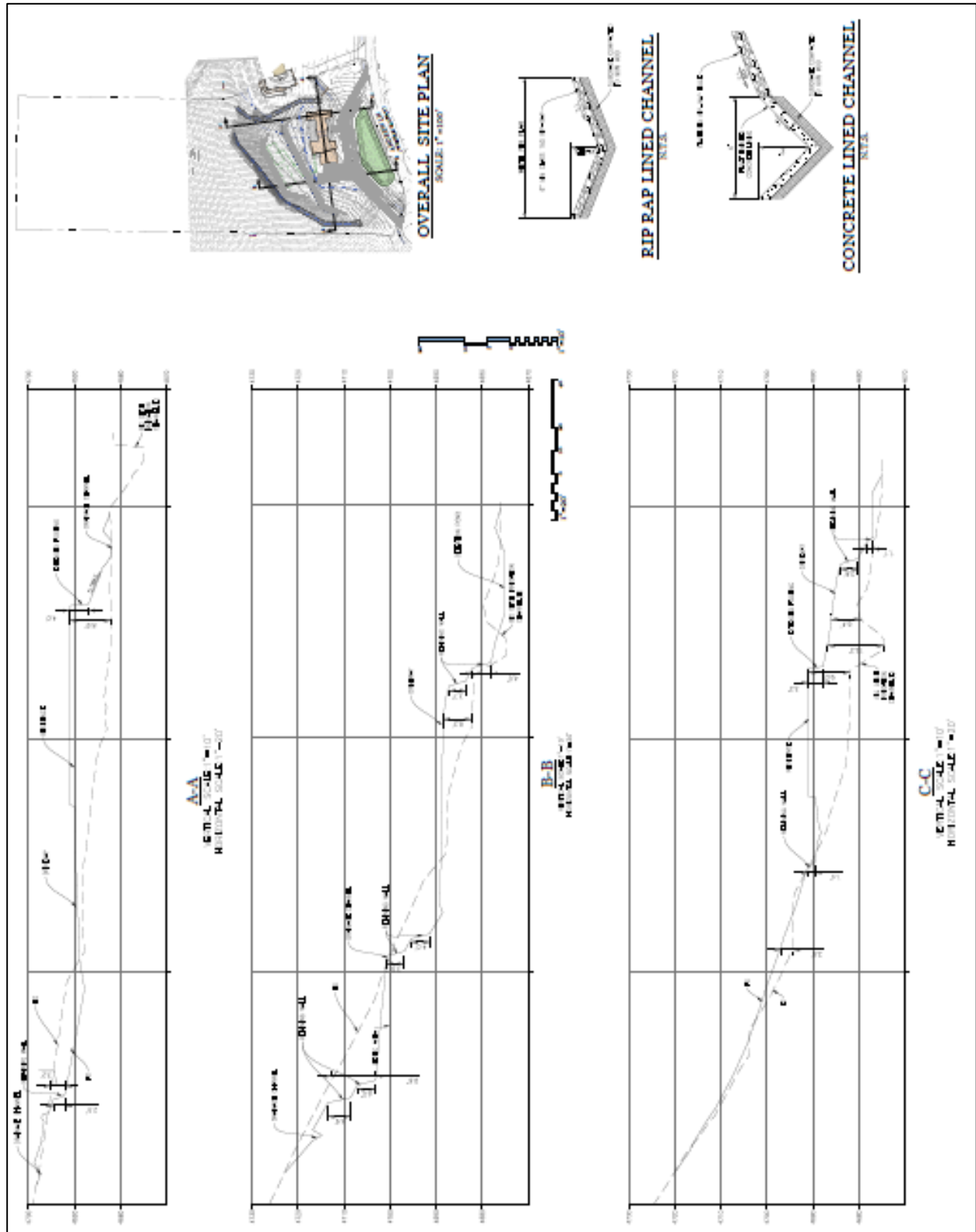
The thresholds are outlined below:

- **110.438.35(a)(2)(ii)(B)** – Importation of 1,000 cubic yards or more whether the materials is intended to be permanently located on the project site or temporarily stored on a site for relocation
- **110.438.35(a)(3)** – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)

With the exception of WCC Section 110.438.45(c), the proposed grading conforms to the standards outlined in Article 438. 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
Slopes	3:1	3:1	3:1
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft

Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft
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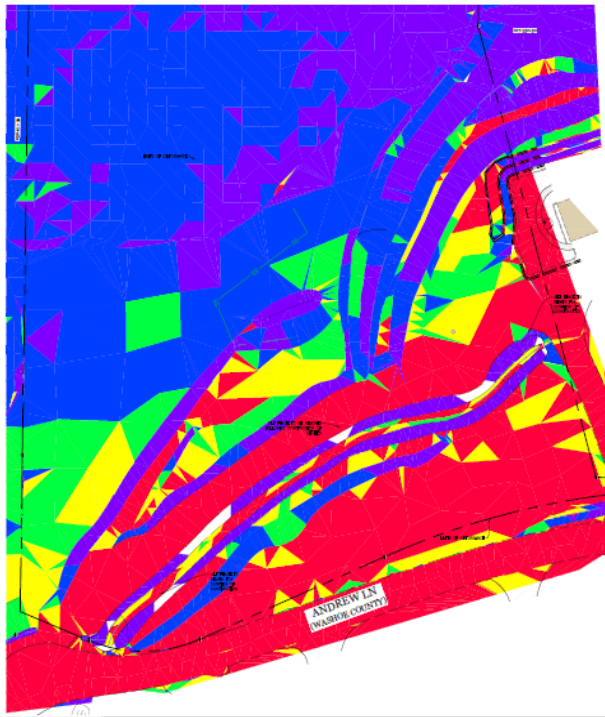


Cut Sheet Profiles

As part of the special use permit request, the applicant is seeking to vary grading standards – WCC Section 110.438.45(c), provided below. The applicant has provided a justification for the standard they are requesting to vary from as Exhibit C - project application. A summary of the request is provided below.

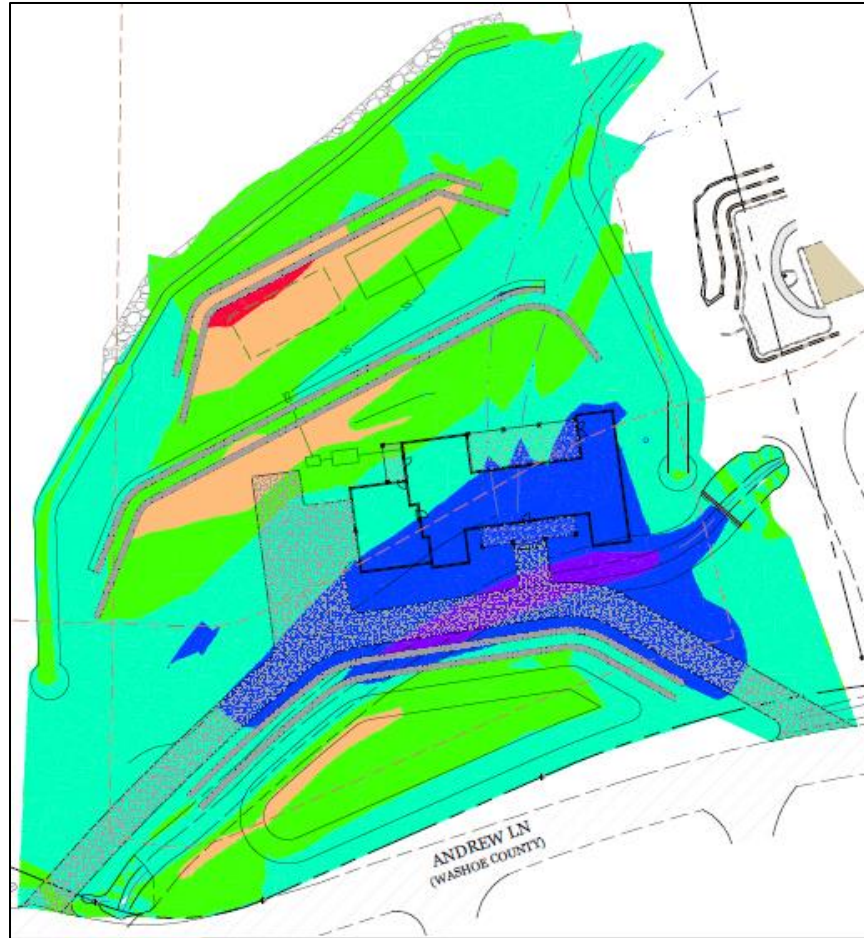
Section 110.438.45(c) - Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director’s modification of standards by the Director of Community Development upon recommendation by the County Engineer.

Staff Comments: Staff supports varying the standard as requested due to existing site conditions and slope analysis. The parcels slope substantially increases south of Andrew Lane to the rear property line (30-100% slopes) as shown in the below “Existing Slope Map” in Blue. There are sections of the dwelling construction that require cuts in excess of 10 feet. The maximum depth of cut is 13 feet, and the maximum fill is 15 feet. The placement and design of the dwelling is intended to limit the amount of grading on the steepest slopes, to the south or rear of the property. Note that the deepest cut areas are directly. The area of maximum cut is at the back of the septic field, as required by the septic design, located directly behind the proposed dwelling and will, therefore, largely be screened from public viewsheds. The area of maximum fill is in the existing “Big Ditch” irrigation channel that will be piped and filled in (please see Exhibit C - project application for Big Ditch Company approval letter).



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	47215.30	Red
2	10.00%	15.00%	12513.12	Yellow
3	15.00%	20.00%	15012.04	Green
4	20.00%	30.00%	55575.66	Blue
5	30.00%	100.00%	51993.08	Purple

Existing Slope Map



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.45	-10.00	355.51	Red
2	-10.00	-4.00	5838.44	Orange
3	-4.00	0.00	23613.78	Light Green
4	0.00	4.00	41190.85	Cyan
5	4.00	10.00	11668.31	Blue
6	10.00	14.02	1525.11	Purple

Cut-Fill Map

Article 424- Hillside Development

Article 424, Hillside Development is triggered as part of this special use permit request due to the property containing slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site, as stated in Section 110.424.05(a)(1). Article 424 is intended to regulate hillside development in a manner different from regulations that impact flat terrain. The applicant submitted the requirements outlined in Section 110.424.15 as part of the submittal, and in reviewing the packet - the applicant is adhering to the intent of Article 424 by focusing the

developable area on the flatter portions of the parcel, adjacent to a similar development, and is utilizing retaining walls to mitigate potential scarring of the hillside.

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent policies from the Area Plan that apply for this type of project request.

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV.2.2	a. Minimize disruption to natural topography. b. Utilize natural contours and slopes. c. Complement the natural characteristics of the landscape. d. Preserve existing vegetation and ground coverage to minimize erosion. e. Minimize cuts and fills	Yes	NA
SV.2.3	Noxious weed plan required	No	Staff provided conditions requiring a noxious weed plan in Exhibit A.
SV.2.11	Landscape designs will emphasize the use of native vegetation	Yes	NA
SV.2.16	The approval of all Special Use Permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.	Yes	NA
SV.12.2	Oversee compliance and enforcement of design standards for grading	Yes	NA
SV.12.3	Ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope	Yes	NA
SV.12.4	Mitigate the impact of road cuts, driveways and similar features on prominent hillsides through the installation of landscaping	Yes	NA
SV.12.6	Minimize impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.	Yes	NA
SV.18.3	The granting of special use permits in the South Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit	Yes	NA.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X	X	X	Riley Dunavent, rdunavent@ndep.nv.gov; April Holt, amholt@ndep.nv.gov
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwayne Smith, desmith@washoecounty.gov
Washoe County Land Development (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All	X	X		
WCHD Air Quality	X	X	X	Genine Rosa, grosa@washoecounty.gov; Joshua Restori,
WCHD Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Washoe-Storey Conservation District	X	X		

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

Staff Comment on Required Findings

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

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

Staff Comment: The proposed use of major grading is consistent with the action programs, policies, standards, and maps of the Master Plan with the conditions recommended in Exhibit A.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: There are no utility, sanitation, or water supply facilities necessary for the proposed grading of driveway access and building pads for future development of a single family dwelling. Future buildout will require the applicant to be responsible for their own water and sewage systems through the use of a well and a septic tank.

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

Staff Comment: The proposed project is comparable in terms of size, intensity, and grading, to surrounding properties. The proposed project maintains the character of the area and the low-intensity development pattern.

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

Staff Comment: The parcel is generously sized; the proposed construction and location of the future single-family dwelling is comparable in scale and intensity to surrounding land use patterns and will not represent a disruption to the area or introduce any new land uses.

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

Staff Comment: There are no military installations near the site.

South Valleys Area Plan Findings

SV.2.16 The approval of all special use permits, and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: The proposed major grading SUP will not negatively impact the surrounding parcels owners nor community character. The proposed grading is to accommodate a custom home on the existing parcel and to address previous unpermitted grading.

SV.18.3 The granting of special use permits in the South Valleys planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: The proposed major grading SUP was routed to Washoe County Air Quality and conditions were received and can be found in Exhibit A. No significant degradation of air quality will occur as a result of the proposed special use permit. Staff is able to make this finding.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0010 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0010 for Amos Living Trust, 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:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed

improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

SV.2.16 The approval of all Special Use Permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

SV.18.3 The granting of special use permits in the South Valleys planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Appeal Process

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

Property Owner: Amos Living Trust, Scott & Kristy Amos
 elainecherokee77@att.net

Consultant: Monte Vista Consulting, Ltd., Mike Vicks
 mike@montevistaconsulting.com



Conditions of Approval

Special Use Permit Case Number WSUP23-0010

The project approved under Special Use Permit Case Number WSUP23-0010 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 4, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

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

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

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

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

**Contact Name – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@washoecounty.gov**

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

- d. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. If import is required in the course of construction, the applicant shall submit a noxious weed plan in accordance with South Valley Area Plan Policy SV.2.3.

Washoe County Engineering and Capital Projects

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

GENERAL CONDITIONS

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

- 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. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for

construction and submit a copy to the Engineering Division prior to issuance of a grading permit.

- c. For construction areas larger than 1 acre, the developer shall complete and submit the Construction Permit Submittal 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 Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. 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. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

- a. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- b. Prior to approval of a building permit or grading permit, the developer will furnish to the Engineering Division and development review staff, written confirmation from the Ditch Company they have reviewed and approved all ditch crossings, protective fencing, landscaping, storm water discharge facilities, piping of ditch facilities, and any other improvements related to the irrigation ditch.
- c. If approved by the Ditch Company, pipe sizing for the irrigation ditch shall be determined through a drainage report prepared by a Licensed Engineer in the State of Nevada and show no potential adverse effects to the surrounding properties.
- d. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

- a. The Regional Road Impact Fee (RRIF) will be charged at the single-family residence rate for one unit with the building permit.
- b. An encroachment/excavation permit shall be obtained from the Washoe County Engineering & Capital Projects Division for any work performed in the Washoe County right-of-way.

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon; 775.326.6000; blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>.
- b. This project is located in a moderate WUI zone and with conforming defensible space at 30 feet and non-conforming water, Ignition Resistant Construction Class 2 (IR2) is required.

Nevada Department of Protection

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

Contact Name: April Holt, P.E. 775.687.9439, amholt@ndep.nv.gov

- a. The owner/operator of the site will need to apply for a Construction Stormwater General Permit with the NDEP's Bureau of Water Pollution Control (BWPC). Please see more information on our website here.

Washoe County Air Quality Management

5. The following conditions are requirements of the Washoe County Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, grosa@washoecounty.us

- a. Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped. 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.

*** End of Conditions ***



Date: March 20, 2023

To: Courtney Weiche, Senior Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Amos Residence WSUP23-0010**
APN 017-350-54

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a new single-family residence and workshop and is located on approximately 5.64 acres south of the intersection of Andrew Lane and Paddlewheel Lane. 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 Monte Vista Consulting, Ltd. 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: Robert Wimer, P.E. (775) 328-2059

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. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. For construction areas larger than 1 acre, the developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
6. 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. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
2. Prior to approval of a building permit or grading permit, the developer will furnish to the Engineering Division and development review staff, written confirmation from the Ditch Company they have reviewed and approved all ditch crossings, protective fencing, landscaping, storm water discharge facilities, piping of ditch facilities, and any other improvements related to the irrigation ditch.
3. If approved by the Ditch Company, pipe sizing for the irrigation ditch shall be determined through a drainage report prepared by a Licensed Engineer in the State of Nevada and show no potential adverse effects to the surrounding properties.
4. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

1. The Regional Road Impact Fee (RRIF) will be charged at the single-family residence rate for one unit with the building permit.
2. An encroachment/excavation permit shall be obtained from the Washoe County Engineering & Capital Projects Division for any work performed in the Washoe County right-of-way.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No Conditions.

From: [Lemon, Brittany](#)
To: [Weiche, Courtney](#)
Cc: [Way, Dale](#)
Subject: WSUP23-0010 (Amos Residence) Conditions of Approval
Date: Wednesday, March 15, 2023 11:04:02 AM
Attachments: [image001.png](#)

Hi Courtney,

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

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

This project is located in a moderate WUI zone and with conforming defensible space at 30 feet and non-conforming water, Ignition Resistant Construction Class 2 (IR2) is required.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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

Weiche, Courtney

From: April M. Holt <amholt@ndep.nv.gov>
Sent: Thursday, March 23, 2023 10:52 AM
To: Weiche, Courtney
Cc: Mitchell Cowles
Subject: FW: March Agency Review Memo I

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

Item 6: The owner/operator of the site will need to apply for a Construction Stormwater General Permit with the NDEP's Bureau of Water Pollution Control (BWPC). Please see more information on our website [here](#). If there are any questions, please reach out to the BWPC's Stormwater Branch.

Thank you,

April Holt, P.E.

Professional Engineer
Bureau of Water Pollution Control | Technical Services, Compliance & Enforcement
Nevada Division of Environmental Protection
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 4001
Carson City, NV 89701
amholt@ndep.nv.gov

(O) 775-687-9439 | (M) 775-443-8656 | (F) 775-687-9684



From: [Weiss, Timber A.](#)
To: [Weiche, Courtney](#)
Cc: [Behmaram, Vahid](#)
Subject: No water right comments for WSUP23-0010
Date: Wednesday, March 29, 2023 4:54:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,

The application shows the approval letter from the Big Ditch Company, therefore there are no water rights comments for this SUP.

Thank you,



Timber Weiss, PE | Professional Engineer

Engineering & Capital Projects Division | Community Services Department

1001 E. 9th Street, Bldg A Reno, NV 89512

tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769

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

For additional information, email engineering@washoecounty.us or call 775.328.2040



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

March 27, 2023

Washoe County Community Services
Planning and Development Division

RE: Amos Residence; 017-350-54
Special Use Permit; WSUP23-0010

Dear Washoe County Staff:

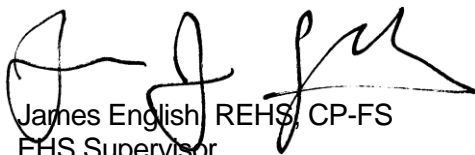
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced project and has no objections to the approval of the application as submitted for grading, soil import and to modify screening standards.
- b) Condition #2: It is noted the subject parcel will be served by residential domestic well and onsite sewage disposal system.
- c) Condition #3: If the special use permit application is approved, all future building permits and plans must be submitted to the WCHD for review and approval. All plans will be subject to the current Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation and Washoe County District Board of Health Regulations Governing Well Construction.

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

Sincerely,



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



Washoe-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

March 27, 2023

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP23-0010 Amos Residence

Dear Courtney,

In reviewing the special use permit for major grading for a single-family residence, the Conservation District has the following comments.

With the goal of preventing the spread of noxious weeds with the import of 2,350 cubic yards of material, we request the applicant develop an onsite noxious weed management plan to ensure weed seeds do not impact this area.

The District requests the review of the revegetation plan when the applicant submits the plan with the building permit.

In constructing the detention basin, a two feet wide 3-foot-deep low flow channel from the inlet to the outlet including an infiltration gallery below the low flow channel to reduce storm water flows downstream and encourage infiltration on site.

With rockery walls proposed, we recommend filling the voids in the face of the entire wall to prevent the undermining of small mammals.

The District recommends the paint color palette utilize soft earth tone colors for the single- family residence including the roofing material.

We support the lining of the stabilized channels which minimizes the transport of sediment downstream.

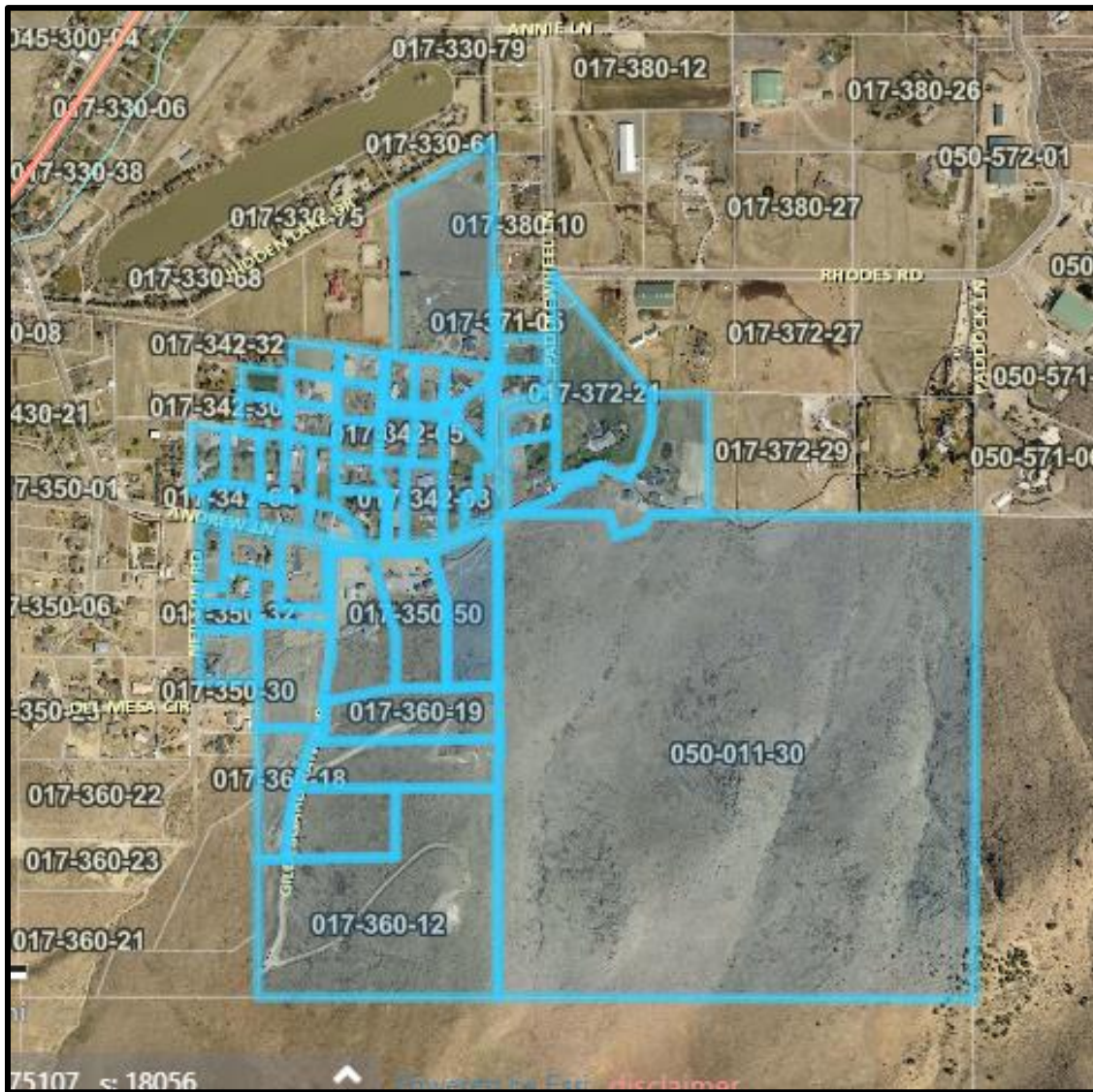
Thank you for providing us with the opportunity to review the project that may have impacts on our natural resources and any questions call us (775) 750-8272.

Sincerely,

Jim Shaffer

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 1,000-foot radius of the subject property. A total of 55 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

WSUP23-0010 Case Number Amos Residence

Special Use Permit for Grading

FOR

The Amos Residence

Prepared For:

Scott & Kristy Amos
580 Beckfield Court
Reno, NV 89521

Prepared By:



575 E. Plumb Lane, Suite 101
Reno, NV 89502
775.636.7905

March 2023

20.66

Table of Contents

- Narrative
- Washoe County Special Use Permit for Grading Application
- Special Use Permit Supplemental Information
- Zoning & Vicinity Map
- Required Plans (full size plans at back of application)
 - Site Plan
 - Landscape Plans
 - Building Elevations
- Additional Information
 - Big Ditch Company Approval Letter

Project Information

Location: 0 Andrew Lane

APN: 017-350-54

Site Area: 5.64 ac

Zoning: LDS 18%/ GR 82%

Master Plan Designation: Suburban Residential/ Rural

Proposed Use: Single Family Residential

Special Use Permit Required for: Per Washoe County Code 110.438.35 Major Grading Permit Thresholds and a variation of standards request for cuts/fills in excess of 10'.

Pre-Development Discussion

Existing Conditions & Development:

The site is currently undeveloped open range consisting of native grasses and brush. Access to the site is from Andrew Lane north of the property. This parcel naturally slopes from south to north at slopes in excess of 15%.

Surrounding Properties:

- | | | |
|--|------------------|-------------|
| ○ North: Developed Residential & Andrew Ln | Zoning: LDS | Use: SFR |
| ○ South: Undeveloped | Zoning: GR | Use: Vacant |
| ○ East: Undeveloped | Zoning: GR | Use: Vacant |
| ○ West: Developed Residential | Zoning: GR & LDS | Use: SFR |

Proposed Development Discussion

Proposed Improvements:

The proposed development includes a new single-family residence and workshop with associated paved driveway, retaining walls, utility improvements, drainage improvements and landscaping. The proposed improvements are terraced down the hillside to balance the grading to the extent possible while maintaining reasonable slopes. A majority of the disturbed area will be fully stabilized with retaining walls or landscaping associated with the development. There are several areas which are intended to be revegetated which are identified on the included landscape plan. Upon completion of the project, all construction disturbance will be fully stabilized.

The special use permit is triggered due to both the volume of earthwork and disturbed area required to complete these improvements on a slope in excess of 15%. Additionally, a variation of standards is requested to modify the maximum cut and fill beyond the allowed ten (10) feet per section 110.438.45C of the Washoe County Development Code. The proposed development is expected to have a maximum cut of thirteen (13) feet and a fill of fifteen (15) feet. It should be noted that the area of the maximum cut is at the back of the septic field as required by the septic design and the area of maximum fill is in the existing Big Ditch irrigation channel that will be piped and filled in. The grading differential at the limits of the development is well within the 10' maximum differential.

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: Amos Residence			
Project Description: The development of a new single-family residence and workshop.			
Project Address: 0 Andrew Lane			
Project Area (acres or square feet): 245,766 S.F.			
Project Location (with point of reference to major cross streets AND area locator): The project is located directly south of the intersection of Andrew Ln and Paddlewheel Ln			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-350-54	5.64		
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: Amos Living Trust, Scott & Kristy		Name: Monte Vista Consulting, Ltd.	
Address: 580 Beckfield Court		Address: 575 E. Plumb Ln, Suite 101	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775.235.8404	Fax:
Email:		Email: mike@montevistaconsulting.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Mike Vicks	
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
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

A new single-family residence and workshop.

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

2,630 cubic yards.

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

85,787 SF

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

2,350 cubic yards will be imported to the site.

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

It is not possible to develop the property without surpassing the grading threshold because the site is on a hillside and requires more disturbed area to make the project feasible in accordance to Washoe County standards.

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 portion of the grading shown on the plan has been done previously.

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 shown on the site plan are proposed to be disturbed by grading. Please reference sheet C1.0.

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

Yes, the disturbed area can be seen from Andrew Ln, Paddlewheel Ln, and Heater Ln along the north of the property. Adjacent parcels APN: 017-350-50 and 017-342-03, -61, and -01 can see the disturbed area as well.

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, neighboring properties could not be served by the proposed request as all improvements are for private residential use.

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?

The general slopes of the proposed improvements range from 8:1 to 3:1 surrounding the site. All disturbed areas will be either landscaped or revegetated. Fiber rolls for slope stabilization and silt fence for sediment control will be used to prevent erosion.

11. Are you planning any berms?

Yes	No	<input checked="" type="checkbox"/>	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)?

6' maximum rockery retaining walls are required for the proposed improvements.

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

The proposed work will be fully landscaped/revegetated for visual mitigation.

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

N/A, the grading will not require the removal of any trees.

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?

Revegetation will be completed in accordance with the proposed landscape plan.

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

Permanent irrigation will be provided to all landscaped areas and temporary irrigation will be extended to revegetated areas.

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

A final revegetation plan will be included with the building permit application.

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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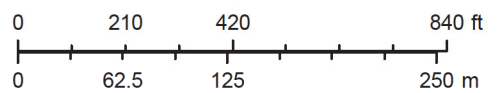
Vicinity Map



February 17, 2023

1:4,514

— streetlabel

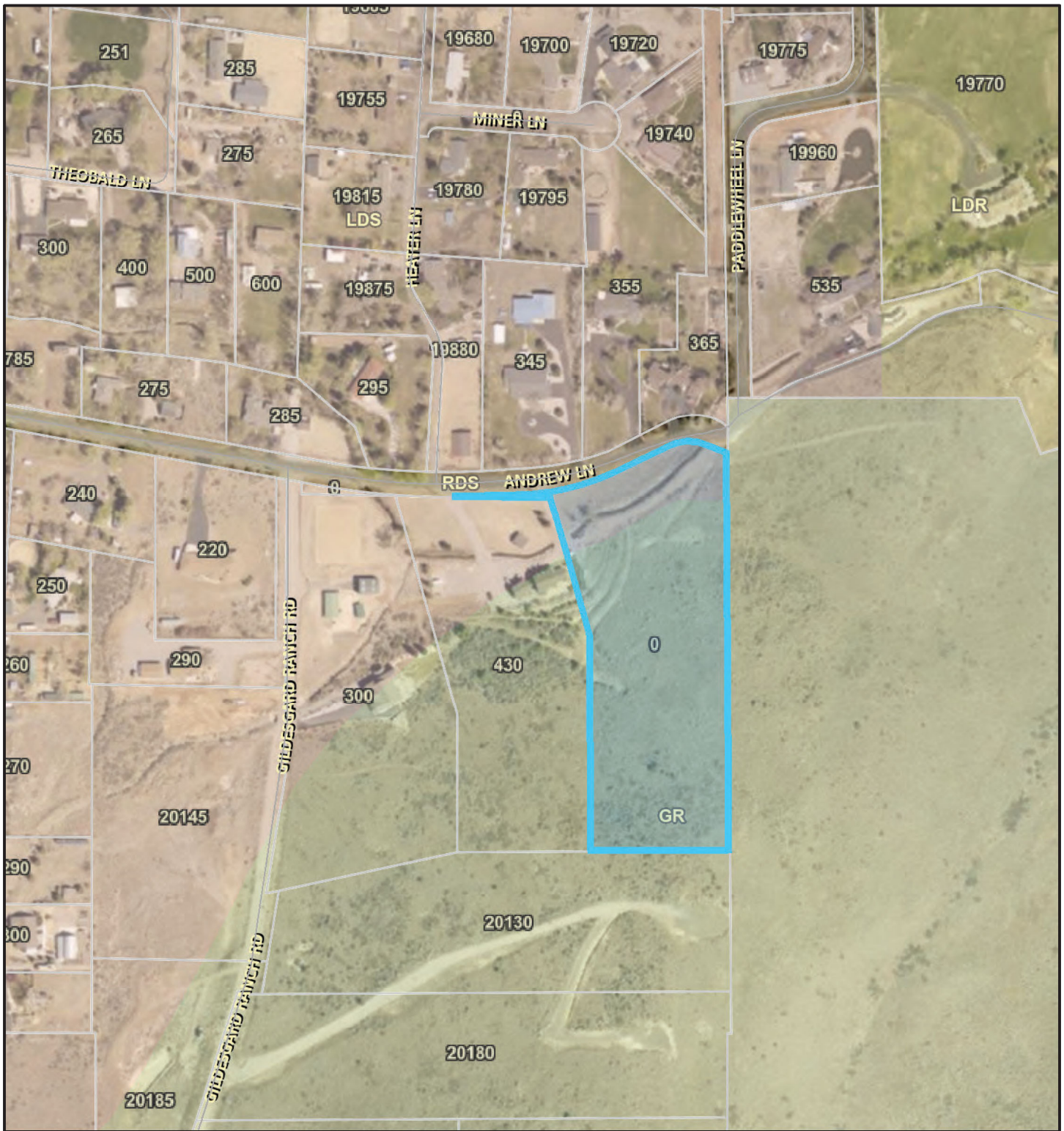


Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

WSUP23-0010

This information for illustrative purposes only. Not be used for measurement, calculation, or delineation. **EXHIBIT D**

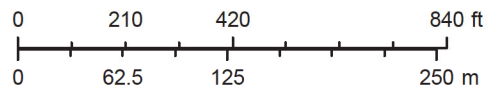
Zoning Map



February 17, 2023

— streetlabel

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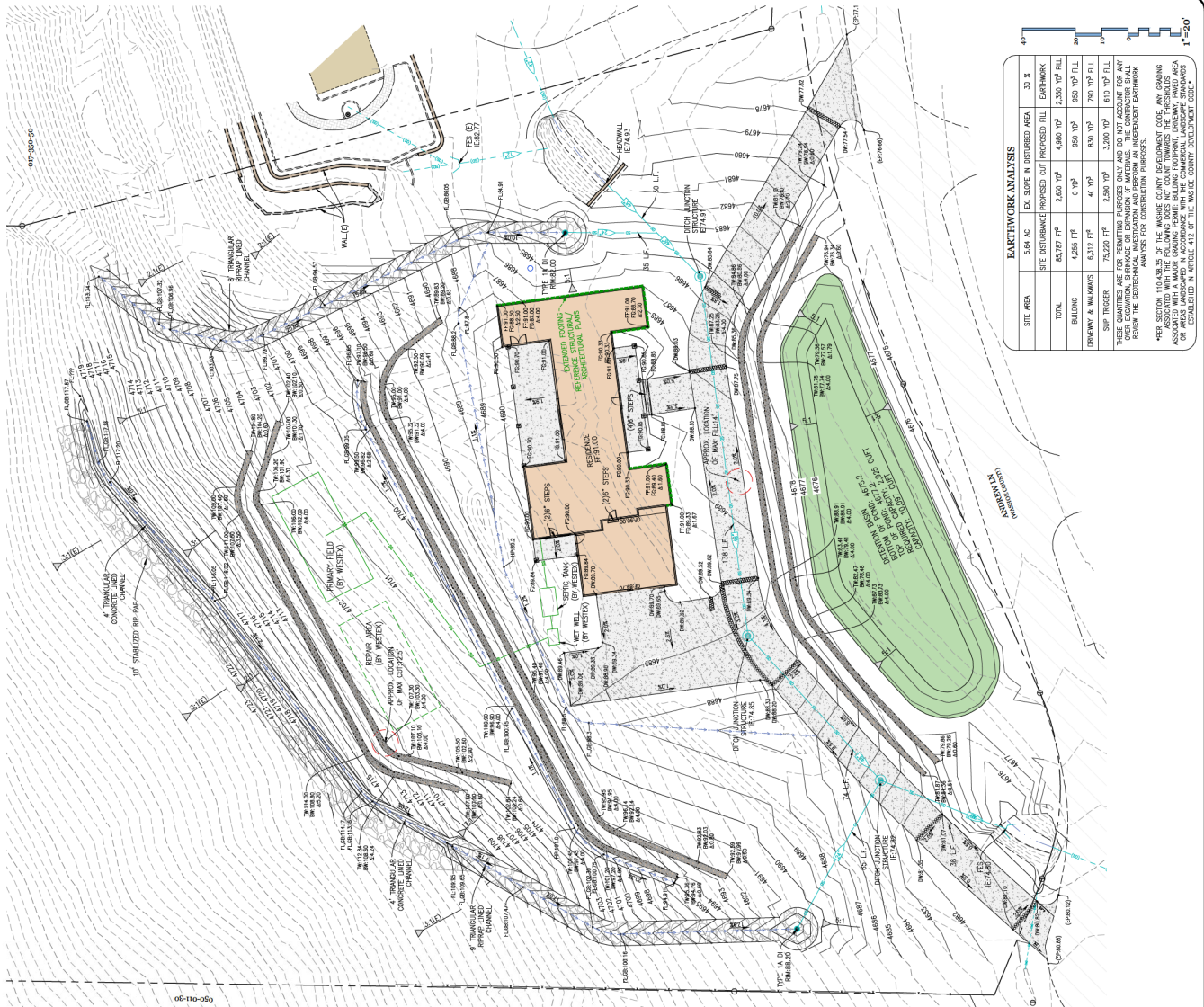


Washoe County
 Washoe County GIS
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

WSUP23-0010

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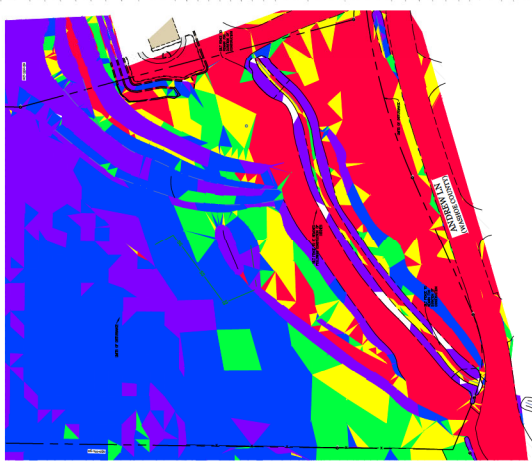
Reduced Plans



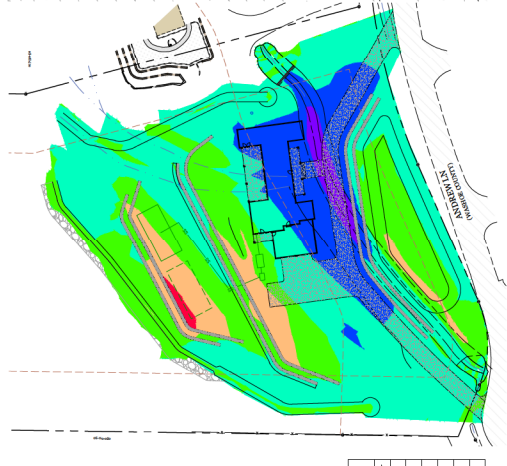
EARTHWORK ANALYSIS

ITEM	AREA	EX. GRADE	PROPOSED GRADE	DIFFERENCE	PERCENTAGE
SITE AREA	5.64 AC				30.0 %
TO BE DISTURBED	5.64 AC				100.0 %
TO BE EXCAVATED	2,600 YD ³				4.86 %
TO BE FILLED	4,040 YD ³				7.14 %
TOTAL	14,000 YD ³				25.0 %
DRIVEWAY & WALKWAYS	6,372 YD ³				11.6 %
SIP FINDER	75,220 YD ³				136.9 %

SEE SECTION 110.04.03 OF THE NADCO COUNTY DEVELOPMENT CODE FOR ANY GRADING ASSOCIATED WITH THE FOLLOWING. DOES NOT COME TOWARDS THE THRESHOLD OR ADJACENT PROPERTY. SEE SECTION 110.04.03 OF THE NADCO COUNTY DEVELOPMENT CODE FOR ANY GRADING ASSOCIATED WITH THE FOLLOWING. DOES NOT COME TOWARDS THE THRESHOLD OR ADJACENT PROPERTY. SEE SECTION 110.04.03 OF THE NADCO COUNTY DEVELOPMENT CODE FOR ANY GRADING ASSOCIATED WITH THE FOLLOWING. DOES NOT COME TOWARDS THE THRESHOLD OR ADJACENT PROPERTY.



EXISTING SLOPE MAP
 SCALE: 1"=40'



CUT-FILL MAP
 SCALE: 1"=40'

SITE PLAN LEGEND

- DRIVEWAY/PAVED AREA
- DECK AREA
- INCLINATION TERRACE/DRIVEWELL
- RAINSTICKS/DRIVEWELL INCLINATION AREA
- PROPERTY LINE
- PROPERTY CORNER
- PROPOSED UTILITY LINE W/ DESCRIPTION
- EXISTING UTILITY LINE W/ DESCRIPTION
- FIRE HYDRANT ASSEMBLY
- MANHOLE W/ DESCRIPTION
- CLEANOUT
- SANITARY SEWER LATERAL
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW DIRECTION ARROW
- SPOT ELEVATION
- FEASIBLE (EXISTING) - PROPOSED
- TREE/TREE TO BE REMOVED

Slopes Table

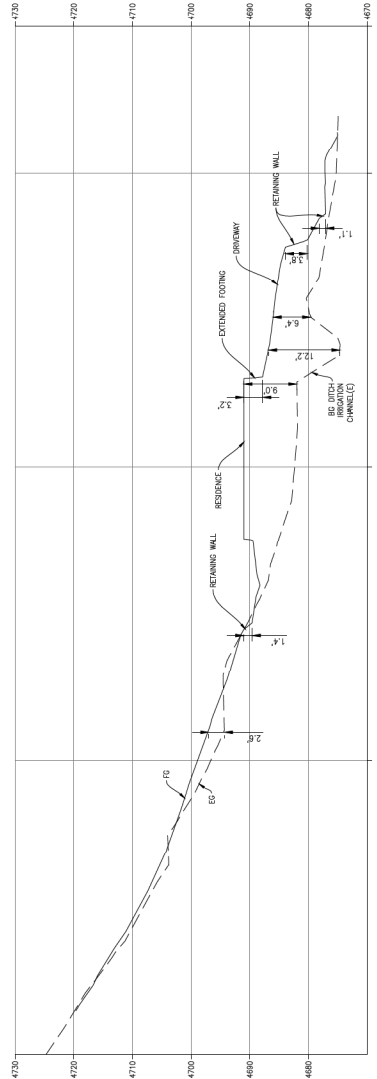
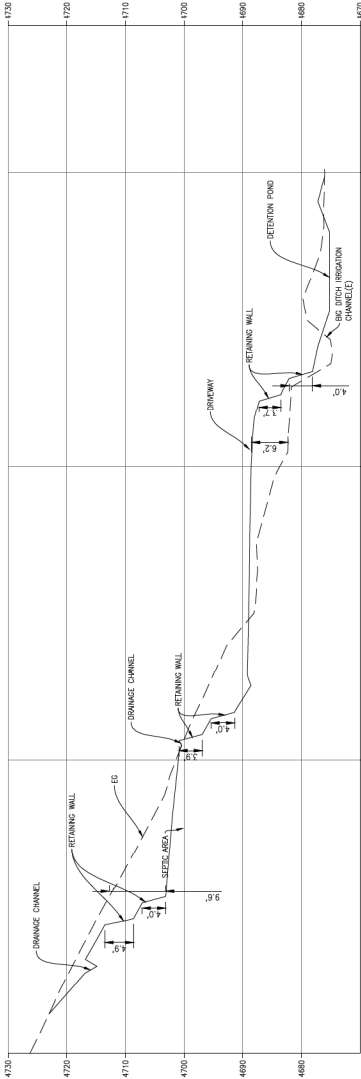
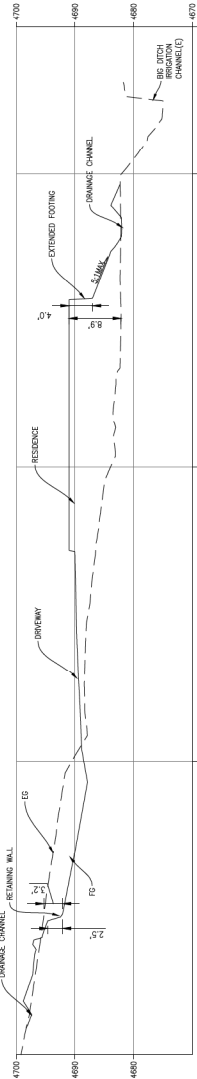
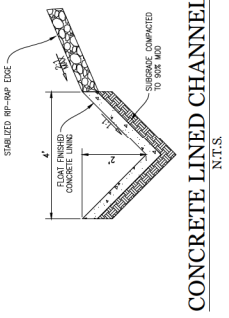
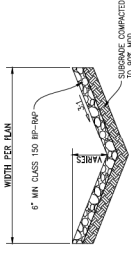
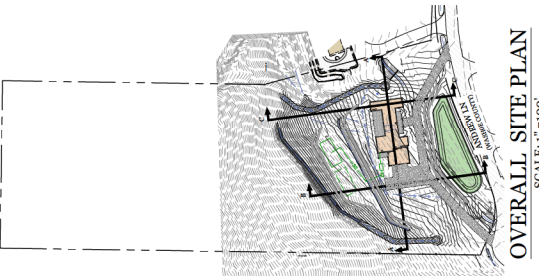
Number	Minimum Slope	Minimum Slope	Area	Color
1	0.00%	10.00%	47715.30	Red
2	10.00%	15.00%	12513.12	Orange
3	15.00%	20.00%	15072.04	Yellow
4	20.00%	30.00%	55575.66	Green
5	30.00%	100.00%	51983.08	Blue

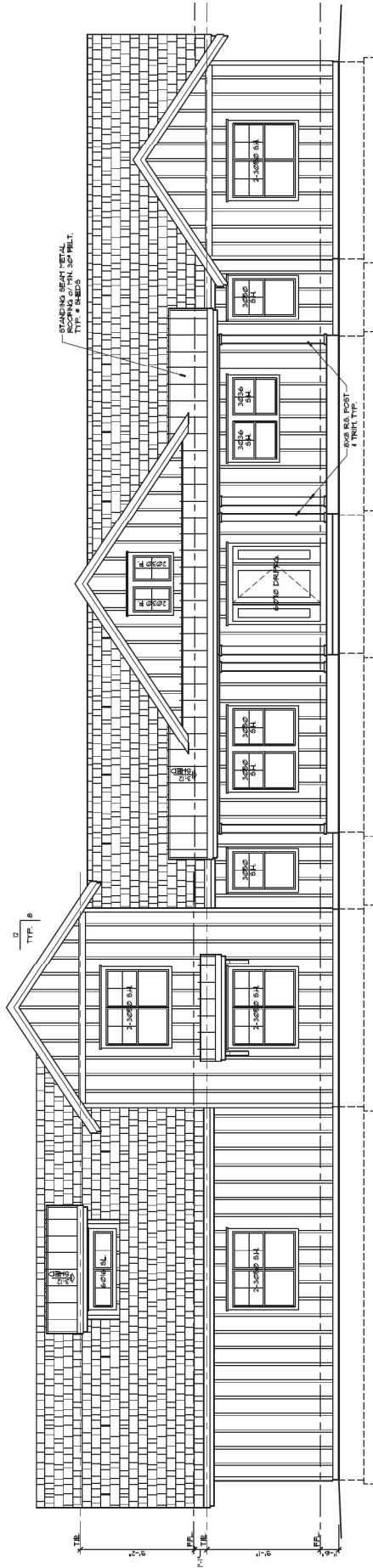
Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.45	-10.00	385.51	Red
2	-10.00	-4.00	5838.44	Orange
3	-4.00	0.00	23813.78	Yellow
4	0.00	4.00	41190.85	Green
5	4.00	10.00	11668.31	Blue
	10.00	14.02	1525.11	Purple

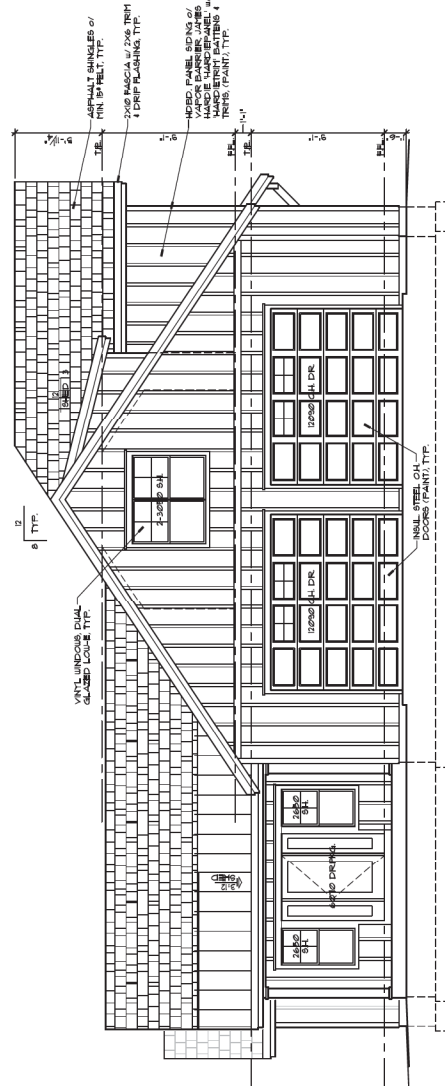
SITE PLAN LEGEND

	DRIVEWAY/PAVED AREA
	DECK AREA
	INFILTRATION TRENCH/RAINWELL
	RAINWATER DRAINWELL/INFILTRATION AREA
	PROPERTY LINE
	PROPERTY CORNER
	UTILITY
	PROPOSED UTILITY LINE W. DESCRIPTION
	EXISTING UTILITY LINE W. DESCRIPTION
	FIRE HYDRANT ASSEMBLY
	WATER SERVICE
	MANHOLE W. DESCRIPTION
	CLEANOUT
	SANITARY SEWER LATERAL
	YARD DRAIN
	DIRECTIONAL FLOW LINE
	GRADE BREAK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	FLOW
	FLOW DIRECTION ARROW
	SPOT ELEVATION
	EXISTING (EXISTING)
	PROPOSED (PROPOSED)
	TREE/REE TO BE REMOVED

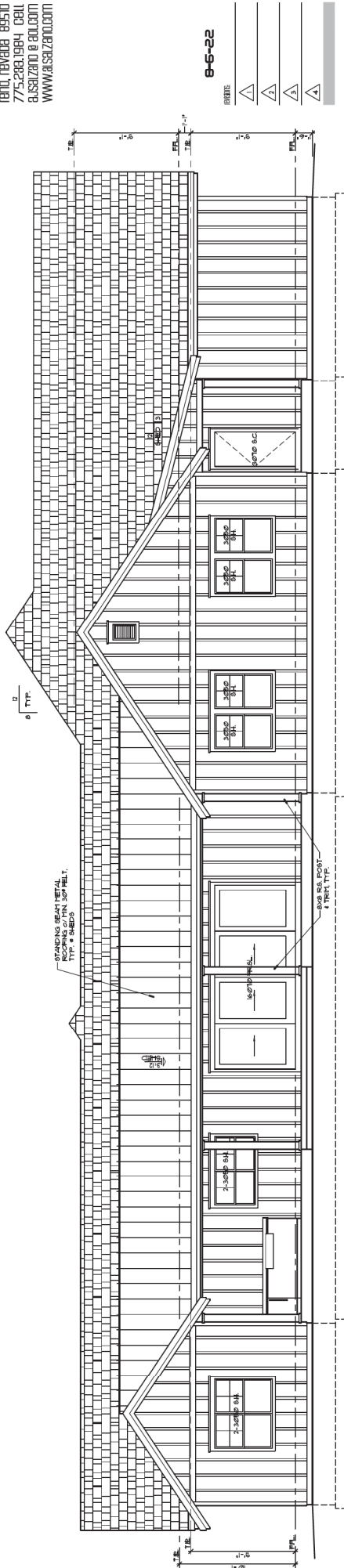




northwest elevation
 SCALE 1/4" = 1'-0"



northeast elevation
 SCALE 1/4" = 1'-0"

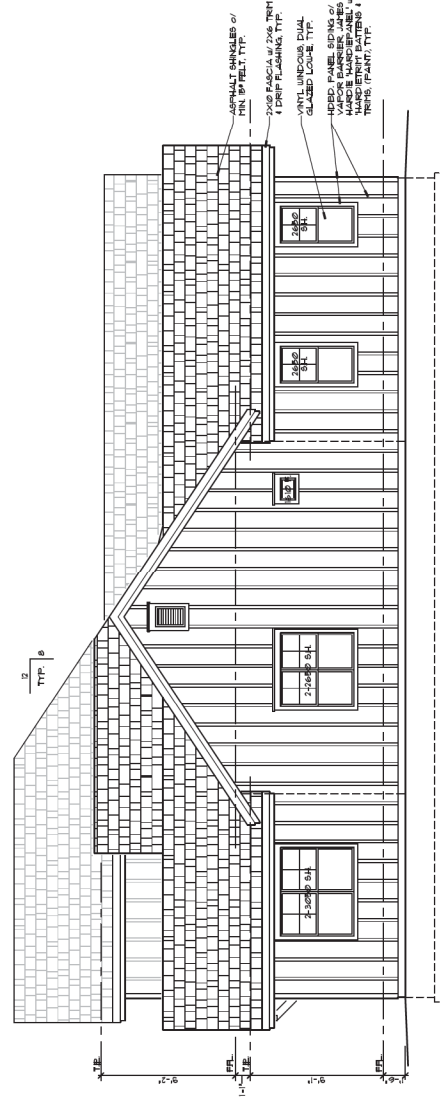


southeast elevation
 SCALE 1/4" = 1'-0"

new residence
 SCOTT & KIRSTY AMOS
 ANDREW LEAH - 8/21/17 07-950-54
 WASHOE COUNTY, NEVADA
 FOR:

ALL DRAWINGS & DIMENSIONS ARE
 ASSUMED UNLESS OTHERWISE
 SPECIFIED. THE CONTRACTOR SHALL
 VERIFY ALL DIMENSIONS OF ALL
 MATERIALS AND CONDITIONS OF
 WORK BEFORE PROCEEDING WITH
 CONSTRUCTION. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS.

DATE: 8-6-22
 SHEET: 2124
 PROJECT: NEW RESIDENCE



southwest elevation
 SCALE 1/4" = 1'-0"

Ryan Ramsdell
President
The Big Ditch Company
P.O. Box 18752
Reno, NV 89511

February XX, 2023

Scott Amos
580 Beckfield Ct
Reno, NV 89521
775-300-0093

Dear Mr. Scott Amos,

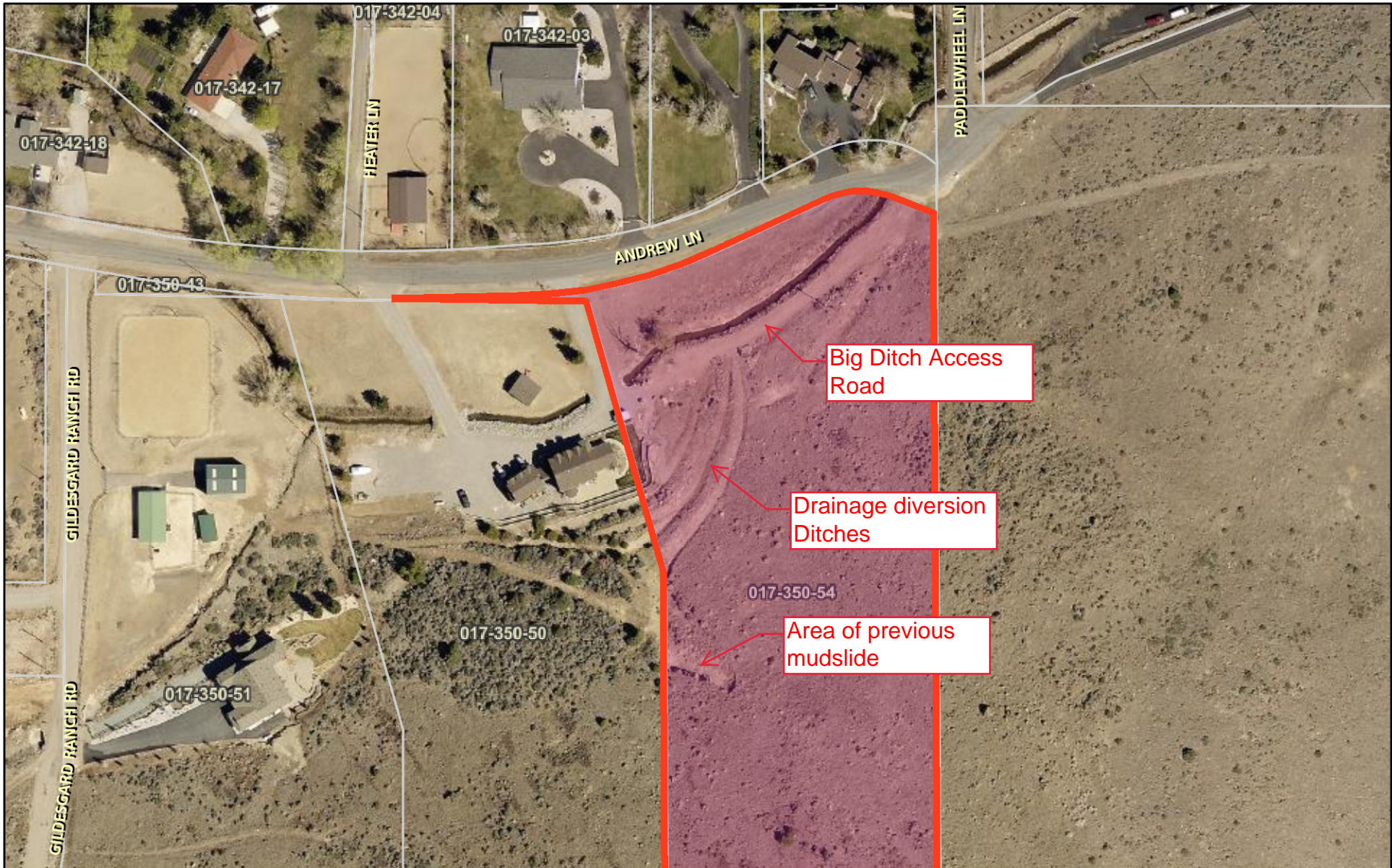
This letter provides approval of the installation of the culvert/piping at your property located at 0 Andrew Ln (APN-017-350-54). This approval is based on the provided drawings titled "Amos Civil (2023-0126).pdf" that you provided to us. The Big Ditch Company does not expect this culvert/piping to adversely affect the operation of the Big Ditch.

The Big Ditch Company expects you to work with Washoe County to ensure the construction meets all applicable Washoe County requirements and accepts no liability where this may not be the case. Finally, The Big Ditch Company will require you to maintain all culverts (including this new 48" one) on your property to ensure that no debris will decrease, block or impede the flow of water through the Big Ditch.

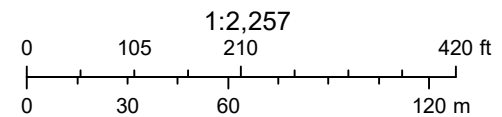
Sincerely,

A handwritten signature in black ink, appearing to read "R. Ramsdell", written in a cursive style.

Ryan Ramsdell



April 17, 2023



Washoe County GIS
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary resolution

or location and not intended to be used for measurement, calculation, or delineation.

Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345

WSUP23-0010
EXHIBIT E