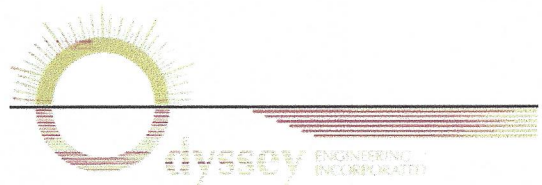


# BURNS FAMILY GRADING RESTORATION SPECIAL USE PERMIT



Prepared by:



**December 8, 2020**

**BURNS FAMILY**  
**GRADING RESTORATION**  
**SPECIAL USE PERMIT**

**Prepared for:**

Burns Living Trust  
3900 Ormsby Place  
Washoe Valley, NV 89704

**Prepared by:**

Rubicon Design Group, LLC  
1985 Chimney Rock Trail  
Reno, Nevada 89523  
(775) 527-6710

**December 8, 2020**

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### Appendix

Washoe County Development Application  
SUP Application, Grading  
Owner Affidavit  
Proof of Property Tax Payment  
8.5x11 Grading Restoration Plan  
8.5x11 Erosion Control Plan  
24x36 Grading Restoration Plan  
24x36 Erosion Control Plan

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# Burns Family Grading Restoration - Special Use Permit

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## Introduction

This application includes the following requests:

- A **Special Use Permit** to allow for grading and restoration of a vacant residential parcel in the Low Density Suburban (LDS) zone.

## Project Location

The project site (APN 050-550-10) consists of 5.90 acres located west of Kauffmann Court in Washoe Valley. Primary site access is via Clark Drive to the northwest of the site, and an access easement across the intervening parcel. Additional access is provided by an equestrian easement from Kauffmann Court. Figure 1 (below) provides the project location.

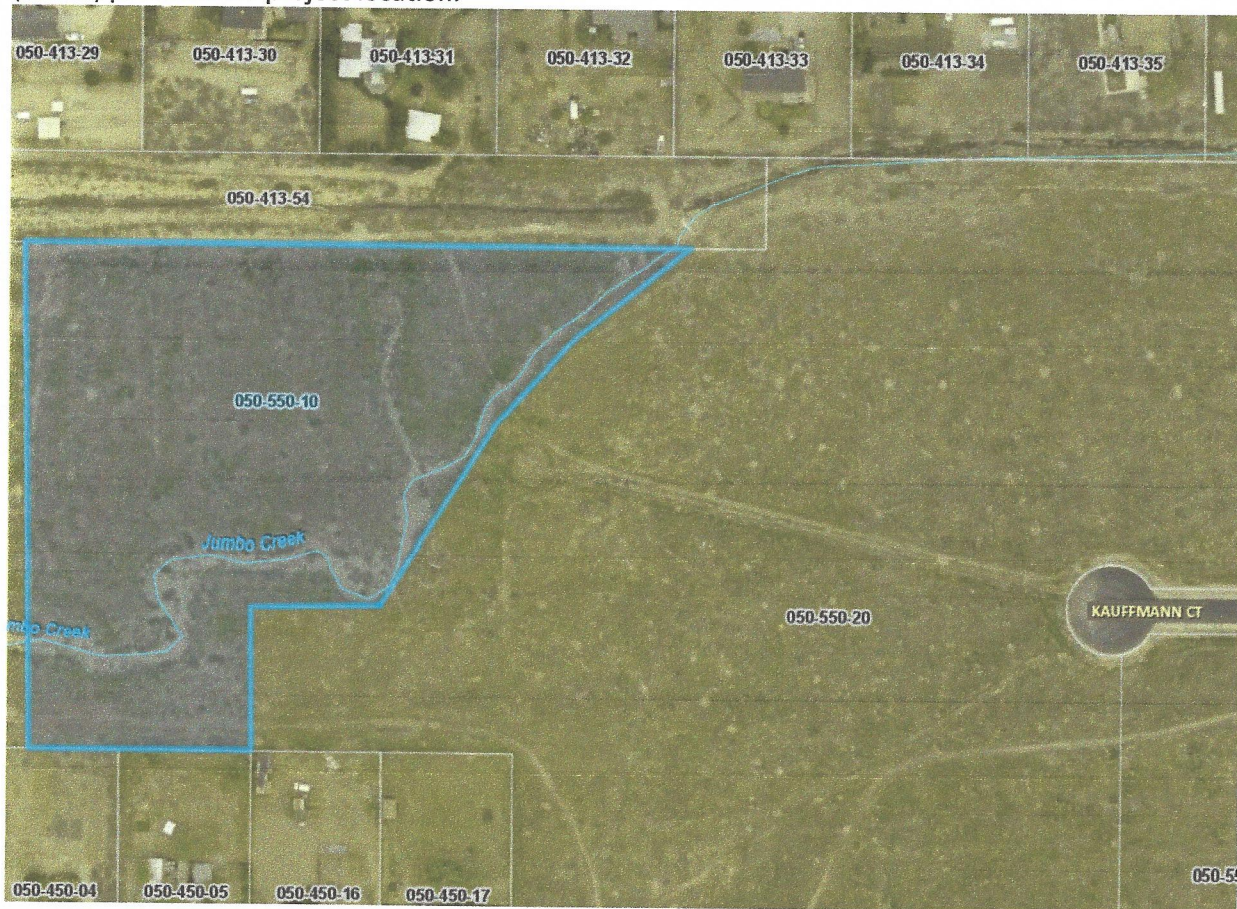


Figure 1 – Vicinity Map

# Burns Family Grading Restoration - Special Use Permit

## Access

The project site is served by two easements as shown in Figure 2 below. Primary access is via Clark Drive, to the northwest of the site. On the east of the site is an equestrian easement from Kauffmann Court.

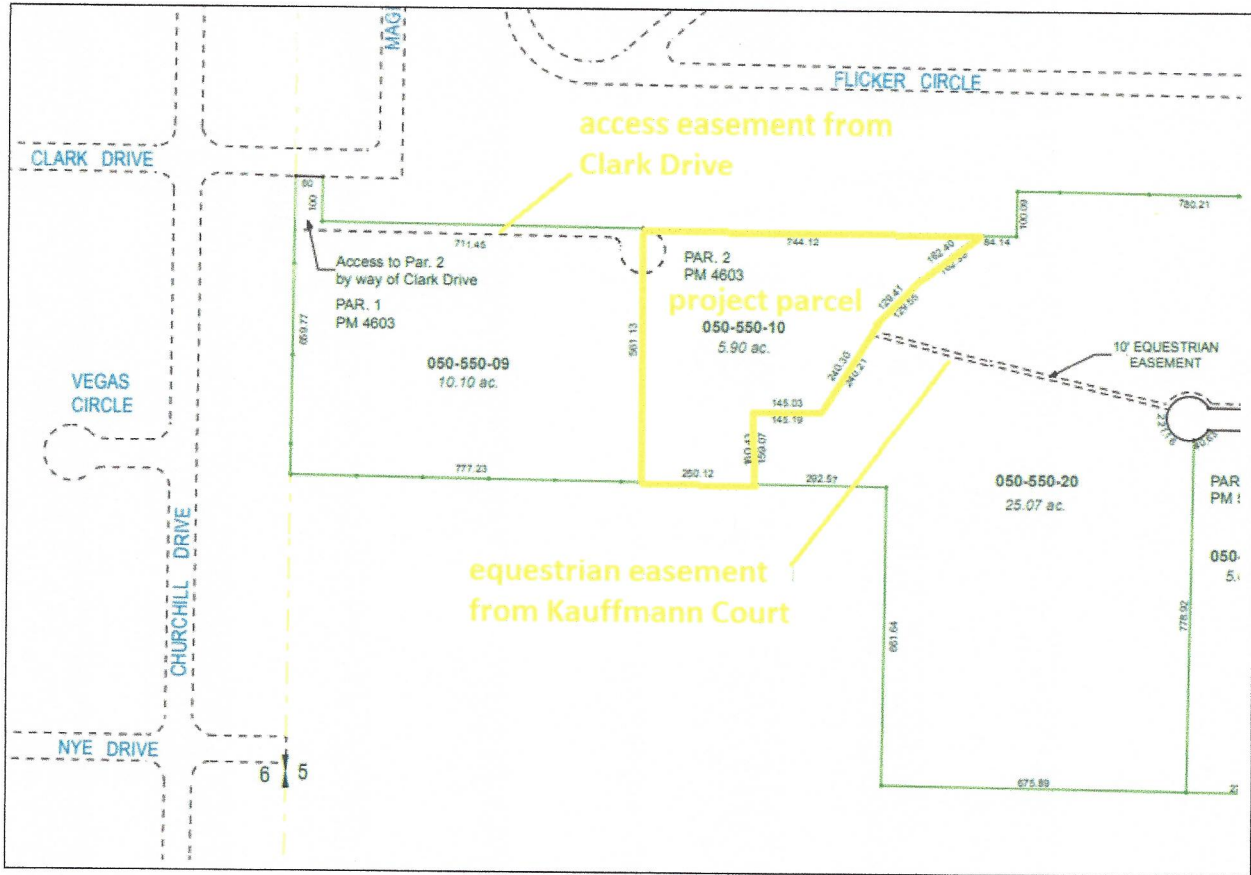


Figure 2 – Access

## Burns Family Grading Restoration - Special Use Permit

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### Existing Conditions

The subject property is zoned Low Density Suburban (LDS). The project site is entirely vacant and appears to never have contained any development. The site is accessed by an unpaved driveway extended from Clark Drive and by an unpaved path from Kauffmann Court. The site is designated *Zone X, minimal flood hazard* By FEMA.

The site is surrounded by LDS zoning on all sides. The parcel to the east is vacant but the site is adjacent to suburban development on the south side. On the north, the site is separated from houses by a narrow water channel and on the west is a horse stable/ranch property.

The site is crossed by the intermittent water course designated as Jumbo Creek. An examination of Jumbo Creek indicates that it was converted to an engineered system with the construction of the surrounding suburban development. The creek enters a manmade channel just prior to entering the subject property. It then flows in this manmade channel past the property and along Clark Drive, heading west toward Washoe Lake. The portion crossing the project site is therefore an inactive remnant.

In wet years, Jumbo Creek sends spring runoff into the valley. At present (November 2020), the creek is dry. Jumbo Creek is not mentioned in the South Valleys Area Plan or in Article 210 South Valleys Area. These facts indicate it is not a defining geographical feature of the area.

Figure 3 shows the existing onsite conditions.

## Burns Family Grading Restoration - Special Use Permit

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View across property, looking east

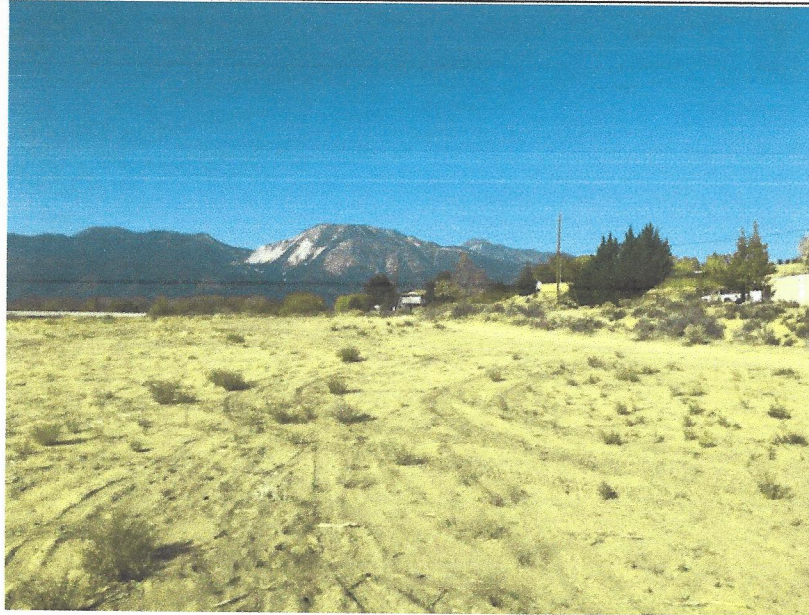


View across property, looking south

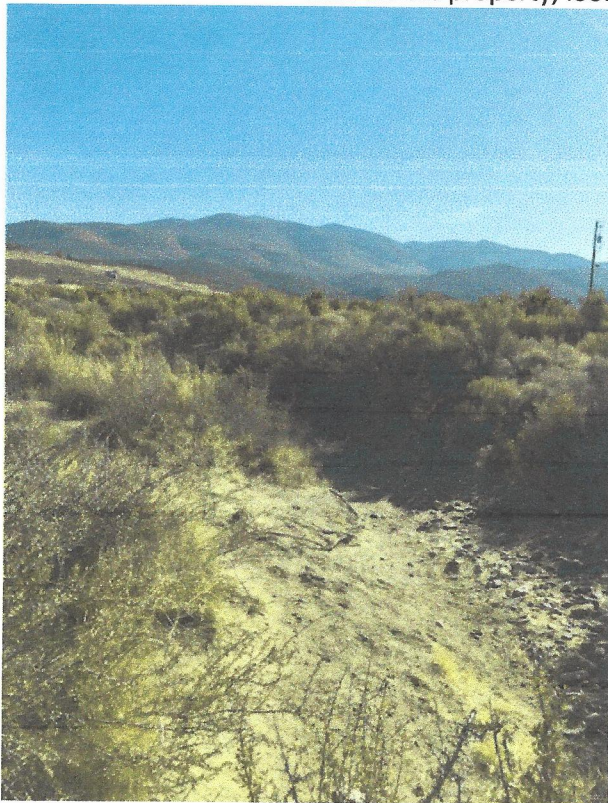
**Figure 3 – Existing Conditions**

## Burns Family Grading Restoration - Special Use Permit

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View across property, looking west



Jumbo Creek remnant – water was diverted to engineered channel with prior adjacent development

**Figure 3 (continued) – Existing Conditions**



## Burns Family Grading Restoration - Special Use Permit

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### Project Request

This request seeks the approval of a Special Use Permit for grading. The goal is to restore and revegetate the site so as to be in compliance with Washoe County grading regulations.

In the course of positioning the property for sale, the owner was advised to clear vegetation from the site. This was undertaken using landscaping/earth moving equipment. As shown in Figure 3, the site is currently stripped of most vegetation between the northern property line and the Jumbo Creek remnant to the south. This work was performed without prior approval by Washoe County. Based on input from County staff, the proper course of action is to now secure the approval of an SUP that outlines a grading restoration and revegetation plan.

No development is associated with this request. The only goal of this SUP is to restore the property and to bring the process into compliance with Washoe County grading standards. The site will remain undeveloped with the granting of this SUP.

Given that the site was largely flat prior to removing the vegetation, there was no need to grade large quantities of dirt in order to clear the site. Some dirt was removed with the vegetation but there was no extensive re-contouring of the site. The Jumbo Creek remnant area was not disturbed and it is entirely outside of the graded portion of the site. All removal work stopped prior to reaching the creek. The photo in Figure 3 above shows vegetation remaining along the creek banks.

The stripped vegetation and some accompanying dirt were moved to the northern edge of the site and formed into stockpiles. With the approval of this request, these stockpiles will be distributed across the site as part of the restoration process.

Figure 4 below shows the extent of the grading. Note that the creek is outside of this area.

### *Grading volume*

It is estimated that approximately 1,500 cubic yards of material were moved with the unpermitted grading work. The affected area totaled 4.3 acres, as outlined on the attached engineering plans.

It's worth noting that these numbers show the grading, while unpermitted, was not an aggressive re-contouring of the property but simply a removal of vegetation and some accompanying dirt. 1,500 cubic yards of material from 4.3 acres of area results in an average removal of 2.6 inches of material per square foot of site.

### *Mitigation plan*

The purpose of this SUP is to acknowledge the unpermitted grading and to approve a mitigation plan. This mitigation plan involves landscaping the site with a native hydro-seed blend, as is commonly used in Washoe County for revegetation projects. This process will also include fertilizer to ensure initial growth and a

## Burns Family Grading Restoration - Special Use Permit

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tackifier to stabilize the site and control dust and erosion. This work will be performed under the direction of a licensed landscape architect.

### *Code enforcement*

There is a code enforcement case underway on this site. This SUP is being completed based on input from Washoe County staff, including input from the Code Enforcement Department. Code enforcement has been informed that this application has been submitted and is under review. The project team remains available to discuss this project with Code Enforcement as needed.

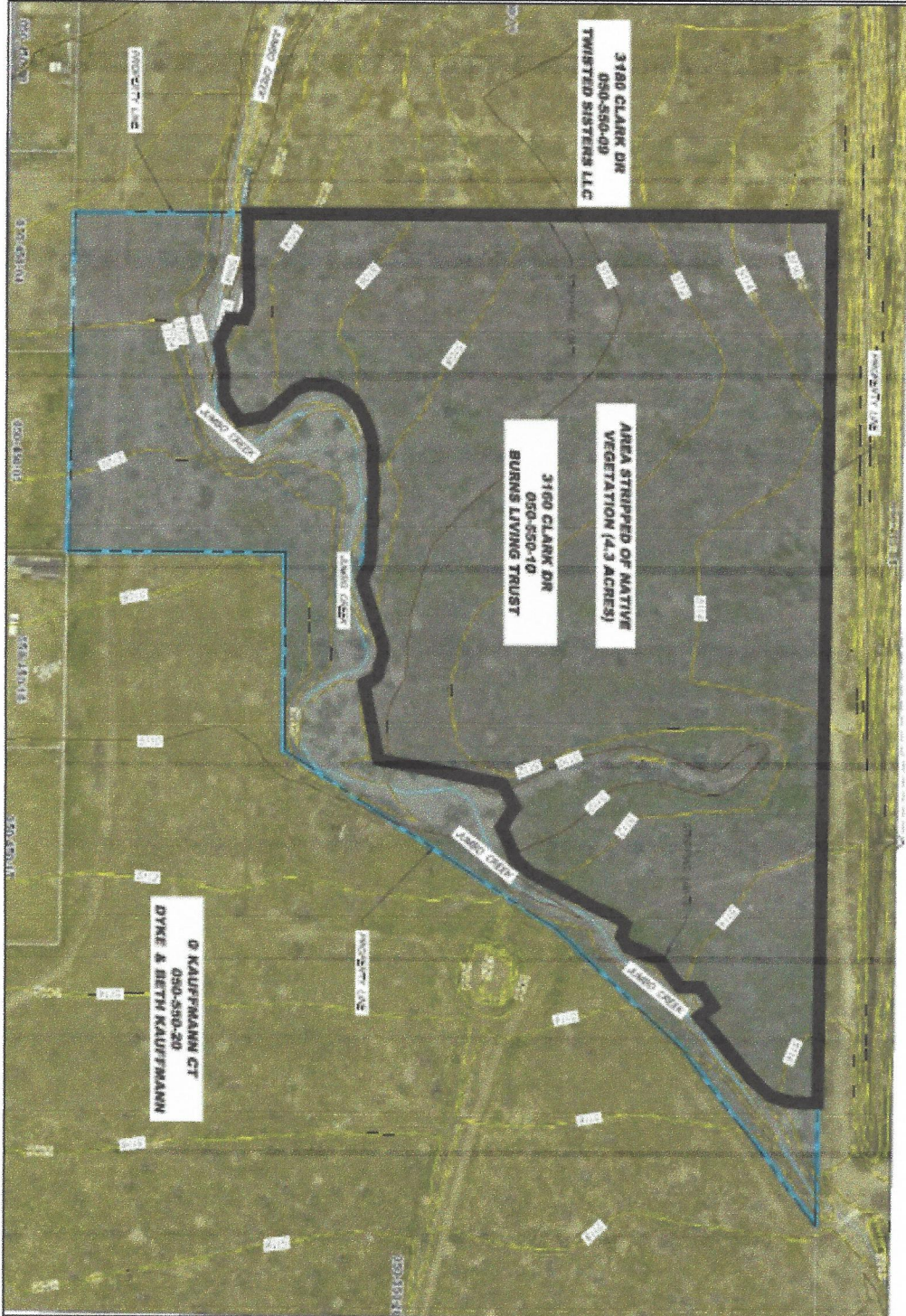
### *Future Development*

This application does not include any development of the property. The present owner does not have any plans to develop the site. The property will likely be sold following the completion of the restoration work. A subsequent owner could choose to develop the site in conformance with the LDS zoning that is in place.

### *Slopes*

As shown on the included engineering sheets, the site is not subject to the hillside ordinance. There are no steep slopes on the site. Measuring across the site from northeast to southwest, the site has an average slope of less than 2%. Most slopes are less than 5%. The banks of the creek channel likely have short slopes of 1-3 feet with steep sections but these were not affected by the grading.

## Burns Family Grading Restoration - Special Use Permit



Note: A full-size copy of this plan is included with the application.

Figure 4 – Site Plan

## Burns Family Grading Restoration - Special Use Permit

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### **GRADING NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION 2012 ADDITION (AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY WASHOE COUNTY.
2. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH SECTION 040.030 OF THE WASHOE COUNTY AIR POLLUTION REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINT OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION DEBRIS PER FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.
5. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM SURFACE EVIDENCE AND AVAILABLE UTILITY COMPANY RECORDS. ALL UTILITIES SHOULD BE VERIFIED IN THE FIELD. ODYSSEY ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF SUCH RECORDS.
6. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
7. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
8. ALL REQUIRED UTILITY SHUT-DOWNS SHALL BE COORDINATED WITH APPROPRIATE UTILITY COMPANY AND OWNERS PERSONNEL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE, PERMIT AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN CONFORMANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN EXISTING B.M.P. IMPROVEMENTS THAT ARE IN PLACE, AND SHALL PROVIDE AND MAINTAIN ADDITIONAL B.M.P.'S AS REQUIRED TO IMPLEMENT HIS S.W.P.P.
10. THE CONTRACTOR SHALL OBTAIN AND THE OWNER SHALL PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
11. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND WASHOE COUNTY.
12. ADD 5100 FEET TO ALL TRUNCATED ELEVATIONS.
13. THE NATURAL VEGETATION AND EXISTING LANDSCAPING SHALL BE PRESERVED AS MUCH AS PRACTICAL OUTSIDE STRIPPING LIMITS
14. SLOPES STEEPER THAN 3:1 SHALL BE MECHANICALLY STABILIZED WITH ROCK-RIP.
15. ANY ACCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST WASHOE COUNTY REGULATIONS OR IN APPROVED AREAS.

**Figure 5 – Site Plan Notes**

**SEED MIX:**

NON-IRRIGATED DRY-LAND NATIVE/NATURALIZED RE-VEGETATION THAT INCLUDES A HYDRO-SEED BLEND, FERTILIZER, AND TACKIFIER.

**DIRT MOVED:**

THE AMOUNT OF STRIPPING AND EARTHWORK MOVED FROM THE AREA IS APPROXIMATELY 1,500 CUBIC YARDS.

**TRUCKEE MEADOWS REGIONAL  
STORMWATER QUALITY NOTES:**

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.A.b. (2).
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIST LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY, SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.A.g.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BE REDUCED BY 50 PERCENT OR MORE.

Figure 5 – Site Plan Notes (continued)

## Burns Family Grading Restoration - Special Use Permit

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### South Valleys Area Plan

This request was analyzed against the development standards contained in the South Valleys Area Plan. There are no provisions in the Area Plan that directly impact this application.

The goal of this application is to bring the site into grading conformance. The Area Plan supports proper grading as a means of reducing visual impacts and preventing unregulated grading.

Below are several policies from the South Valleys Area Plan that are supported by this application:

*SV.2.2 Whenever possible, grading for residential purposes after the date of final adoption of this plan will: a. Minimize disruption to natural topography. b. Utilize natural contours and slopes. c. Complement the natural characteristics of the landscape. d. Preserve existing vegetation and ground coverage to minimize erosion. e. Minimize cuts and fills.*

The grading plan presented here is a restoration plan, intended to complement the natural characteristics of the landscape, restore native vegetation, and prevent erosion.

*SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.*

The landscape/planting plan presented here will prevent the spread of noxious weeds by restoring native vegetation to the site.

*SV.12.3 The grading design standards referred to in Policy SV.12.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.*

The plan presented here is focused on finishing/restoring the disturbed site area.

In general, this application supports the area plan by restoring and maintaining the natural appearance of the area.

Note that the Area Plan designates this property and the neighboring parcels as 'Most Suitable' for development. In other words, this parcel is not part of a wildland area or otherwise deemed inappropriate for development.

## Burns Family Grading Restoration - Special Use Permit

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### Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

**The proposed plan to restore the property was developed through consultation with County staff and through a review of County policies concerning grading and Special Use Permits. The goal of this SUP is to restore the property. This goal is strongly supported by the grading policies outlined here and by the overall content of the South Valleys Area Plan. This SUP request provides for consistency with section 110.438 of the Washoe County Development Code and application of Development Code standards further ensures consistency with all applicable policies and practices.**

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

**No development is included in this application.**

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

**No development is included in this application. The site does not contain steep slopes. Unpaved road access to the site is in place, allowing for the restoration work to be completed.**

**All grading impacts will be mitigated through revegetation and implementation of standards included within the Washoe County Development Code.**

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

**The purpose of this SUP is to remove the impact resulting from earlier unpermitted grading.**

## **APPENDIX**



## 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>Burns Property Grading SUP</b>			
Project Description: A Special Use Permit request for grading and restoration.			
Project Address: 3160 Clark Drive, Washoe Valley			
Project Area (acres or square feet): Grading Area=4.3 acres, Parcel Area=5.9 acres			
Project Location (with point of reference to major cross streets AND area locator): <b>East of Clark Drive, Washoe Valley.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-550-10	5.90		
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: Mary Burns, Burns Living Trust		Name: Rubicon Design Group	
Address: 3900 Ormsby Place		Address: 1985 Chimney Rock Trail	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89523
Phone:	Fax:	Phone: 775-527-6710	Fax:
Email:		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-527-6710	Other:
Contact Person:		Contact Person: Derek Wilson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same		Name: Frank Bidart, Odyssey Engineering	
Address:		Address: 895 Roberta Lane, Suite 104	
	Zip:	Sparks, Nevada	Zip: 89431
Phone:	Fax:	Phone: (775) 359-3303	Fax:
Email:		Email: frank@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Frank Bidart	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

1. What is the project being requested?

A Special Use Permit for: grading/restoration of a vacant property that was cleared of vegetation without the approval of an SUP. The extent of the grading triggered the need for an SUP. The property owner is seeking approval to restore/revegetate the property. Please see the attached report for a complete project description.

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.)

The required site plan is attached, as are supporting documents describing the site and the proposed revegetation.

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

No construction is associated with this SUP and no development is planned for the property at this stage. The revegetation will occur as soon as possible following approval of this SUP. Ideally, the revegetation will be in place for the Spring season, 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?

No development/intensity is planned with this SUP. The goal is to return the property to a naturally vegetated condition.

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

Approval of this SUP will benefit the area by restoring the property to a naturally vegetated condition which will control dust and erosion.

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

The project is a mitigation effort. No adverse impacts are expected.

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.

**No development is proposed.**

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	None
b. Electrical Service	None
c. Telephone Service	None
d. LPG or Natural Gas Service	None
e. Solid Waste Disposal Service	None
f. Cable Television Service	None
g. Water Service	None

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

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

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10. Community Services (provided and nearest facility):

a. Fire Station	TMF Station 320
b. Health Care Facility	St. MARY's GALena Urgent Care
c. Elementary School	Pleasant Valley Elementary
d. Middle School	Doral Academy
e. High School	Galena HS
f. Parks	Washoe Lake State Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Route 56, Damonte Ranch PARKway

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

1. What is the purpose of the grading?

To restore/revegetate a property that was stripped of vegetation without the prior approval of an SUP.

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

It is estimated that the unpermitted grading moved 1,500 cubic yards of plant/dirt material.

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

Site disturbed area equals 187,308 square feet (4.3 acres).

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 material is planned for export or import. The plan is to redistribute any previously graded material around the site in a natural manner.

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

The site has already been graded. The goal is to restore the property.

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.)

Yes, as detailed in the attached documents, the site was graded in 2020 in preparation for listing the property for sale. The owner was erroneously advised that stripping the vegetation would make the property more attractive to buyers.

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

Yes, please see attached engineering sheets.

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

The site can be seen from surrounding property on all four sides.

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)?

Access is in place to the property. No coordination with other properties is warranted since no development is proposed.

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 site is largely flat and overall contours will not be changed with this project. Should there be any small areas requiring stabilization, a licensed landscape architect will address these areas at the time of revegetation.

11. Are you planning any berms?

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

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No walls, or leveling, is included in this request.

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

The entire project is a mitigation effort.

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

Vegetation on site was low sage and grass. No trees were 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?

The seed mix will be a dry land native blend. Quantity will be selected by a licensed landscape architect, based on experience in the area.

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

The plan is to plant the site for the Spring 2021 season. Irrigation needs will be determined at the time by a licensed landscape architect and will depend partially on the wetness of the winter season.

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

The landscape architect planned for the work is familiar with the Conservation District and will coordinate with them as needed.

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

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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Washoe County Treasurer  
 Tammi Davis

Account Detail

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**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
05055010	Active	12/7/2020 1:40:23 AM

**Current Owner:**  
 BURNS LIVING TRUST  
 3900 ORMSBY PL  
 WASHOE VALLEY, NV 89704

**SITUS:**  
 3160 CLARK DR  
 WCTY NV

**Taxing District**  
 4000

**Geo CD:**

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2020</a>	\$672.38	\$672.38	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$640.36	\$640.36	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$611.03	\$611.03	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$586.40	\$586.40	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$571.54	\$571.54	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

- **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 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

