



21 SOUTHWIND SPECIAL USE PERMIT

November 8, 2022

Revised January 9, 2023

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Reno, Nevada 89521
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Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 0 Joy Lake Road (21 Southwind Drive) Grading SUP			
Project Description: Special use permit for grading relative to Article 438 for the construction of a single family home and detached garage building. request also addresses unpermitted grading that had occurred on the site as well as a director's modification for cuts and fills in excess of 10 feet.			
Project Address: 21 Southwind Drive			
Project Area (acres or square feet): 5 +/- acres			
Project Location (with point of reference to major cross streets AND area locator): Project is located approximately 2,200 feet south of the intersection of Southwind Dr. and Joy Lake Rd. and at the terminus of Southwind Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-060-20	5+/- acres		
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: FUQUAY LAND CO LLC		Name: Lumos & Associates	
Address: PO Box 9203		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89507	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-827-6111	Fax:
Email:		Email: wanderson@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person: Janice and Joel Fuquay		Contact Person: Billy Andersen, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: FUQUAY LAND CO LLC		Name: CFA, Inc.	
Address: PO Box 9203		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89507	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775.856.1150	Fax:
Email:		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Janice and Joel Fuquay		Contact Person: Dave Snelgrove, AICP	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The project is a single family home and detached garage on a 5 acre lot that was originally legally created to accommodate for such a use. This application is in association with grading on the site that crosses certain thresholds of Article 438 that are not considered to be exempt per 110.438.35(b) A director's modification is also requested as part of this application for fills in excess of 10 feet, per 110.438.45(c).

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.)

Please see Tab B for the site plan

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

There is no phasing plan for this project.

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

The subject parcel is legally created existing 5-acre rurally residential designed parcel that has been in the same parcel configuration for over 50 years. The property owner is now desiring to build their home on this parcel that has always been intended for a rural single family home.

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

The construction of this existing, legally established parcel will provide a fire access turnaround in the driveway as part of the design. The fire access turn around is located between the proposed home and detached garage. currently there is no formal emergency access turn around. Additionally, the site plan provides a passenger vehicle turn around area at the NW corner of the site where the driveway enters the property. Similar to the emergency turn around, there is currently no passenger vehicle turn around on Southwind Drive.

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

The project proposes 1 single family home on 1 single family parcel of 5 acres in size. This is consistent with the other developed parcels in the area along Southwind Drive. As such, there are no negative impacts that are anticipated upon adjacent properties.

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.

Areas that are disturbed and not areas of building, driveway or hardscape will be revegetated and landscaped, parking will be provided sufficient for a single family home. A Landscape Area Exhibit showing the areas to be revegetated and landscaped is provided in Tab C with this application

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

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

a. Sewer Service	Private septic
b. Electrical Service	Nevada Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Commuications
g. Water Service	Private well

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

h. Permit #		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).

Disturbed slopes will be landscaped.

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 39
b. Health Care Facility	Renown Health 13945 S Virginia Street
c. Elementary School	Pleasant Valley Elementary School
d. Middle School	Herz Middle School
e. High School	Galena High School
f. Parks	Steamboat Creek Open Space
g. Library	South Valleys Library
h. Citifare Bus Stop	Herz Boulevard and Mt. Rose Highway - RTC Regional Connector

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

1. What is the purpose of the grading?

To construct a single-family residence, driveway, and detached garage.

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

970 CY within the SUP applicable area of grading on the project site.

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

0.23+/- Acres (10,890 feet) - After exemption areas are considered per 110.438.35(b)

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

Importing 280+/- cubic yards of import is necessary within the SUP applicable grading areas.

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

No. Due to the setbacks and easement, there is not enough space in the northwest corner of the property to place the residence so the driveway must cross an existing slope that exceeds 30% to access the most developable part of 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. A rough road was previously cut in near the proposed driveway alignment to access the south end of the property to dig and test percolation trenches. This grading activity constitutes the unpermitted grading that is identified in this application. Sheet EX-5 in Tab B with this application shows the unpermitted grading and the overall proposed disturbance areas.

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

Yes

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

Yes. The disturbed areas will be visible from I-580 north and southbound lanes where the freeway passes the site to the southeast.

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)?

Neighboring properties are already served by Southwind Drive. The subject parcel is located at the western end of Southwind Drive. a 50 foot access easement exists on the northern property line of this parcel, but any continued access using this easement would necessitate an additional SUP review for Grading. The parcel serviced by the 50 foot easement could more directly be served off Joy Lake Road to the east.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

3:1 maximum. Walls with heights and benching in accordance with Article 438 requirements are provided to minimize the overall disturbance area.

11. Are you planning any berms?

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

Rockery walls will be used at 4.5' max height within front setback and 6' max height in other areas.

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

Disturbed slope will be revegetated and landscaped with trees, shrubs, and other natural vegetation, as appropriate. A proposed seed mix is provided in Tab D for revegetation areas

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

Yes, three (3) 6"-12" diameter pine trees will be removed with the construction and grading.

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 generic Revegetation Seed Mix for Upland Sites in Northern Nevada per the latest Best Management Practices for the area. See Tab E for details of the seed mix including recommended 30.35 lbs/AC.

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?

No, WSCD's best management practices to mitigate any issues with revegetation of disturbed areas is proposed for the site.

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

Yes	No	XXXXXXX	If yes, please attach a copy.
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Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

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."

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

TMFPD requires a fire turnaround and 20' wide driveway consistent with International Fire Code. To fit the necessary fire facilities causes proposed grading to extend over steep slopes which causes the large cuts, exceeding the 10 foot threshold along the western side of the driveway. Fills exceeding the 10 foot threshold are associated with the required fire access turnaround and detached garage area of the site.

3. Are you proposing to mitigate the effect of the modification or reduction?

Retaining walls and deepened footings, as applicable will be utilized to reduce disturbed area. landscape and revegetation will be used to bring the areas of disturbance back to a natural appearance.

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

Section 110.438.45(c) is specially requested for director's modification allowance. The rationale for the requested modification is identified in question 2 from this section. The proposed grading represents a deviation of +/-44% for cuts and +/-91% for fills from the 10 foot standard code allowance with the 14.36+/- feet of cut (max) and the 10.09+/- feet of fill (max) as proposed in the project preliminary plans and exhibits.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

- X 1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
- X 2. **Development Application:** A completed Washoe County Development Application form.
- X 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- X 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- Not required per Chris Bronczyk 5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
- X 6. **Application Materials:** The completed Special Use Permit Application materials.
- X 7. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - X a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - X b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - X c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - NA d. Show locations of parking, landscaping, signage and lighting.
 - X e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - X f. Property boundary lines, distances and bearings.
 - X g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - NA h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - NA i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the

map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- X j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
- X k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- X l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- NA m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- NA n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- X o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- NA p. Boundary of any wetland areas and/or floodplains within the project site.
- X q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- NA r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
- X 8. **Site Plan Specifications for Grading:**
 - X a. Location and limits of all work to be done.
 - X b. Existing contours and proposed contours.
 - NA c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
 - X d. Existing draining (natural and man-made) and proposed drainage patterns.
 - X e. Sufficient elevation data to show the drainage will work as proposed.
 - X f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
 - X g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
 - X h. Limiting dimensions of cut and fill.
 - i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
 - X j. Cut and fill slopes setback from the property boundary.
 - NA k. Structure setbacks from a slope.
- X 9. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
- X 9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.

Not expected, but controlled through SWPPP

- NA 10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
- Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
- b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
- NA 11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
- NA 12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
- X 13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
- X 14. **Submission Packets:** Two (2) packets and a flash drive. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** The applicant is required to submit a list of mailing addresses for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Director's Modification

Parking standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.410.35 – Modification of Standards

Landscaping standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.412.05(d) – Review of Extenuating Circumstances.

Grading standards may be modified by the Director of Planning and Building per Washoe County Code Chapter 110.438.45- Grading of Slopes

Minor Deviation Standards may be granted by the Director of Planning and Building per Washoe County Code Section 110.804.35 – Minor Deviations, for a deviation of less than 10% of the applicable Development Code standards.

Development Application Submittal Requirements

- X 1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
- X 2. **Development Application:** A completed Washoe County Development Application form.
- X 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- X 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- X 5. **Application Materials:** The completed Director's Modification Supplemental Information. (You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **General Modifications:** Provided a site plan which includes all buildings on the property, location of the modification and any other useful details.
- NA a. **Parking Modifications:** If the modification is for parking, a site plan shall be provided which includes all buildings on the property, all parking areas, stripping plan, handicap parking plan, and number of proposed parking spaces and the proposed surface materials.
- b. **Landscaping Modifications:** If the request is for a modification of landscaping requirements, landscaping plans of the proposal are required. The landscape plan must include: type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan. The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
 - Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants;
 - Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line; and
 - Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.
 - Irrigation Plan Specifications.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller;
 - Temporary or permanent water irrigation systems;

- Specifications of irrigation equipment identified by manufacturer's name and equipment identification number; and
- An approved backflow prevention device is required on all landscape irrigation systems.

c. **Minor Deviation Plot Plan or Vicinity Map:**

- The location of the proposed deviation;
- Location of adjoining neighboring parcels;
- Location of all existing structures on site;
- Clearly show property lines, streets, easements, and setback measurements from property lines;
- Any other information supporting your request or illustrates the need of the deviation; and
- Signed written consent from owners of all properties affected by deviation (properties abutting the property).

- X 7. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

TAB A

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21 SOUTHWIND DR (0 JOY LAKE ROAD)

REVISED GRADING SPECIAL USE PERMIT

Project Description

Property Location

The subject parcel is a 5-acre parcel located south of Joy Lake Road and north of I-580. The property is defined by Washoe County to be APN 046-060-20. Access to the property is served by Southwind Drive, which is accessed off Joy Lake Road. Southwind Drive provides access to two existing residential properties on similar size parcels directly west of the subject parcel.

A Vicinity Map is provided below showing the subject parcel and development site that is associated with this request.

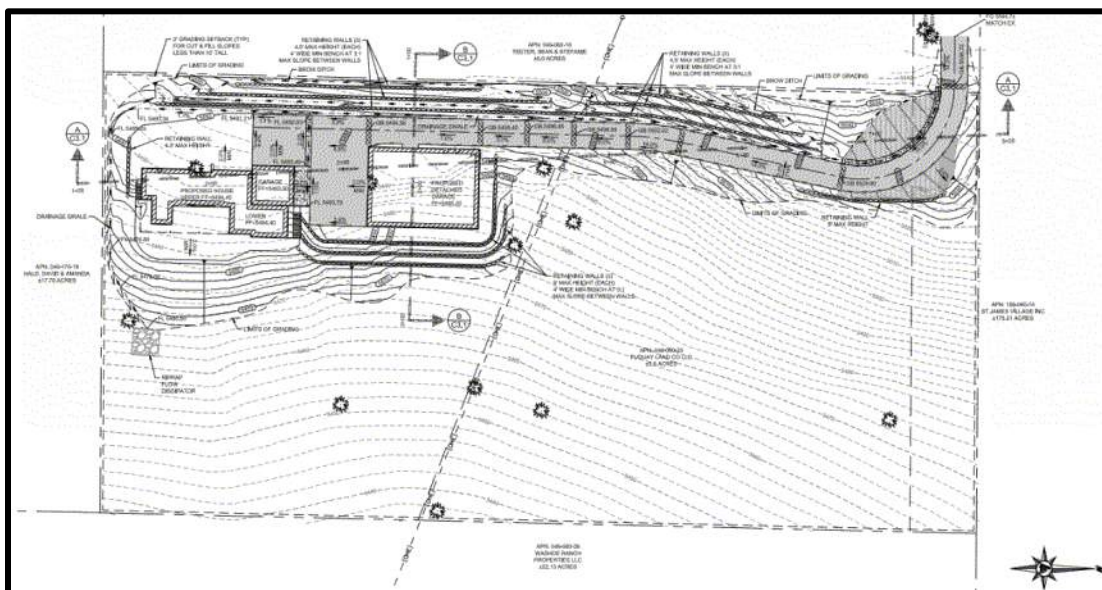
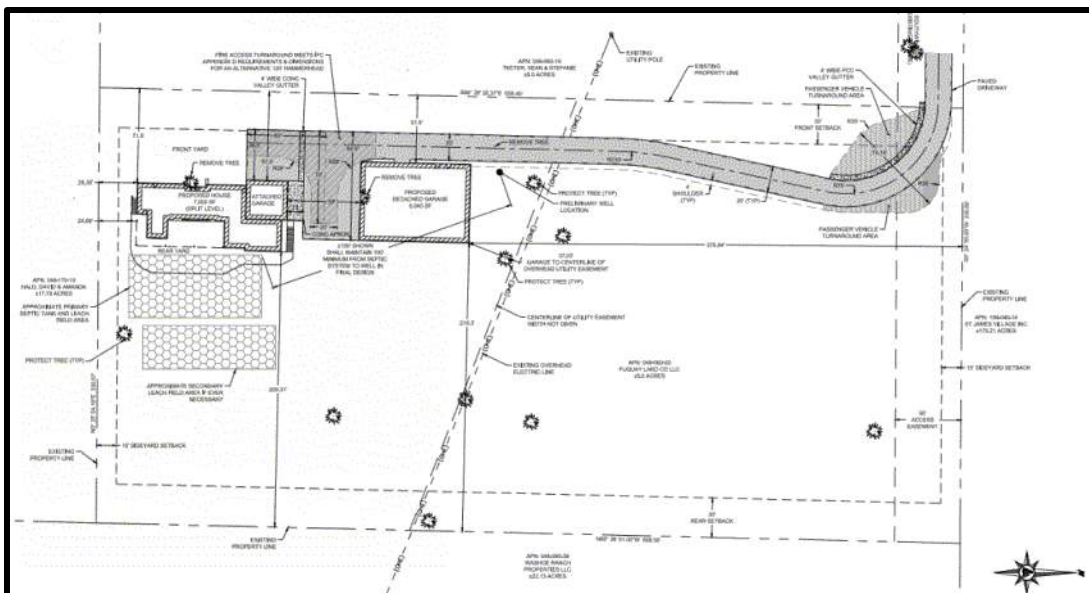


21 SOUTHWIND DR (0 JOY LAKE ROAD)

REVISED GRADING SPECIAL USE PERMIT

Project Request

This application requests a special use permit for grading on the subject parcel. The proposed request allows for access to the residential parcel and the necessary grading for a fire access turn around on the site. The intention of the grading is to provide appropriate, safe and code required access for the construction of a single-family home on this legally created lot that was intended for single family use. A copy of the project preliminary site and grading plans are provided below with larger images of these plans provided in Tab B with this application. Along with this SUP request is the recognition of unpermitted grading that has occurred on the subject parcel. This issue is covered in greater detail on the following page.

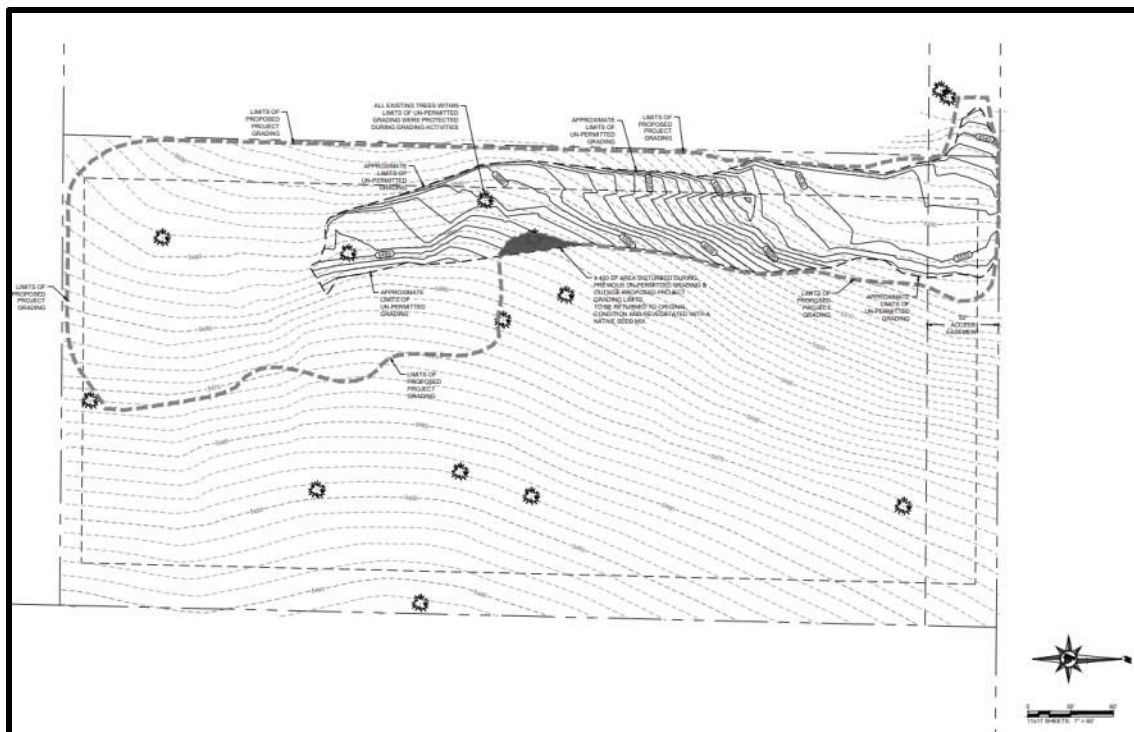


Unpermitted Grading

It is recognized that some unpermitted grading occurred when a contractor accessed the site to conduct required percolation testing for a septic system/leach field. The area where the unpermitted grading occurred is within the area where the overall site grading had been planned.

After initial submittal of this application in November 2022, the property owner's consulting team conducted a site visit with the Washoe County Planner assigned to this case, Chris Bronczyk. During that site visit, grading of an access to conduct percolation testing for the necessary septic system/leach field was recognized. It was noted by Mr. Bronczyk that the amount of grading to provide access to the percolation testing site exceeded the thresholds of Article 438 and must be considered as unpermitted grading through this application process. The percolation testing is a requirement of Washoe County and the only way to get the necessary equipment into the site to the necessary location for testing was to grade a safe access route.

To address this unpermitted grading, a new topographic map was prepared that recognizes the unpermitted grading and current contour lines. The area of disturbance from the unpermitted grading falls within and is similar to the proposed project grading. An exhibit is provided in Tab B with this application, titled Unpermitted Grading/Project Disturbed Area that shows the current contour lines. This image is also provided, below in a smaller scale. The exhibit shows that the unpermitted grading falls within the area of proposed grading that is necessary for the single-family residential use that is proposed with this application.



21 SOUTHWIND DR (0 JOY LAKE ROAD)

REVISED GRADING SPECIAL USE PERMIT

The unpermitted grading area is shown by the darker contour lines and along the top right-hand side of the provided image. The darkened area shown on the image is an area that received some fill material that will be cleaned out to re-expose the natural ground and vegetation, thus not impacting an existing tree that is proposed to remain after the project development. Photos of the unpermitted grading are provided below.



View to the north of unpermitted grading through steeper portion of site to provide safe access for percolation testing for leach field.

View to the south of unpermitted grading through steeper portion of site to provide safe access for percolation testing for leach field.



View to the north of unpermitted grading at the northwestern corner of the site.

Article 438 (Grading) Request

The following code section from Section 110.438.35 (Major Grading Permit Thresholds) is specifically included with this application:

- 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 to another, final site.
- 110.438.35(a)(3) – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)

Article 438 Director's Modification Request through the Special Use Permit

- 110.438.45(c) – This section of code identifies that “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.”

As noted in the director's modification application form – supplemental information, the TMFPD requires a fire turnaround and 20' wide driveway consistent with International Fire Code. To fit the necessary fire facilities causes proposed grading to extend over steep slopes which causes the large fills. The areas exceeding 10 feet of cut and 10 feet of fill can be seen on the Overall Cut and Fill Exhibit provided as sheet EX-3 as red shades and purple shades, respectively in Tab B with this application as purple shaded areas. Through conversation with County staff, it is understood that the director's modification can be approved by the Board of Adjustment along with the grading SUP request.

Exempted Areas from SUP Grading Calculations

Other sections of code addressing volume and area are not identified to be necessary due to section 110.438.35(b) which identifies certain improvements for which a special use permit is not required. The applicable portion of this section include:

- 110.438.35(b)(3) - The area under a building footprint, paved roadway or paved parking lot on natural slopes less than (flatter than) thirty (30) percent.

It can be seen in the Slope Map, contained in Tab B with this application, that the majority of the site is contained in slopes of less than 30% and per this exemption, the grading beneath the proposed home and garage building pads and paved driveway areas is not to be included in the calculation for grading thresholds. However, the largest area of 30% or steeper slopes is found in the northwest corner of the site,

where the driveway access to the site is provided. As such, it is impossible to gain access to the site without having a driveway cross this 30% or steeper slope.

- 110.438.35(b)(4) - The area and volume of excavation required for landscaped areas devoted to and maintained with a mixture of new native and ornamental plants such as turf, groundcover, shrubs, flowers, vines and trees, as well as additional complementary decorative features such as rocks, decorative pavement, fountains, pools, sculpture and decorative walls, as shown on approved grading plans, that include landscaping in accordance with standards for commercial uses pursuant to Article 412, Landscaping.

With very limited exception, all areas of the site that are disturbed and not containing driveway, building, patio or other hardscape will be revegetated with native vegetation and ornamental plants (trees and shrubs) that are appropriate to the site and location or stabilized with walls meeting the code requirements for allowed heights or mechanical treatment. A landscape plan will be provided with the building permit/final plans for the residence. 110.438.35(b)(6) - The area and volume of excavation required for the traveled way of driveways to single-family residences, on slopes less than fifteen (15) percent. Where native soil provides inadequate stabilization, the driveway shall be stabilized with a surfacing material and method satisfactory to the County Engineer. This does not exempt the area and volume of any adjacent cut and fill slopes.

Through the exemptions, we believe that only the two sections of code identified above, 110.438.35(a)(2)(ii)(B) and 110.438.35(a)(3) need to be reviewed under this application. There are areas of the site that will have fill creating a permanent earthen structure (not a berm) exceeding the thresholds called out in 110.438.35(a)(4), however these areas are within areas that are specifically identified to be areas that are exempt from SUP consideration per 110.438.35(b).

Exemption from Hillside Ordinance Review

The subject parcel was legally created prior to January 18, 1994. As such, per 110.424.10(a)(2), the provisions of the Article 424 (Hillside Ordinance) do not apply. The age of this legally created parcel is proven within the Quitclaim Deed, Doc #378371, recorded in the Washoe County Recorder's office and provided in Tab D with this application. This document, recorded on September 19, 1975, proves the legal existence of the subject parcel, well before the time that the Washoe County Hillside Ordinance came into effect. As such, this parcel is exempt from review relative to Article 424 of the Washoe County Development Code.

Grading Calculations/Summary

Following are the earthwork calculations from the preliminary grading plan. This summary shows the overall grading on the site and the SUP applicable grading for review and consideration. The summary for the grading applicable to this SUP request shows that there is 0.23+/- acres of disturbed area that is applicable to this request with 970+/- CY of cut and 1,250+/- CY of fill with a net of 280+/- CY of fill required under the SUP applicable area.

GRADING SUMMARY:

OVERALL:

DISTURBED AREA	1.75 AC
UNDISTURBED AREA	3.25 AC
CUT	4,600 CY
FILL	6,000 CY
NET	1,400 CY [FILL]
MAX DEPTH OF CUT	14.36 FT
MAX DEPTH OF FILL	19.09 FT

APPLICABLE TO SUP:

DISTURBED AREA	0.23 AC
CUT	970 CY
FILL	1,250 CY
NET	280 CY [FILL]
MAX DEPTH OF CUT	14.36 FT
MAX DEPTH OF FILL	19.00 FT

Master Plan, Zoning & Setbacks

The subject parcel is master planned general rural (GR) and zoned General Rural (GR). The proposed future use of a single-family detached residence is allowed under the existing zoning designation. Exhibits showing the existing master plan and zoning designations are provided on the following pages.

The property size is 5 acres, which is an existing legally established, non-conforming lot size under the GR zone, which requires a 40-acre parcel size. Per 110.406.05, setbacks for the parcel will be required to follow the HDR (High Density Rural) setback requirements based on 110.406.05, which states:

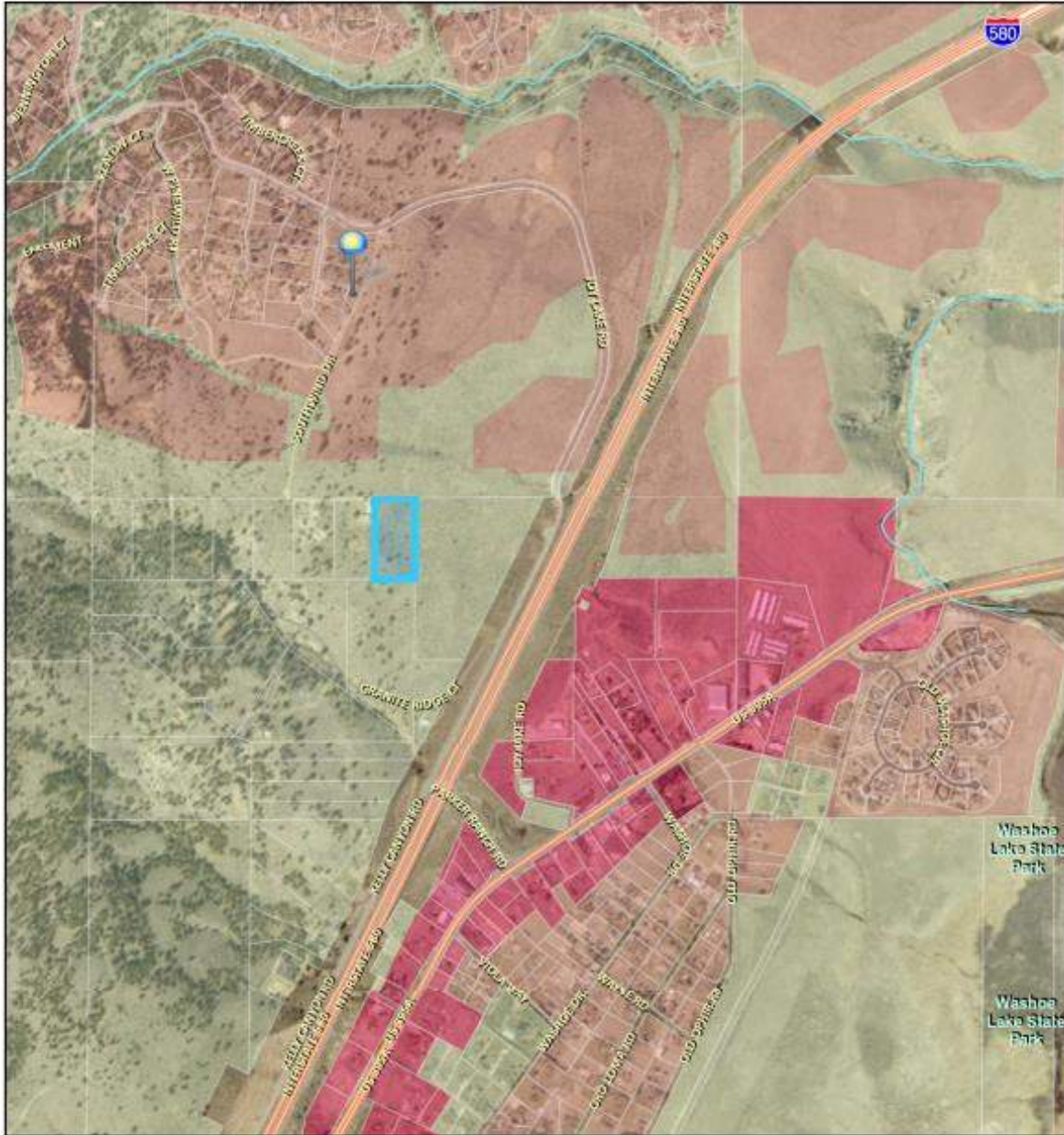
“If a lot does not meet the minimum lot size for the regulatory zoning for the lot, the yard requirements and setback dimensions shall be based on the lot size for the next densest regulatory zone for which the lot does meet minimum size for lots in that zone.”

The five (5) acre parcel best conforms to MDR (Medium Density Rural) zoning, but this section of the development code dictates that the setbacks will need to adhere to the “next densest regulatory zone,” which would be HDR.

21 SOUTHWIND DR (0 JOY LAKE ROAD)

REVISED GRADING SPECIAL USE PERMIT

21 Southwind Master Plan

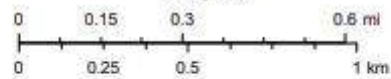


October 25, 2022

Master Plan - Tahoe

- | | |
|---|--------------------|
|  | Residential |
|  | Backcountry |
|  | Conservation |
|  | Mixed-Use |
|  | Recreation |
|  | Tourist |
|  | Wilderness |
|  | <all other values> |

1:18,056

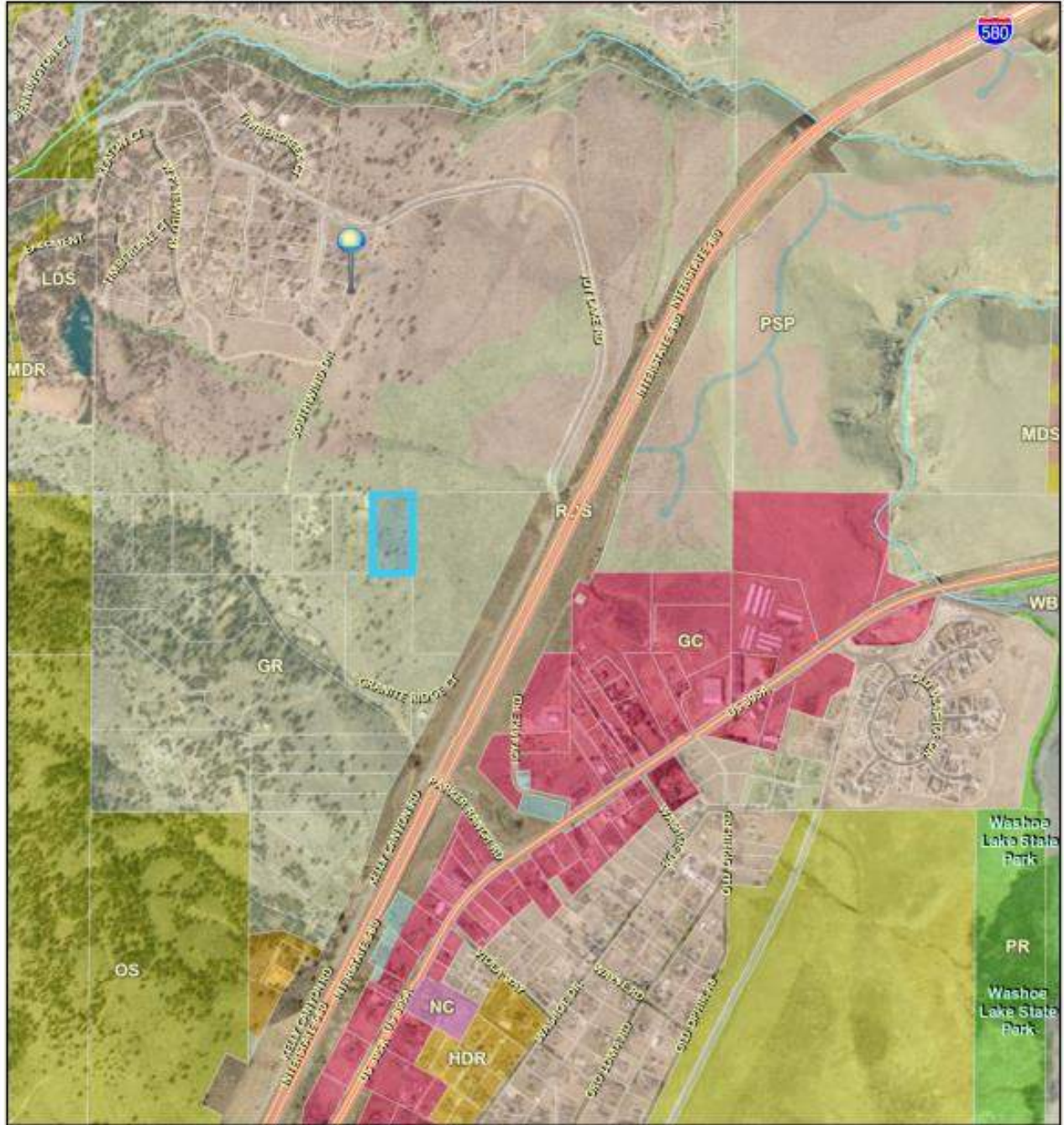


Washoe County
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

21 SOUTHWIND DR (0 JOY LAKE ROAD)

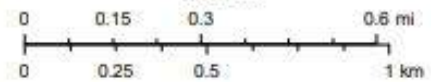
REVISED GRADING SPECIAL USE PERMIT

21 Southwind Zoning



October 25, 2022

1:18,056



21 SOUTHWIND DR (0 JOY LAKE ROAD)

REVISED GRADING SPECIAL USE PERMIT

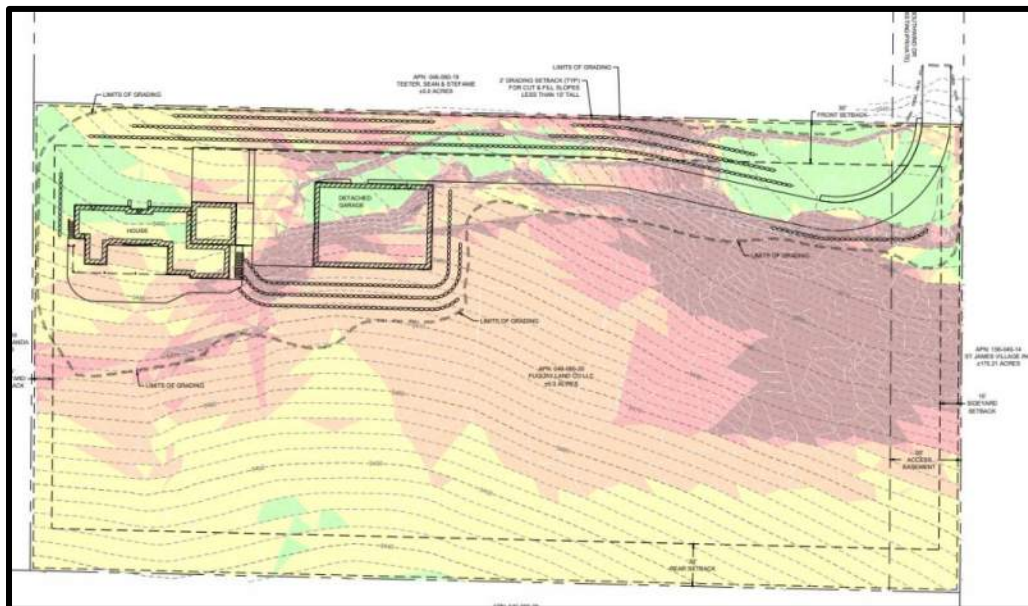
Project Summary

This application for grading has been made to allow for the driveway and grading on the site to accommodate for a proposed detached single-family structure with a detached garage on the 5-acre parcel. The size of the proposed home is 7,000 SF and the proposed size of the detached garage is 5,040 SF.

Access to the site is provided via Southwind Drive. The existing road (Southwind Drive) connects to the subject parcel at the northwestern corner. In order to access the parcel beyond the northwesternmost corner, it is required that a 30%+ slope area be crossed. A copy of the slope analysis map with the site plan shown is provided, below and in Tab B. This crossing of the 30%+ slope area with a driveway creates the primary necessity for this special use permit application review.

The driveway has been designed to traverse the existing contours, generally following the downhill slope at an angle to keep the grades of the driveway and overall cut and fill requirements minimal. The total area of disturbance to the site (after removing exempted areas as explained in the project request section) is 0.23+/- acres. Associated with this special use permit are 970+/- CY of cut and 1,250+/- CY of fill, leaving a net SUP associated earthwork quantity of 280+/- CY of fill.

A grading summary is provided on the preliminary grading plan that identifies the overall grading and the applicable portion for this special use permit.



SLOPES TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	AREA (AC)	COLOR
1	0%	15%	0.50	Light Green
2	15%	20%	1.72	Yellow
3	20%	25%	1.40	Orange
4	25%	30%	0.47	Red
5	30%		0.89	Dark Red

The parcel was legally created before January 18, 1994 and was created with the intention of being a single family residential parcel. As such, the subject parcel is exempt from review relative to Article 424 (Hillside Ordinance). A copy of deed information verifying that the parcel existed prior to January 18, 1994, is provided in Tab D with this application.

Traffic - One single family residence is proposed on the subject parcel. the anticipated traffic per ITE 11th Edition Trip Generation web-based application would be 9.43 ADT with 1 AM and 1 PM peak hour trips, estimated. This would be the identical ITE estimation for any detached single-family home, regardless of location.

Existing Site Photos

The development site slopes from south to northwest. The site lies at the intersection of a number of informal dirt trails that can be seen on the Washoe County GIS map. Site photos showing the access road to the development site and the existing site disturbance are provided, below.



View from approximate proposed house location at the southern end of property toward the north. The existing home on 046-060-19 can be seen and the elevation difference helps to prove that there will be no view blockage potential from the proposed single family home construction.

View from site toward east and northern Washoe Valley.



Special Use Permit Legal Findings Review

Section 110.810.30 -- Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

- a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Response: The subject property is contained within the South Valleys Area Plan Suburban Character Management Area.

SV.1.6 The following Regulatory Zones are permitted within the West Washoe Valley Rural Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. High Density Rural (HDR – One unit per 2.5 acres).(Limited to the areas designated HDR as of the effective date of this plan)

Response: The development site is zoned GR and is a legally created 5-acre parcel. The zoning of the property is consistent with the allowed zoning designations under the WWVRCMA classification. Given that the parcel is undersized relative to the current county applied zoning designation, it is; however, an existing, legally created parcel and the lot size is allowed under the GR designation.

SV.2.10 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.

Response: The proposed home and detached garage both have roof orientations that can help facilitate the use of solar panels.

SV.2.11 All landscape designs will emphasize the use of native vegetation, with nonnative and atypical vegetation integrated sparingly into any landscaped area.

Response: The landscape plan for the future residence will be developed with the final plan submittal and will incorporate a native vegetation palette that incorporates locally appropriate and drought-tolerant tree and shrub planting as is necessary to meet code landscape requirements.

SV.2.16 The approval of 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.

Response: The proposed grading SUP will not negatively impact the surrounding parcels owners nor community character. The proposed future home on the existing 5-acre parcel conforms to the rural character as noted in the Character Statement of the South Valleys Area Plan.

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.

Response: With exception of a very small area of mechanically treated 2:1 slope to the west of the proposed driveway, all exposed graded areas will use a 3:1 slope and or walls to the code acceptable heights. The contour configuration will emulate the existing smooth slopes that exist naturally.

SV.12.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.

Response: Landscaping comprised of native vegetation and locally appropriate trees and shrub will be incorporated on all graded slopes on the site.

SV.12.8 In order to encourage building designs that are compatible with the character of hillsides and to minimize the alteration of natural forms, the following guidelines should be followed:

a. Building envelopes, disturbed and undisturbed areas for each lot created shall be shown on tentative and final maps.

b. Split-pad and stepped foundations so that buildings step-down or step-up with the natural slope in order to avoid padding and terracing.

Response: The proposed home and detached garage are shown on the project plans. The future home is designed with a step-down design to work with the existing slope of the site.

- b) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Response: The proposed driveway is appropriate and necessary to serve as access to the existing, legally created 5-acre residential lot. The future single-family use is appropriate and does not create any unanticipated intensity to the site nor area.

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

Response: The subject parcel was designed to be a 5-acre, rural lot for residential development, which is proposed with this project. The adjacent uses are all residential and the other lots on Southwind Drive, directly west of the subject parcel have identical

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

Response: Not applicable as there are no military installations in proximity to the project site.

TAB B

SAGE RIVER DEVELOPMENT

21 SOUTHWIND SPECIAL USE PERMIT

APN: 046-060-20



Know what's below.
Call before you dig.



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL: 775.827.6111
WWW.LUMOSINC.COM
INFO@LUMOSINC.COM

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OWNER

FUQUAY LAND CO LLC
ATTN: JOEL FUQUAY
PO BOX 9203
RENO, NV 89507

DEVELOPER

SAGE RIVER DEVELOPMENT
ATTN: JEFF TURK
9460 DOUBLE R BLVD., SUITE 100
RENO, NV 89521
TEL.: 775-683-3400



ENGINEER

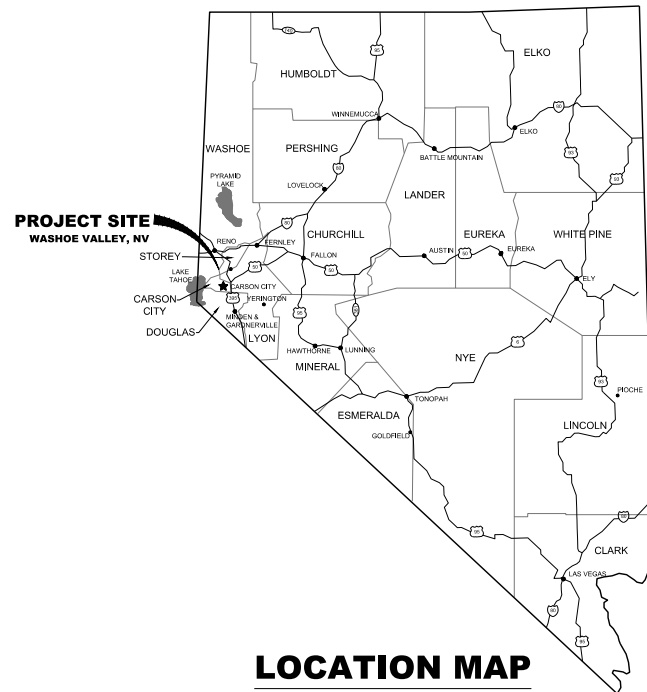
9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL: 775.827.6111
INFO@LUMOSINC.COM

PROJECT SITE

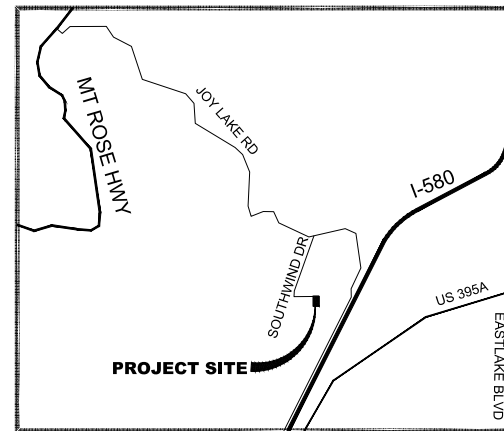
APN: 046-060-20
21 SOUTHWIND DR
WASHOE COUNTY, NV 89704

PROJECT INFORMATION

- PROPERTY SIZE 5.0 AC
ZONING GENERAL RURAL (GR)
- EARTHWORK SUMMARY (APPLICABLE TO SUP):
CUT 970 CY
FILL 1,250 CY
NET 280 CY [FILL]
REFER TO SHEET C3.0 FOR ADDITIONAL GRADING INFORMATION.
- UTILITY INFORMATION:
PRIVATE SEPTIC SYSTEM
PRIVATE WELL
PRIVATE SERVICE FROM EXISTING NV ENERGY UTILITY POLE ON NEIGHBORING PROPERTY.
- THE PROJECT PROPERTY IS CURRENTLY UNDEVELOPED WITH NATURAL VEGETATION.
- THE PROJECT IS IN UNSHADED ZONE X ACCORDING TO FEMA MAP 32031C3350G, DATED MARCH 16, 2009.



LOCATION MAP



VICINITY MAP

SHEET INDEX:

TITLE SHEET	C1.0
SITE PLAN	C2.0
GRADING PLAN	C3.0
CROSS SECTIONS	C3.1

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

*TOPOGRAPHIC SURVEY PERFORMED BY LANDMARK SURVEYING.

BASIS OF ELEVATION

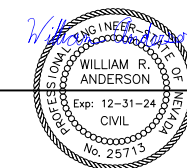
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON THE NORTHWEST PROPERTY CORNER BEING MARKED BY A BRASS CAP IN CONCRETE, WITH AN ELEVATION OF 5538.20 FEET.

*TOPOGRAPHIC SURVEY PERFORMED BY LANDMARK SURVEYING.

ENGINEERS STATEMENT

THESE PLANS, SHEETS C1.0 THRU C3.1, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL CONFORMANCE WITH APPLICABLE STATUTES, WASHOE COUNTY ORDINANCES, AND WASHOE COUNTY DEVELOPMENT CODE.

WILLIAM R. ANDERSON



P.E. # 25713

01/05/2023

SAGE RIVER DEVELOPMENT
 21 SOUTHWIND
 SPECIAL USE PERMIT
 TITLE SHEET

REV	DATE	DESCRIPTION	BY

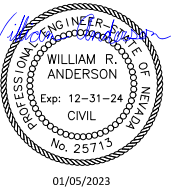
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 NOT FOR CONSTRUCTION
 NOVEMBER 2022

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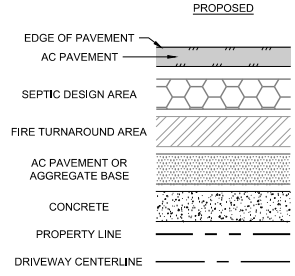
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DRAWN BY: WRA
DESIGNED BY: WRA
CHECKED BY: WRA
JOB NO.: 10801.001



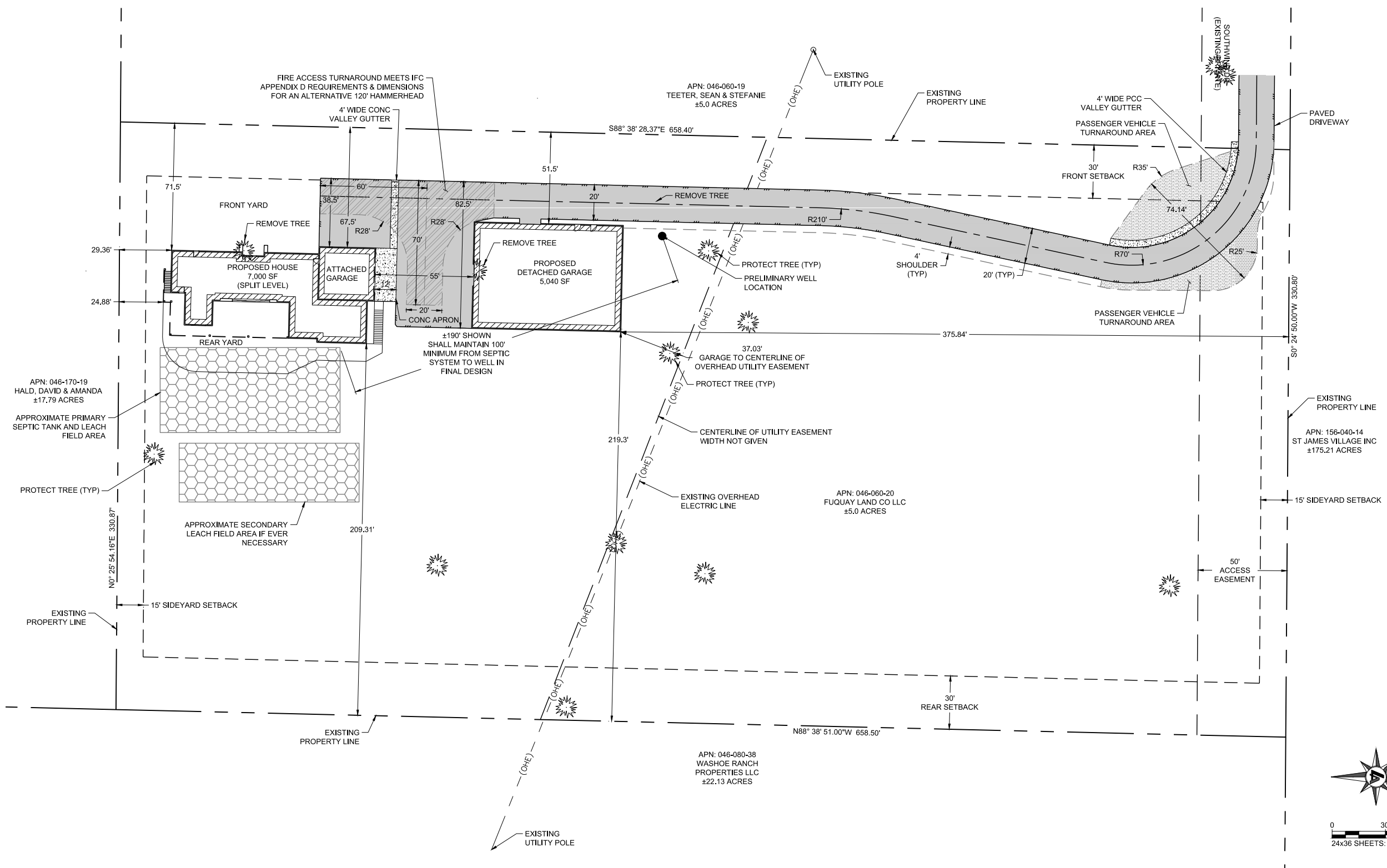
01/05/2023

SITE LEGEND



SITE NOTES

- HOUSE TO HAVE A 350 GALLON 13D HOME HYDRANT SPRINKLER SYSTEM PER REQUIREMENT BY TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.



SAGE RIVER DEVELOPMENT
21 SOUTHWIND
SPECIAL USE PERMIT
SITE PLAN

REV	DATE	DESCRIPTION	BY

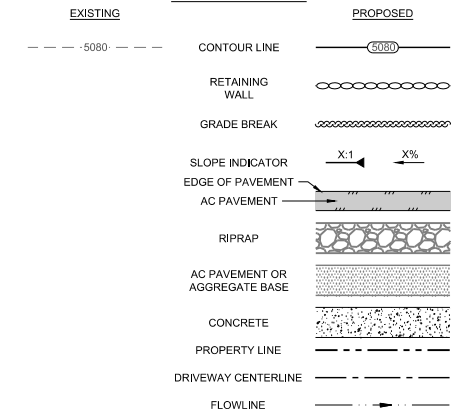
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NOT FOR CONSTRUCTION
NOVEMBER 2022

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DRAWN BY: WRA
DESIGNED BY: WRA
CHECKED BY: WRA
JOB NO.: 10801.001

GRADING LEGEND

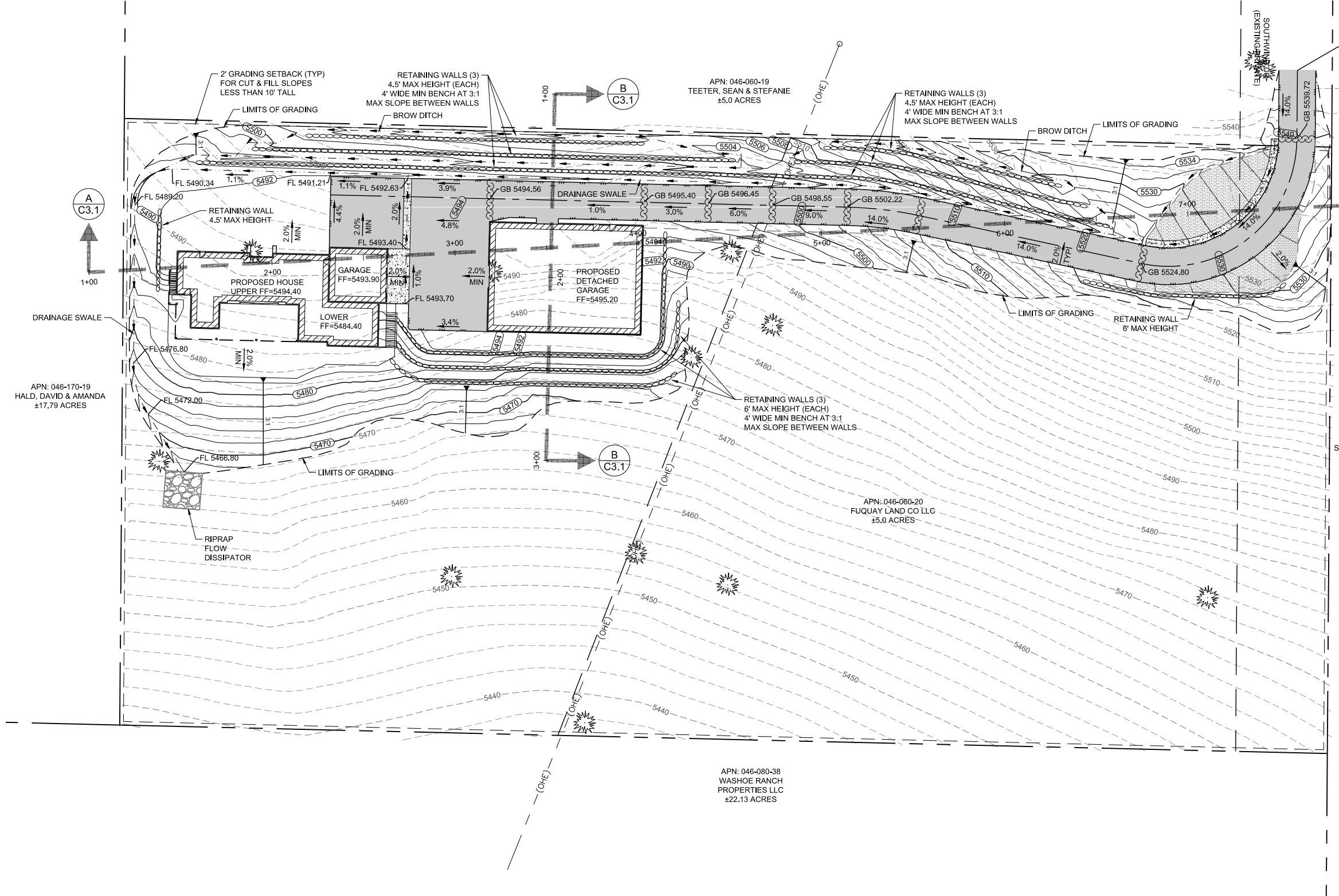


GRADING SUMMARY:

OVERALL:	1.75 AC
DISTURBED AREA	3.25 AC
CUT	4,600 CY
FILL	6,000 CY
NET	1,400 CY (FILL)
MAX DEPTH OF CUT	14.36 FT
MAX DEPTH OF FILL	19.09 FT
APPLICABLE TO SUP:	
DISTURBED AREA	0.23 AC
CUT	970 CY
FILL	1,260 CY
NET	280 CY (FILL)
MAX DEPTH OF CUT	14.36 FT
MAX DEPTH OF FILL	19.09 FT

GRADING NOTES

- RETAINING WALLS TO BE ROCKERY OR CONCRETE.
- ALL DISTURBED SLOPES TO BE LANDSCAPED WITH A MIXTURE OF NEW NATIVE AND ORNAMENTAL PLANTS AND ROCKS.
- DRIVEWAY SLOPES UP TO 14% ALLOWABLE PER MEETING WITH TRUCKEE MEADOWS FIRE PROTECTION DISTRICT ON AUGUST 25, 2022.
- TOPOGRAPHIC SURVEY PERFORMED BY LANDMARK SURVEYING.
- EXISTING GROUND SHOWN INCLUDES APPROXIMATE UN-PERMITTED GRADING ADJUSTMENTS AND EXTENTS.

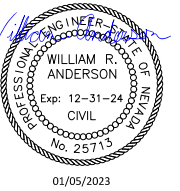


SAGE RIVER DEVELOPMENT
21 SOUTHWIND
SPECIAL USE PERMIT
GRADING PLAN
 WASHOE
 NEVADA
 RENO

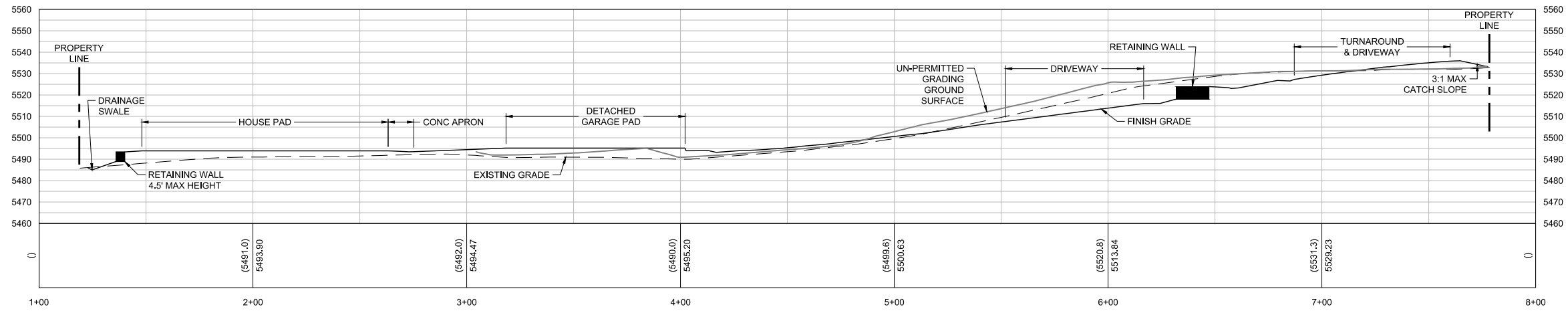
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 DESIGNED BY: WRA
 CHECKED BY: WRA
 JOB NO.: 10801.001

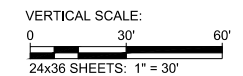
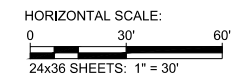
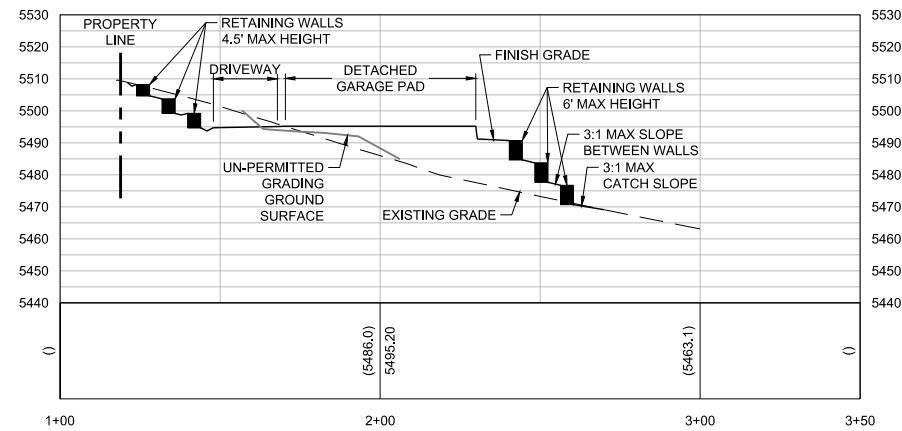
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CROSS SECTION A-A - STA:1+00 TO STA:8+00



CROSS SECTION B-B - STA:1+00 TO STA:3+50



SAGE RIVER DEVELOPMENT

21 SOUTHWIND
SPECIAL USE PERMIT
CROSS SECTIONS

NEVADA

WASHOE

RENO

REV	DATE	DESCRIPTION	BY

PRELIMINARY
NOT FOR CONSTRUCTION
NOVEMBER 2022

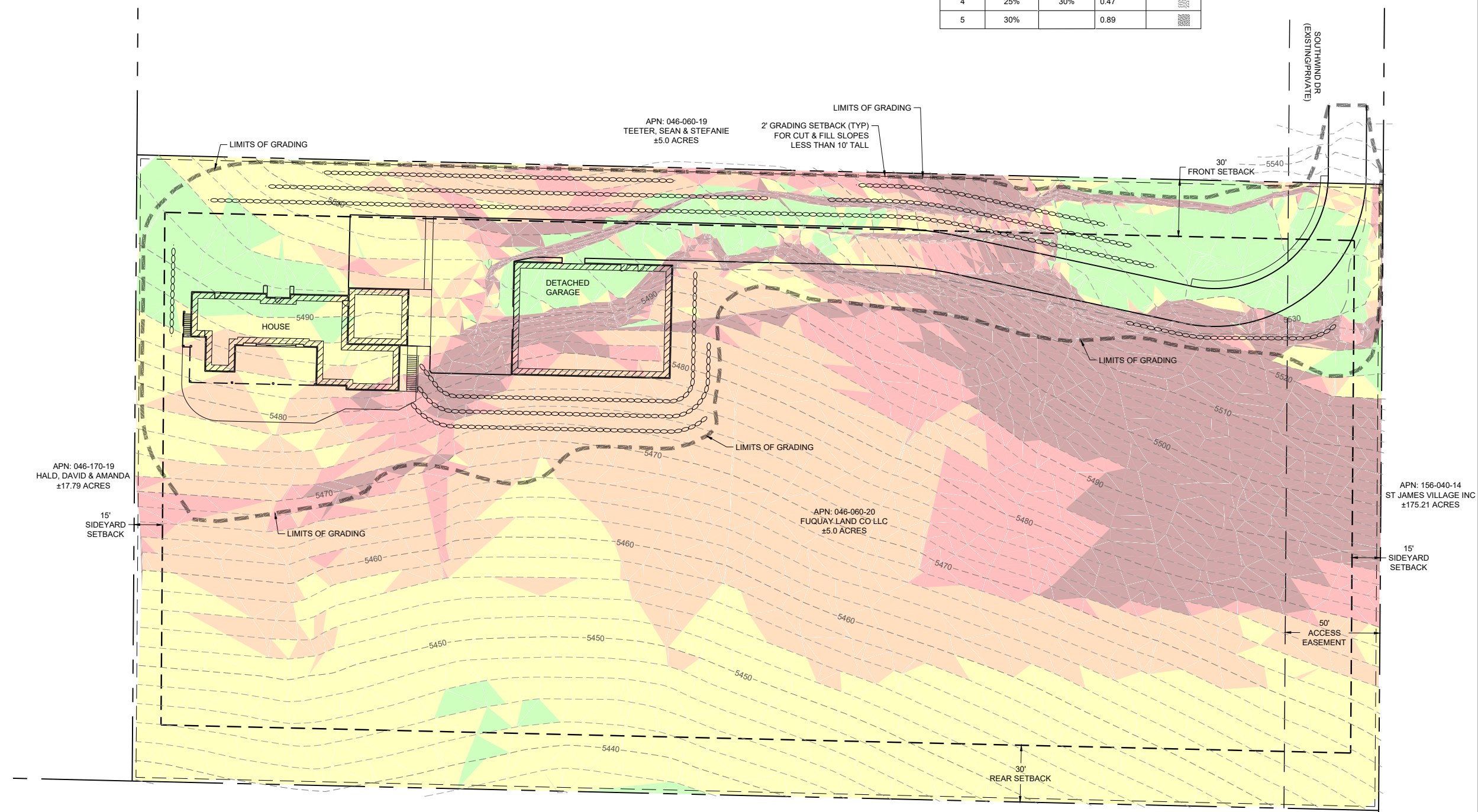
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C3.1

DRAWN BY: WRA
DESIGNED BY: WRA
CHECKED BY: WRA
JOB NO.: 10801.001

SLOPES TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	AREA (AC)	COLOR
1	0%	15%	0.50	
2	15%	20%	1.72	
3	20%	25%	1.40	
4	25%	30%	0.47	
5	30%		0.89	



SAGE RIVER DEVELOPMENT
21 SOUTHWIND
SPECIAL USE PERMIT
SLOPE MAP
 WASHOE COUNTY
 NEVADA
 RENO

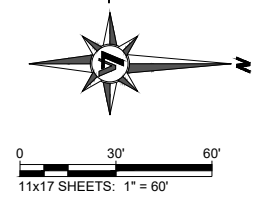
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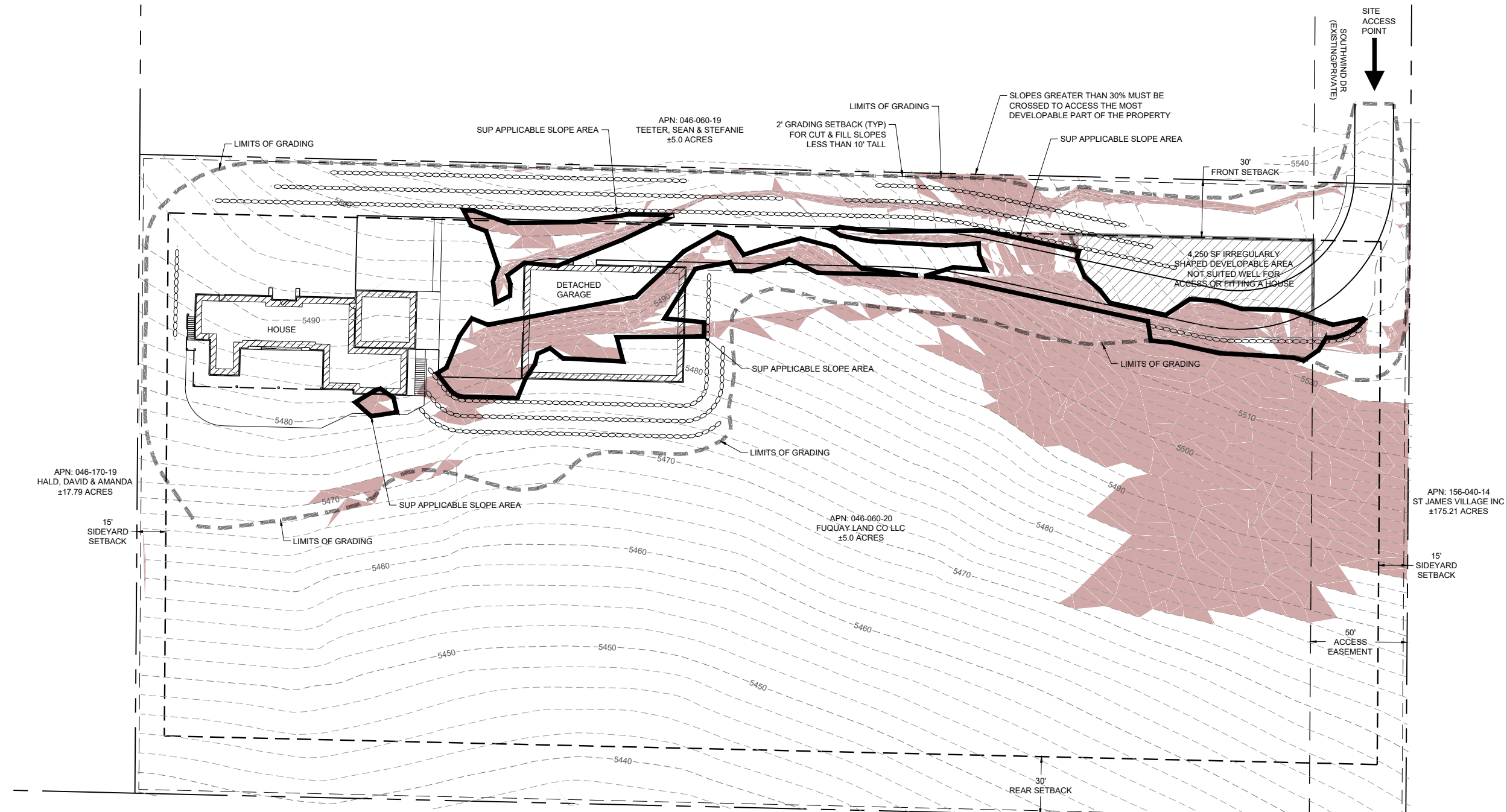
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DRAWN BY: WRA
DESIGNED BY: WRA
CHECKED BY: WRA
JOB NO.: 10801.001



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SUP APPLICABLE SLOPE AREAS				
NUMBER	MIN SLOPE	MAX SLOPE	AREA (AC)	COLOR
1	30%		0.26	

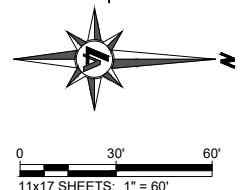


SAGE RIVER DEVELOPMENT
21 SOUTHWIND
SPECIAL USE PERMIT
SUP APPLICABLE SLOPE AREAS
 WASHOE COUNTY
 NEVADA
 RENO

REV	DATE	DESCRIPTION	BY

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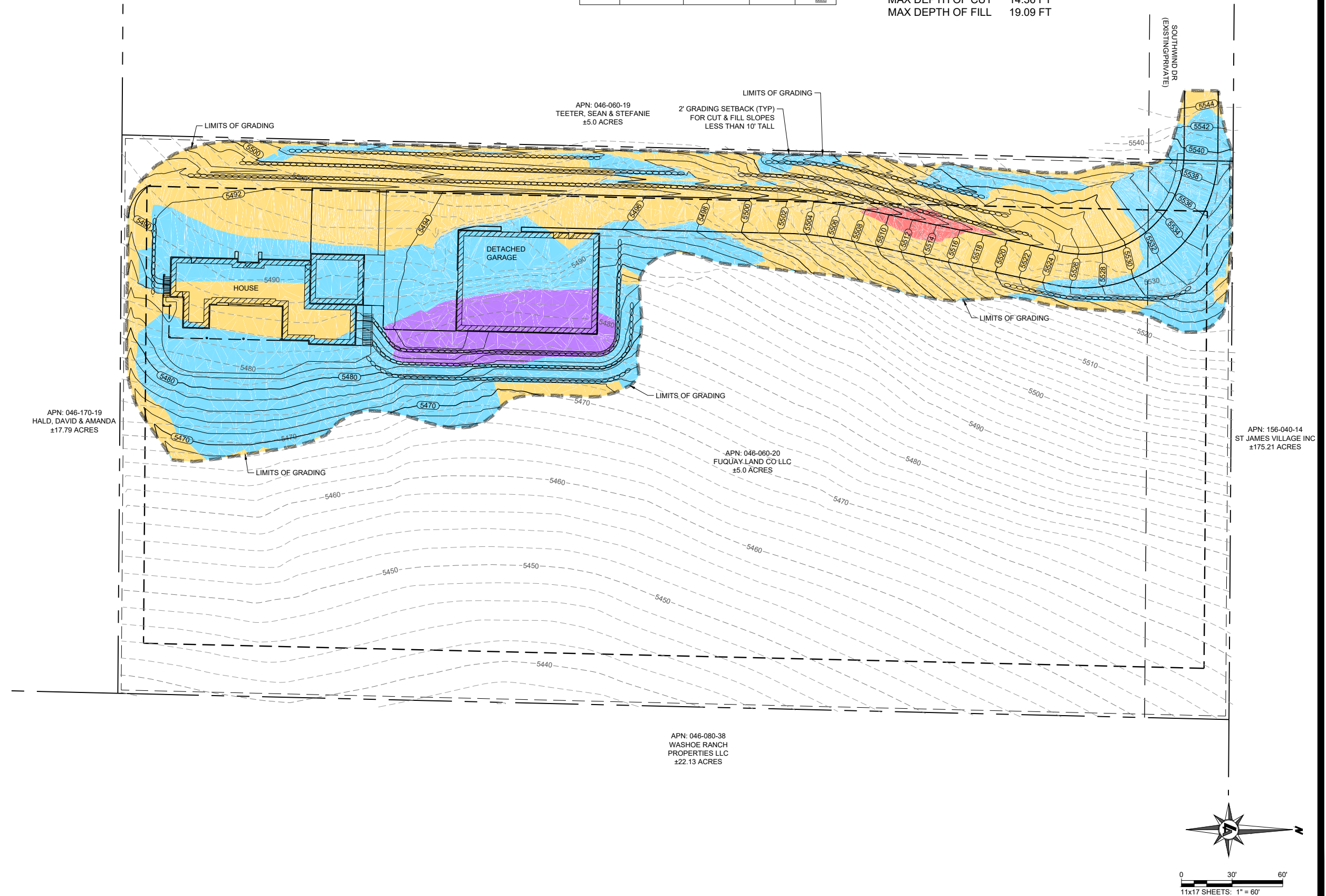
EX-2
 DRAWN BY: WRA
 DESIGNED BY: WRA
 CHECKED BY: WRA
 JOB NO.: 10801.000



ELEVATIONS TABLE				
NUMBER	MIN ELEVATION	MAX ELEVATION	AREA (AC)	COLOR
1	-14.36	-10.00	0.02	
2	-10.00	0.00	0.85	
3	0.00	10.00	0.80	
4	10.00	19.09	0.11	

GRADING SUMMARY:

OVERALL:
 DISTURBED AREA 1.75 AC
 UNDISTURBED AREA 3.25 AC
 CUT 4,600 CY
 FILL 6,000 CY
 NET 1,400 CY [FILL]
 MAX DEPTH OF CUT 14.36 FT
 MAX DEPTH OF FILL 19.09 FT



NEVADA
 WASHOE COUNTY
 RENO

SAGE RIVER DEVELOPMENT

21 SOUTH WIND
 SPECIAL USE PERMIT
 OVERALL CUT/FILL MAP

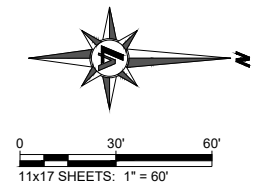
REV	DATE	DESCRIPTION	BY

PRELIMINARY
 NOT FOR CONSTRUCTION
 NOVEMBER 2022

BAR IS 1 INCH ON ORIGINAL DRAWING
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EX-3

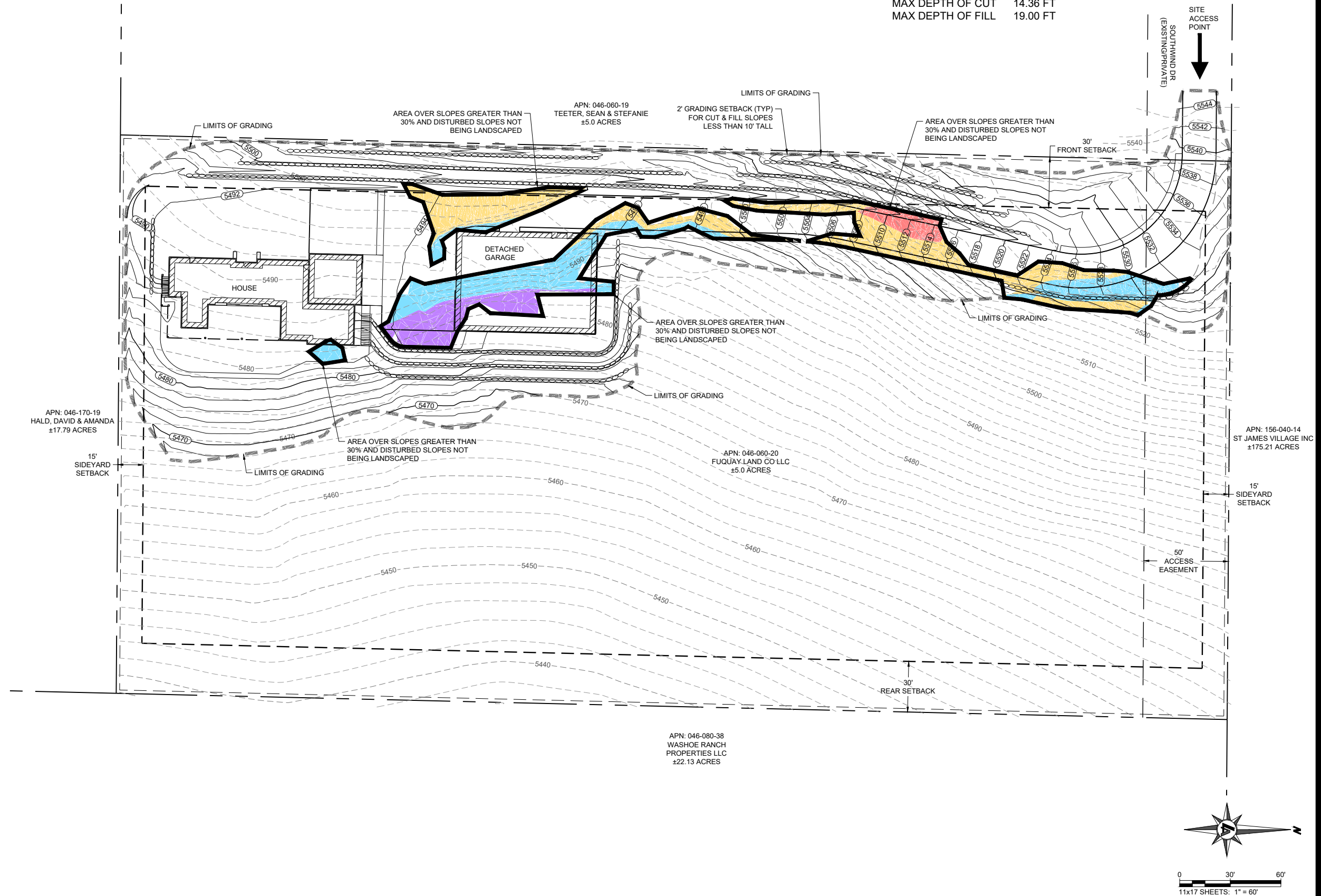
DRAWN BY: WRA
 DESIGNED BY: WRA
 CHECKED BY: WRA
 JOB NO.: 10801.000



ELEVATIONS TABLE				
NUMBER	MIN ELEVATION	MAX ELEVATION	AREA (AC)	COLOR
1	-14.36	-10.00	0.01	
2	-10.00	0.00	0.10	
3	0.00	10.00	0.08	
4	10.00	19.09	0.03	

GRADING SUMMARY:

APPLICABLE TO SUP:
 DISTURBED AREA 0.23 AC
 CUT 970 CY
 FILL 1,250 CY
 NET 280 CY [FILL]
 MAX DEPTH OF CUT 14.36 FT
 MAX DEPTH OF FILL 19.00 FT



SAGE RIVER DEVELOPMENT
21 SOUTHWIND
 SPECIAL USE PERMIT
 SUP APPLICABLE CUT/FILL MAP
 WASHOE COUNTY
 NEVADA
 RENO

REV	DATE	DESCRIPTION	BY

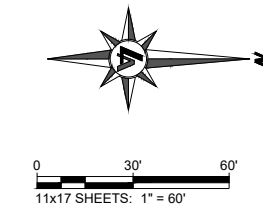
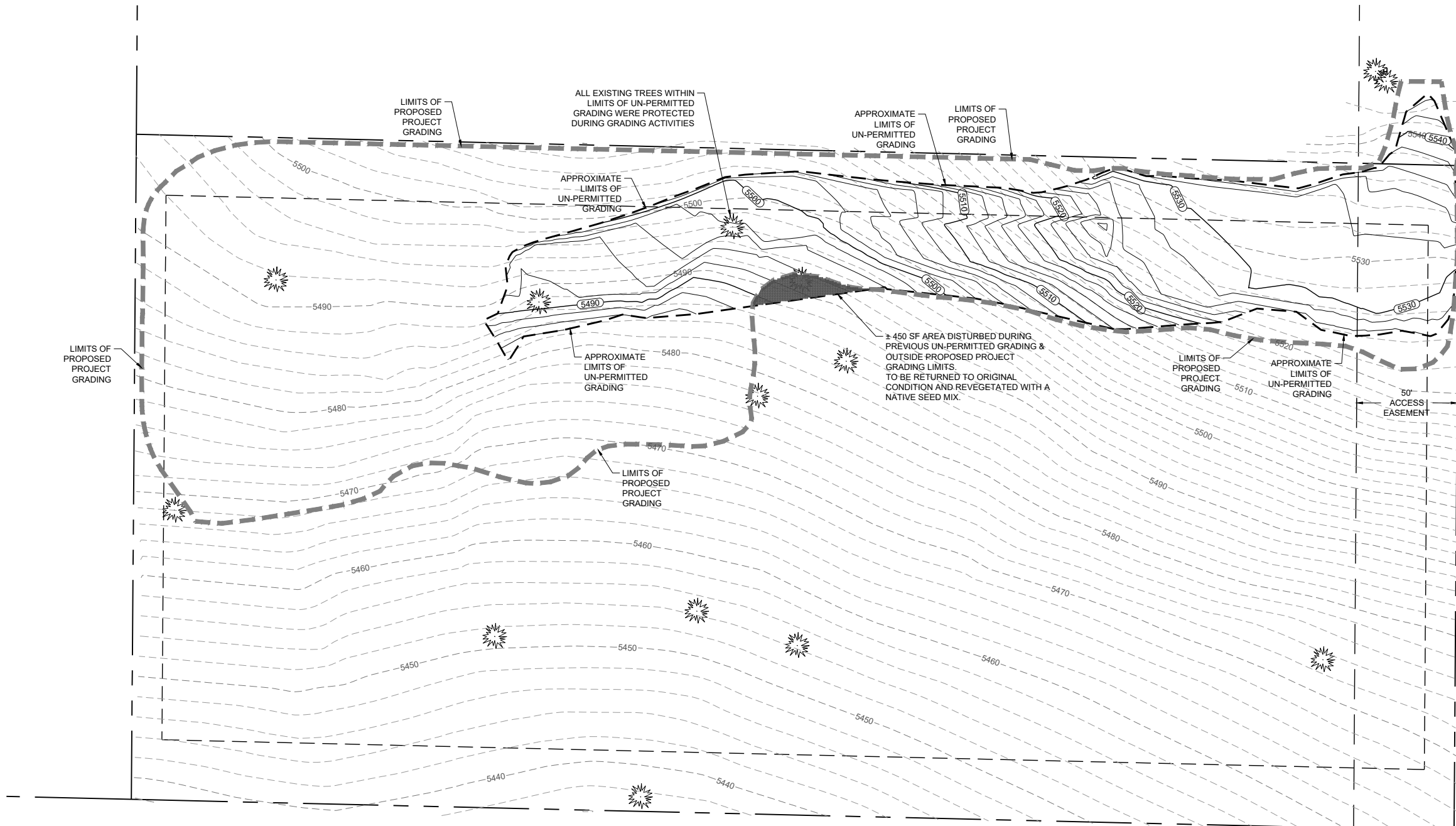
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 0 1/2"
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 ADJUST SCALES ACCORDINGLY

EX-4
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 DESIGNED BY: WRA
 CHECKED BY: WRA
 JOB NO.: 10801.000

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 D1/05/2023 11:37 am wonderson

NOTES

1. CONTINUOUS CONTOUR LINES SHOWN REPRESENT THE UN-PERMITTED GRADING.
2. DASHED CONTOUR LINES REPRESENT THE SITE PRIOR TO THE UN-PERMITTED GRADING.
3. EXISTING GROUND SHOWN IN THE PLANS AND OTHER EXHIBITS INCORPORATES THE UN-PERMITTED GRADING ADJUSTMENTS INTO THE EXISTING CONTOURS.



SAGE RIVER DEVELOPMENT
 21 SOUTHWIND
 SPECIAL USE PERMIT
 UN-PERMITTED GRADING / PROJECT DISTURBED AREA
 WASHOE
 NEVADA
 RENO

REV	DATE	DESCRIPTION	BY

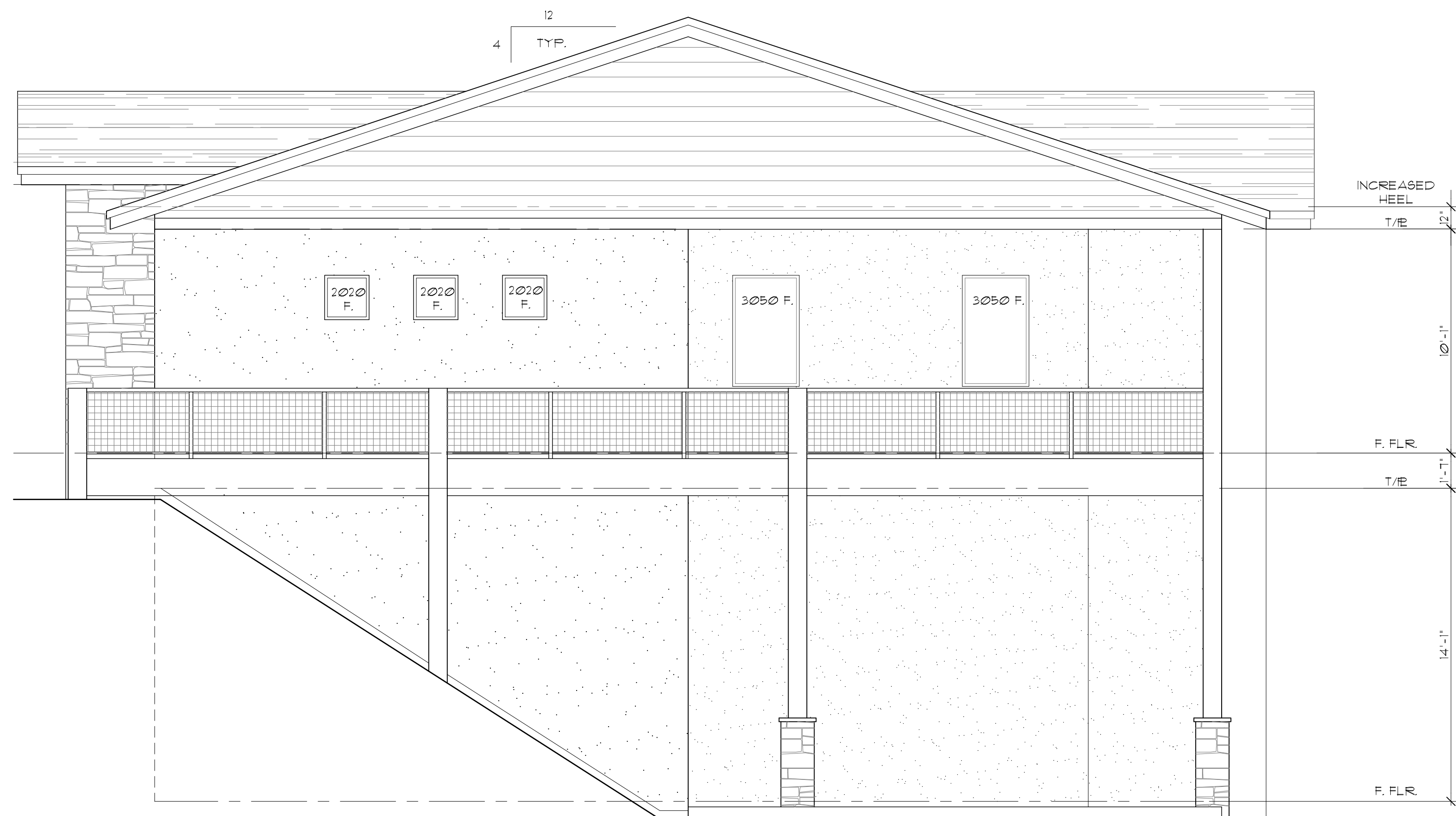
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1/2"
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ADJUST SCALES ACCORDINGLY

EX-5
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 DESIGNED BY: WRA
 CHECKED BY: WRA
 JOB NO.: 10801.001

TAB C



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

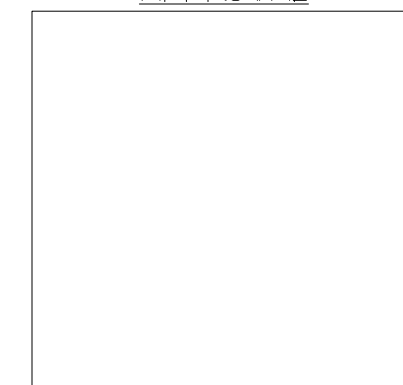
ELEVATION NOTES & EXTERIOR COLORS

- 1 COMPOSITION SHINGLES:
'ELK' PRESTIQUE 30 YR.
COLOR:
- 2 STUCCO:
'OMEGA' ACRYLIC - SAND FINE FINISH
COLOR:
- 3 FASCIA, POSTS & BEAMS:
'SHERWIN-WILLIAMS' FLAT ACRYLIC PAINT
COLOR:
- 4 GABLE END SIDING:
'HARDIE PLANK' 1" LAP SIDING - CEDAR MILL
'SHERWIN-WILLIAMS' FLAT ACRYLIC PAINT
COLOR:
- 5 GABLE END TRIM:
'HARDIE PLANK' 5/4x6" SMOOTH BD.
'SHERWIN-WILLIAMS' FLAT ACRYLIC PAINT
COLOR:
- 6 WINDOWS:
VINT:
LOW-E4, MIN. U-FACTOR 0.29
COLOR:
- 7 STONE VENEER:
'BORAL' COUNTRY LEDGE
COLOR:
- 8 O.H. GARAGE DOORS:
INSULATED STEEL
STYLE PER OWNER
COLOR:
- 9 METAL AWNING:
POWDER COATED - FLAT FINISH
COLOR:
- 10 DECK RAILING:
W/1. POSTS w/ 3 1/2" SQ. W/1. MESH - POWDER COAT
COLOR:
- 11 VENTS, FLASHING & FLUES:
COLOR: PAINT TO MATCH ROOF

STUCCO APPLICATION NOTES:

1. APPLY 2 LAYERS 40" BLACK ASPHALT IMPREGNATED PAPER 0/11ERS 1/4 ON 1/2" PLYUD, (1/8" GAP @ ALL EDGES.)
2. APPLY 1x20 WIRE MESH.
3. TROWEL APPLY DIAMOND WALL PREMIX STUCCO & ALLOW MIN. 7 DAYS TO CURE.
4. APPLY 'OMEGA' EXTERIOR STUCCO PER MANUF. SPECS. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
5. BEVEL ALL HORIZ. SURFACES THAT RECEIVE STUCCO FINISH.
6. PROVIDE CONTROL JOINTS AS REQ'D. BY MANUF. SPECS. & WEEP SCREEDS AS REQ'D. BY I.R.C. SECTION R103.6

APPROVAL

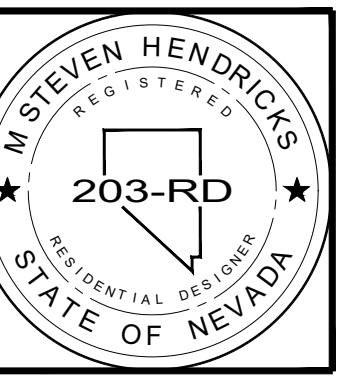


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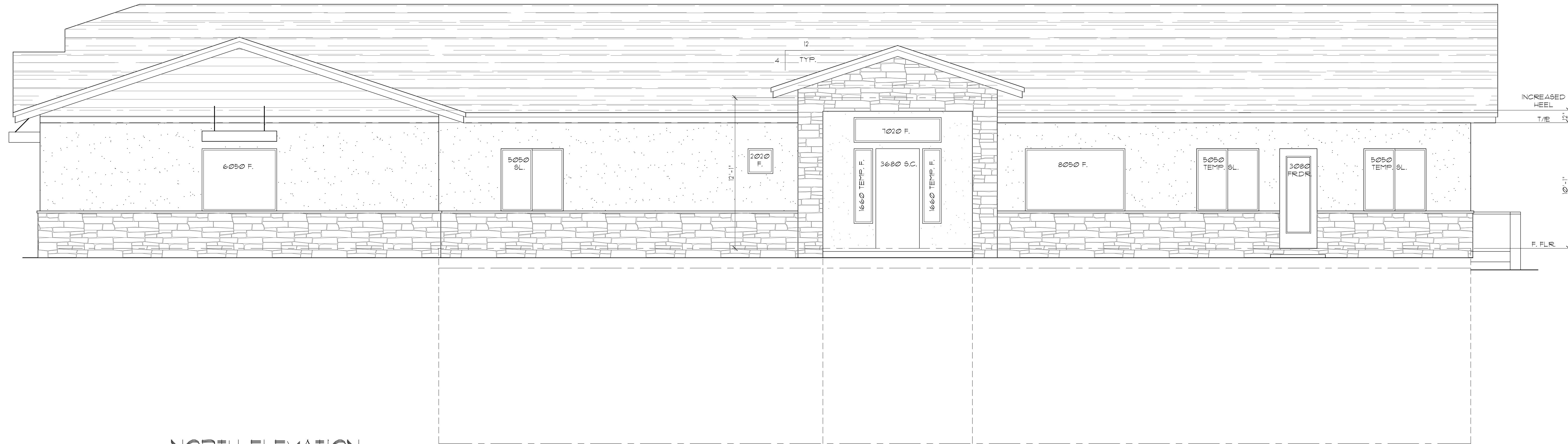


EXTERIOR ELEVATIONS
A NEW HOME for
JOEL & JANICE FUGUAY

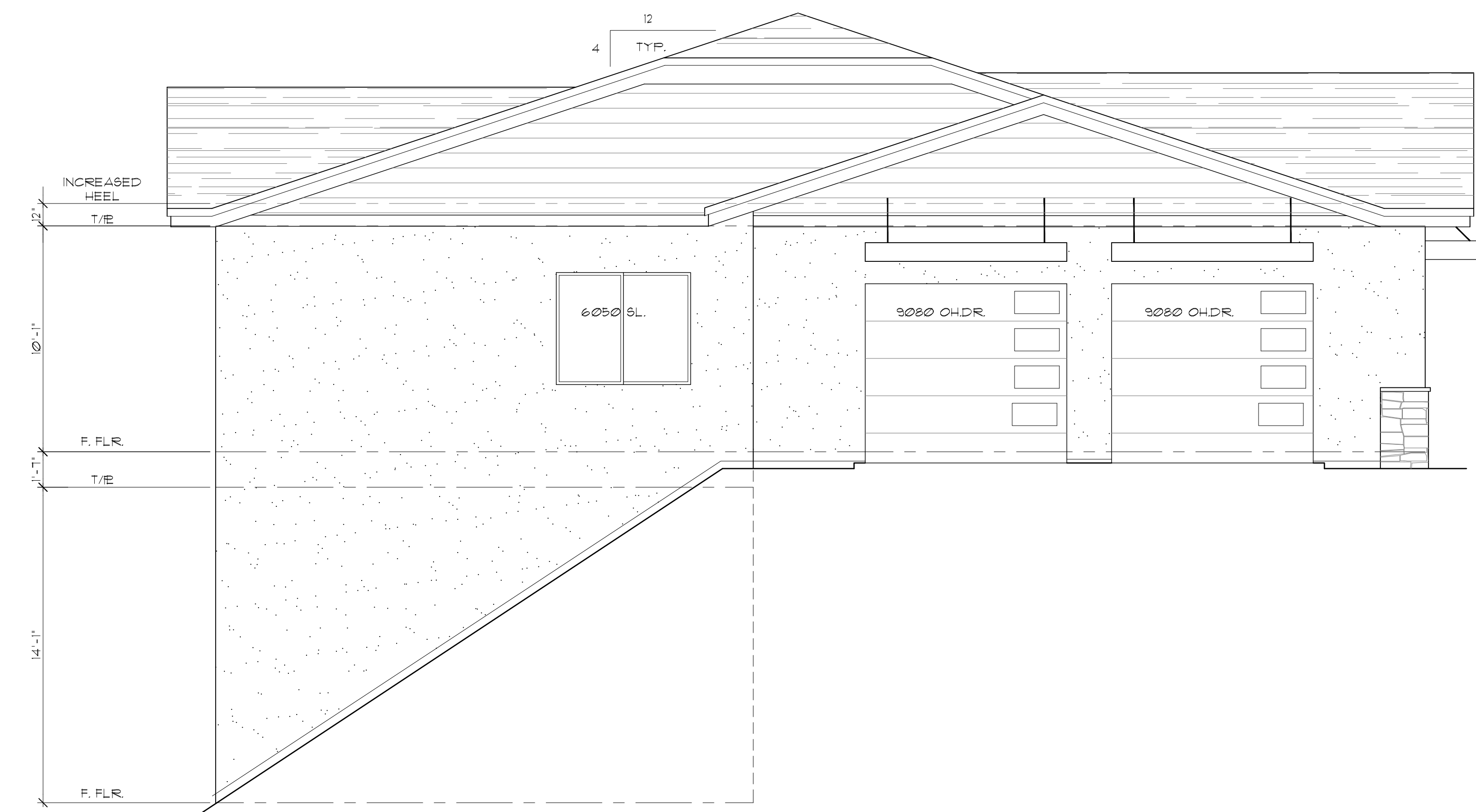
DATE: 4-12-2022
JOB NO.: 2192
PROJECT LOCATION:
21 SOUTHVIEW DR.
WASHOE COUNTY, NV.

SHEET NUMBER

A-7



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

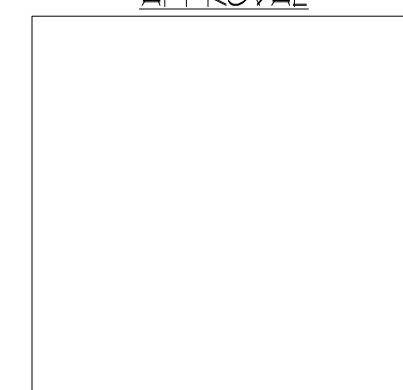
ELEVATION NOTES & EXTERIOR COLORS

- 1 COMPOSITION SHINGLES:
'ELK' PRESTIQUE 30 YR.
COLOR:
- 2 STUCCO:
'OMEGA' ACRYLIC - SAND FINE FINISH
COLOR:
- 3 FASCIA, POSTS & BEAMS:
'SHERWIN-WILLIAMS' FLAT ACRYLIC PAINT
COLOR:
- 4 GABLE END SIDING:
'HARDIE FLANK' 1" LAP SIDING - CEDAR MILL
'SHERWIN-WILLIAMS' FLAT ACRYLIC PAINT
COLOR:
- 5 GABLE END TRIM:
'HARDIE FLANK' 5/4x6" SMOOTH BD.
'SHERWIN-WILLIAMS' FLAT ACRYLIC PAINT
COLOR:
- 6 WINDOWS:
VINYL
LOW-E4, MIN. U-FACTOR 0.29
COLOR:
- 7 STONE VENEER:
'BORAL' COUNTRY LEDGE
COLOR:
- 8 O.H. GARAGE DOORS:
INSULATED STEEL
STYLE PER OWNER
COLOR:
- 9 METAL FINISHING:
POWDER COATED - FLAT FINISH
COLOR:
- 10 DECK RAILING:
W/ POSTS w/ 3 1/2" SQ. W/ MESH - POWDER COAT
COLOR:
- 11 VENTS, FLASHING & FLUES:
COLOR: PAINT TO MATCH ROOF

STUCCO APPLICATION NOTES:

- 1. APPLY 2 LAYERS 40# BLACK ASPHALT IMPREGNATED PAPER O/ 1" EPS TAG ON 1/2" PLYUD, (1/8" GAP @ ALL EDGES.)
- 2. APPLY 1x20 WIRE MESH.
- 3. TROWEL APPLY DIAMOND WALL PREMIX STUCCO & ALLOW MIN. 7 DAYS TO CURE.
- 4. APPLY 'OMEGA' EXTERIOR STUCCO PER MANUF. SPECS. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
- 5. BEVEL ALL HORIZ. SURFACES THAT RECEIVE STUCCO FINISH.
- 6. PROVIDE CONTROL JOINTS AS REQ'D. BY MANUF. SPECS. & WEEP SCREEDS AS REQ'D. BY I.R.C. SECTION R105.6

APPROVAL

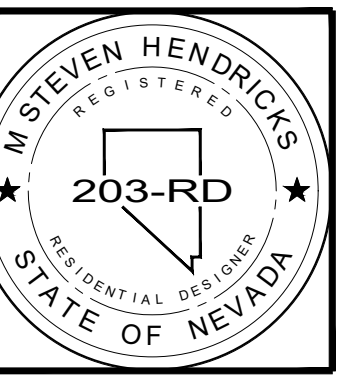
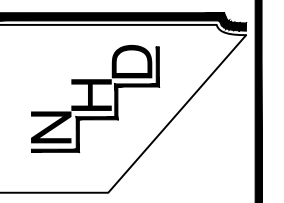


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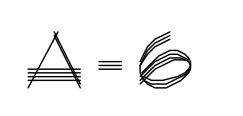
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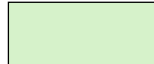
EXTERIOR ELEVATIONS
A NEW HOME for
JOEL & JANICE FUGUAY

DATE: 4-12-2022
JOB NO.: 2192
PROJECT LOCATION:
21 SOUTHWIND DR.
WASATCH COUNTY, NV.

SHEET NUMBER



LANDSCAPED AREAS EXHIBIT



UNDISTURBED AREA



DISTURBED AREA (LANDSCAPING)

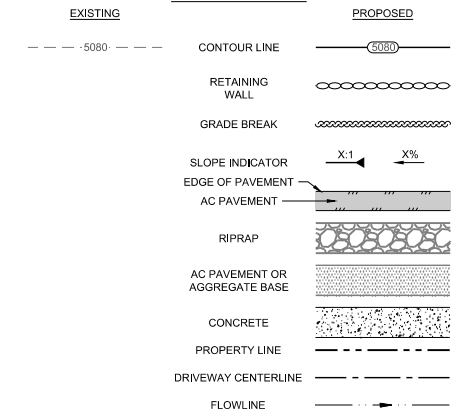


PROPOSED STRUCTURES



PROPOSED DRIVEWAY

GRADING LEGEND

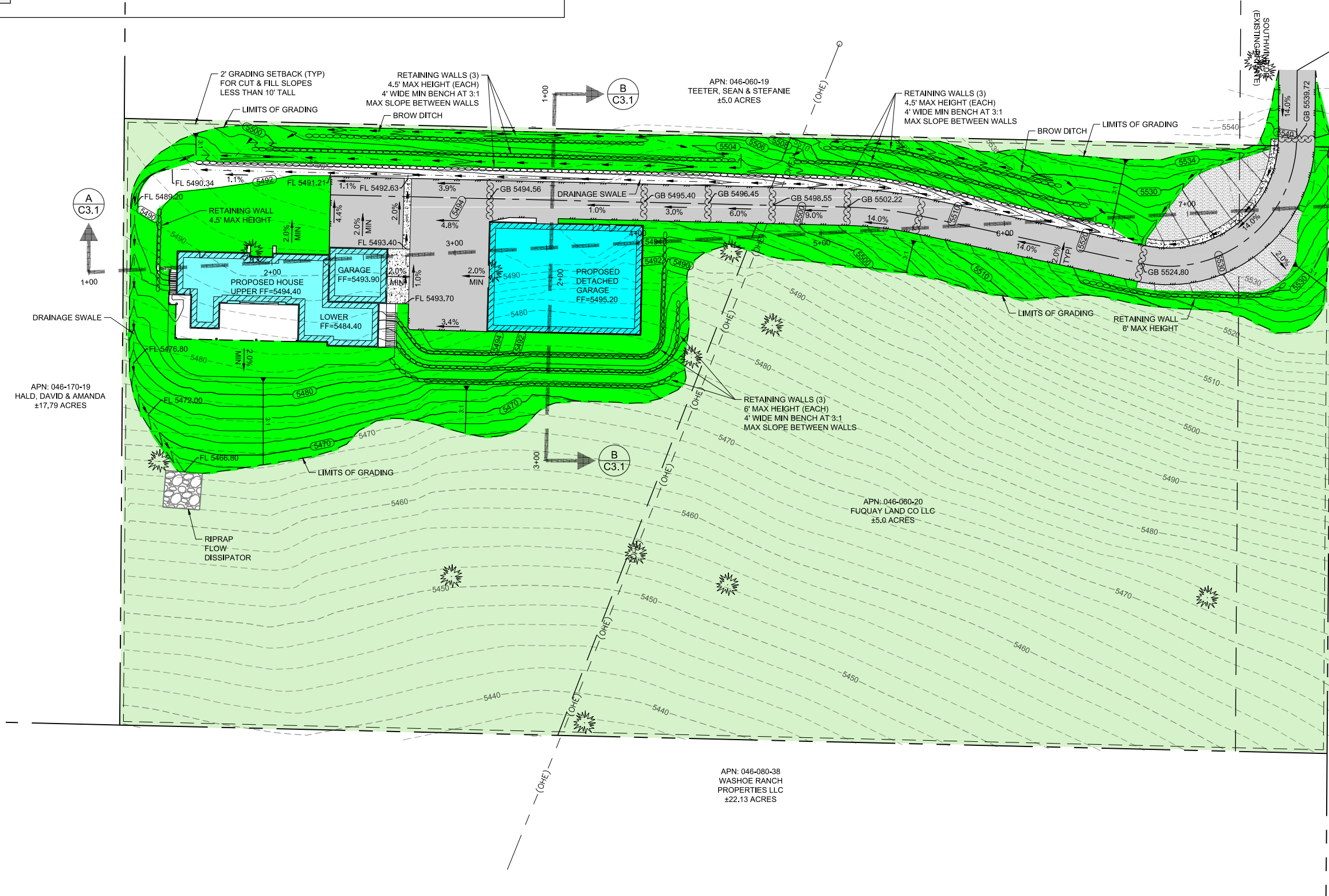


GRADING SUMMARY:

OVERALL:	
DISTURBED AREA	1.75 AC
UNDISTURBED AREA	3.25 AC
CUT	6,000 CY
FILL	6,000 CY
NET	1,400 CY (FILL)
MAX DEPTH OF CUT	14.36 FT
MAX DEPTH OF FILL	19.09 FT
APPLICABLE TO SUP:	
DISTURBED AREA	0.23 AC
CUT	970 CY
FILL	1,250 CY
NET	280 CY (FILL)
MAX DEPTH OF CUT	14.36 FT
MAX DEPTH OF FILL	19.09 FT

GRADING NOTES

1. RETAINING WALLS TO BE ROCKERY OR CONCRETE.
2. ALL DISTURBED SLOPES TO BE LANDSCAPED WITH A MIXTURE OF NEW NATIVE AND ORNAMENTAL PLANTS AND ROCKS.
3. DRIVEWAY SLOPES UP TO 14% ALLOWABLE PER MEETING WITH TRUCKEE MEADOWS FIRE PROTECTION DISTRICT ON AUGUST 25, 2022.
4. TOPOGRAPHIC SURVEY PERFORMED BY LANDMARK SURVEYING.
5. EXISTING GROUND SHOWN INCLUDES APPROXIMATE UN-PERMITTED GRADING ADJUSTMENTS AND EXTENTS.



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL: 775.827.6111
WWW.LUMOSINC.COM
INFO@LUMOSINC.COM

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SAGE RIVER DEVELOPMENT
21 SOUTHWIND
SPECIAL USE PERMIT
GRADING PLAN

NEVADA
WASHOE
RENO

REV	DATE	DESCRIPTION

BY: _____
DESIGNED BY: WRA
CHECKED BY: WRA
JOB NO.: 10801.001

PRELIMINARY
NOT FOR CONSTRUCTION
NOVEMBER 2022

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1" = 30'
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

C3.0

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DESIGNED BY: WRA
CHECKED BY: WRA
JOB NO.: 10801.001

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TAB D

Generic Revegetation Seed Mix for Upland Sites in Northern Nevada

Botanical Name	Common Name	PLS ¹ (lbs/acre)
<i>Achillea millefolium</i>	Yarrow	0.10
<i>Achnatherum hymenoides</i>	Indian ricegrass "Nezpar/Native"	2.00
<i>Agropyron fragile</i> ssp. <i>sibericum</i>	Siberian wheatgrass "P-27"	4.00
<i>Artemisia tridentata</i> ssp. <i>wyomingensis</i> ²	Basin sagebrush	1.00
<i>Chrysothamnus nauseosus</i> ²	Rabbitbrush	0.50
<i>Elymus elymoides</i>	Bottlebrush squirreltail	3.00
<i>Elymus lanceolatus</i>	Streambank wheatgrass "Sodar"	4.00
<i>Ephedra viridis</i>	Mormon tea	0.50
<i>Eriogonum umbellatum</i>	Sulfurflower buckwheat	0.50
<i>Festuca ovina</i>	Sheep fescue "Covar"	2.00
<i>Linum lewisii</i>	Blue flax	0.50
<i>Lupinus argenteus</i>	Silverleaf lupine	0.50
<i>Penstemon palmeri</i>	Palmer penstemon	0.25
<i>Poa secunda</i>	Sandberg bluegrass "Sherman"	2.00
<i>Psuedoroegneria spicata</i>	Bluebunch wheatgrass "Secar"	3.00
<i>Purshia tridentata</i>	Bitterbrush	1.00
	Annual flower blend ³	0.50
	Annual ryegrass	5.00
TOTAL		30.35

Notes:

1. PLS = Pure Live Seed
2. Seeds have a short shelf life
3. Annual flower blend contains *Centaurea cyanus* (Bachelor buttons), *Cleome lutea* (Beeplant), *Cosmos bipinnatus* (Cosmos), and *Helianthus annuus* (Sunflower)

Generic Revegetation Seed Mix for Upland Sites in northern NV

Botanical Name	Common Name	PLS ¹ (lbs/acre)
<i>Achillea millefolium</i>	Yarrow	0.10
<i>Achnatherum hymenoides</i>	Indian ricegrass "Nezpar/Native"	2.00
<i>Agropyron fragile</i> ssp. <i>sibericum</i>	Siberian wheatgrass "P-27"	4.00
<i>Artemisia tridentata</i> ssp. <i>wyomingensis</i> ²	Basin sagebrush	1.00
<i>Chrysothamnus nauseosus</i> ²	Rabbitbrush	0.50
<i>Elymus elymoides</i>	Bottlebrush squirreltail	3.00
<i>Elymus lanceolatus</i>	Streambank wheatgrass "Sodar"	4.00
<i>Ephedra viridis</i>	Mormon tea	0.50
<i>Eriogonum umbellatum</i>	Sulfurflower buckwheat	0.50
<i>Festuca ovina</i>	Sheep fescue "Covar"	2.00
<i>Linum lewisii</i>	Blue flax	0.50
<i>Lupinus argenteus</i>	Silverleaf lupine	0.50
<i>Penstemon palmeri</i>	Palmer penstemon	0.25
<i>Poa secunda</i>	Sandberg bluegrass "Sherman"	2.00
<i>Psuedoroegneria spicata</i>	Bluebunch wheatgrass "Secar"	3.00
<i>Purshia tridentata</i>	Bitterbrush	1.00
	Annual flower blend ³	0.50
	Annual ryegrass	5.00
TOTAL		30.35

Notes:

¹ PLS = Pure Live Seed

² Seeds have a short shelf life

³ Annual flower blend contains *Centaurea cyanus* (Bachelor buttons), *Cleome lutea* (Beeplant), *Cosmos bipinnatus* (Cosmos), and *Helianthus annuus* (Sunflower)

Generic Revegetation Seed Mix for Saline/Sodic Upland Sites in northern NV

Botanical Name	Common Name	PLS¹ (lbs/acre)
<i>Agropyron sibericum</i>	Siberian wheatgrass "P-27"	3.00
<i>Artemisia tridentata</i> <i>ssp wyomingensis</i> ²	Basin sagebrush	0.50
<i>Atriplex canescens</i>	Four-wing saltbrush	2.00
<i>Atriplex confertifolia</i>	Shadscale saltbrush	1.00
<i>Atriplex lentiformis</i>	Quailbush	1.00
<i>Chrysothamnus</i> <i>nauseosus</i> ²	Rabbitbrush	0.50
<i>Elymus elymoides</i>	Squirreltail	3.00
<i>Elymus lanceolatus</i>	Streambank wheatgrass "Sodar"	3.00
<i>Grayia spinosa</i>	Spiny hopsage	0.50
<i>Kochia prostrata</i>	Prostrate summer cypress	0.25
<i>Leymus cinereus</i>	Great Basin wildrye	2.00
<i>Penstemon palmeri</i>	Palmer penstemon	0.50
	Annual ryegrass	5.00
TOTAL		22.25

Notes:

¹ PLS = Pure Live Seed

² Seeds have a short shelf life

Generic Revegetation Seed Mix for Wet Saline/Sodic Sites in northern NV

Botanical Name	Common Name	PLS¹ (lbs/acre)
Artemisia tridentata Ssp tridentata	Big sagebrush	1.00
Distichlis stricta ²	Inland saltgrass	3.00
Elymus lanceolatus	Streambank wheatgrass "Sodar"	3.00
Elytrigia elongata	Tall wheatgrass, "Jose"	4.00
Hordeum jubatum	Meadow foxtail	2.00
Juncus balticus ³	Baltic rush	0.20
Leymus cinereus	Great Basin wildrye, "Magnar"	5.00
Leymus triticoides	Creeping wildrye, "Shoshone"	5.00
Puccinellia lemmonii	Alkali grass	0.50
Sarcobatus vermiculatus	Greasewood	1.00
Sporobolus airoides	Alkali sakaton	0.50
TOTAL		25.20

Notes:

¹ PLS = Pure Live Seed

² If seeded in spring, pre-treat seed to reduce dormancy and irrigate

³ High seed dormancy