



# Board of Adjustment Staff Report

Meeting Date: November 2, 2023

Agenda Item: 8C

ADMINISTRATIVE PERMIT CASE NUMBER: WADMIN23-0015 (Johnson Garage)

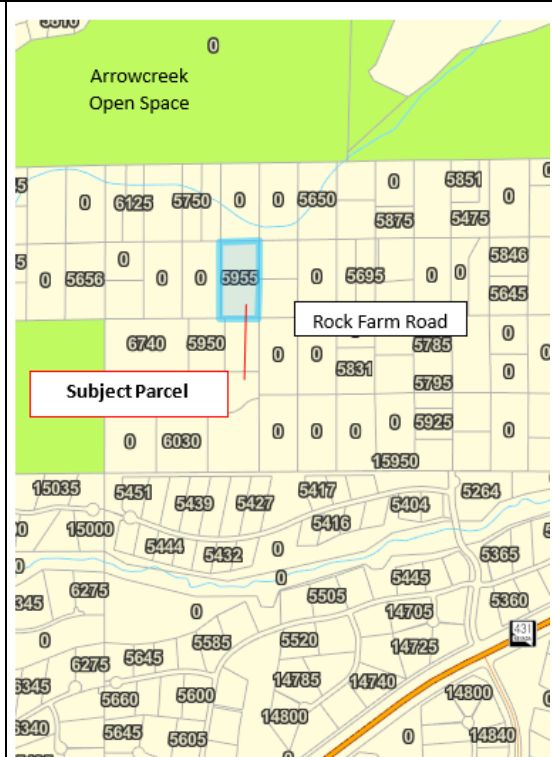
BRIEF SUMMARY OF REQUEST: To allow a detached accessory structure larger than the main residence

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

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a ± 8,100 sf detached accessory structure that is larger than the existing ± 2,644 sf main residence.

Applicant/Owner: Kevin & Brittni Johnson  
Location: 5955 Rock Farm Rd  
APN: 150-260-19  
Parcel Size: 5 acres  
Master Plan: Rural Residential  
Regulatory Zone: High Density Rural  
Area Plan: Southwest Truckee Meadows  
Development Code: Authorized in Article 808, Administrative Permits  
Commission District: 2 – Commissioner Clark



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0015 for Kevin & Brittni Johnson, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

*(Motion with Findings on Page 8)*

**Staff Report Contents**

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**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Agency Comments..... Exhibit B

Public Notice ..... Exhibit C

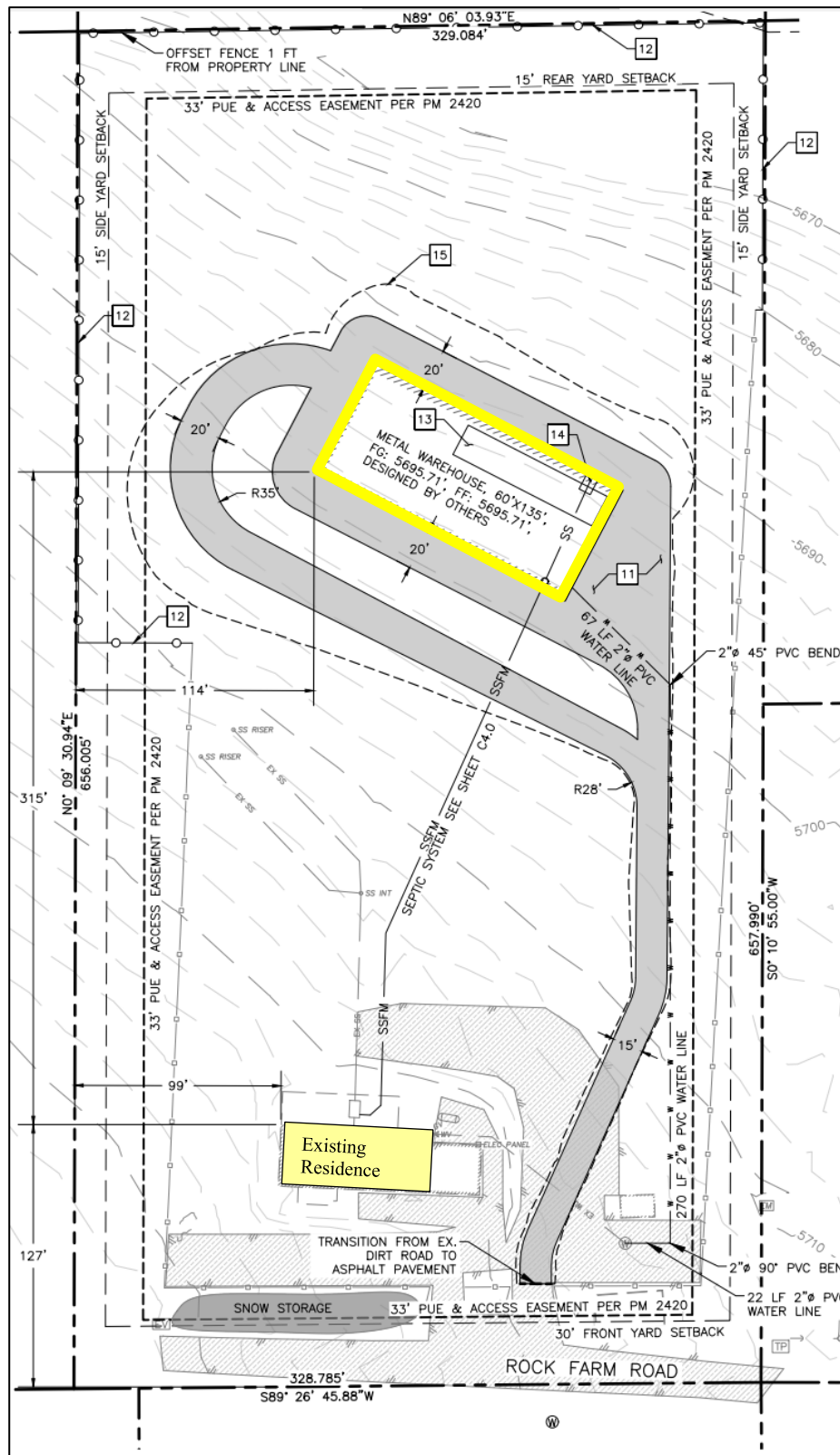
Project Application ..... Exhibit D

**Administrative Permit Definition**

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN23-0015 is attached to this staff report and will be included with the action order.

The subject property is designated as High Density Rural (HDR) and is located in the Southwest Area Plan; detached accessory structures that are larger than the main dwelling are permissible in that area, subject to approval of an Administrative Permit.



**Site Plan**

## **Project Evaluation**

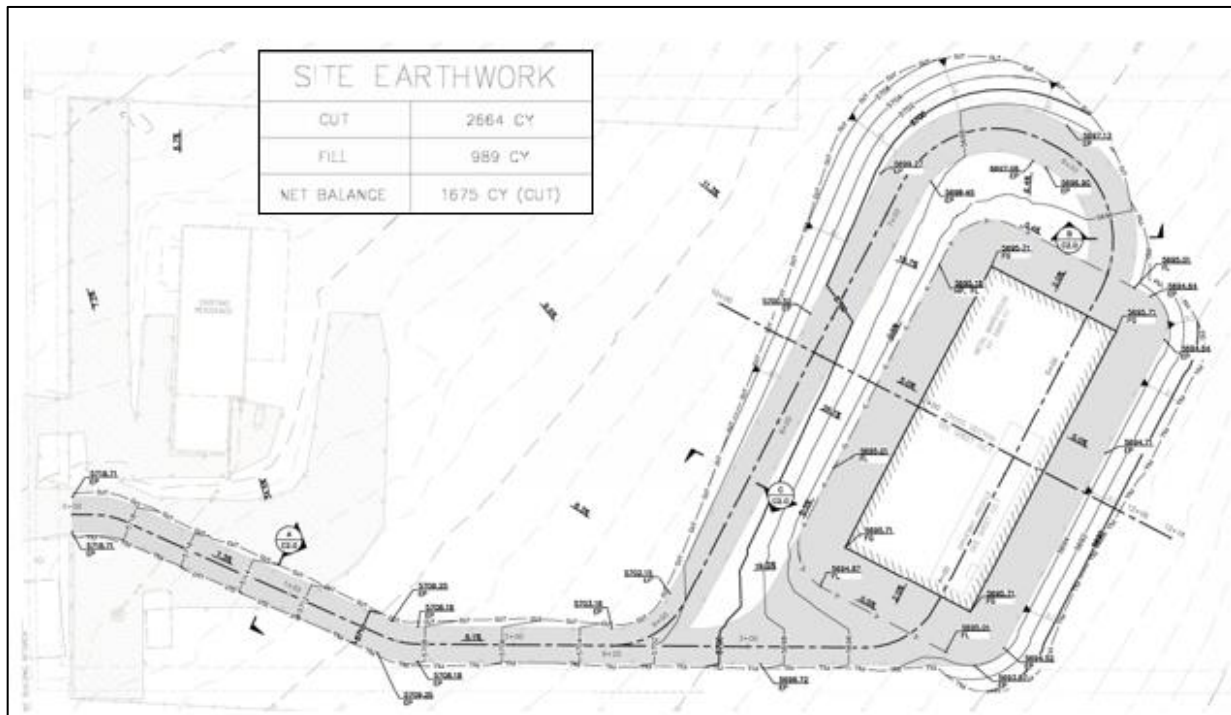
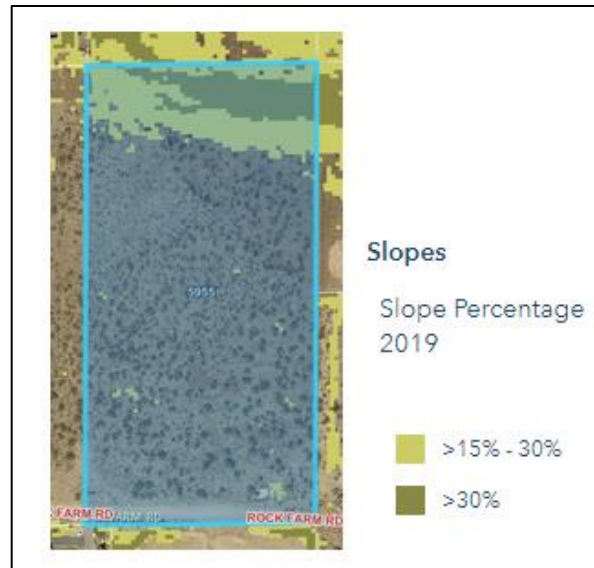
The applicant is requesting an administrative permit for an 8,100-sf accessory structure, larger than the existing 2,644 sf main residence on a 5-acre parcel. An administrative permit is required, per Washoe County Code 110.306.10(d), for accessory structures that are larger than the main residence.

The parcel has a regulatory zone of High Density Rural (HDR), as do a majority of the surrounding parcels, with the exception of a publicly owned parcel to the north with a regulatory zone of General Rural. Parcels to the east and south are developed with similar residential uses, to the north and west is vacant, undeveloped land. The setbacks for HDR are 30 feet in the front and rear and 15 feet on the sides, with a 35-foot height requirement. The parcel is bordered on all sides by a 33' public utility and access easement. Per Section 110.406.05, "...*yard setbacks are measured from the property line with the following exceptions: (1) when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure.*" The proposed garage is 30' from the closest edge of easement on the east, 114' on the west, 100' plus in both the front and rear; therefore, the garage placement meets all required yard setbacks. The proposed building height is approximately 30 feet at its peak. The applicant has indicated the garage will be painted similar to the primary residence and will be non-reflective. Conditions of approval have been added to require as such.

The property gains access from Rock Farm Road. The existing single-family residence and attached garage were constructed in 2022. The proposed garage/accessory structure would be located near the rear of the property. Access to the structure would be via a 22,457-sf asphalt driveway and would run parallel to the eastern parcel line. The metal garage is intended to house various property owner owned recreational vehicles, such as jet skis, a "5<sup>th</sup> Wheel", side-by-sides, etc. An "RV dump" connection to existing septic and a water connection (for an RV wash station) to the existing well is proposed on the floor plans. There are no domestic wells located within 100' of the proposed septic system.

Washoe County Environmental Health reviewed the application for the purpose of allowing a detached accessory structure larger than the primary residence and indicated no issue with the approval. If the administrative permit is granted, future building plans and permits must be reviewed and approved by EHS at which time the plans must meet all applicable sections of the current Washoe County District Board of Health Regulations Governing Well Construction and the Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation. In addition, Planning has added a condition of approval requiring a deed restriction to connect to water or wastewater facilities, stipulating that the structure will not be converted to an accessory dwelling unit as defined in Section 110.304.15

The parcel is relatively flat, with the exception of the northernmost portion of the parcel, however grading will still need to occur for construction of the driveway and building pad, see below grading plan. The proposed grading is consistent with Article 438, Grading Standards and does not exceed the thresholds for major grading.



**Grading Plan**

**Southwest Area Plan**

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following are the pertinent policies from the Area Plan:

***Relevant Area Plan Policies Reviewed***

Policy	Brief Policy Description	Complies	Condition of Approval
SW.2.1	Grading for residential purposes must minimize disruption to natural topography	Yes	NA
SW.2.5	Lighting must show how it is consistent with current best practice “dark-sky” standards	Yes	Yes

## **Reviewing Agencies**

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

<b>Agencies</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X		X	Brittany Lemon, blemon@tmfpd.us

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

## **Staff Comment on Required Findings**

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

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

***Staff Comment:** The requested detached accessory structure does not conflict with the action programs, policies, standards, and maps of the Master Plan and the Southwest Truckee Meadows Area Plan. The parcel is located within the High Density Rural (HDR) zone which allows for detached accessory structures larger than the primary dwelling on the same parcel pursuant to the issuance of an administrative permit granted by the Board of Adjustment.*

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

***Staff Comment:** A detached accessory structure will not create a significant demand on the existing utilities, roadway improvements, sanitation, or water supply. The project application was reviewed by Washoe County Engineering, which did not express any issues with regards to utilities, public facilities, and adjacent roads.*

- (c) **Site Suitability.** That the site is physically suitable for the detached accessory structure, and for the intensity of such a development.

***Staff Comment:** The subject parcel is 5-acres with adequate space for a detached garage, providing the ability to meet all setback requirements.*

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

***Staff Comment:** The proposed structure is similar to existing structures in the area and will have no significant impact. It is located towards the rear of the subject property, away from*

*the majority of nearby residential parcels. The proposed structure will not be 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.*

### **Recommendation**

After a thorough analysis and review, Administrative Permit Case Number WADMIN23-0015 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0015 for Kevin & Brittni Johnson, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for detached accessory structure, etc., and for the intensity of such a development;
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

### **Appeal Process**

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

Property Owner: Kevin and Brittni Johnson, [Brittni.jean@gmail.com](mailto:Brittni.jean@gmail.com)





# Conditions of Approval

Administrative Permit Case Number WADMIN23-0015

The project approved under Administrative Permit Case Number WADMIN23-0015 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 2, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

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

**Washoe County Planning and Building Division**

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

**Contact Name – Courtney Weiche, Senior Planner, 775.328.3608, [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- f. The metal siding and/or roof of the accessory structure shall be non-reflective and colors used shall be compatible with the primary residence.
- g. Prior to building permit approval, a deed restriction to connect to water and wastewater facilities shall be recorded per the requirements of Washoe County Development Code Section 110.304.15.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

**Washoe County Health District**

3. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – James English, EHS Supervisor, 775.328.2434,  
[jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. If the application is approved, future building plans and permits must be reviewed and approved by EHS at which time the plans must meet all applicable sections of the current Washoe County District Board of Health Regulations Governing Well Construction and the Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation.

\*\*\* End of Conditions \*\*\*



Date: September 25, 2023

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: WADMIN23-0015 Johnson Garage  
APN: 150-260-19  
5955 Rock Farm Road

## GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Administrative Permit application is to request approval of an 8,100 sq-ft detached garage. The Engineering and Capital Projects Division recommends approval with no comments and conditions.

September 25, 2023

Washoe County Community Services  
Planning and Development Division

RE: Johnson Garage; 150-260-19  
Administrative Permit; WADMIN23-0015

Dear Washoe County Staff:

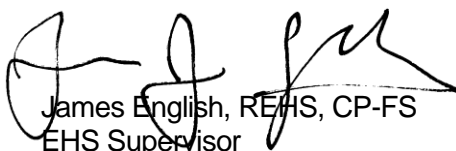
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the referenced application and notes the parcel is serviced by a residential well and onsite sewage disposal system.
- b) Condition #2: EHS only reviewed the application for the purpose of allowing a detached accessory structure larger than the primary residence. EHS has no issue with the approval.
- c) Condition #3: If the application is approved, the future building plans and permits must be reviewed and approved by EHS at which time the plans must meet all applicable sections of the current Washoe County District Board of Health Regulations Governing Well Construction and the Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health

**From:** [Lemon, Brittany](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WADMIN23-0015 (Johnson Garage) Conditions of Approval  
**Date:** Tuesday, September 19, 2023 8:50:00 AM  
**Attachments:** [image007.png](#)

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Hi Courtney,

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

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

This garage will require sprinklers as the building is over 5,000 square feet.

Please also note this parcel is located in a high WUI fire hazard severity zone and has non-conforming water. This will have an impact on the Ignition Resistant Rating of the building.

Thank you!

## **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



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



Date: September 26, 2023

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Administrative Permit Case Number WADMIN23-0015 (Johnson Garage)  
APN 150-260-19

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an administrative permit for an 8,100 square foot detached accessory structure that is larger than the residence on the same parcel of land. The residence on the parcel is 2,088 square feet.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

No water right comments for this permit.





Community Services Department  
Planning and Building  
**ADMINISTRATIVE PERMIT APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Washoe County Development Application

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

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: 5955 Rock Farm Residential Garage			
Project Description: Large Garage for our personal use For 5 <sup>th</sup> wheel, Boats, Jetskis, side by sides			
Project Address: 5955 Rock Farm RD Reno, NV 89511			
Project Area (acres or square feet): 5 ACRES			
Project Location (with point of reference to major cross streets AND area locator): Right off of Mount Rose Hwy + Timberline RD			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
APN 150-260-19	5	—	—
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> Kevin Johnson		<b>Professional Consultant:</b>	
Name: Kevin Johnson		Name: Reno Tahoe Geos Assoc	
Address: 5955 Rock Farm RD Reno, NV Zip: 89511		Address: 12000 Old Virginia RD Reno, NV Zip: 89511	
Phone: (775) 240-0117 Fax: —		Phone: (775) 853-9100 Fax: —	
Email: Brittini.jean@gmail.com		Email: CBrennan@RTGEO.COM	
Cell: (775) 338-3567 Other: —		Cell: — Other: —	
Contact Person: Brittini or Kevin Johnson		Contact Person: Christina Brennan	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Kevin Johnson		Name:	
Address: 5955 Rock Farm RD Reno, NV Zip: 89511		Address:	
Phone: (775) 240-0117 Fax: —		Phone: Fax:	
Email: Brittini.jean@gmail.com		Email:	
Cell: (775) 338-3567 Other: —		Cell: Other:	
Contact Person: Brittini Johnson		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Administrative Permit Application  
Supplemental Information**

(All required information may be separately attached)

1. What is the type of project or use being requested?

~~Detached~~  
Residential Accessory Structure

2. What section of the Washoe County code requires the Administrative permit required?

110.30c.10(D) Detached Accessory Structure

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

Small residence

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

New structure,  
water line, sewer, driveway

5. Is there a phasing schedule for the construction and completion of the project?

Fall 2023 - Fall 2024

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

Residential Property for our Residential Garage

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

Completes the aesthetics and property value of community

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

There are no negative impacts

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

N/A

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

n/a

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

n/a

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

n/a

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

Yes  No

14. Utilities:

a. Sewer Service	on site septic
b. Water Service	on site private well

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

c. Permit #	n/a	acre-feet per year	n/a
d. Certificate #	n/a	acre-feet per year	n/a
e. Surface Claim #	n/a	acre-feet per year	n/a
f. Other, #	n/a	acre-feet per year	n/a

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

n/a

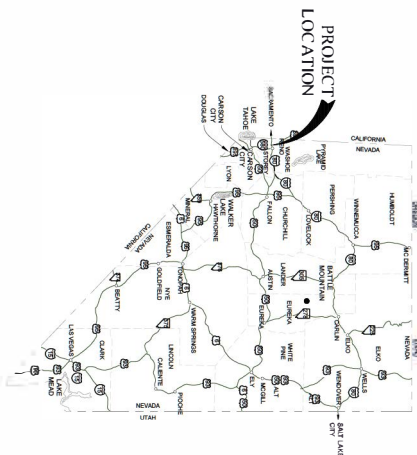


RENDERING OF ASSOCIATES ASSUMES RESPONSIBILITY FOR EXISTING UTILITIES LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM THE CITY OF RENO AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN THE CONTRACT DOCUMENTS TO NOTIFY THE ENGINEER IMMEDIATELY.

**OWNER:**  
**KEVIN & BRITTNI JOHNSON**  
 5925 LAKE GENEVA COURT  
 RENO, NV 89511

**ENGINEER:**  
**RENO TAHOE GEO ASSOCIATES, INC**  
 PO BOX 18449  
 RENO, NEVADA 89511  
 PHONE: (775) 853-9100  
 WEBSITE: WWW.RTGEO.COM

# METAL WAREHOUSE AT 5955 ROCK FARM ROAD WASHOE COUNTY, NEVADA PROJECT NUMBER: 23055.001



LOCATION MAP

SHEET INDEX	
NO.	SHEET TITLE
1	Q1.0 COVER SHEET
2	Q1.1 NOTES
3	Q1.2 LEGENDS
4	C1.0 SITE PLAN
5	C1.0 GRADING PLAN
6	C1.1 GRADING SECTION VIEWS
7	C1.0 BARRIADAS
8	C4.0 SURFACE DRAINAGE SYSTEM
9	D1.0 SITE DETAILS
10	D1.0 BAY DETAILS
11	D1.0 BAY DETAILS

**LOT INFORMATION:**  
 APN: 150-260-19  
 LOT SIZE: 21260 SQUARE FEET (3 ACRES)  
 ZONE: RFD (RURAL RESIDENTIAL RURAL)  
 PARCEL NAME: ZONE 1 PER COMMUNITY PLAN 0230(C)2000

**I/W/C NOTES:**  
 DETERMINED WATER AND ADJACENT INTERFACE CORNER (RUCO).  
 PER EXISTING CLASSIFICATION: HIGH  
 PERMISSIBLE SPACE: 10' MINIMUM TO 50' FEET. MUST MAINTAIN 5' FIRE BREAK  
 WATER SUPPLY: NON-CONFORMING  
 IGNITION RESISTANT CONSTRUCTION CLASSIFICATION: IRI WITH CONFORMING  
 PERMITTED SPACE: 10' MINIMUM TO 50' FEET. MUST MAINTAIN 5' FIRE BREAK  
 ACCESS SHALL BE PROVIDED PER SECTION 40 OF THE W/C CODE

**IPC NOTES:**  
 INTERNATIONAL FIRE CODE (IFC)  
 FIRE APPLICANT IS ACCESS ROAD EQUIPMENT & SUPPLY. ALL WITHIN  
 15' BEHIND THE ACCESS ROAD PER SECTION 501.10 OF THE 2018  
 IFC. ALL TANKS AND EQUIPMENT WITHIN THE 031 IDEAS-BY-DIE  
 APPLICABLE ACCESS ROAD TERRAIN BANDS

**SCOPE OF WORK:**  
 METAL SHEET BUILDING IMPROVEMENT PLAN FOR EXISTING RESIDENCE

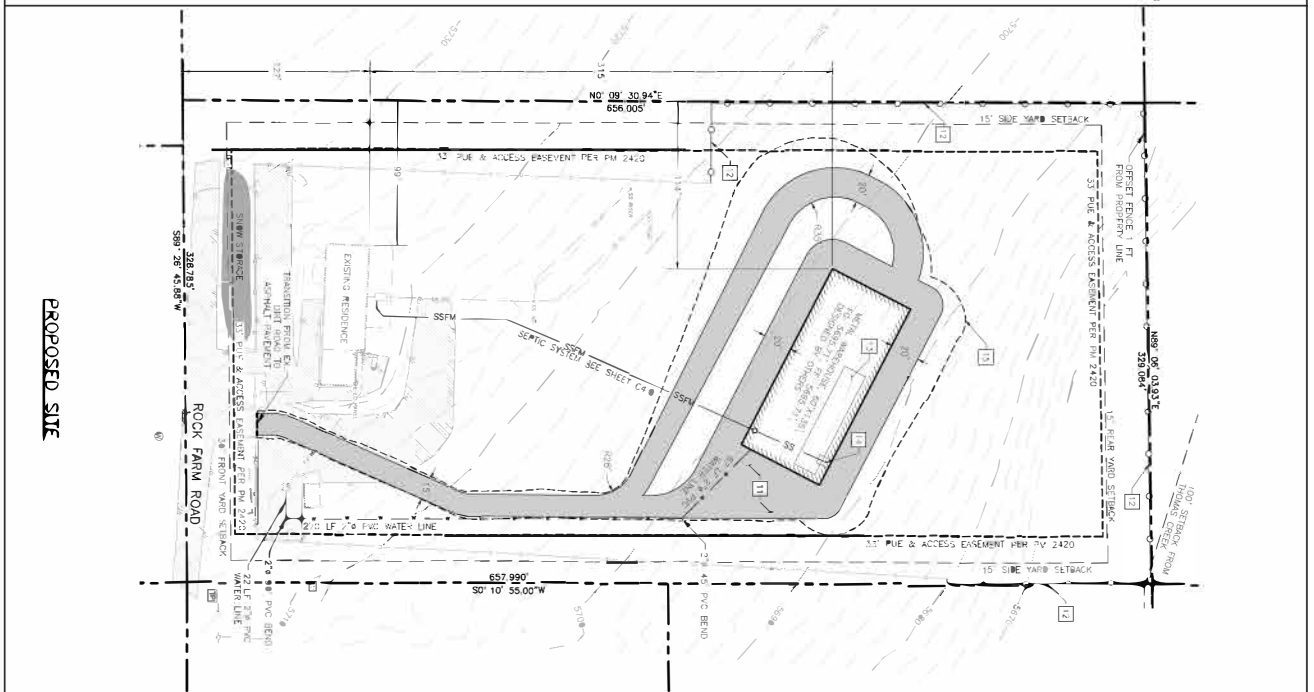
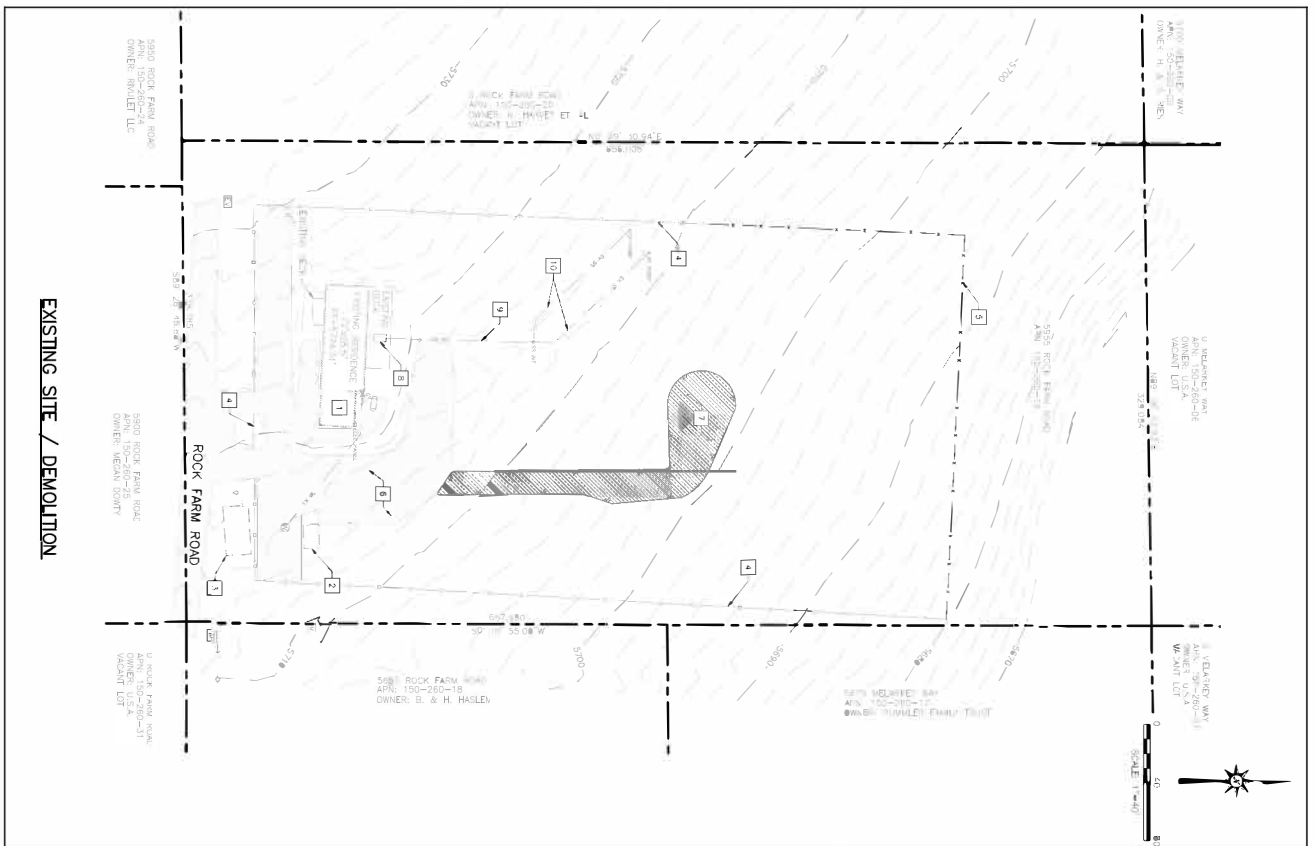
**CODE ANALYSIS:**  
 PROJECT SHALL BE CONSTRUCTION ACCORDANCE WITH THE CURRENTLY  
 APPLICABLE WASHOE COUNTY ORDINANCES AND THE CURRENTLY APPLICABLE  
 AMENDMENTS, AND THE 2018 INTERNATIONAL FIRE CODE AMENDMENTS.

**WADMIN23-0015  
 EXHIBIT D**

	<p><b>COVER SHEET</b>                  METAL WAREHOUSE                  5955 ROCK FARM ROAD                  APN: 150-260-19</p>	<p><b>RENO TAHOE GEO ASSOCIATES, INC.</b>                  CONSULTING CIVIL ENGINEERS</p>	REV.	DATE	BY	APP'D
			<p>DATE: SEP 7 2023                  JOB NUMBER: 23055.001                  DRAWN BY: CMB                  CHECKED BY: MEM                  O&amp;B: CMB</p>	<p>P.O. Box 18449                  Reno, Nevada 89511</p>	<p>TEL: (775) 853-9100                  FAX: (775) 853-9199</p>	







**SHEET NOTES:**

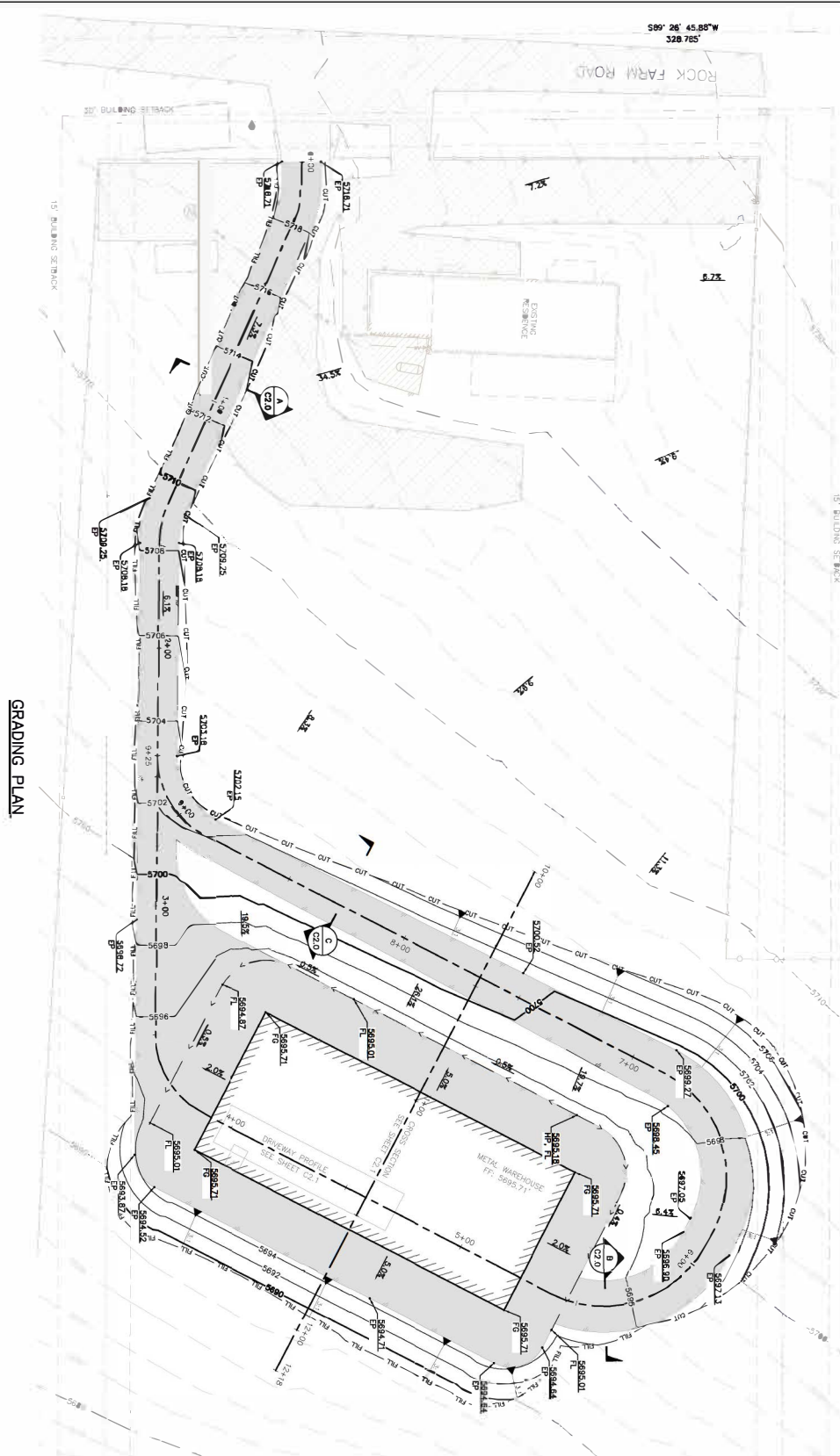
- 1 EXISTING GARAGE
- 2 EXISTING SHED
- 3 EXISTING FOUILLATION
- 4 EXISTING FENCE, 100' LT. TYPICAL TO REMAIN IN PLACE
- 5 EXISTING FENCE, 450' LT. TYPICAL TO BE REMOVED
- 6 EXISTING ENCLOSED WFT ROAD
- 7 EXISTING EXPOSED WFT ROAD, INTERFERING WITH WFT PLANT SERVICES
- 8 EXISTING 1,500 GALLON SEPTIC TANK
- 9 EXISTING SEPTIC LINE, 4" SDR-35 PVC AT 28" MIN. COVER
- 10 EXISTING SEPTIC TRENCH
- 11 EXISTING 8" ASPHALT DRIVEWAY, CENTRAL 1/011
- 12 FENCE 8" H. UP TOP, WITH ENDS
- 13 8" W. MAIN STATION, DESIGNED BY OTHERS
- 14 4" X 8" RW DRAIN, DETAIL 1/010
- 15 EXISTING 4" PVC (4.589 SF @ 100' X 20')

**GENERAL NOTES:**

EXISTING UTILITY LINES ARE SHOWN PER THE TRACED GPS AS-SURVEYS AND CIVIL SITE WORK/INSTALLATION PLANS DATED JUNE 15, 2023 FOR THE EXISTING RESIDENCE.  
 NO ASSES OF POTENTIAL HAZARDOUS ACTIVE FAULT LINES (GSH-INT-001), VEGETATION, WETLAND AREAS, CULTURAL RESOURCES, OR HISTORICAL RESOURCES LOCATED ON THE PROPERTY.

<p><b>C1.0</b></p> <p>SHEET</p>	<p><b>SITE PLAN</b></p> <p><b>METAL WAREHOUSE</b></p> <p><b>5955 ROCK FARM ROAD</b></p> <p><b>APN: 150-260-19</b></p>	<p><b>Reno Tahoe Geo Associates, Inc.</b></p> <p>CONSULTING CIVIL ENGINEERS</p>	<p>REV. DATE</p>	<p>BY APP'D</p>
<p>DATE: SEPT 2023</p> <p>JOB NUMBER: 23055.001</p> <p>DRAWN BY: CAB</p> <p>CHECKED BY: MLEM</p> <p>DATE: 9/7/23</p>	<p>WASHOE COUNTY</p>	<p>NEVADA</p>	<p>TEL (775)853-9100</p> <p>FAX (775)853-9199</p>	<p><b>WADMIN23-0015</b></p> <p><b>EXHIBIT D</b></p>





**STATION 0+90 CROSS SECTION**  
 HORIZ SCALE 1"=50', VERT SCALE 1"=10'

NOTE: SEE TYPICAL CROSS SECTION, DETAIL 1/8" @ 1/8" FOR MATERIALS

**STATION 5+61 CROSS SECTION**  
 HORIZ SCALE 1"=50', VERT SCALE 1"=10'

NOTE: SEE TYPICAL CROSS SECTION, DETAIL 1/8" @ 1/8" FOR MATERIALS

**STATION 8+27 CROSS SECTION**  
 HORIZ SCALE 1"=50', VERT SCALE 1"=10'

NOTE: SEE TYPICAL CROSS SECTION, DETAIL 1/8" @ 1/8" FOR MATERIALS

**WADMIN23-0015**  
**EXHIBIT D**

**SITE EARTHWORK**

CUT	2684 CV
FILL	989 CV
NET BALANCE	1675 CV (CUT)

SCALE: 1"=40'

**GRADING PLAN**  
 METAL WAREHOUSE  
 5955 ROCK FARM ROAD  
 APN: 150-260-19

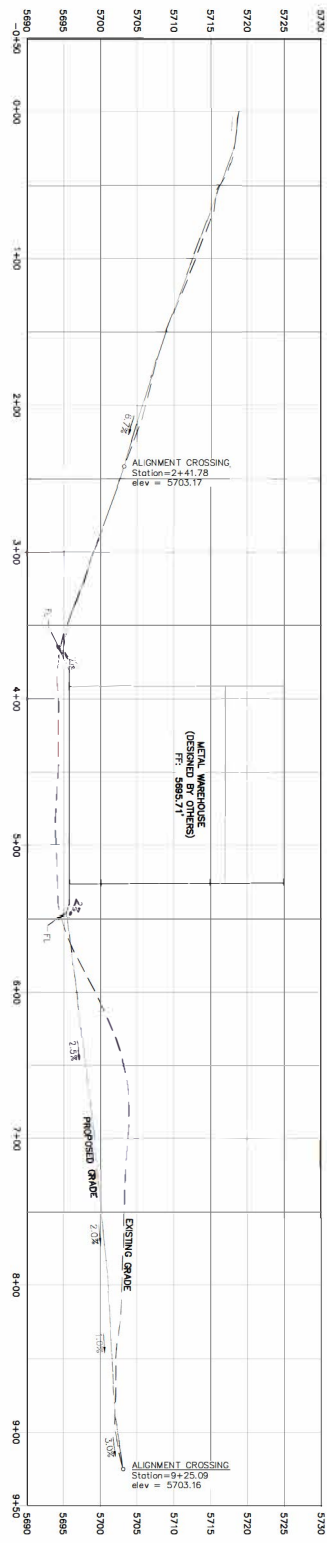
DATE: SEPT 2023  
 JOB NUMBER: 23065.001  
 DRAWN BY: CAB  
 MEM CHECKED BY: CAB

**RENO TAHOE GEO ASSOCIATES, INC.**  
 CONSULTING CIVIL ENGINEERS

P.O. Box 18448  
 Reno, Nevada 89511

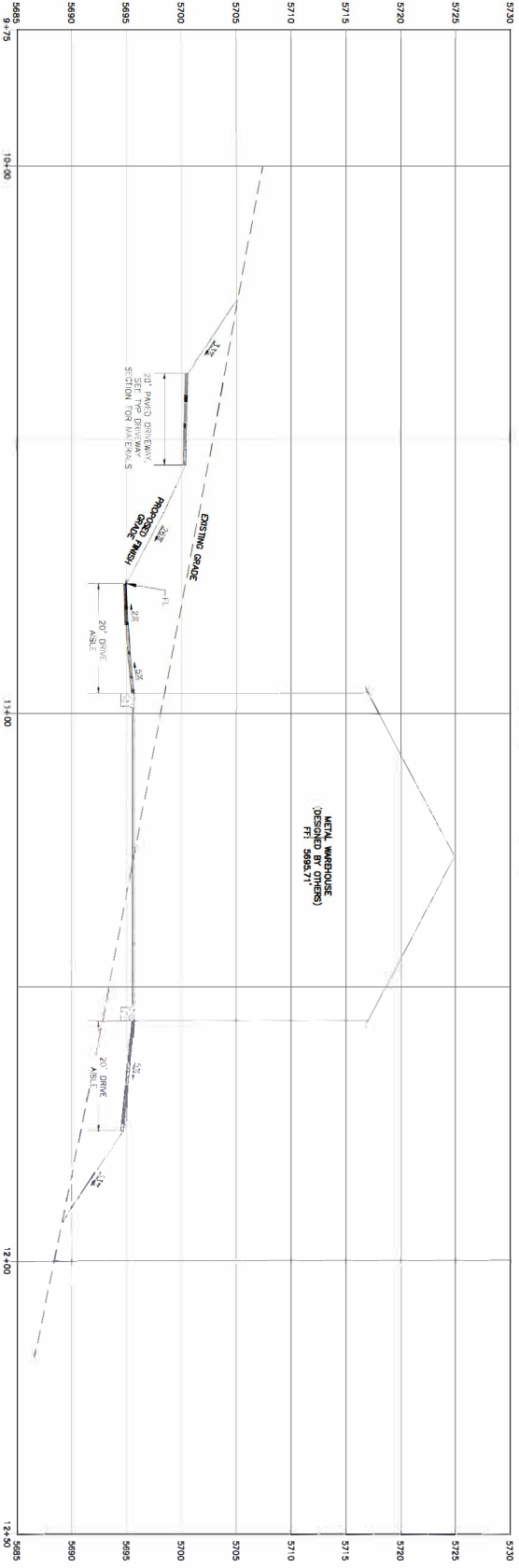
TEL (775)853-9100  
 FAX (775)853-9199

REV.	DATE	BY	APP'D



STA: 0+00 TO 9+25

STA: 10+00 TO 12+18

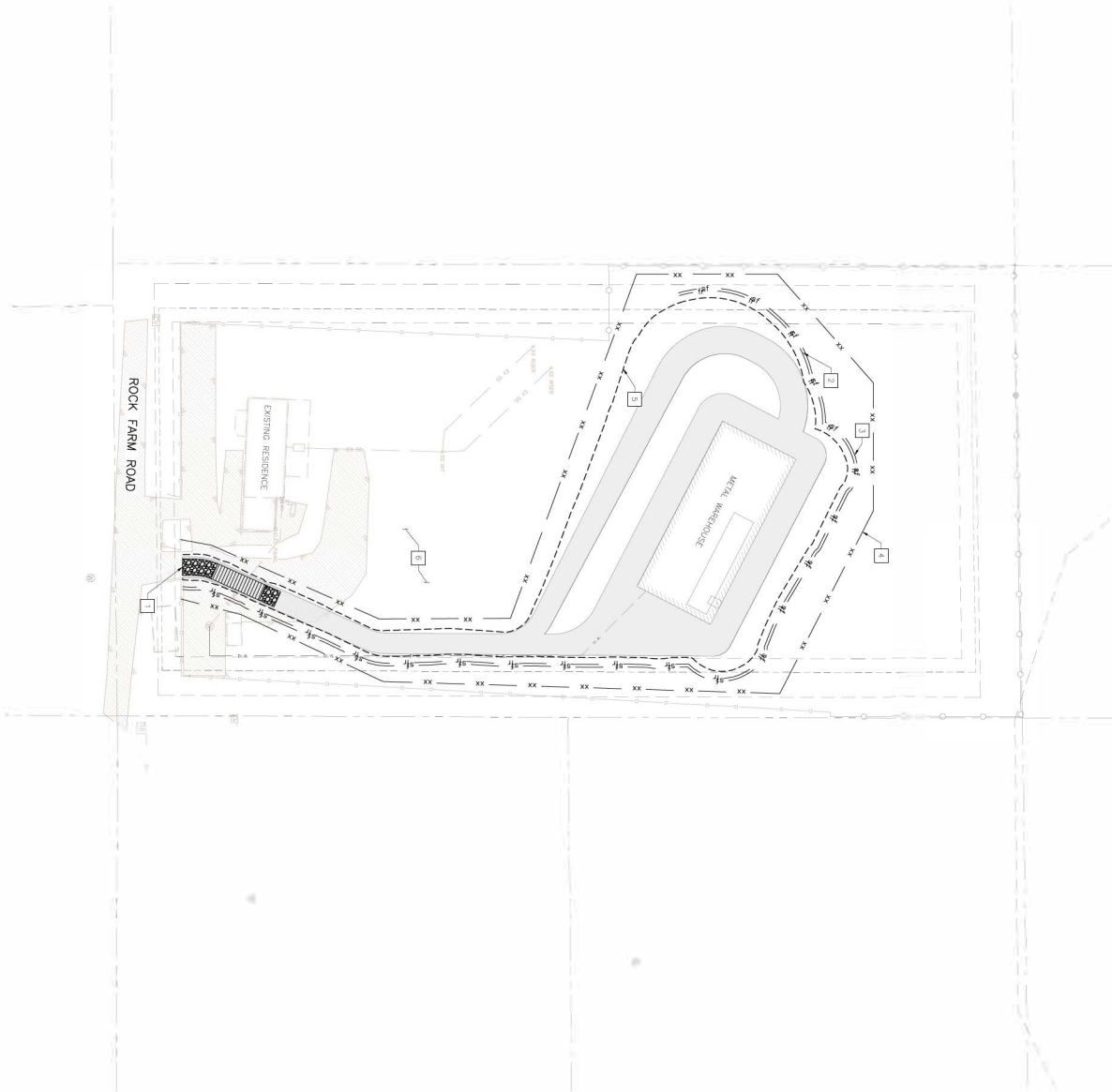


**CROSS SECTION**  
 HORIZ SCALE: 1"=20'  
 VERT SCALE: 1"=10'

**WADMIN23-0015  
 EXHIBIT D**

<p>SHEET <b>C2.1</b></p>	<p>DATE: SEPT 2023                  JOB NUMBER: 23055.001                  DRAWN BY: CAB                  MEM CHECKED BY: CAB</p>		<p><b>GRADING SECTION VIEWS</b>                  METAL WAREHOUSE                  5955 ROCK FARM ROAD                  APN: 150-260-19</p>	<p><b>Reno Tahoe Geo Associates, Inc.</b>                  CONSULTING CIVIL ENGINEERS</p>	REV. DATE BY APP'D
					P.O. Box 18448 Reno, Nevada 89511 TEL: (775)853-9100 FAX: (775)853-9198

BMP PLAN



SHEET NOTES

- 1 INSTALL VEHICLE TRACKING CONTROL, DETAIL 3/02.0
- 2 75% LF FIBER ROLLS, DETAIL 2/02.0
- 3 60% LF SILT FENCE, DETAIL 3/02.0
- 4 140% LF CONSTRUCTION FENCING, DETAIL 4/02.0
- 5 DISTURBED AREA
- 6 SOIL STOCKPILE LOCATION AND STORAGE PILES, CONSTRUCTION STAGES

LEGEND

- FIBER ROLLS
- SILT FENCING
- CONSTRUCTION FENCING



**WADMIN23-0015**  
**EXHIBIT D**

**C3.0**  
SHEET

DATE: **SEPT 2023**  
JOB NUMBER: **23055.001**  
DRAWN BY: **CAB**  
MEM: **MEM**  
CHECKED BY: **CAB**

**BMP PLAN**  
METAL WAREHOUSE  
5955 ROCK FARM ROAD  
APN: 150-260-19

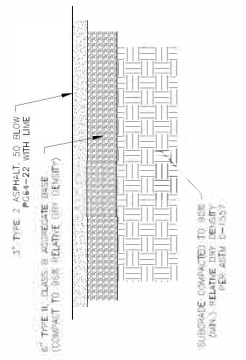
WASHOE COUNTY NEVADA

**Reno Tahoe Geo Associates, Inc.**  
CONSULTING CIVIL ENGINEERS

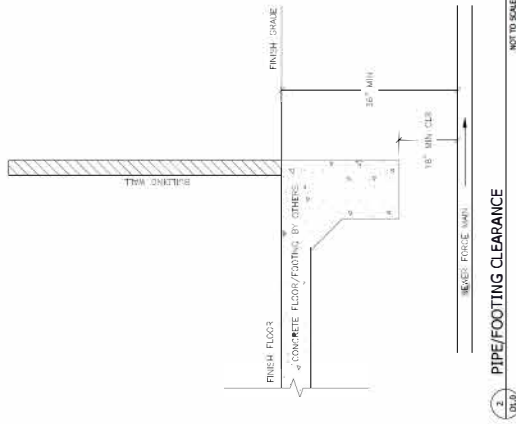
P.O. Box 18449 Reno, Nevada 89511  
TEL: (775)853-9100  
FAX: (775)853-9199

REV.	DATE	BY	APP'D





1. DRIVEWAY CROSS SECTION  
NOT TO SCALE



2. PIPE/FOOTING CLEARANCE  
NOT TO SCALE



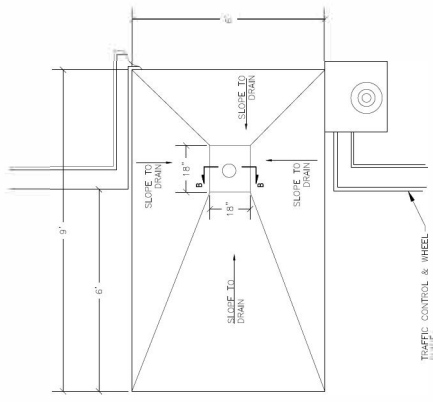
CONCEPTUAL RV DUMP OVERVIEW



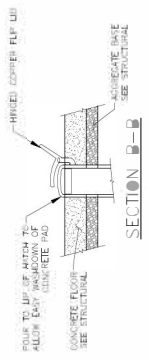
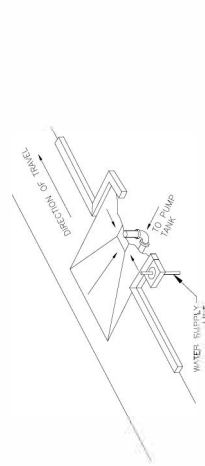
CONCEPTUAL RV DUMP - 1/1



CONCEPTUAL RV DUMP - 2/1



TRAFFIC CONTROL & WHEEL BUILT



SECTION B-B

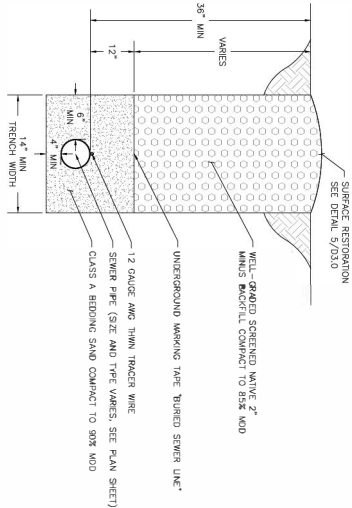
3. RV DUMP  
NOT TO SCALE

<p><b>DATE:</b> SEPT. 2023  <b>PROJECT:</b> 23055.001  <b>DESIGNED BY:</b> CAB  <b>DRAWN BY:</b> MEM  <b>CHECKED BY:</b> CAB</p>		<p>WASHOE COUNTY                  METAL WAREHOUSE                  5955 ROCK FARM ROAD                  APN: 150-260-19</p>	<p>RENO TAKEO GEO ASSOCIATES, INC.                  CONSULTING CIVIL ENGINEERS                  P.O. BOX 18449                  RENO, NEVADA 89511                  TEL: (775) 853-9190                  FAX: (775) 853-9190</p>	<p>REV. DATE</p>	<p>BY APP'D</p>
<p>WADMIN23-0015                  EXHIBIT D</p>				<p>SHEET                  D1.0</p>	

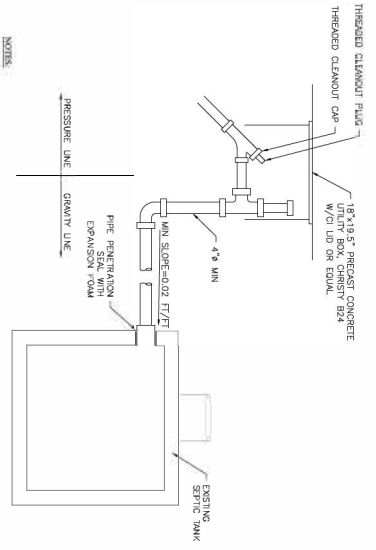


TEST NO.	TEST DATE	TEST TIME	TEST RESULT
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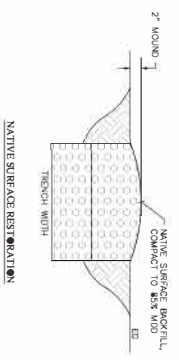
1 PERCOLATION TEST PT. RESULTS NOT TO SCALE



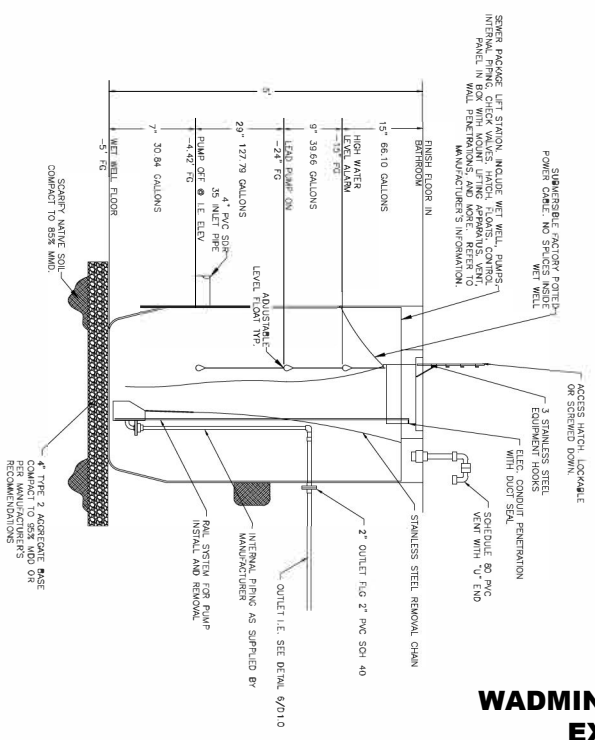
3 SEWER LINE TRENCH DETAIL NOT TO SCALE



2 SSFM TO GRAVITY SEWER NOT TO SCALE



4 TRENCH SURFACE RESTORATION NOT TO SCALE



5 CONCEPTUAL SEWAGE EJECTOR PUMP NOT TO SCALE

- GENERAL NOTES**
1. SET FLOWS CONTROL POINTS AS NECESSARY IN CONSULTATION WITH MANUFACTURER/SUPPLIER.
  2. NET WELL TOTAL VOLUME APPROXIMATELY ZERO GALLONS.
  3. STATION TOP WITH ACCESS COVER, CAMEL TRAY, WET WELL VENT, AND ANCHOR INSERTS FOR DISCONNECT PANEL AND PUMP HOIST. WET WELL TOP SLABS ARE PRESTRESSING RATED.
  4. FOLLOW OSHA PRACTICES WHEN WORKING IN CONFINED SPACES.
  5. CONTRACTOR SHALL PERFORM LEAK TESTING OF PUMP DISCHARGE PIPING AT 1.5 TIMES WORKING PRESSURE FOR A DURATION OF ONE HOUR. CONTRACTOR SHALL SUPPLY ALL FITTINGS, PIPING, AND OTHER EQUIPMENT NECESSARY TO PERFORM THE TEST.
  6. INSTALLATION MUST BE PLUMB AND LEVEL.
- LIFT STATION DESIGN DATA**
- GULLS SEWAGE GRINDER PUMP WITH LIFT STATION PACKAGE INCLUDING INTERNAL VALVES, PIPING, AND GULF BALLS, READY FOR SERVICE.
  - INCLUDES CONTROL PANEL AND 3 PIPES.
  - 115W.
  - 0.5 HORSEPOWER MOTOR.
  - PASSES UP TO 2\"/>

**WADMIN23-0015  
EXHIBIT D**

	<p><b>SEPTIC DETAILS</b> METAL WAREHOUSE 5955 ROCK FARM ROAD APN: 150-260-19</p>	<p><b>Reno Tahoe Geo Associates, Inc.</b> CONSULTING CIVIL ENGINEERS</p>	<p>REV. DATE:</p>	<p>BY APP'D:</p>
	<p>DATE: SEPT 2023 JOB NUMBER: 23055.001 DRAWN BY: M.E.M. CHECKED BY: O.M.B.</p>	<p>P.O. Box 18449 Reno, Nevada 89511</p>	<p>TEL: (775)853-9100 FAX: (775)853-9199</p>	<p>SHEET <b>D3.0</b></p>