

~~ATT~~
~~OFFICE~~

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)



SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: <u>SOULE PROPERTY CLEANUP</u>			
Project Description: <u>REMOVAL AND CLEANUP OF DEBRIS, TRASH, DEAD OR DYEING VEGETATION FROM 2017 FLOODING. INCLUDES RE-PLANTING OF GRA.</u>			
Project Address: <u>13430 WELCOME WAY</u>			
Project Area (acres or square feet): <u>2.5 AC</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>NORTH-WEST END OF WELCOME WAY</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>049-165-07</u>	<u>4 AC</u>		
<u>049-165-06</u>	<u>2.5 AC</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). <u>NONE</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>RANDY & KAMI SOULE</u>		Name:	
Address: <u>13370 WELCOME WAY</u>		Address:	
Zip: <u>89511</u>		Zip:	
Phone: <u>762-2777</u> Fax:		Phone: Fax:	
Email: <u>RANDY@ENCORENV.COM</u>		Email:	
Cell: <u>SAME</u> Other:		Cell: Other:	
Contact Person: <u>SAME</u>		Contact Person:	
Applicant/Developer: <u>N/A</u>		Other Persons to be Contacted: <u>NONE</u>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: RANDY SOULE

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, RANDY SOULE (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 049-165-07 AND 049-165-06

Printed Name RANDY SOULE

Signed [Signature]

Address 13370 WELCOME WAY
RENO, NV 89511

Subscribed and sworn to before me this
26th day of June, 2018.

[Signature]
Notary Public in and for said county and state
My commission expires: Feb 16, 2020

(Notary Stamp)
DEBRA HOWELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 92-0932-2 - Expires February 16, 2020

*Owner refers to the following: (Please mark appropriate box.)

- Owner
 Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: RANDY SOULE

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, KAMI SOULE
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 049-165-07 AND 049-165-06

Printed Name KAMI SOULE

Signed Kami Soule

Address 13390 WELCOME WAY
RENO NV 89511

Subscribed and sworn to before me this
24th day of July, 2018.

Debra Howell
Notary Public in and for said county and state

My commission expires: Feb 16, 2020

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

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

1. What is the purpose of the grading?

TO CLEAN-UP THE SITE FROM SEVERAL HARSH WINTERS AND THE 2017 FLOODING, WHICH REQUIRED THE REMOVAL OF TRASH, DEBRIS, DEAD AND DYEING VEGETATION. IT IS ANTICIPATED THAT SIMILAR CLEANUP WILL BE REQUIRED ANNUALLY.

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

NONE

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

≈ 8000 sq ft ON PARCEL 047-165-07
≈ 6000 sq ft ON PARCEL 049-165-06

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

NONE
THE EXISTING LAND CONTOURS WILL STAY THE SAME

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

YES. THE GRADING THRESHOLDS ARE NOT EXCEEDED. BUT, DUE TO THE NATURE OF THE WORK ALONG THE STREAM ZONE, THE COUNTY DEMANDED A SPECIAL USE PERMIT, WHICH WAS OPPOSED BY THE OWNER WHO HAS AGREED TO SUBMIT.

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. IN \approx 2000 THE ARROWCREEK DEVELOPER CUT IN AN ACCESS ROAD THAT WAS USED FOR THE CREEK BRIDGE PROJECT.

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

YES

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

No

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No

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

NO CUT OR FILL IS PLANNED
EROSION WADDLES ~~WILL~~ ^{HAVE} BEEN PLACED PARALLEL TO
THE STREAM.
THE AREA DISTURBED WILL BE SPRAY RE-PLANTED
WITH MEADOW GRASS SEED THAT WILL INCLUDE
AN ORGANIC SOIL STABILIZER.

11. Are you planning any berms?

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

N/A

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

NONE
THE WORK CANNOT BE SEEN FROM OFFSITE

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

YES.

- APPROX 6 DEAD OR DYEING COTTONWOOD TREES THAT ARE 10' to 20' TALL
- APPROX 2 DEAD OR DYEING PINE TREES THAT ARE ≈ 20' TALL AND WERE FALLING OVER FROM THE WINDS

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?

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

NATURAL GROUND MOISTURE FROM THE CREEK ZONE SHOULD BE ADEQUATE FOR GROWTH. IF NOT, THE OWNER OWNS SHARE OF CREEK WATER THAT IS ~~THE~~ OF BENEFICIAL USE TO THIS PROPERTY.

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

No.

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

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

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

Account Detail

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Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Washoe County Parcel Information

Parcel ID	Status	Last Update
04916507	Active	6/27/2018 2:06:27 AM

Current Owner:
SOULE, RANDALL & KAMI

SITUS:
13430 WELCOME WAY
WCTY NV

13390 WELCOME WAY
RENO, NV 89511

Taxing District
4000

Geo CD:

Legal Description

Range 19 SubdivisionName THOMAS CREEK ESTATES 3F Township 18 Section 24 Lot 3 Block

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,097.49	\$1,097.49	\$0.00	\$0.00	\$0.00
2016	\$1,070.09	\$1,070.09	\$0.00	\$0.00	\$0.00
2015	\$1,067.82	\$1,067.82	\$0.00	\$0.00	\$0.00
2014	\$1,034.64	\$1,034.64	\$0.00	\$0.00	\$0.00
2013	\$1,004.46	\$1,004.46	\$0.00	\$0.00	\$0.00
Total					\$0.00

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Important Payment Information

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

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

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

Washoe County Treasurer
Tammi Davis

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

Account Detail

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Washoe County Parcel Information

Parcel ID 04916506	Status Active	Last Update 6/27/2018 2:06:27 AM
Current Owner: SOULE, RANDY & KAMI 13390 WELCOME WAY RENO, NV 89511	SITUS: 13410 WELCOME WAY WCTY NV	
Taxing District 4000	Geo CD:	
Legal Description		
Range 19 SubdivisionName THOMAS CREEK ESTATES 3F Township 18 Section Lot 2 Block		

Pay Online

No payment due for this account.

\$0.00

Pay By Check





Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,145.14	\$1,145.14	\$0.00	\$0.00	\$0.00
2016	\$1,116.53	\$1,116.53	\$0.00	\$0.00	\$0.00
2015	\$1,114.18	\$1,114.18	\$0.00	\$0.00	\$0.00
2014	\$1,079.56	\$1,079.56	\$0.00	\$0.00	\$0.00
2013	\$1,048.08	\$1,048.08	\$0.00	\$0.00	\$0.00
Total					\$0.00

-  **Payment Information**
-  **Special Assessment District**
-  **Installment Date Information**
-  **Assessment Information**

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

Randy Soule

From: Randy Soule
Sent: Monday, June 25, 2018 2:08 PM
To: Farmer, Brian; Hauenstein, Mojra
Cc: Webb, Bob; Chism, Johnna; Mike Burgess
Subject: RE: 13430 Welcome Way post meeting pictures and agreement

Mojra, Bob and Brian;

I wanted to memorialize the understanding of our meeting last Thursday regarding the subject property on Welcome Way. As agreed, I did meet with Brian at the site on Friday to review the remaining debris, trash, slash piles and scope of the surface disturbance, which Brian has provided the attached pictures.

As discussed at the meeting, we object to the need and requirement to obtain a special use grading permit because the work falls under the Allowed Use provisions of the WC Code section 418. However, the County feels in their opinion that we have exceeded the Allowable-Use of section 418. In the spirit of cooperation and to avoid further proceedings and adversarial arguments, both the owner and County have agreed to proceed as follows:

1. The owner will submit for and obtain a grading Special-Use permit for the work requested. The County will assist the owner with filling out the application for the permit and the information needed. And, the County will work with the owner on the charged fees for the permit.
2. To avoid adverse site conditions of fire, flooding, and erosion the County will allow the owner to proceed to complete only the following until the Special-Use permit is obtained:
 - a. Removal and disposal of the slash piles from the site.
 - b. Removal of the remaining debris/trash that was reviewed with Brian.
 - c. Re-planting of the disturbed area with meadow grass and a soil stabilizer.

We will retain a civil engineer and proceed with the Special use permit application this week. Hopefully we can have this permit application ready for submittal within a few weeks depending on how long it takes to complete the drawings and other required information.

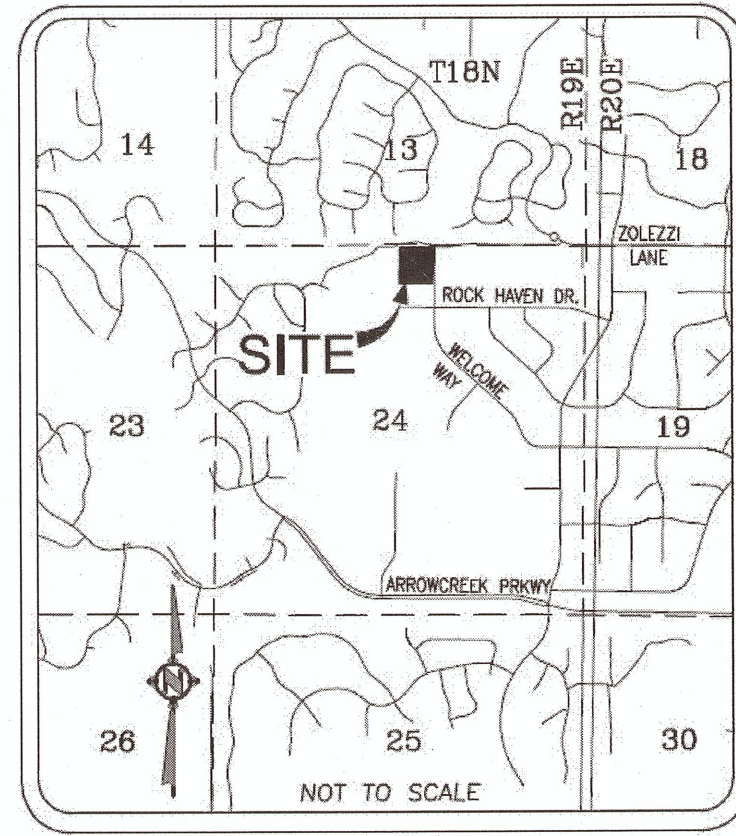
Please respond with your same understanding of the above, so we can proceed accordingly. Thank you.

Randy Soule



14830 Kivett Lane
Reno, NV 89521
Ofc (775) 852-2295
Cell (775) 762-2797
Fax (775) 852-9455

From: Farmer, Brian [mailto:BFarmer@washoecounty.us]
Sent: Friday, June 22, 2018 2:20 PM
To: Randy Soule <Randy@encorenv.com>; Hauenstein, Mojra <MHauenstein@washoecounty.us>
Cc: Webb, Bob <bwebb@washoecounty.us>; Chism, Johnna <JChism@washoecounty.us>
Subject: 13430 Welcome Way post meeting pictures and agreement



VICINITY MAP

GENERAL NOTES

- TOTAL AREA TO BE CLEARED AND GRUBBED ON LOT 049-165-06 +/- 4,736.6 SF ON EAST SIDE OF THOMAS CREEK, +/- 2,736.6 SF ON WEST SIDE OF THOMAS CREEK, ON LOT 049-165-07 +/- 6,001.9 SF ON EAST SIDE OF THOMAS CREEK, +/- 3,596.2 SF ON WEST SIDE OF THOMAS CREEK.
- STOCKPILED DEAD VEGETATION TO BE REMOVED AND PROPERLY DISPOSED OF.
- AREA TO BE RE-SEEDED WILL BE HYDRO-SEEDED WITH A MEADOW GRASS SEED AND ORGANIC SOIL STABILIZER.
- IF IRRIGATION IS REQUIRED FOR GRASS TO ESTABLISH, FLOOD IRRIGATION WILL BE USED (PERMIT #72166).
- FENCE (FUTURE) WILL BE INSTALLED UNDER SEPARATE PERMIT.

APN: 152-021-09

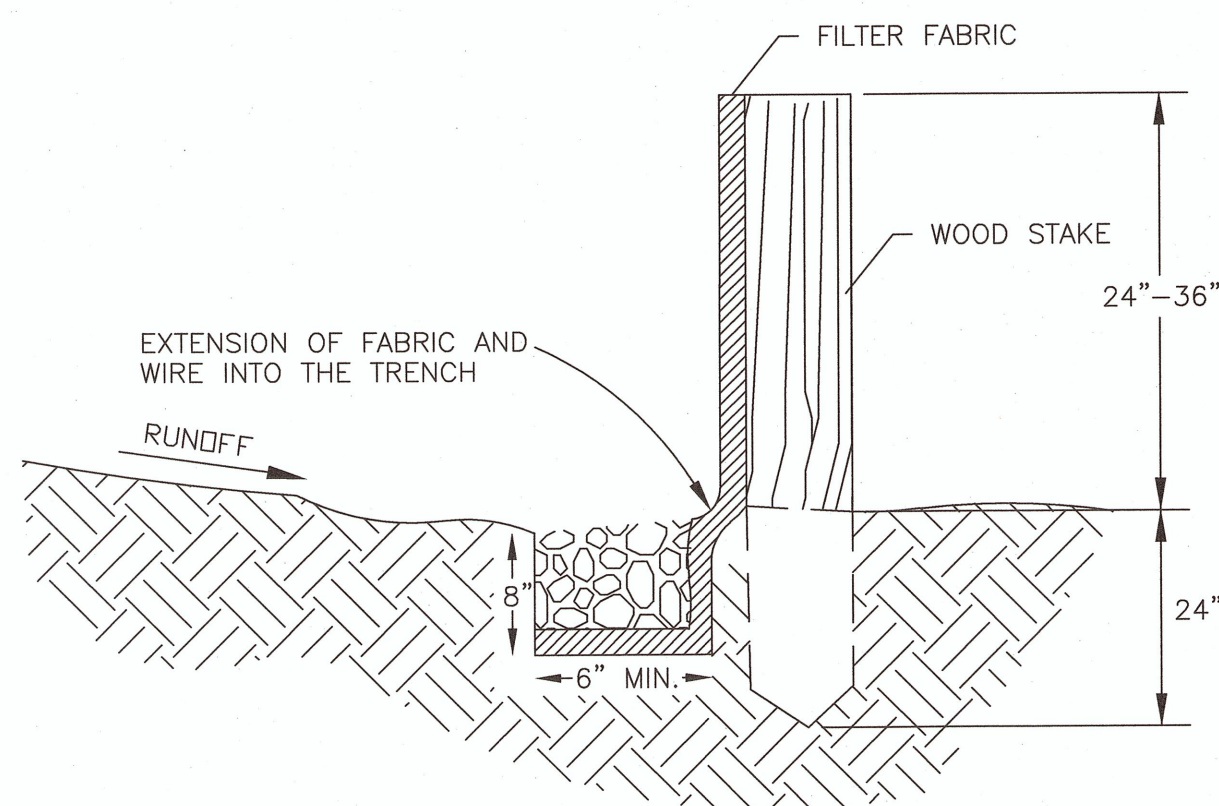
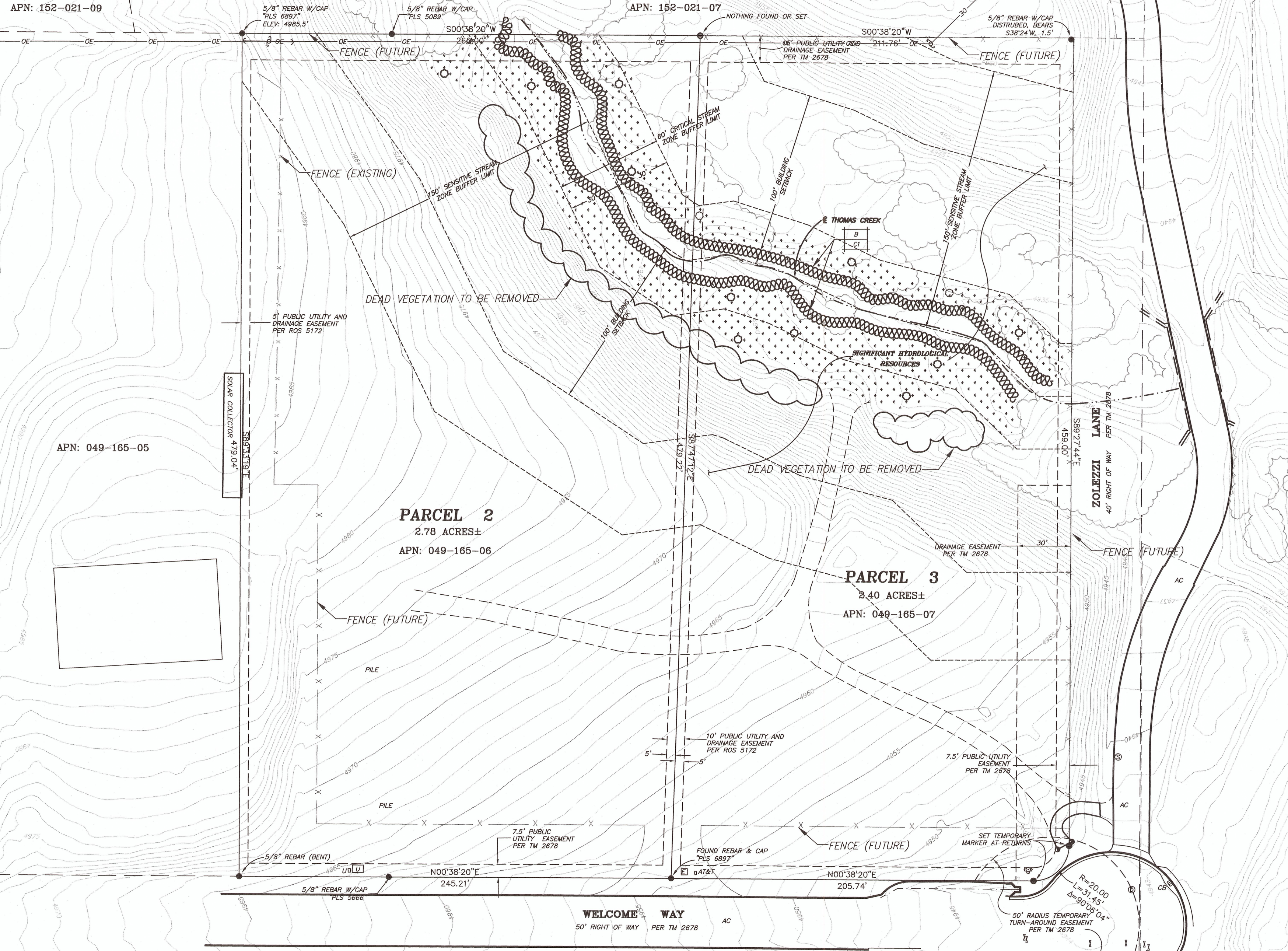
ROCKHAVEN DRIVE

APN: 049-165-05

PARCEL 2
2.78 ACRES±
APN: 049-165-08

PARCEL 3
2.40 ACRES±
APN: 049-165-07

WELCOMB WAY
50' RIGHT OF WAY PER TM 2678 AC



NOTES

- SILT FENCE TO BE SUPPORTED BY WOOD OR STEEL POSTS AT 5' ON CENTER SPACING, OR 10' ON CENTER WITH WIRE BACKING.
- GEOTEXTILE (SILT FENCE FABRIC) SHALL EXTEND APPROXIMATELY 8" BELOW GRADE FOR A DISTANCE OF 4"-6" IN THE UPSTREAM DIRECTION. BACKFILL WITH NATIVE MATERIAL AND COMPACT TO PROVIDE STABLE ANCHORAGE.
- IF A PREFABRICATED SILT FENCE IS NOT BEING USED, THE GEOTEXTILE MUST BE ATTACHED TO THE POSTS USING STAPLES, REINFORCING WIRE, OR OTHER ATTACHMENTS PROVIDED BY THE MANUFACTURER.
- WIRE SUPPORTS SHALL BE USED ON SILT FENCES EXCEEDING 24" IN HEIGHT.
- SILT FENCES SHALL BE USED PRIOR TO THE ESTABLISHMENT OF EROSION CONTROLS AND INSTALLED PRIOR TO THE CLEARING OF EXISTING VEGETATION.

B	SILT FENCE
C1	SCALE: NOT TO SCALE

A	SITE PLAN
C1	SCALE: 1" = 40'-0"

LEGEND

- AREA GRUBBED & CLEARED TO BE RESEEDED
- SILT FENCE
- EVERGREEN TREE (NEW)
- EXISTING VEGETATION
- PROPERTY CORNER ANGLE POINT, NOTHING FOUND
- FOUND PROPERTY CORNER AS NOTED
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- STORMDRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC BOX
- SIGNAGE
- BENCH MARK
- BOLLARD
- ELECTRIC LINE (OVERHEAD)
- FENCE (EXISTING)
- FENCE (FUTURE)



SPECIAL USE PERMIT APPLICATION
SOULE PROPERTY CLEAN UP
 NORTHWEST END OF WELCOME WAY
 APN: 049-165-06 & 049-165-07
 RENO, NEVADA 89511

REVISIONS

SHEET TITLE
 SITE PLAN

DRAWN: KN
 CHECKED: KN
 DATE: 7/9/18
 JOB NUMBER: JP #18094

C1



















