



# Board of Adjustment Staff Report

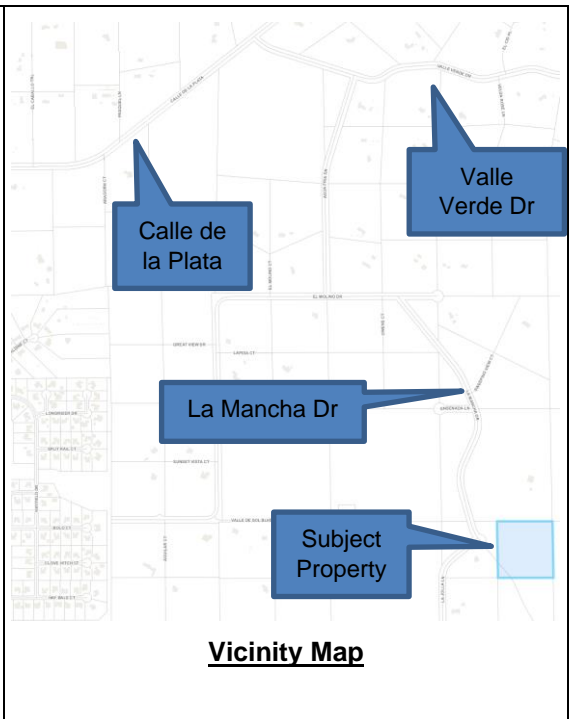
Meeting Date: December 1, 2022

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER:	WSUP22-0030 (Rabe Grading)
BRIEF SUMMARY OF REQUEST:	Major grading special use permit for the construction of a new single-family dwelling.
STAFF PLANNER:	Kat Oakley, Planner Phone Number: 775.328.3628 E-mail: koakley@washoecounty.gov

**Case Description:**  
 For hearing, discussion, and possible action to approve a special use permit for major grading associated with the construction of a single-family dwelling. The proposal also includes a request to vary grading standards, specifically 110.438.45 (c).

Property Owner: Jonathan & Amanda Rabe  
 Location: 2410 La Mancha Dr.  
 APN: 076-381-53  
 Parcel Size: 10.025  
 Master Plan: Rural  
 Regulatory Zone: General Rural  
 Area Plan: Spanish Springs  
 Development Code: Authorized in Article 810, Special Use Permits  
 Commission District: 4 – Commissioner Hartung



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0030 for Jonathan and Amanda Rabe, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

*(Motion with Findings on Page 8)*

**Staff Report Contents**

Special Use Permit ..... 3  
Site Plan..... 4  
Project Evaluation ..... 5  
Area Plan Evaluation ..... 6  
Reviewing Agencies..... 6  
Recommendation ..... 8  
Motion ..... 8  
Appeal Process..... 8

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**Exhibits Contents**

Conditions of Approval..... Exhibit A  
Agency Comments..... Exhibit B  
Public Notice ..... Exhibit C  
Project Application ..... Exhibit D

**Special Use Permit**

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

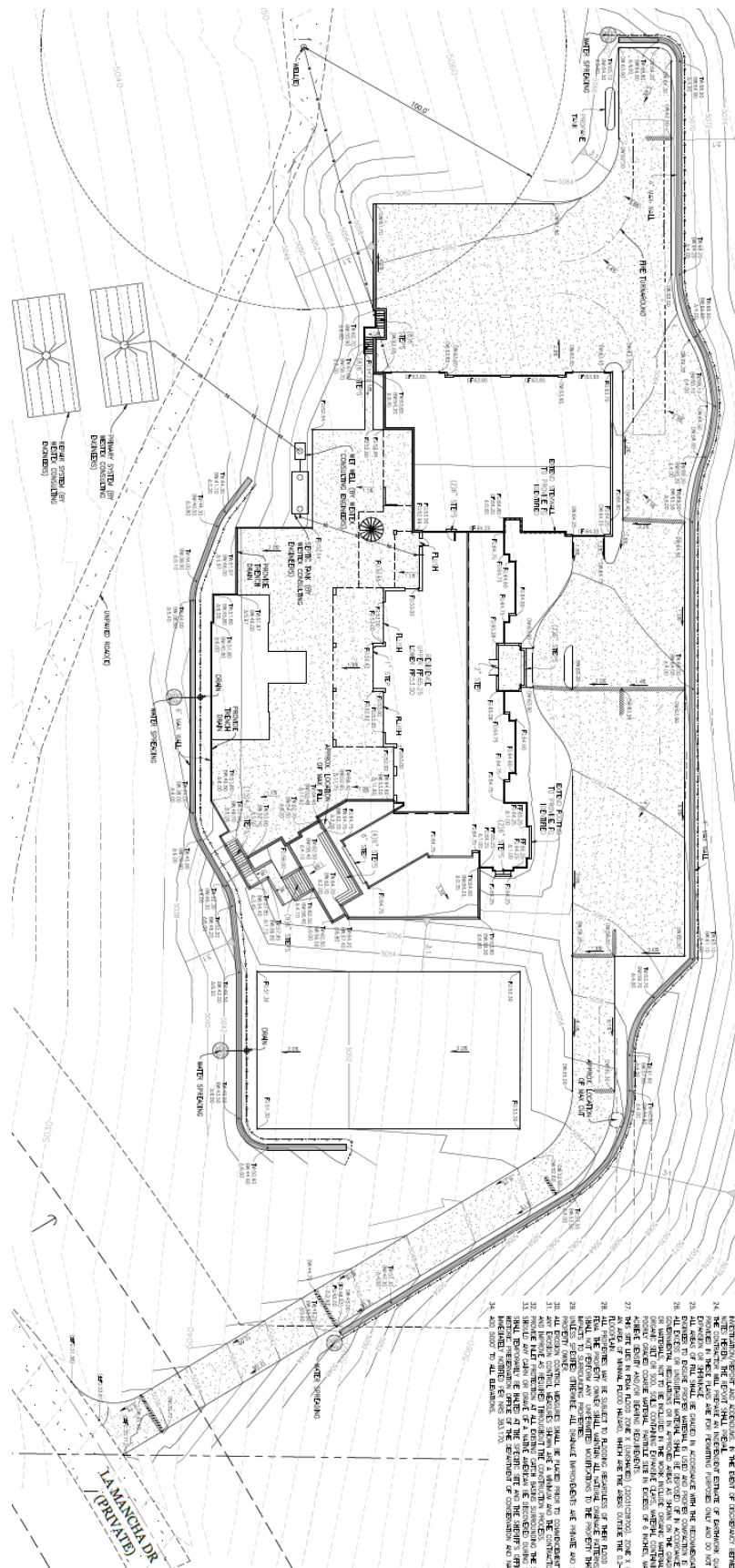
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.”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

The conditions of approval for Special Use Permit Case Number WSUP22-0030 are attached to this staff report and will be included with the action order.

The subject property is designated as General Rural. Setbacks in the GR regulatory zone are 30 feet from the front and rear property lines, and 50 feet from the side property lines. The proposed grading is permitted with a special use permit per WCC 110.438.35. The applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:

Variance(s) Requested	Relevant Code
Finished grade to vary from natural slope by greater than 10 feet.	110.438.45(c)



Site Plan

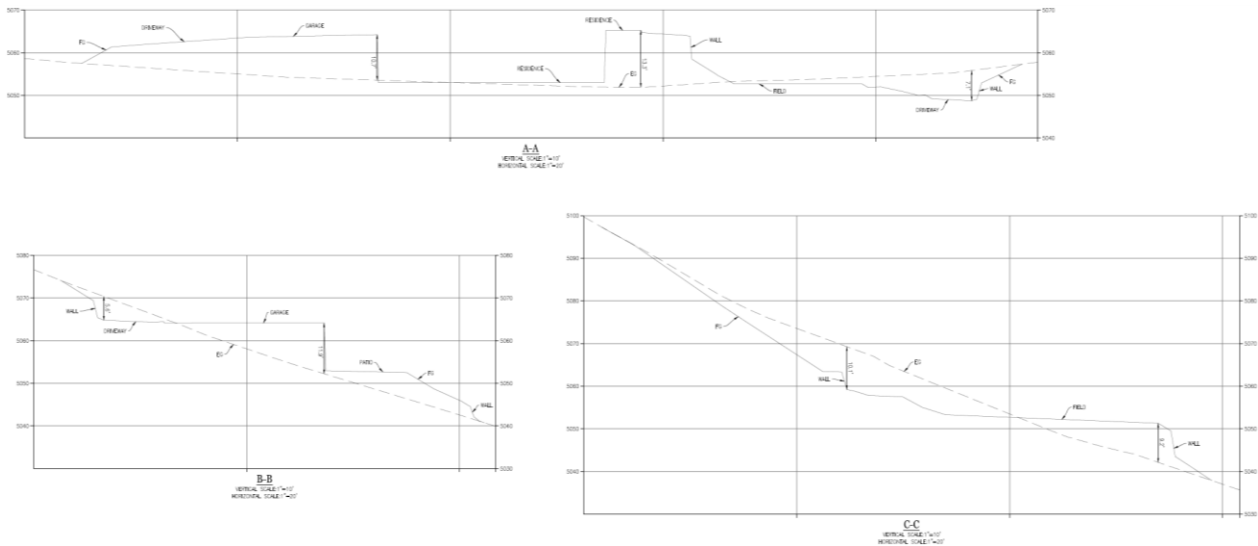
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE.
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- 40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE.

**Project Evaluation**

The proposed grading is for the construction of a single-family dwelling and associated landscaping. The subject property is characterized by steep slopes that range from approximately 10% to 40%. The site is generally vegetated with brush. The excavation of more than 5,000 cubic yards and the disturbed area greater than half an acre trigger the need for a special use permit.

All proposed slopes are 3:1 or less, in conformance with WCC110.438.45 (a). All proposed retaining walls are a maximum of 4 or 6 feet in height, which meets all requirements. The proposed cut does not exceed the height of the proposed structures, and the structures will screen a portion of the proposed cut. Staff has proposed condition 1.f requiring a landscaping buffer along the portions of the rockery walls that are not behind structures, to shield at least 90% of the cuts as required by WCC 110.438.45 (j). In addition to the rockery walls, the applicant has proposed the revegetation to stabilize all slopes. All portions of retaining walls that fall within the required setbacks are less than 4 feet in height, and all proposed fill slopes in the setbacks are less than 4 feet in height. The proposed grading complies with all standards for which the applicant is not requesting variation, and conditions of approval 1.d and 1.f ensure that completed grading will be curvilinear and be satisfactorily revegetated.

The largest difference between finished and natural grade is 19 feet, which is over the 10-foot limit required by code. The applicant has therefore requested to vary the standard. As shown in the cross-sections on sheet C 1.2 below, lot improvements such as the pool and the playing field are terraced, mitigating visual impacts. The residence itself is set into the hillside and is the site of the greatest difference between natural and finished grade. A proposed 6' rockery retaining wall at the bottom of the proposed improvements prevents a larger fill slope but will be visible downslope. Due to the location of the lot and the slope of the hillside, the development will be visible from more than a mile away. Therefore, in addition to the proposed revegetation below the rockery wall, staff is also proposing condition 1.f requiring an additional landscaping buffer along the length of the rockery wall.



**Cross Sections**

The proposed grading and use of the property conform with the Master Plan and Spanish Springs Area Plan, a more detailed analysis of which can be found below. The site is appropriate for a single-family dwelling, and the proposed grading provides the necessary facilities to

accommodate the use. With the proposed conditions to soften the visual impact of the grading, staff has no concerns about recommending approval.

**Area Plan Evaluation**

The subject parcel is located within the Spanish Springs Area Plan. The following is the pertinent policy from the Area Plan:

**Relevant Area Plan Policies Reviewed**

Policy	Brief Policy Description	Response	Condition of Approval
SS7.4	All new development shall be reviewed by Washoe County Regional Parks and Open Space for potential trail connections	Reviewed by Washoe County Regional Parks and Open Space; no conditions recommended	N/A

**Reviewing Agencies**

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwayne Smith, desmith@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X			
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@gmail.com
Truckee Meadows Water Authority	X			

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

### **Staff Comment on Required Findings**

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

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

*Staff Comment: The proposed grading is consistent with the Master Plan and the Spanish Springs Area Plan. Specifically, the grading will support the development of a single-family residence with sufficient mitigation of impacts, as described in the analysis on page 5.*

- (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: The subject property is currently accessed from La Mancha Drive and is served by a domestic well. Surrounding lots contain single-family dwellings, and no reviewing agencies had any concerns about the provision of infrastructure in the area.*

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

*Staff Comment: The majority of the property is made up of slopes 15% or greater. All proposed grading is consistent with the Washoe County Development Code except for WCC 438.45 (c), for which the applicant has requested this standard to be varied. The grading generally occurs in areas with slopes from 10% to 25%. The Washoe County Engineering Division reviewed the application and had no concerns about site suitability.*

- (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 Washoe County Engineering Division reviewed the application and had no concerns about public health, safety, or welfare. The majority of grading is occurring outside of the setbacks, and staff has proposed a number of conditions to mitigate potential impacts.*

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

*Staff Comment: There are no Military Installations within the noticing range; therefore, there will be no negative impacts.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0030 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0030 for Jonathan and Amanda Rabe, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

### **Appeal Process**

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

Applicant/Owner: Jonathan and Amanda Rabe  
6295 Mohave Ct.  
Sun Valley, NV 89433

Developer: Monte Vista Consulting, Ltd.,  
mike@montevistaconsulting.com





# Conditions of Approval

Special Use Permit Case Number WSUP22-0030

The project approved under Special Use Permit Case Number WSUP22-0030 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 1, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

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

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

**Washoe County Planning and Building Division**

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

**Contact Name – Kat Oakley, Planner, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov)**

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

NOTE

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

- d. The following notes shall be included on all grading plans:
  - a. All grading shall conform with WCC 110.438.45.g: "Utilize a gradual transition or "rounding or contouring" of the manufactured slope at the intersection of a manufactured cut or fill slope and a natural slope. Engineered slopes shall not intersect natural slopes at an angle greater than forty-five (45) degrees."
  - b. All grading shall conform with WCC 110.438.45.h: "Visually integrate all slope faces (cut or fill) into the natural terrain by a gradual transition or "contouring/rounding" of the manmade landforms into the natural terrain. To the extent practicable ensure that hillside grading results in undulating naturalistic appearance, consistent with the surrounding undisturbed terrain."
  - c. Rockery walls shall contain smaller rock in the voids of the face of the wall to reduce undermining by small animals.
- e. Construction hours are 7am to 7pm Monday through Saturday.
- f. All rockery retaining walls not shielded by structures as shown in the application shall be shielded by a landscaping buffer consisting of a minimum of one tree every 50 feet. A combination of shrubbery and trees shall shield at least 90% of the subject rockery walls. In the case where there is not sufficient space for landscaping between the rockery retaining wall and site improvements, the trees shall be planted directly west of the subject improvements. All tree plantings shall meet the planting requirements of WCC.110.412.60.h. The trees shall be at least 60% coniferous. Should such landscaping conflict with defensible space requirements, other planting varieties shall be accepted so long as they provide equal or greater shielding of the rockery retaining walls.

### **Washoe County Engineering and Capital Projects**

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

**Contact Name – Robert Wimer, PE, 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov) and Mitch Fink, [mfink@washoecounty.gov](mailto:mfink@washoecounty.gov), 775.328.2050**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
- g. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- h. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- i. The Regional Road Impact Fee (RRIF) will be charged at the single-family dwelling rate with the building permit.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, 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**

4. 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. The parcel will have to be served by individual domestic well and onsite sewage disposal system.
- b. If the special use permit is approved, all future plans and permits must be routed through the WCHD for review and approval. All setbacks for construction must be met as required in the applicable regulations of the Washoe County District Board of Health.

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

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

October 26, 2022

Washoe County Community Services  
Planning and Development Division

RE: Rabe Major Grading; 076-381-53  
Special Use Permit; WSUP22-0030

Dear Washoe County Staff:

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

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

- a) Condition #1: The WCHD has no objections to the application as submitted.
- b) Condition #2: The parcel will have to be served by individual domestic well and onsite sewage disposal system.
- c) Condition #3: If the special use permit is approved, all future plans and permits must be routed through the WCHD for review and approval. All setbacks for construction must be met as required in the applicable regulations of the Washoe County District Board of Health.

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 Health District comments.

Sincerely,



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



Date: October 27, 2022

To: Courtney Weiche, Planner

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

Re: Special Use Permit for **Rabe Major Grading, WSUP22-0030**  
APN 076-381-53

## GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a new single family residence and is located on approximately 10.025 acres approximately 230 feet east of the intersection of La Jolla Lane and La Mancha Drive. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Monte Vista Consulting, Ltd. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

## GENERAL CONDITIONS

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

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

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

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitch Fink, (775) 328-2050

1. The Regional Road Impact Fee (RRIF) will be charged at the single-family dwelling rate with the building permit.

## Oakley, Katherine

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**From:** Weiche, Courtney  
**Sent:** Monday, October 31, 2022 9:37 AM  
**To:** Oakley, Katherine  
**Subject:** Fwd: WSUP22-0030 (Rabe Major Grading) Conditions of Approval

FYI.

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**From:** Lemon, Brittany <BLemon@tmfpd.us>  
**Sent:** Monday, October 24, 2022 12:26 PM  
**To:** Weiche, Courtney <CWeiche@washoecounty.gov>  
**Cc:** Way, Dale <DWay@tmfpd.us>  
**Subject:** WSUP22-0030 (Rabe Major Grading) Conditions of Approval

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/>.

The parcel is located in a HIGH WUI zone with non-conforming water. It does appear that the applicant will be able to provide 50 feet of defensible space that will be required to be noted on the plans. With non-conforming water and 50 feet of defensible space ignition resistant Class 1 construction is required (IR1).

The driveway dimensions were not indicated on the plans. Access shall be provided in compliance with the 2018 IFC and IWUIC.

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"*



## Oakley, Katherine

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**From:** Weiche, Courtney  
**Sent:** Tuesday, October 25, 2022 3:26 PM  
**To:** Lowden, Joanne  
**Cc:** Oakley, Katherine  
**Subject:** RE: WSUP22-0030 (Rabe Major Grading)

Thank you Joanne,

I have copied the Planner, Kat Oakley, who will be taking this project over, for her records.



**Courtney Weiche**  
Senior Planner, Planning & Building Division | Community Services Department  
[cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov) | Direct Line: 775.328.3608  
**My working hours: Monday-Friday 8am to 5pm**  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?  
[Submit a Nomination](#)

---

**From:** Lowden, Joanne <JLowden@washoecounty.gov>  
**Sent:** Tuesday, October 25, 2022 1:55 PM  
**To:** Weiche, Courtney <CWeiche@washoecounty.gov>  
**Subject:** WSUP22-0030 (Rabe Major Grading)

Hi Courtney,

I reviewed #4 WSUP22-0030 (Rabe Major Grading) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



**Joanne Lowden**  
Natural Resource Planner  
Community Services Department | Regional Parks and Open Space  
[jlowden@washoecounty.us](mailto:jlowden@washoecounty.us) | Office: [775-328-2039](tel:775-328-2039)  
1001 E. Ninth St., Reno, NV 89512





## Washoe-Storey Conservation District

Bret Tyler Chairman  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

October 26, 2022

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP22-0030 Rabe Grading

Dear Courtney,

In reviewing the special use permit major grading, the Conservation District has the following comments.

The District will require reviewing the vegetation plan prior to reseeding of the graded areas.

If roadside ditches are constructed, lining the flow line with 4–6-inch rock will minimize the transport of sediment downstream.

In the construction of rockery walls, the District recommends filling the voids in the face of the entire wall with smaller rock to prevent the undermining of small rodents.

In reviewing the landscape legend, the District recommends planting several more evergreens than flowering accent trees on the sides and back lot of the single-family dwelling.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Jim Shaffer

## Oakley, Katherine

---

**From:** Weiss, Timber A.  
**Sent:** Thursday, November 3, 2022 9:39 AM  
**To:** Oakley, Katherine  
**Subject:** RE: WSUP22-0030 Rabe Grading SUP

Hello,

That is correct, no water rights comments for this SUP.

Thank you,



**Timber Weiss, PE | Professional Engineer**  
Engineering & Capital Projects Division | Community Services Department  
1001 E. 9th Street, Bldg A Reno, NV 89512  
[tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov) | Office Voice Mail: 775.954.4626 or 775.433.0769  
Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
For additional information, email [engineering@washoecounty.us](mailto:engineering@washoecounty.us) or call 775.328.2040



---

**From:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Sent:** Thursday, November 3, 2022 9:29 AM  
**To:** Weiss, Timber A. <TWeiss@washoecounty.gov>  
**Subject:** WSUP22-0030 Rabe Grading SUP

Hi Timber,

I took over the above SUP from Courtney, and I just wanted to make sure you didn't have any comments on it.

Thanks!



**Kat Oakley**  
Planner, Planning & Building Division | Community Services Department  
[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

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1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**Public Notice Map**

Pursuant to Washoe County Code Section 110.306.25 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 3,000 foot radius of the subject property, noticing 47 separate property owners.



# Special Use Permit for Grading

FOR

## The Rabe Residence



### Prepared For:

Jonathan & Amanda Rabe  
6295 Mohave Ct  
Sun Valley, NV 89433

### Prepared By:



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

**October 2022**

22.016

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## Table of Contents

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- Narrative
- Washoe County Special Use Permit for Grading Application
- Property Owner Affidavit
- Special Use Permit Supplemental Information
- Zoning & Vicinity Map
- Required Plans (full size plans at back of application)
  - Site Plan
  - Landscape Plan
- Additional Information
  - Proof of Property Tax Payment

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## Project Information

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Location: 2410 La Mancha Dr

APN: 076-381-53

Site Area: 10 ac

Zoning: GR

Master Plan Designation: Rural

Proposed Use: Single Family Residential

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

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## Pre-Development Discussion

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### Existing Conditions & Development:

The site is currently undeveloped open range consisting of native grasses and brush. Access to the site is from La Mancha Drive at the southwest corner of the property. This parcel naturally slopes from east to west at slopes in excess of 15%.

### Surrounding Properties:

- |  |            |             |
|--|------------|-------------|
| ○ North: Developed Residential               | Zoning: GR | Use: SFR    |
| ○ South: Developed Residential & La Manch Dr | Zoning: GR | Use: SFR    |
| ○ East: Undeveloped                          | Zoning: GR | Use: Vacant |
| ○ West: Developed Residential                | Zoning: GR | Use: SFR    |

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## Proposed Development Discussion

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### Proposed Improvements:

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

The special use permit is triggered due to both the volume of earthwork and disturbed area required to complete these improvements on a slope in excess of 15%. Additionally, a variation of standards is requested to modify the maximum cut and fill beyond the allowed ten (10) feet per section 110.438.45C of the Washoe County Development Code. The proposed development is expected to have an approximate cut of thirteen (13) feet and a fill of nineteen (19) feet. It should be noted that both of these areas are near the center of the proposed residence and terrace. The grading differential at the limits of the development is well within the 10' maximum differential.

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Rabe Residence</b>			
Project Description: The development of a new single-family residence.			
Project Address: 2410 La Mancha Dr			
Project Area (acres or square feet): 436,673 S.F.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project is located +/- 230 ft. east of the intersection of La Jolla Ln and La mancha Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-381-53	10.025		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Rabe, Jonathan & Amanda		Name: Monte Vista Consulting, Ltd.	
Address: 6295 Mohave Ct		Address: 575 E. Plumb Ln, Suite 101	
Sun Valley, NV	Zip: 89433	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775.235.8404	Fax:
Email:		Email: mike@montevistaconsulting.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Mike Vicks	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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):	



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

1. What is the purpose of the grading?

A new single-family residence.

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

**7,850 cubic yards.**

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

115,005 square feet.

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

Earthwork on-site will essentially be balanced. The cut generated with the proposed development will be used on site and the net fill shown on the earthwork analysis is comprised mostly of the driveway and foundation pavement sections.

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

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

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No portion of the grading shown on the plan has been done previously.

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

Yes, all areas on the site plan are proposed to be disturbed by grading. Please reference sheet C1.0.

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

Yes, the disturbed area can be seen from La Mancha Dr and La Jolla Ln from the south and east of the property. Adjacent parcels APN: 076-381-55, -03, -52, and -54 can see the disturbed area as well.

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

No, neighboring properties could not be served by the proposed request as all improvements are for private residential use.

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

The general slopes of the proposed improvements range from 5:1 to 3:1 surrounding the site. All disturbed areas will be either landscaped or revegetated. Fiber rolls for slope stabilization and silt fence for sediment control will be used to prevent erosion.

11. Are you planning any berms?

Yes	No	<input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
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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)?

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

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

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

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

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

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

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

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

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

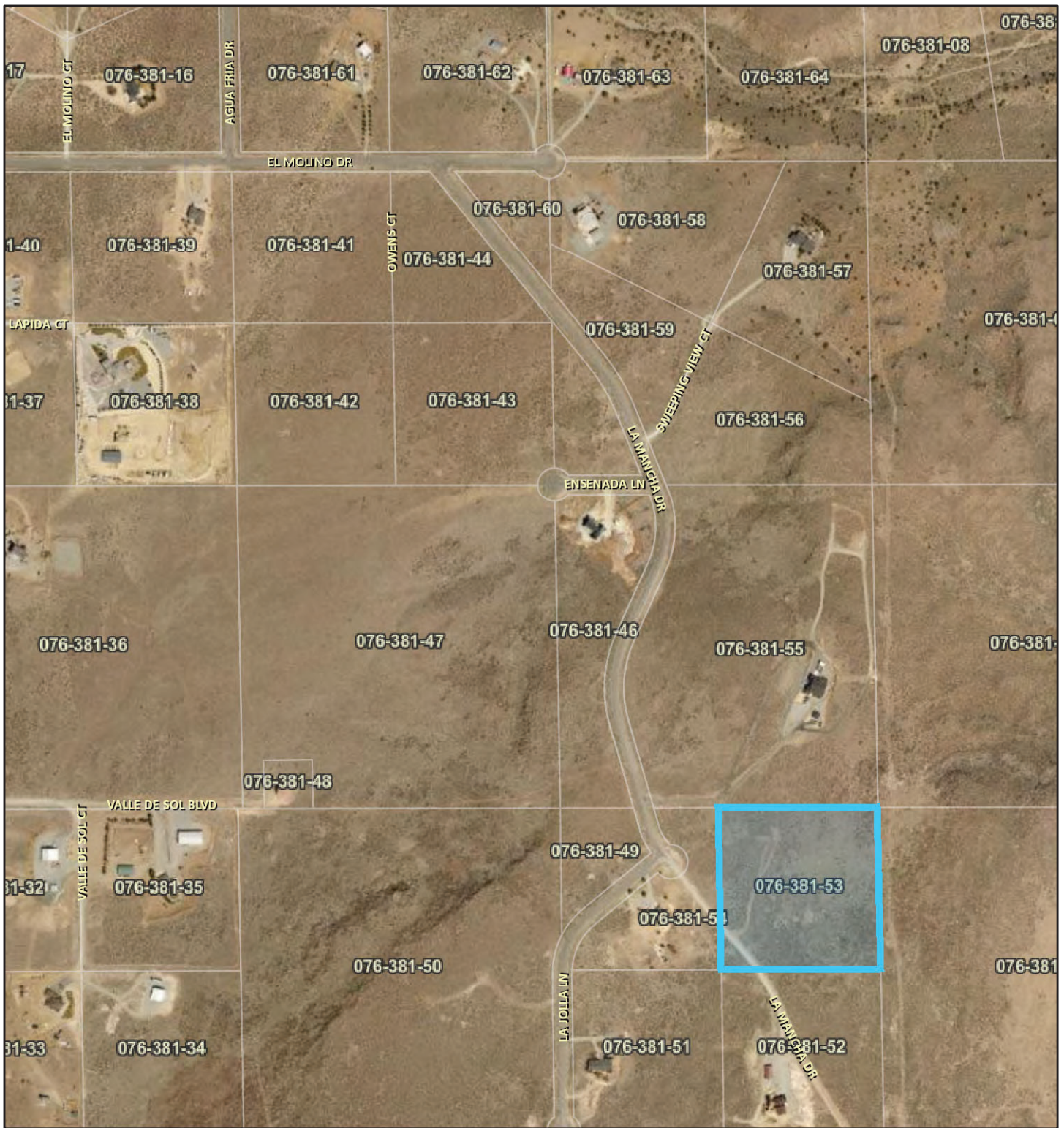
17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

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

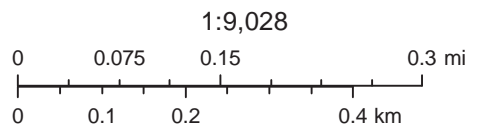
18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	X	If yes, please attach a copy.
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# Vicinity Map

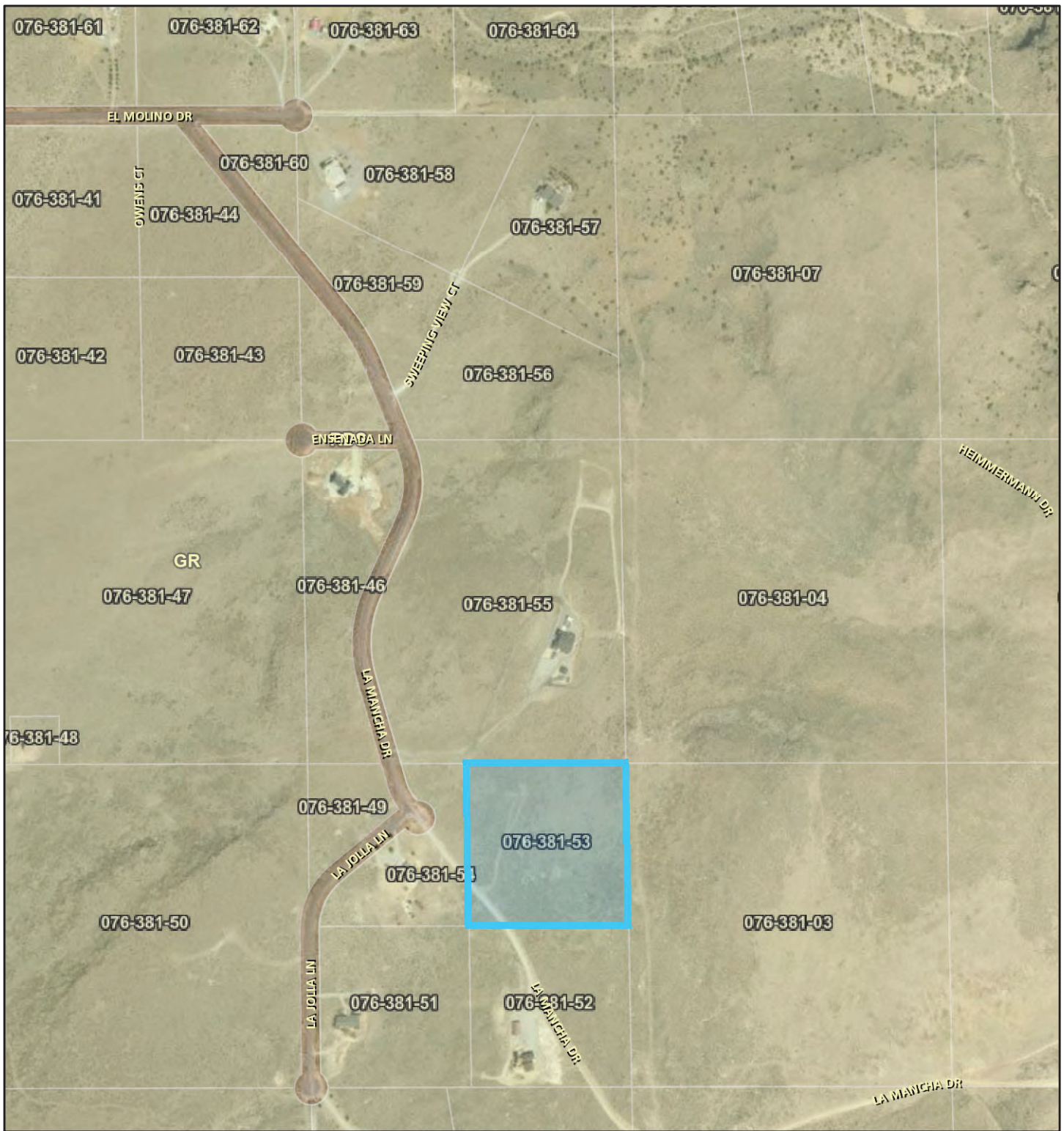


August 24, 2022

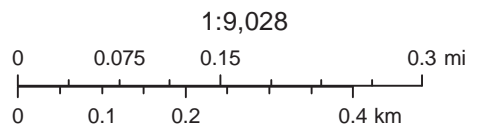


Washoe County GIS  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# Zoning Map



August 24, 2022



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

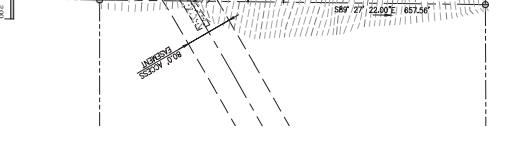
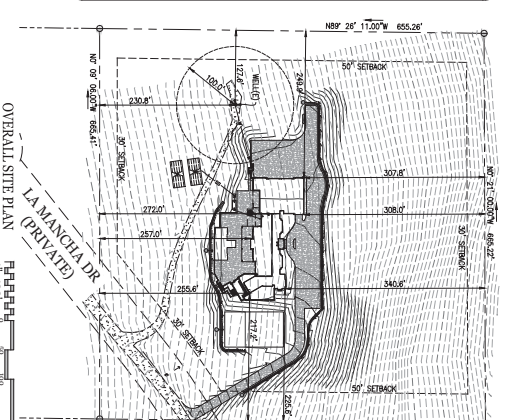
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## Reduced Plans

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### SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE
- PROPOSED GUTTER LINE & DETENTION
- EXISTING GUTTER LINE & DETENTION
- PROPOSED DRIVE LINE & DETENTION
- EXISTING DRIVE LINE & DETENTION
- PROPOSED SIDEWALK LINE
- EXISTING SIDEWALK LINE
- PROPOSED FLOOR LINE
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THIS SECTION 10-14.6 OF THE ZONING CODES AND ORDINANCES, THE MUNICIPALITY OF LAS ANIMAS, IN CONNECTION WITH THE SUBDIVISION OF ANY LAND OR RESIDUAL DEVELOPMENT, SHALL BE APPLIED TO THE PROJECT. THE ZONING CODES AND ORDINANCES OF THE MUNICIPALITY OF LAS ANIMAS, IN CONNECTION WITH THE SUBDIVISION OF ANY LAND OR RESIDUAL DEVELOPMENT, SHALL BE APPLIED TO THE PROJECT. THE ZONING CODES AND ORDINANCES OF THE MUNICIPALITY OF LAS ANIMAS, IN CONNECTION WITH THE SUBDIVISION OF ANY LAND OR RESIDUAL DEVELOPMENT, SHALL BE APPLIED TO THE PROJECT.

**EARTHWORK ANALYSIS**

ITEM	AREA (AC)	D.I. STATE IN DISTRICT AREA	20% EARTHWORK
TOTAL	11,942.00	7,850.00	4,092.00
FILLING	11,942.00	7,850.00	4,092.00
EXCAVATION	11,942.00	7,850.00	4,092.00
GRASS COVER	11,942.00	7,850.00	4,092.00
ROADWAY & DRIVEWAYS	11,942.00	7,850.00	4,092.00
SEWERAGE	11,942.00	7,850.00	4,092.00
WATER SUPPLY	11,942.00	7,850.00	4,092.00
WATER TREATMENT	11,942.00	7,850.00	4,092.00
WATER STORAGE	11,942.00	7,850.00	4,092.00
WATER DISTRIBUTION	11,942.00	7,850.00	4,092.00

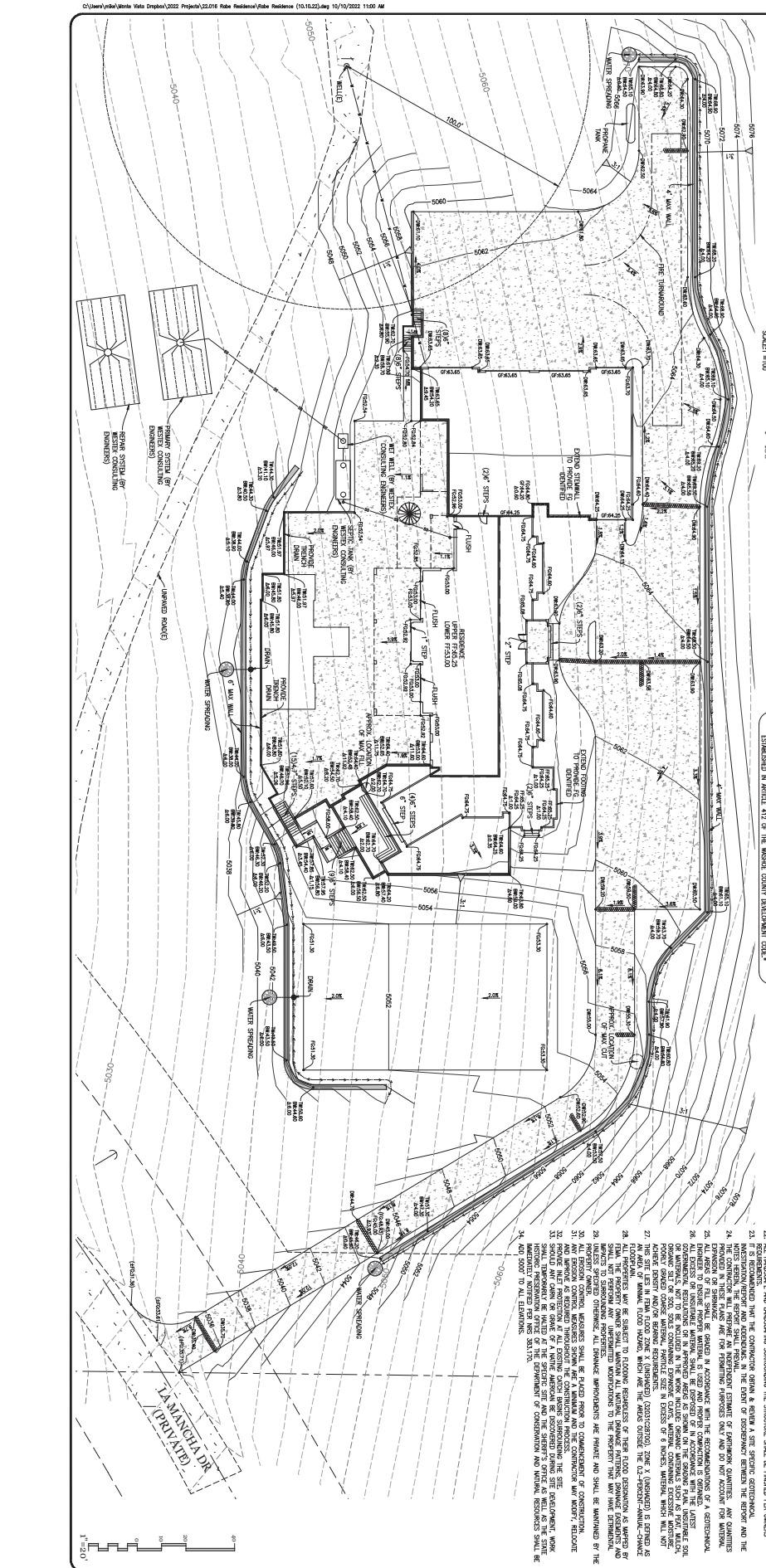
**ENCROACHMENT NOTE**  
THE SHOWN ENCROACHMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE ENCROACHMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE ENCROACHMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.

**SUBDIVISION NOTE**  
THE SHOWN SUBDIVISION IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE SUBDIVISION IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE SUBDIVISION IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.

**OWNER INFORMATION**

JONATHAN & AMANDA RABE  
3415 LA MANCA DR  
LAS ANIMAS, NV 89024

- ### SITE NOTES
1. NOT TO SCALE. THIS PLAN IS THE PROPERTY OF THE ARCHITECT. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FOR THE INTEGRITY OF ALL DIMENSIONS.
  2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING DIMENSIONS, GRADES, UTILITIES & POINTS OF INTERSECTION. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
  3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE AND FOR ALL DETAILS REGARDING THE DESIGN OF THE STRUCTURE AND FOR ALL DETAILS REGARDING THE DESIGN OF THE STRUCTURE.
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  8. THERE IS NO FIELD CHECK OF THIS PROJECT. THE EXISTING SITE, SURROUNDINGS, AND UTILITIES MAY NOT BE AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
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**PROFESSIONAL ENGINEER SEAL**  
Nevada State Board of Professional Engineers  
No. 21001  
October 13, 2022

**31**

**31.1**

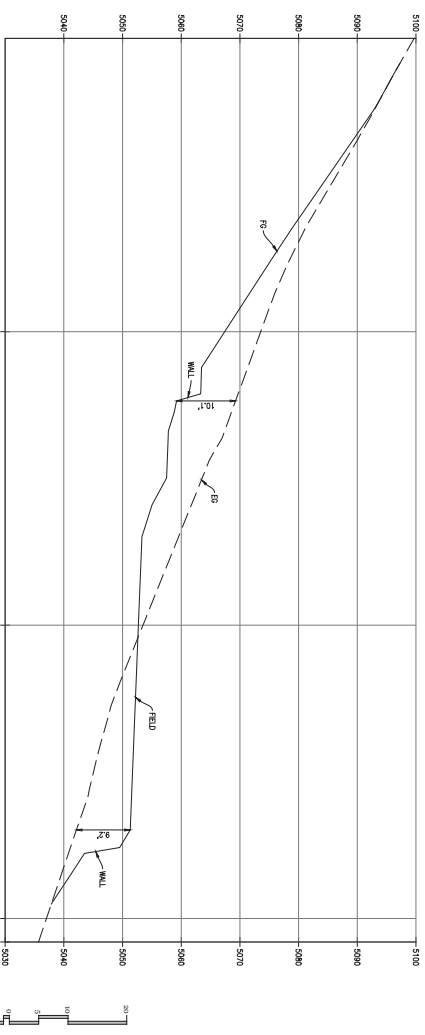
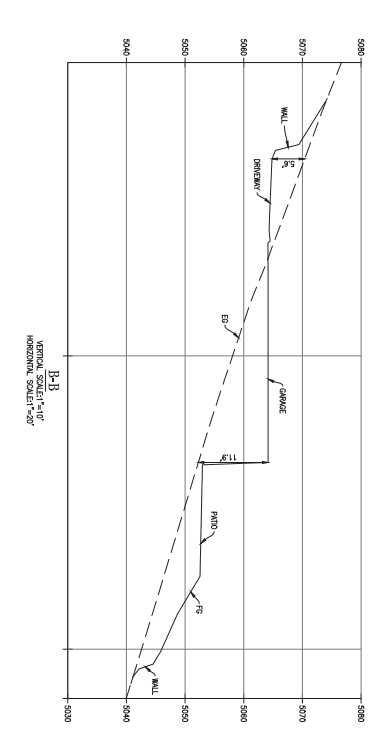
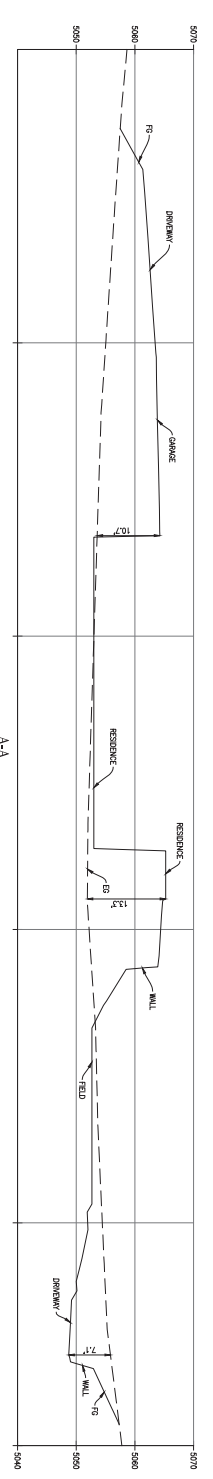
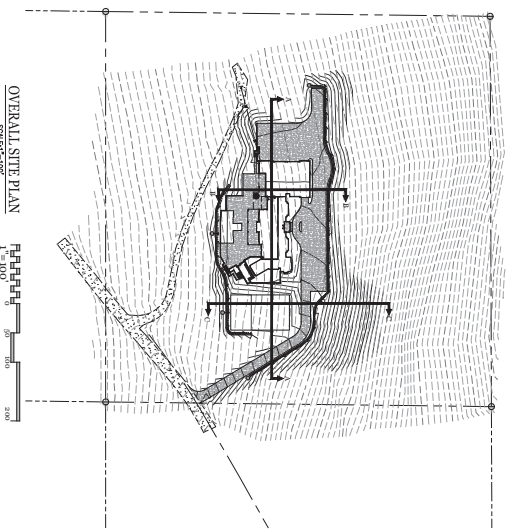
**Rabe Residence**  
Site Plan

**MONTE VISTA CONSULTING**  
575 W. 75th Street  
Reno, NV 89522  
montevistaconsulting.com

**WSUP-22-0030 EXHIBIT D**

### SITE PLAN LEGEND

	DRIVEWAY/PAVED AREA
	DECK AREA
	UNSATURATED TERRAIN/DRYWELL
	UNSATURATED TERRAIN/RETENTION AREA
	PROPERTY CORNER
	UTILITY
	PROPOSED UTILITY LINE W/ DESCRIPTION
	EXISTING UTILITY LINE W/ DESCRIPTION
	FIRE HYDRANT ASSEMBLY
	METER SERVICE
	MANHOLE W/ DESCRIPTION
	CLEANOUT
	SANITARY SEWER LATERAL
	YARD DRAIN
	DIRECTIONAL FLOW LINE
	GRADE BREAK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	FLOW DIRECTION ARROW
	SPOT ELEVATION
	PROPOSED (EXISTING)
	TREE/AREA TO BE REMOVED



## Rabe Residence

Cross Sections

**WSUP22-0030**  
**EXHIBIT D**

PRELIMINARY UNTIL APPROVED BY  
WASHINGTON COUNTY

James W. Vicks  
Professional Engineer  
No. 21822  
State of New York  
Expires 10/31/2024

2410 La Mercha Dr  
Washington County, New York  
Project # 22-016  
Drawn: HJA  
Checked: JWB  
Date: 10/03/2022  
Revised:

C1.2  
of 32

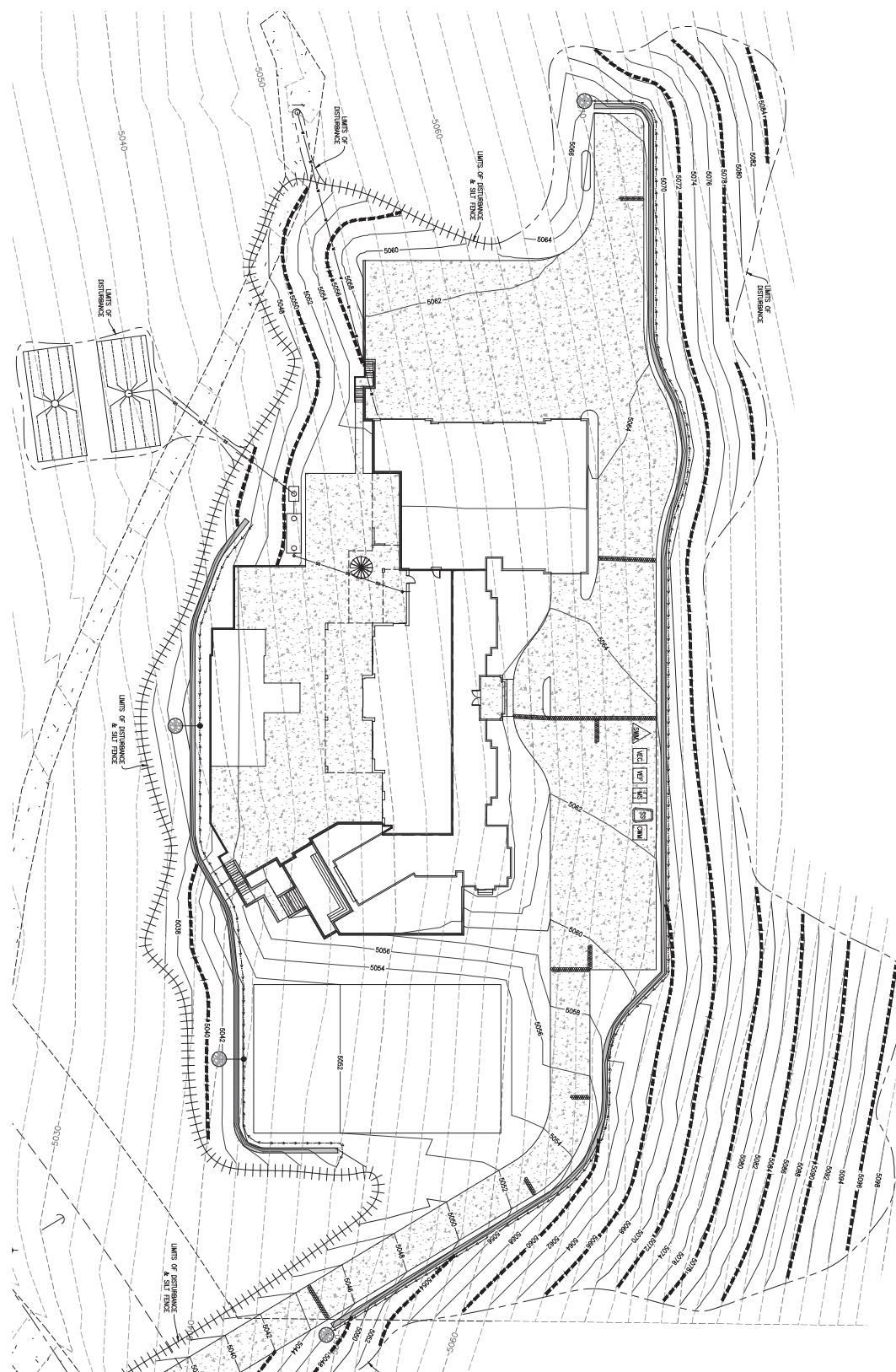


**DEFENSIBLE SPACE & VEGETATION MANAGEMENT NOTES**

1. DEFENSIBLE SPACE SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT AND SHALL BE MAINTAINED TO THE DEGREE OF THE DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE DEGREE OF THE DEFENSIBLE SPACE. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE DEGREE OF THE DEFENSIBLE SPACE.
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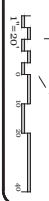
**STANDARD BMP NOTES NOTES**

1. THE OWNER, SITE DESIGNER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL FOLLOW THE GENERAL EROSION CONTROL, CONSTRUCTION EROSION, OR OTHER EROSION CONTROL MEASURES THAT HAVE BEEN ASSIGNED TO OR ASSIGNED IN THE CONSTRUCTION PERMIT. EACH MEASURE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



**DRAINAGE PLAN LEGEND**

[Symbol]	DRIVEWAY/PAVED AREA
[Symbol]	DECK AREA
[Symbol]	INLET/STORM DRAINAGE/STREET
[Symbol]	PAVED DRIVEWAY/PAVED AREA
[Symbol]	PROPERTY LINE
[Symbol]	PROPERTY OWNER
[Symbol]	YARD SHADE
[Symbol]	DIRECTIONAL FLOW LINE
[Symbol]	FLOW DIRECTION ARROW
[Symbol]	FIBER ROLL (S2-1)
[Symbol]	SILT FENCE (S2-5)
[Symbol]	CONSTRUCTION ENTRANCE (S2-6)
[Symbol]	REGENERATION (S2-8)
[Symbol]	REPAIR (S2-7)
[Symbol]	SOLID WASTE MANAGEMENT (S4-1)
[Symbol]	STREET SWEEPING CLEANING (S4-2)
[Symbol]	VEHICLE & EQUIPMENT CLEANING (S4-3)
[Symbol]	VEHICLE & EQUIPMENT WASHING (S4-4)
[Symbol]	CONCRETE WASHOUT (S4-5)
[Symbol]	MATERIAL DELIVERY & STORAGE (S4-10)
[Symbol]	SANITARY WASTE MANAGEMENT (S4-10)
[Symbol]	TREE/TREE TO BE REMOVED



**33**

**C2.0**

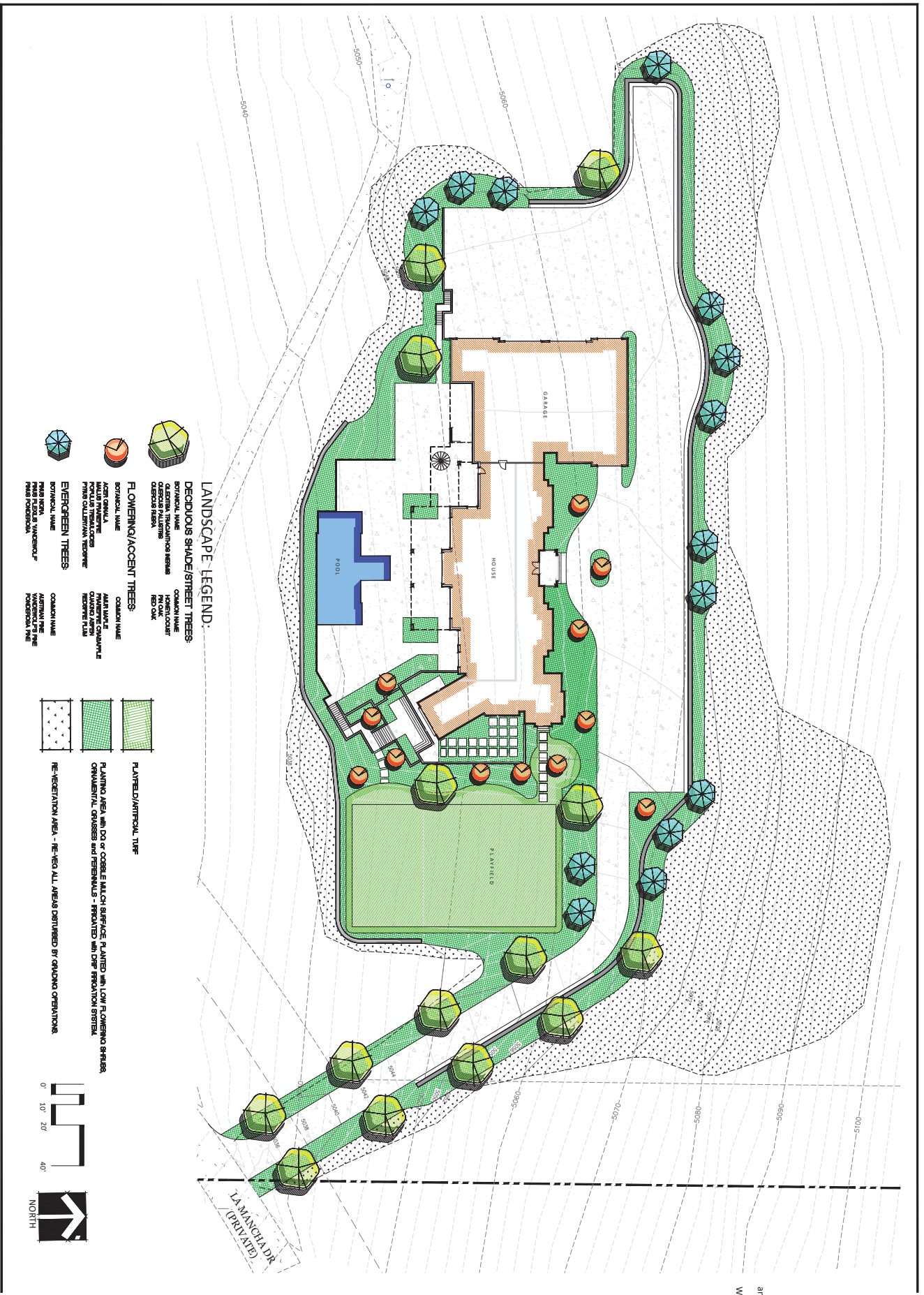
PRELIMINARY UNTIL APPROVED BY WAIVER COUNTY

James H. Hays  
Professional Engineer  
License No. 21303  
State of Nevada  
Mechanical

**Rabe Residence**  
BMP & Erosion Control Plan

**MONTI VISTA CONSULTING**  
575 E. Third Street, Suite 401  
Las Vegas, NV 89101  
775.543.7905  
www.monte-vista.com

**WSUP22-0030**  
**EXHIBIT D**



ISSUE DATE:	01/23/2023
DESIGNER:	R. SHOCK
DRAWN BY:	R. SHOCK
PROJECT NUMBER:	238-22-018
SCALE:	1" = 40'-0"
DATE:	01/23/2023
PROJECT NUMBER:	238-22-018

<b>PRELIM LANDSCAPE PLAN</b>
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landscape concept plan for the: <b>RABE RESIDENCE</b> 2410 La Mancha Drive, Washoe Co, NV APN: 076-381-53
--



TreHugger Studio, LLC  
 landscape architecture  
 and site planning services  
 140 West Guffey Drive  
 Washoe Valley, NV 89704  
 (775) 530-0665

<b>WSUP22-0030</b> <b>EXHIBIT D</b>
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