



Board of Adjustment Staff Report

Meeting Date: July 1, 2021

Agenda Item: 9C

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0016 (125 Boron Lane Grading)

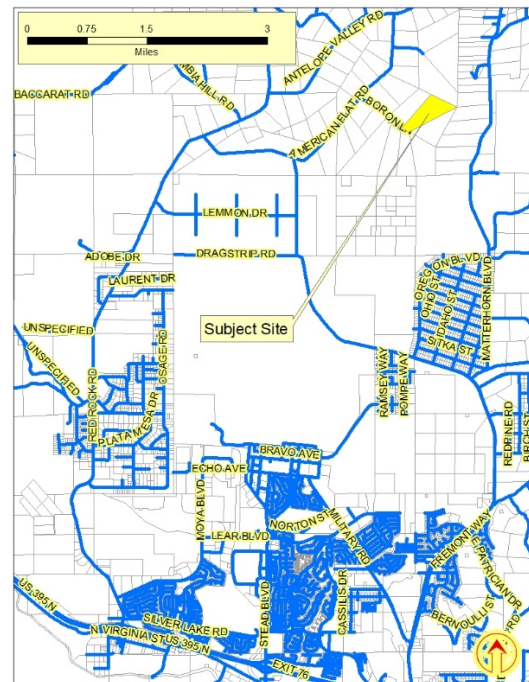
BRIEF SUMMARY OF REQUEST: Major Grading for creation of a driveway and building pad for a single-family dwelling.

STAFF PLANNER: Planner's Name: Roger Pelham, Senior Planner
Phone Number: 775.328.3622
E-mail: rpelham@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for Major Grading, including approximately 200 cubic yards of cut and 1350 cubic yards of fill and the related importation of approximately 1980 cubic yards of aggregate base material for driveway construction. The driveway traverses slopes in excess of 30%.

Applicant: Graham Quinn
Property Owner: 125 Boron Series, a Separate Series of Jupiter Gulch LLC
Location: Eastern terminus of Boron Road, approximately one mile east of its intersection with American Flat Road
APN: 079-430-11
Parcel Size: ± 80.52 acres
Master Plan: Rural (R)
Regulatory Zone: General Rural (GR)
Area Plan: North Valleys
Citizen Advisory Board: North Valleys
Development Code: Authorized in Article 438, Grading
Commission District: 5 – Commissioner Herman



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 with conditions Special Use Permit Case Number WSUP21-0016 for Graham Quinn, 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 7)

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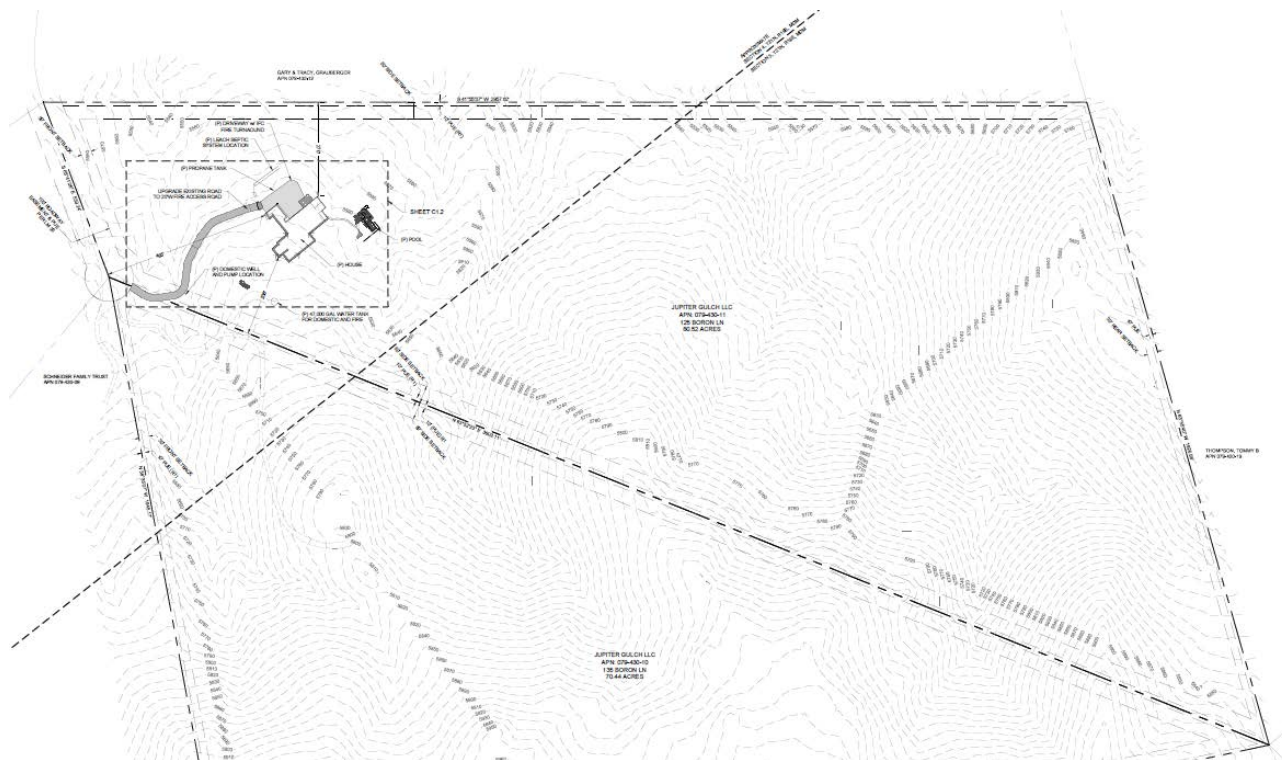
Exhibits Contents

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

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 subject property is designated as General Rural (GR). The proposed Major Grading is permitted in the GR zone with a special use permit per WCC 110.438.35. The driveway traverses slopes in excess of 30%. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



Overall Site Plan



The applicant is seeking approval of a special use permit to allow major grading to construct a driveway and pad for construction of a dwelling. The proposed grading makes extensive use of a previously unpermitted driveway that may have been created some time in the 1990's. The grading proposed is located at the western portion of the subject site and leaves the vast majority of the 80-acre site undisturbed. There is extensive vegetation, consisting of juniper trees and various types of shrubs, typical of the high desert. Due to the unusually dense vegetation, the proposed grading is unlikely to be prominently visible from off the subject site. By utilizing previously disturbed area to create the driveway and pad for the dwelling the applicant further minimizes impacts associated with the new grading. Photos of the subject site follow, the previously unpermitted grading can be seen in the center of those photos.



The grading plans submitted with this application appear to meet all the technical requirements of Article 438, Grading. For this reason, few unique conditions of approval are warranted. The grading proposed does not seek to substantially change the contour of the land. The dwelling proposed incorporates hillside adaptive architecture, which further minimizes the amount of grading required and minimizes disturbance of the hillside. Revegetation of disturbed areas is proposed.

Staff recommends approval with minimal conditions.

Area Plan Evaluation

The subject parcel is located within the North Valleys Area Plan. The following is the pertinent policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
NV.9.2	The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside Development.	yes	No

North Valleys Citizen Advisory Board (NVCAB)

The North Valleys Citizen Advisory Board (NVCAB) meeting of June 14 was cancelled. Individual responses were requested from all CAB members. No responses were received.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Reno/Tahoe Airport Authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

Staff Comment: There are no action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan that conflict with the approval of the proposed Major Grading.

2. 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: Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed Major Grading is properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division.

3. Site Suitability. That the site is physically suitable for Major Grading, and for the intensity of such a development.

Staff Comment: The proposed Major Grading in for the purpose of facilitation of construction of a single-family dwelling, which is an allowed use in the GR zone. The site is physically suitable for Major Grading, and for the intensity of such development.

4. 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 Major Grading is consistent with all applicable standards of Article 438, therefore, 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.

5. 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 is no military installation within the required notice distance for this permit. Therefore, there can be not detrimental effect.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0016 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 WSUP21-0016 for Graham Quinn, 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:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for Major Grading, and for the intensity of such a development;
4. 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;

5. 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: Graham Quinn
 523 Woodland Road
 Kentfield, CA 94904
Email: jupitergulchllc@gmail.com

Owner: 125 Boron Series
 a Separate Series of Jupiter Gulch LLC
 Graham Quinn, Manager
 523 Woodland Road
 Kentfield, CA 94904
Email: jupitergulchllc@gmail.com

Representatives: Robison Engineering, Inc.
 Attn: Michael Smith
 846 Victorian Ave
 Sparks, NV 89431
Email: michael@robisoneng.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0016

The project approved under Special Use Permit Case Number WSUP21-0016 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 1, 2021. 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 conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- 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. The Planning and Building Division 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.

- d. All cut-and-fill slopes within 100 feet of any property line shall have a maximum slope of 3 horizontal to 1 vertical (3H1V).
- e. All disturbed areas shall be revegetated with plant materials consistent with the natural vegetation on the remainder of the site.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

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 – Walter West, P.E., (775) 328-2310

- 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. Prior to approval of a building permit, a copy of a recorded access easement shall be provided to Engineering and Capital Projects.
- 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."

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: May 21, 2021

To: Roger Pelham, Senior Planner

From: Walter West, P.E., Licensed Engineer

Re: Special Use Permit for **125 Boron Lane Grading, WSUP21-0016**
APN 079-430-11

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a single family residence , pool, well, water tank, and septic system and is located on approximately 80.52 acres at 125 Boron Lane in Palomino Valley. 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 Robison Engineering, Inc. 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: Walter West, P.E. (775) 328-2310

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.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **125 Boron Lane Grading, WSUP21-0016**
Date: May 21, 2021
Page: 2

7. Prior to approval of a building permit, a copy of a recorded access easement shall be provided to Engineering and Capital Projects.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)
Contact Information: Walter West, P.E. (775) 328-2310

1. 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

No comments or conditions.

UTILITIES (County Code 422 & Sewer Ordinance)
Contact Information: Tim Simpson, P.E. (775) 954-4648

No comments or conditions.

From: [Lemon, Brittany](#)
To: [Pelham, Roger](#)
Cc: [Lee, Brett](#); [Way, Dale](#)
Subject: RE: WSUP21-0016 (125 Boron Lane Grading)
Date: Thursday, May 20, 2021 10:50:33 AM
Attachments: [image002.png](#)

Roger,

We have no specific comments on this request beyond adopted codes and amendments.

Thank you.

Brittany Lemon
Fire Prevention Specialist II | Truckee Meadows Fire & Rescue
blemon@tmfnd.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"

From: [Rosa, Genine](#)
To: [Pelham, Roger](#)
Cc: [Restori, Joshua](#)
Subject: Agency Review Memo II
Date: Monday, May 24, 2021 4:56:11 PM

Special Use Permit Case Number WSUP21-0016 (125 Boron Lane Grading)

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

Dust Control Permit Required call AQMD at 775-784-7200 with any questions.

Link to application: [Dust Control Permit Application](#)

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District

grosa@washoecounty.us | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

From: [Hunter, Julie D.](#)
To: [Pelham, Roger](#)
Cc: [Lawson, Jacqueline](#); [Program, EMS](#)
Subject: Special Use Permit Case Number WSUP21-0016 (125 Boron Lane Grading)
Date: Tuesday, May 25, 2021 10:03:49 AM
Attachments: [Agency Review Memo II.pdf](#)
[image001.png](#)

Good morning Roger,

The EMS Oversight Program has reviewed Special Use Permit Case Number WSUP21-0016 (125 Boron Lane Grading), and does not currently have any questions, comments, or concerns regarding this permit application.

Please let me know if you have any questions.

Thank you,
Julie

Julie D Hunter, M.S.

EMS Coordinator | Division of Epidemiology and Public Health Preparedness | Washoe County Health District

jdhunter@washoecounty.us | O: (775) 326-6043 C: (775) 343-2143 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 18, 2021

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Special Use Permit Case Number WSUP21-0016 (125 Boron Lane Grading).

Project description:

The applicant is proposing to approve Major Grading, including approximately 200 cubic yards of cut and 1350 cubic yards of fill and the related importation of approximately 1980 cubic yards of aggregate base material for driveway construction.

Location: Eastern terminus of Boron Road, approximately one mile east of its intersection with American Flat Road. Assessor's Parcel Number: 079-430-11.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:

Comments:

The only anticipated water demand would be for dust control. It is assumed that water trucks would be used to meet this demand.

Conditions:

There are no conditions of approval as for water rights and water resources.



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

Washoe-Storey Conservation District

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

May 26, 2021

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21-0016 Boron Lane Grading

Dear Roger,

In reviewing the special use permit for grading of a driveway, the Conservation District has the following comments.

With disturbance of major grading for the site, the applicant submits to the District for approval a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three-year period. The revegetation must have a contingency irrigation plan for our approval.

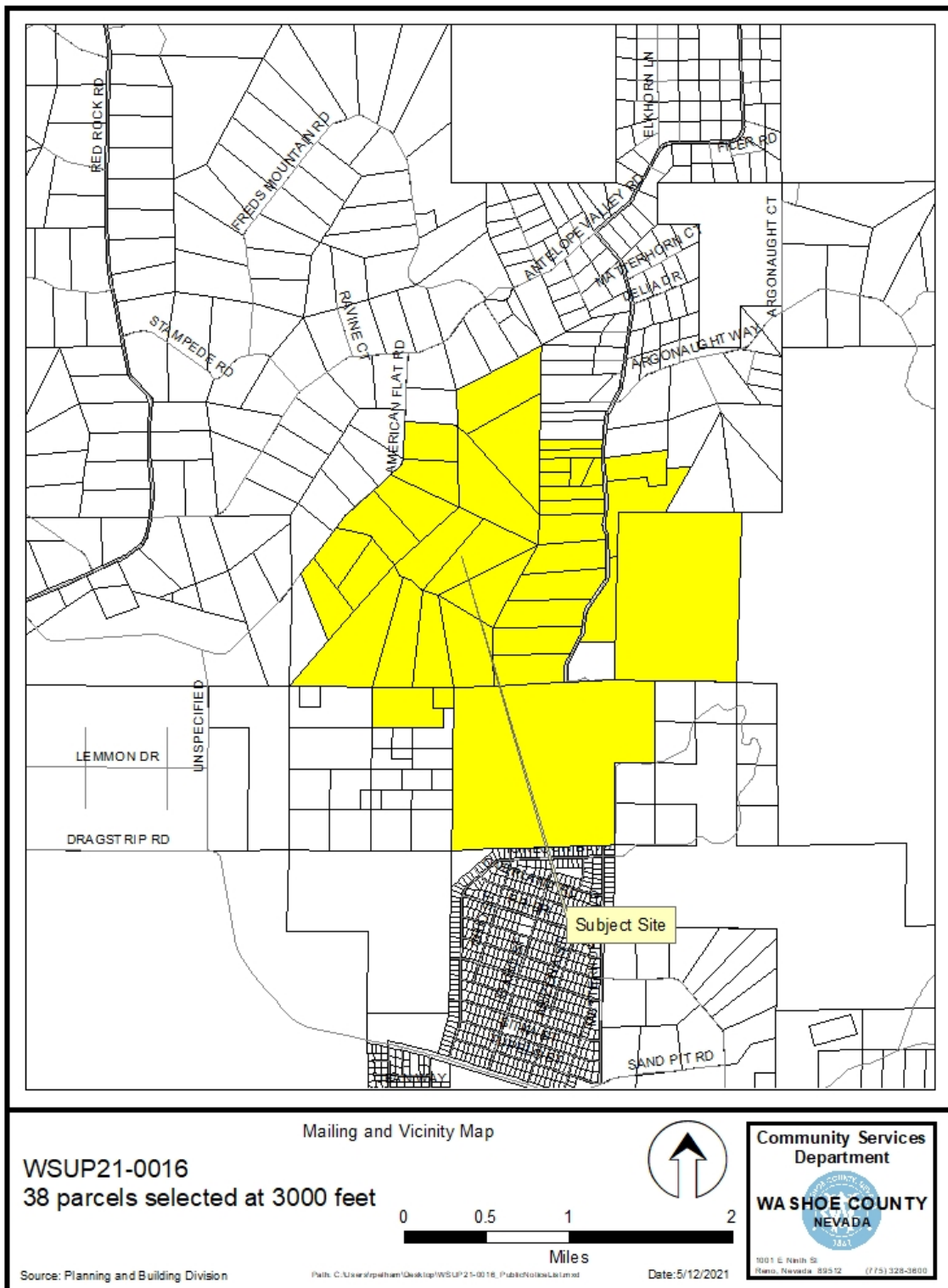
To prevent the spread of noxious weeds concerning the importation of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

With rockery walls proposed, the District will require the voids in the face of the rockery walls entire height filled with smaller rock to prevent the undermining by small animals.

We recommend as a condition the water storage tank color tone blend with the natural environment.

With the loss of 15 junipers due to grading, the District requires to mitigate this loss with a 1:1 planting of the same specie tree (minimum 5-foot height).

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



Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
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:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: _____

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, _____,
(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): _____

Printed Name _____

Signed _____

Address _____

Subscribed and sworn to before me this
_____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*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 Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

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

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

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

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

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Landscaping to fit into the existing surrounding. The home celebrates the natural site and existing topography. See drawings for landscaping. 4 car covered garage parking is provided.

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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

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

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

--

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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

1. What is the purpose of the grading?

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

200 cubic yards of CUT, 1350 cubic yards of FILL.

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

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

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

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.)

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

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

--

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)?

--

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?

--

11. Are you planning any berms?

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

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

--

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

--

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

--

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?

--

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

--

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

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------

Property Owner Affidavit

Applicant Name: Graham Quinn

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, GRAHAM QUINN, MANAGER OF 125 BOWEN SERIES, A SEPARATE SERIES OF JUPITER GULCH LLC,
(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): 079-430-11

Printed Name GRAHAM QUINN, MANAGER OF 125 BOWEN SERIES, A SEPARATE SERIES OF JUPITER GULCH LLC

Signed [Signature]

Address _____

Subscribed and sworn to before me this
_____ day of _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

SEE ATTACHED JURAT

*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

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Marin

s.s.

Subscribed and sworn to (or affirmed) before me on this 5th day of May

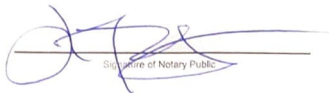
2021, by Graham Quinn and

Name of Signer (1)

_____, proved to me on the basis of

Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.


Signature of Notary Public



For other required information (Notary Name, Commission No. etc.):

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

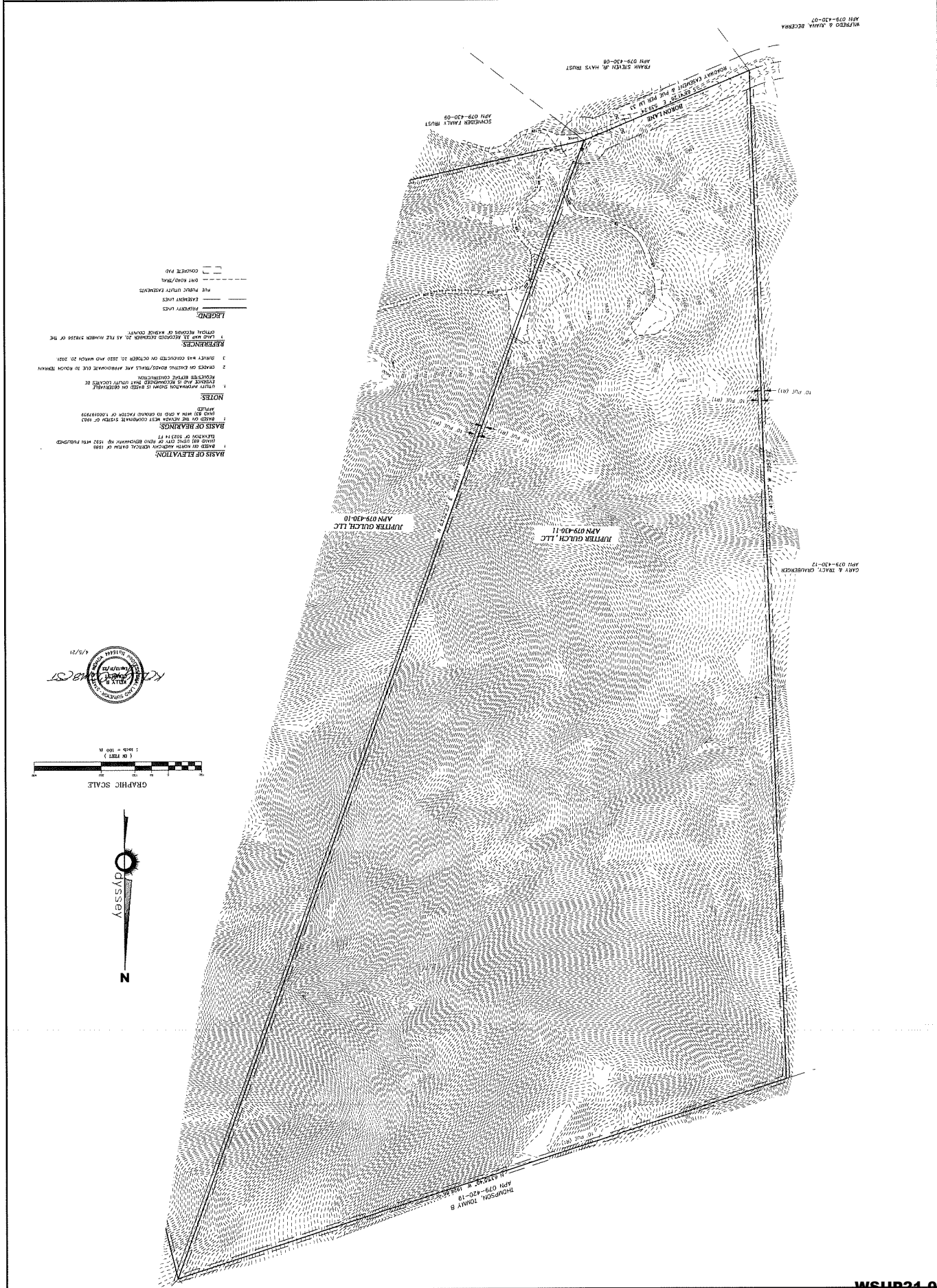
Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____



C1.1
SHEET 1 OF 4

OVERALL
SITE PLAN

DRAWN BY: L.J.D.
CHECKED: M.S.S.

2021-05-10 SUP SUBMITTAL

REVISIONS

DATE

JOB CODE

125 BORON LANE
RENO, NV 89508
APN# 079-430-11



GRAHAM STEARNS QUINN
323 WOODLAND ROAD
KENNEDY
CA 94504
T 415.246.5004

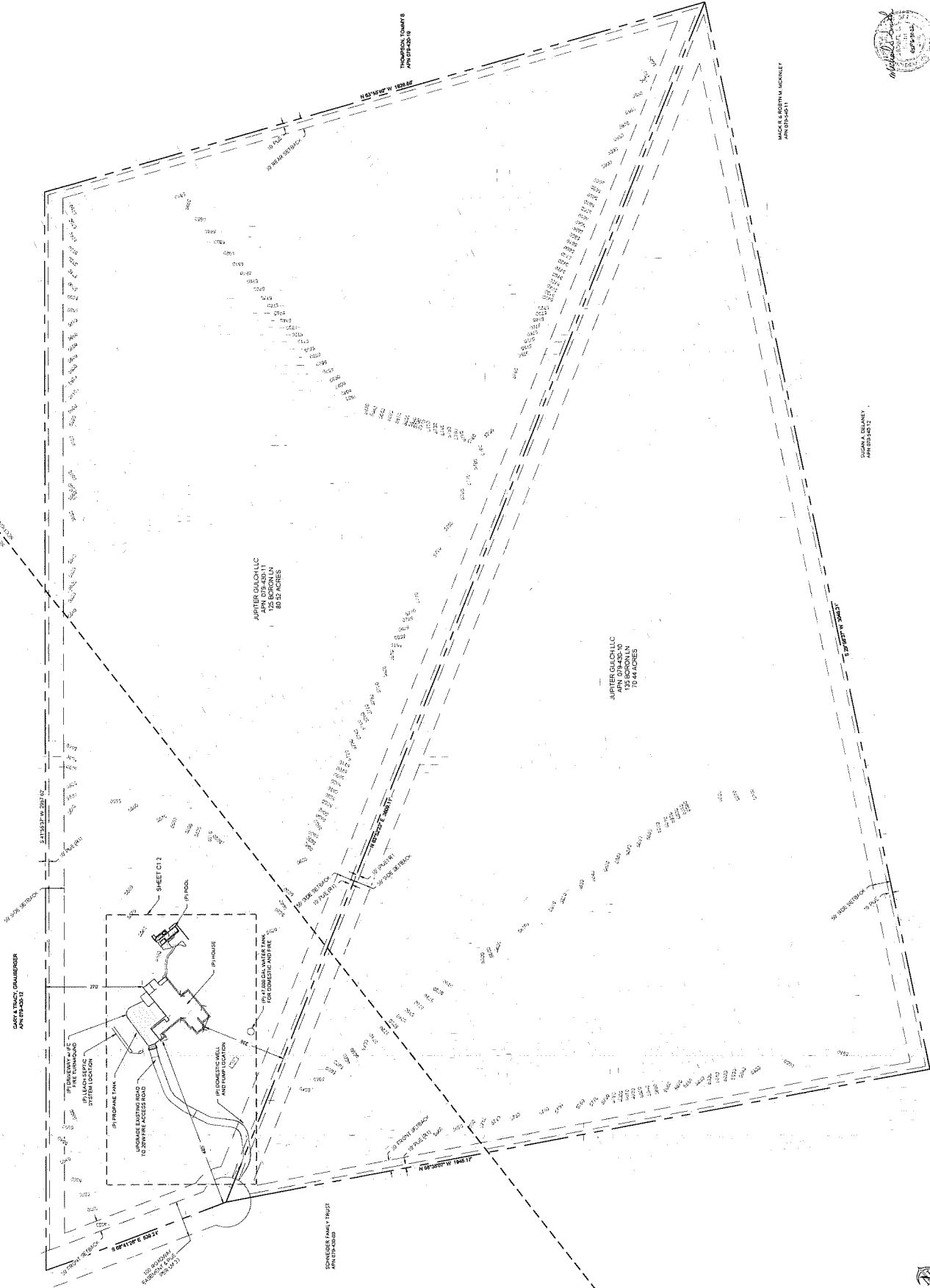


SUSAN A. DELANEY
APN 079-430-12

MACK & BERTHA M. SCHLEY
APN 079-430-11

JUPITER GULCH LLC
APN 079-430-10
79.44 ACRES

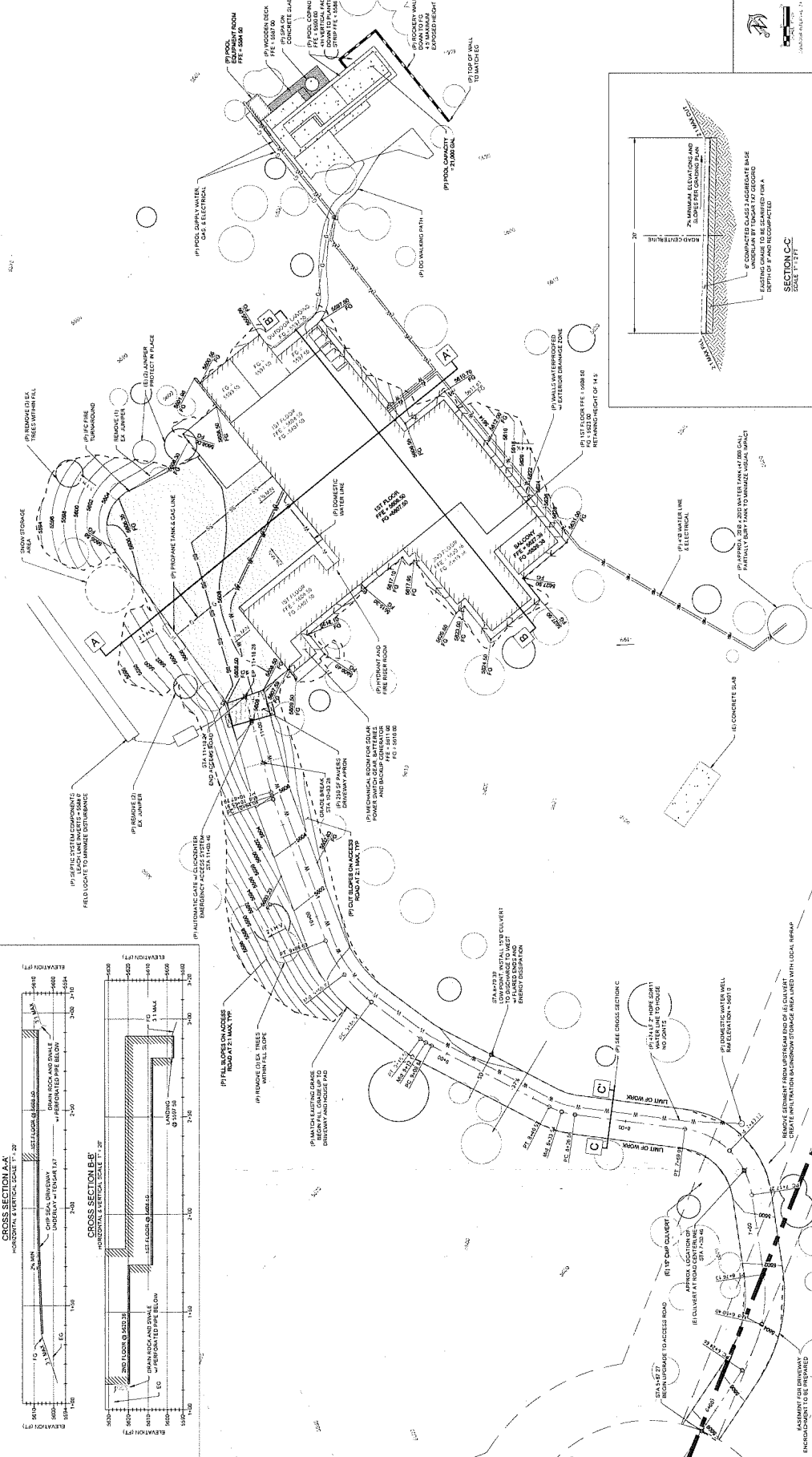
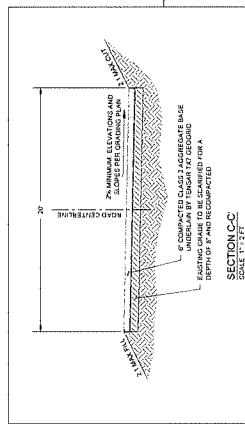
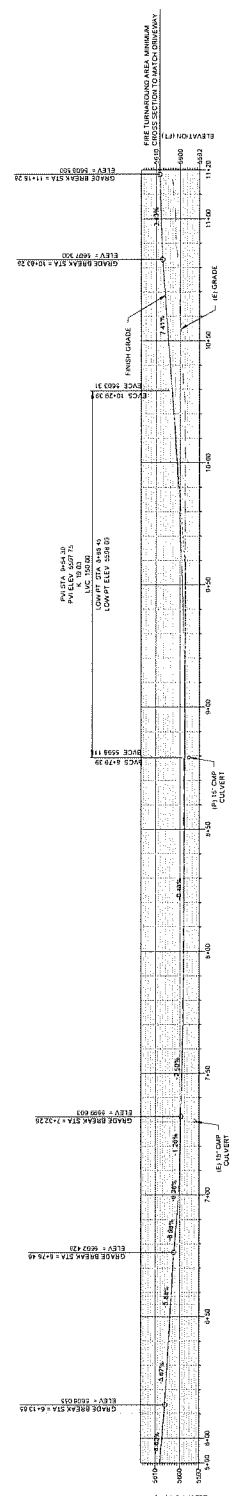
JUPITER GULCH LLC
125 BORON LN
80.32 ACRES



CARY & TRACY CHALLENGER
APN 079-430-17

SCHNEIDER PARK TRACT
APN 079-430-18





C1.3
SHEET 1 OF 4

EROSION AND
SEDIMENT CONTROL
PLAN

DRAWN BY: J.D.
CHECKED: JSS

REVISIONS
2021-06-18 SUP SUBMITTAL

ISSUE DATE

APR CODE
71, WASHON

125 BORON LANE
RENO, NV 89508
APN# 079-430-11



GRAHAM STEARNS QUINN, LLC
523 WOODLAND ROAD
KENTFIELD
CA 94504
TEL: 415.245.9004



NOTES TO THE USER OF THIS PLAN
1. EROSION AND SEDIMENT CONTROL NOTES

SYMBOL	DESCRIPTION
	EROSION CONTROL MEASURE
	SEDIMENT CONTROL MEASURE
	STORMWATER MANAGEMENT MEASURE
	VEGETATION MEASURE
	OTHER MEASURE

APR. 100%	APR. 50%	APR. 25%	USE
			EROSION CONTROL MEASURE
			SEDIMENT CONTROL MEASURE
			STORMWATER MANAGEMENT MEASURE
			VEGETATION MEASURE
			OTHER MEASURE

APR. 100%	APR. 50%	APR. 25%	USE
			EROSION CONTROL MEASURE
			SEDIMENT CONTROL MEASURE
			STORMWATER MANAGEMENT MEASURE
			VEGETATION MEASURE
			OTHER MEASURE

APR. 100%	APR. 50%	APR. 25%	USE
			EROSION CONTROL MEASURE
			SEDIMENT CONTROL MEASURE
			STORMWATER MANAGEMENT MEASURE
			VEGETATION MEASURE
			OTHER MEASURE

GRAHAM STEARNS QUINN, LLC
523 WOODLAND ROAD
KENTFIELD
CA 94504
TEL: 415.245.9004



ISSUE	DATE
SUP	2021/05/10

JOB CODE
JUPITER GULCH

REVISIONS

1	
2	
3	
4	
5	

ORGAN BY

SITE PLAN
ENLARGED-A

A1.01

[illegible]

SHEET NOTES:

- 1 SEE A1.02 FOR ADDITIONAL PLAN INFORMATION AND CALLOUTS
2 SEE CIVIL PLANS FOR DRIVE WAY AND UTILITY INFORMATION
3 SEE LANDSCAPE PLANS FOR LANDSCAPING INFORMATION

KEYNOTE

1. DRIVEWAY
2. IN SEPTIC LEACH FIELD
3. IN FIRE TRUCK TURNAROUND
4. IN RESURFACING
5. IN PATIO
6. IN POOL
7. NOT USED
8. IN SEAM-BURNED DOMESTIC WATER AN
9. IN WELL
10. IN RECYCLED RUBBER ASPHALT PAV
11. IN EQUIPMENT PAD
12. IN BURN BAR COLLECTION TANK AN
13. IN POOL EQUIPMENT SHED
14. IN GARAGE, 4 CAR COVERED PARKIN
15. IN VEHICULAR ENTRY GATE
16. IN CONCRETE PAD TO HUMAN

LEGEND

PROPERTY LINE

----- SETBACK

EASEMENT

BUILDING SYRACUSE

14" GRANITE GRILL

1000

[illegible]

WATER FEATURES	WATER FEATURES
----------------	----------------

SAND SET STONE

BELOW GRADE VS

GAS

—\$5.00—

BELOW GRADE 8

TEAM (IN)

Side Study Tip

LEARNER CONTROL
FIND TRACK TOP

Source: U.S. Census Bureau, *Current Population Reports*, 1990.

100x

(E) WESTERN JURY

(E) WESTERN JUN.

•

PRINTED ON RECYCLED PAPER

© (N) PNU S EDU 18

24" 80x
100E 6-5 (100E 7)

[illegible]

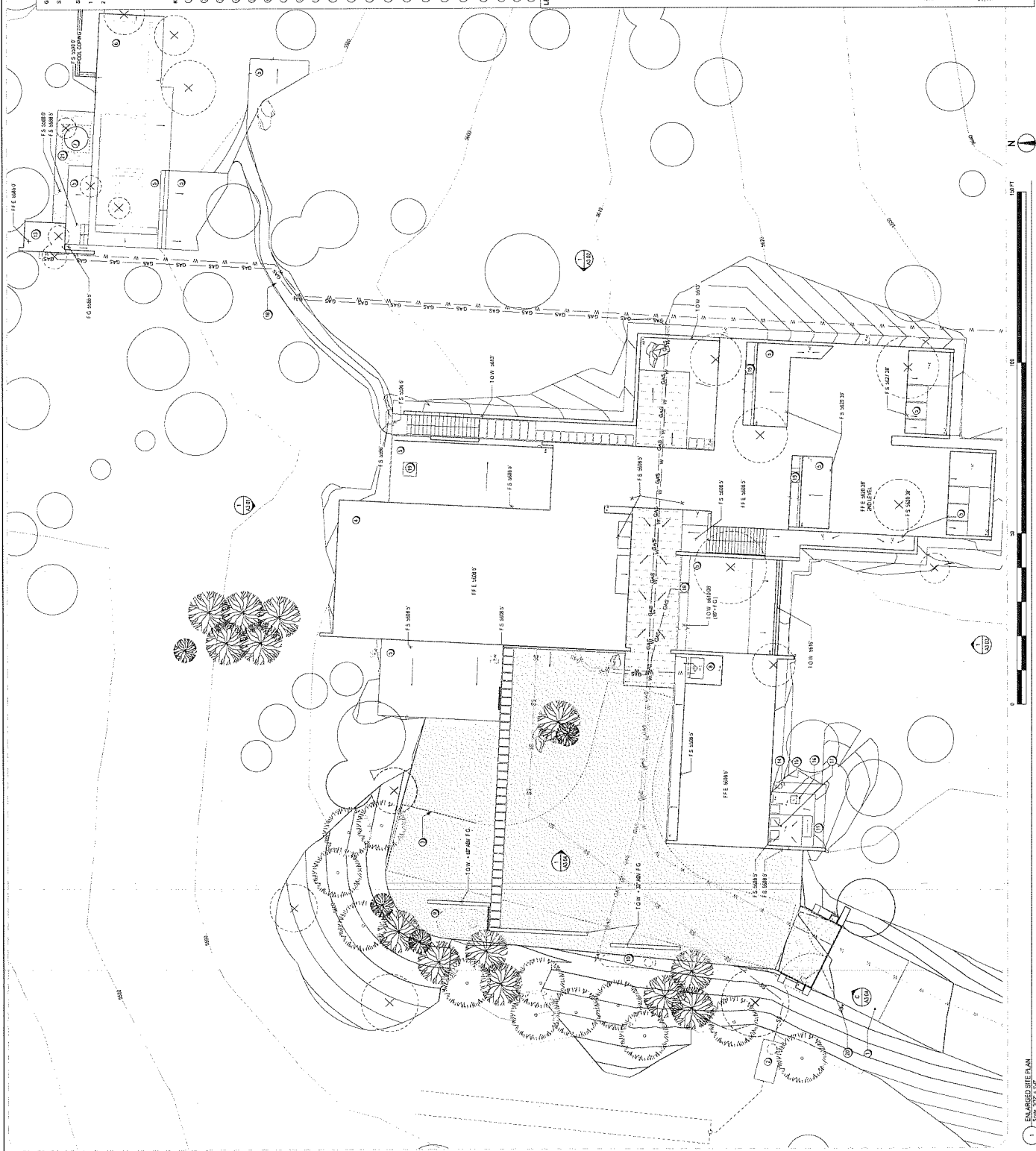


DATE	SUVE	JOB CODE	REVISIONS
2021/05/10	SUP	JUPITER GULCH	1
			2
			3
			4
			5

DRAWN BY
GO

SITE PLAN
ENLARGED-B

A1.02



GENERAL NOTES:
EE A100-A102 FOR GENERAL NOTES
SEE L101 FOR DIMENSIONS TO SETBACKS
SEE L100 FOR EARTH RETENTION INFORMATION

- | FUNCTIONS | |
|-----------|---------------------------------------|
| 1 | POWERED DRIVE PULLEY & CD |
| 2 | IN TYPIC TANK & LEACH FIELD SYSTEM |
| 3 | IN FINE SAND TURNING |
| 4 | IN RESERVOIR |
| 5 | IN POND |
| 6 | IN POOL |
| 7 | IN FIRE HYDRANT |
| 8 | TREAD IN ENCLOSURE |
| 9 | IN BLOW DOWN PIPELINE TANK |
| 10 | IN BACK OF COLLECTION |
| 11 | IN RUBBER TIRE COLLECTION TANK AND BR |
| 12 | IN POOL CURRENT SHED |
| 13 | IN ELECTRICAL METER |
| 14 | ON STEEL TIE ROD |
| 15 | IN ELECTRICAL TRANSFORMER |
| 16 | IN MECHANICAL EQUIPMENT PAD |
| 17 | IN DISPERSED GRATE PATH |
| 18 | IN PLUG GEAR FIT |

- [illegible]

(N) PINUS TREMBLOIDES. QUAKING ASPEN TREE TO BE 8' @ 1" IN HEIGHT AT TIME OF PLANTING

(N) PINUS EXULIS. TWO NEEDLED PINE TREE TO BE 2'-0" @ 1" IN HEIGHT AT TIME OF PLANTING

ORNAMENTAL BOULDER FEATURE > 24" DIA

$$z \in \mathbb{C}$$
[illegible]

ENI ARGON SITE PLAN



ISSUE	DATE
1	2007/04/04
2	2007/04/04
3	2007/04/04
4	2007/04/04
5	2007/04/04
6	2007/04/04
7	2007/04/04
8	2007/04/04
9	2007/04/04
10	2007/04/04

SITE PLAN
LIGHTING

A1.03

GENERAL NOTES:
SEE A1.02 FOR GENERAL NOTES

- SHEET NOTES:
1. SEE A1.02 FOR SITE FEATURE DIMENSIONS TO SETBACKS
 2. SEE A1.02 FOR PARALLEL BOUNDARY INFORMATION
 3. SEE A1.02 FOR SITE DESIGN INFORMATION
 4. ALL OUTDOOR LIGHTING SHALL BE USED TO PROVIDE ILLUMINATION, PREVENT GLARE, AND PROVIDE VISIBILITY TO THE USER OF THE SPACE.
 5. ALL OUTDOOR LIGHTING SHALL BE USED TO PROVIDE ILLUMINATION, PREVENT GLARE, AND PROVIDE VISIBILITY TO THE USER OF THE SPACE.
 6. ALL OUTDOOR LIGHTING SHALL BE USED TO PROVIDE ILLUMINATION, PREVENT GLARE, AND PROVIDE VISIBILITY TO THE USER OF THE SPACE.

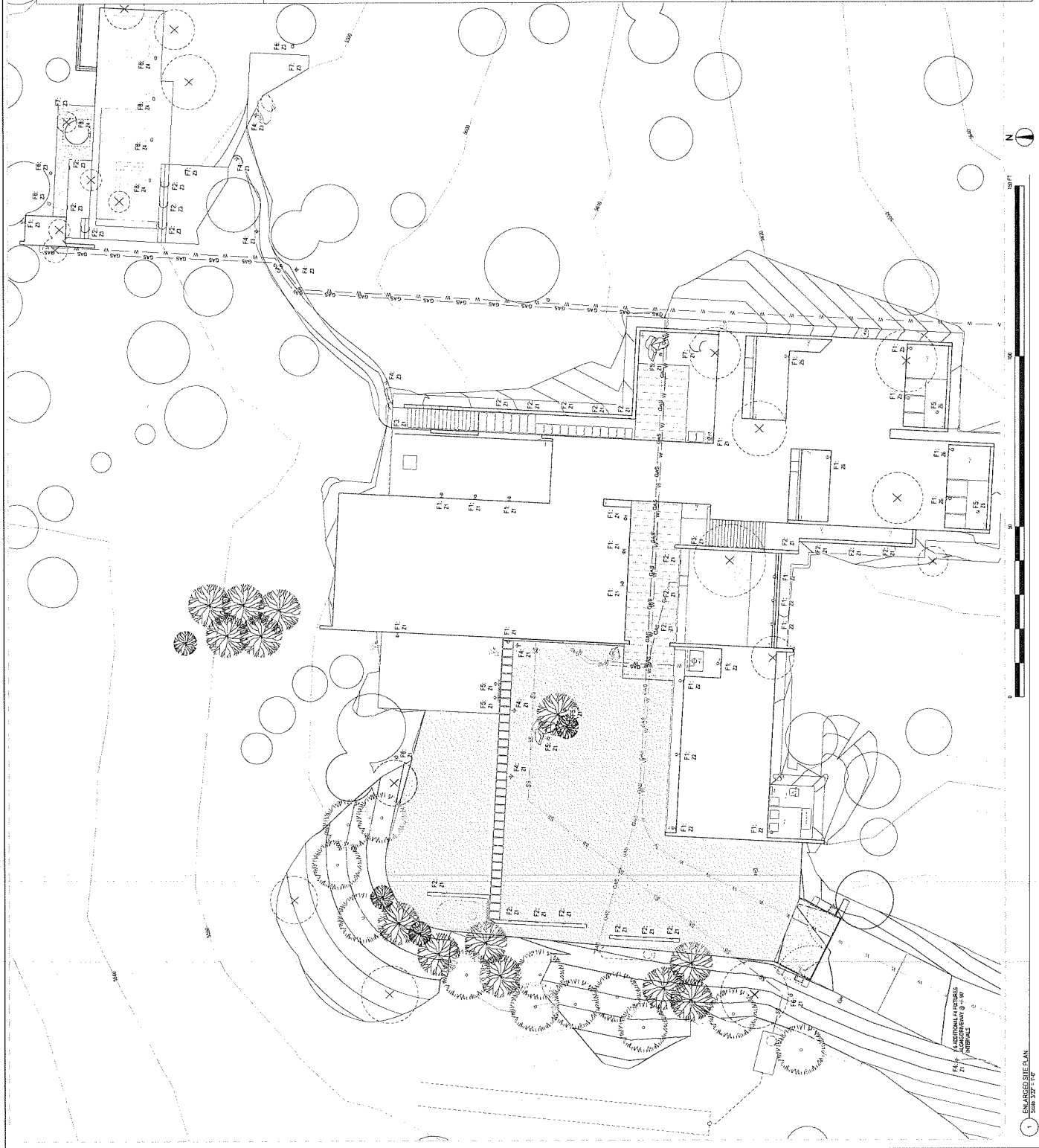
SYMBOL	DESCRIPTION
F1	FOOTCANDLE
F2	FOOTCANDLE
F3	FOOTCANDLE
F4	FOOTCANDLE
F5	FOOTCANDLE
F6	FOOTCANDLE
F7	FOOTCANDLE
F8	FOOTCANDLE
F9	FOOTCANDLE
F10	FOOTCANDLE

- LEGEND:
- BUILDING STRUCTURE: FOOTPRINT
 - BELOW GRADE SERVICE LINE: S.C.D.
 - BELOW GRADE WATERLINE: S.C.D.
 - BELOW GRADE LP GAS LINE: S.C.D.
 - (B) WESTERN JUMPER TO BE REMAIN
 - (B) WESTERN JUMPER TO BE REMOVED

IN POPULUS TREES: DIMENSIONS SHALL BE USED TO DETERMINE THE LOCATION OF THE LIGHTING FIXTURES TO BE PLACED AT THE TIME OF PLANTING.

IN PINUS EDULIS TREES: DIMENSIONS SHALL BE USED TO DETERMINE THE LOCATION OF THE LIGHTING FIXTURES TO BE PLACED AT THE TIME OF PLANTING.

DRAWN BY: J. J. J.





SHEET NOTES:

1. SEE A1 01 FOR SITE FEATURE DIMENSIONS TO SETBACKS
2. SEE A1 00 FOR PARCEL BOUNDARY INFORMATION
3. SEE A1 02 AND SCD FOR SITE DESIGN INFORMATION. GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
4. HATCHES ARE REPRESENTATIONAL ONLY

LANDSCAPE CONTRAST LEGEND		TOTAL AREA	
SYMBOL	DESCRIPTION	LANDSCAPE	CONCRETE
	BAKED EARTH GRAVEL DIAMETER 3/8"	10.58 SQ FT	10.58 SQ FT
	COLOR LIGHT COLORED FINISH	3.98 SQ FT	3.98 SQ FT
	C/P CONCRETE	3.98 SQ FT	3.98 SQ FT
	DRY LAY SPUMMED BASE SCD	3.98 SQ FT	3.98 SQ FT
	GRANITE CHIP GRAVEL ONE INCH MAXIMUM SIZE	31.52 FT	31.52 FT
	SAND IN STONE PAVES 3/8" THICK	1.86 SQ FT	1.86 SQ FT
	OAK LEAVES DIAMETER 1/2"	102.50 FT	102.50 FT
	CEDAR DIAMETER 1/2"	102.50 FT	102.50 FT
	POLY/PA	83.50 FT	83.50 FT
	C/P IN GRAVELS CONCRETE OF VARIOUS SIZES	3.98 SQ FT	3.98 SQ FT
	MULCH OVER PAVING	25.50 FT	25.50 FT
	STRAW IN SOIL	25.50 FT	25.50 FT

[illegible]

LEGEND:

— BUILDING STRUCTURE, FOUNDMENT

— SITE WALL

— BELOW GRADE SOURCE LINE, SCD

— BELOW GRADE WATERLINE, SCD

— BELOW GRADE L.P.GAS LINE, SUD

(H) WESTERN JUMPER TO BE REMOVED

(H) WESTERN JUMPER TO BE REMOVED

IN *POPULUS TREMULOIDES* CUMULATED ASPEN FREE TO BE 8 OF 100 HOURS AT TIME OF PLANTING

IN *PINUS EDULIS*, TWO NEEDED PINE FREE TO BE 8 OF 100 HOURS AT TIME OF PLANTING

DRAWN BY

DATE

LANDSCAPE
PLAN

L1.00



ENLARGED SITE PLAN

IRRIGATION NOTES

[illegible]MAXIMUM ALLOWABLE
ESTIMATED TOTAL WATER USE

IRRIGATION NOTES

- [illegible]

DRAWN BY

IRRIGATION
NOTES
AND CALC.

L3.10

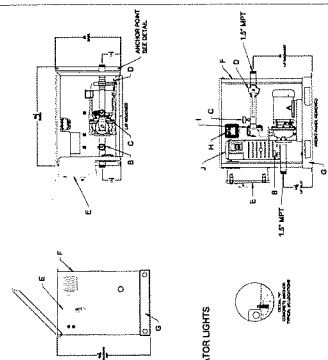


ISSUE	DATE
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3	12/31/2021
4	12/31/2021
5	12/31/2021
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8	12/31/2021
9	12/31/2021

DESIGNED BY
GJ

IRIGATION
DETAILS

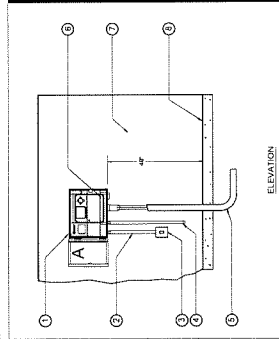
L3.11



PUMP STATION SPECIFICATIONS:
NAME: 2200 BRACK ROAD RESIDENCE
STATION TOTAL PERFORMANCE: 200 GPM @ 55 PSI
PUMP NO. 1 SHP (3500 RPM)
MIN. SUGGESTED CIRCUIT BREAKER: 20 AMP
POWER REQUIREMENTS: 240V, 60Hz, 1PH, 42 FLA

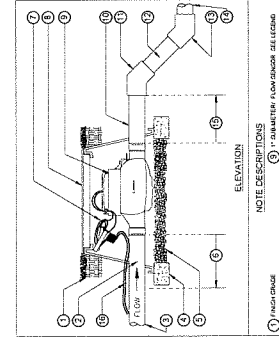
STATION COMPONENTS:
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B. INLET PRESSURE / VACUUM GAUGE
C. DISCHARGE ISOLATION VALVE
D. HIGH VOLTAGE DISCONNECT PANEL W/ RUN AND FAULTED INDICATOR LIGHTS
E. 15" VOLTAGE DISCONNECT PANEL W/ RUN AND FAULTED INDICATOR LIGHTS
F. 15" VOLTAGE DISCONNECT PANEL W/ RUN AND FAULTED INDICATOR LIGHTS
G. STAINLESS STEEL BASE (UNPAINTED)
H. HOA SWITCHES FOR MANUAL AND AUTOMATIC CONTROL
I. VARIABLE FREQUENCY DRIVE
J. VARIABLE FREQUENCY DRIVE

PUMP SPECIFICATION



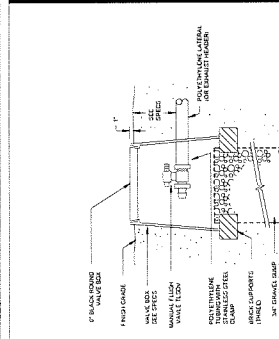
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3. 1" INLET PRESSURE / VACUUM GAUGE
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5. 1" INLET PRESSURE / VACUUM GAUGE
6. 1" INLET PRESSURE / VACUUM GAUGE
7. 1" INLET PRESSURE / VACUUM GAUGE
8. 1" INLET PRESSURE / VACUUM GAUGE
9. 1" INLET PRESSURE / VACUUM GAUGE
10. 1" INLET PRESSURE / VACUUM GAUGE

EXTERIOR MOUNTED CONTROLLER



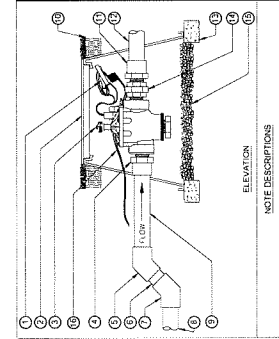
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4. 1" INLET PRESSURE / VACUUM GAUGE
5. 1" INLET PRESSURE / VACUUM GAUGE
6. 1" INLET PRESSURE / VACUUM GAUGE
7. 1" INLET PRESSURE / VACUUM GAUGE
8. 1" INLET PRESSURE / VACUUM GAUGE
9. 1" INLET PRESSURE / VACUUM GAUGE
10. 1" INLET PRESSURE / VACUUM GAUGE

SUB-METER / FLOW SENSOR



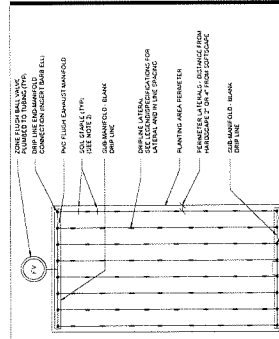
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4. 1" INLET PRESSURE / VACUUM GAUGE
5. 1" INLET PRESSURE / VACUUM GAUGE
6. 1" INLET PRESSURE / VACUUM GAUGE
7. 1" INLET PRESSURE / VACUUM GAUGE
8. 1" INLET PRESSURE / VACUUM GAUGE
9. 1" INLET PRESSURE / VACUUM GAUGE
10. 1" INLET PRESSURE / VACUUM GAUGE

MANUAL FLUSH VALVE ON DRIP LINE



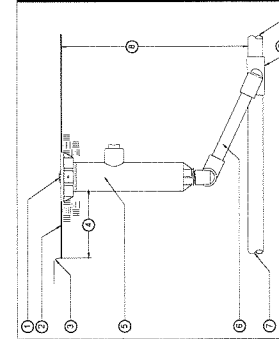
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4. 1" INLET PRESSURE / VACUUM GAUGE
5. 1" INLET PRESSURE / VACUUM GAUGE
6. 1" INLET PRESSURE / VACUUM GAUGE
7. 1" INLET PRESSURE / VACUUM GAUGE
8. 1" INLET PRESSURE / VACUUM GAUGE
9. 1" INLET PRESSURE / VACUUM GAUGE
10. 1" INLET PRESSURE / VACUUM GAUGE

MASTER CONTROL VALVE



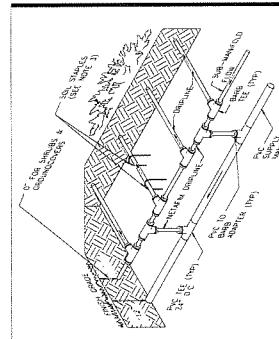
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5. 1" INLET PRESSURE / VACUUM GAUGE
6. 1" INLET PRESSURE / VACUUM GAUGE
7. 1" INLET PRESSURE / VACUUM GAUGE
8. 1" INLET PRESSURE / VACUUM GAUGE
9. 1" INLET PRESSURE / VACUUM GAUGE
10. 1" INLET PRESSURE / VACUUM GAUGE

END FEED ON-SURFACE DRIP LAYOUT



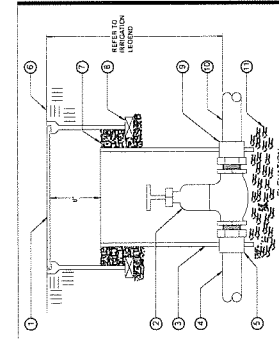
NOTE DESCRIPTIONS:
1. 1" INLET PRESSURE / VACUUM GAUGE
2. 1" INLET PRESSURE / VACUUM GAUGE
3. 1" INLET PRESSURE / VACUUM GAUGE
4. 1" INLET PRESSURE / VACUUM GAUGE
5. 1" INLET PRESSURE / VACUUM GAUGE
6. 1" INLET PRESSURE / VACUUM GAUGE
7. 1" INLET PRESSURE / VACUUM GAUGE
8. 1" INLET PRESSURE / VACUUM GAUGE
9. 1" INLET PRESSURE / VACUUM GAUGE
10. 1" INLET PRESSURE / VACUUM GAUGE

4" POP-UP VAN NOZZLE AT TURF



NOTE DESCRIPTIONS:
1. 1" INLET PRESSURE / VACUUM GAUGE
2. 1" INLET PRESSURE / VACUUM GAUGE
3. 1" INLET PRESSURE / VACUUM GAUGE
4. 1" INLET PRESSURE / VACUUM GAUGE
5. 1" INLET PRESSURE / VACUUM GAUGE
6. 1" INLET PRESSURE / VACUUM GAUGE
7. 1" INLET PRESSURE / VACUUM GAUGE
8. 1" INLET PRESSURE / VACUUM GAUGE
9. 1" INLET PRESSURE / VACUUM GAUGE
10. 1" INLET PRESSURE / VACUUM GAUGE

END FEED ON-SURFACE DRIP MANIFOLD



NOTE DESCRIPTIONS:
1. 1" INLET PRESSURE / VACUUM GAUGE
2. 1" INLET PRESSURE / VACUUM GAUGE
3. 1" INLET PRESSURE / VACUUM GAUGE
4. 1" INLET PRESSURE / VACUUM GAUGE
5. 1" INLET PRESSURE / VACUUM GAUGE
6. 1" INLET PRESSURE / VACUUM GAUGE
7. 1" INLET PRESSURE / VACUUM GAUGE
8. 1" INLET PRESSURE / VACUUM GAUGE
9. 1" INLET PRESSURE / VACUUM GAUGE
10. 1" INLET PRESSURE / VACUUM GAUGE

ISOLATION VALVE



125 BORON LANE
RENO, NV 89508
APN# 079-430-11

DATE
2021-05-10
JOB CODE
21-00000
REVISIONS

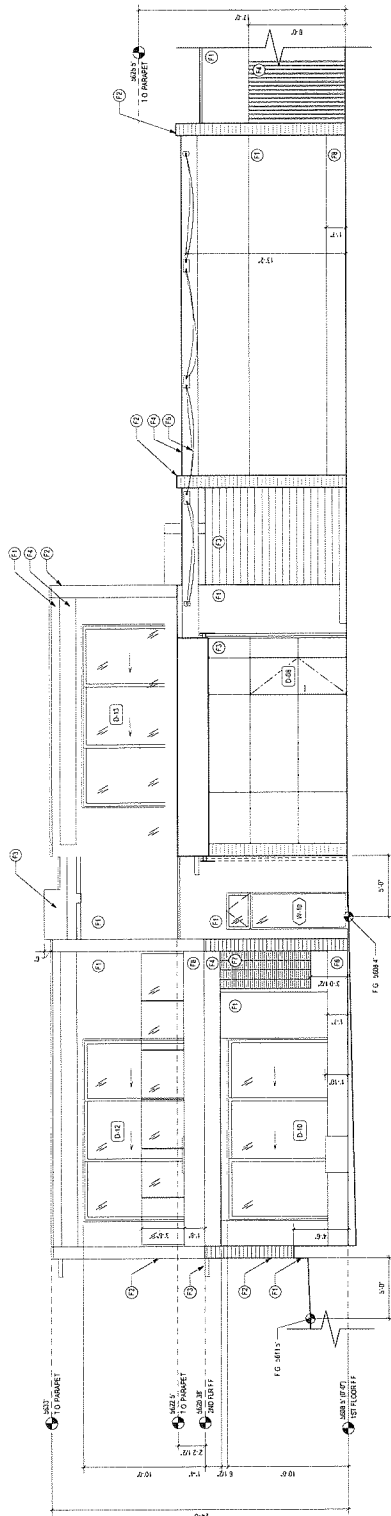
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EXTERIOR
ELEVATION-
NORTH

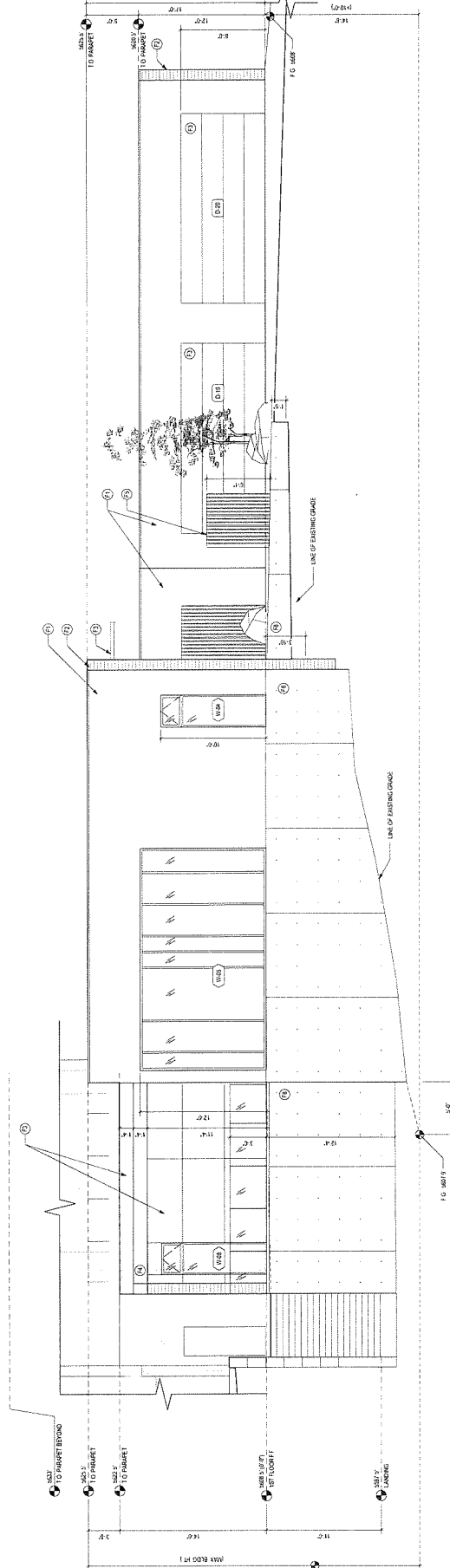
A3.01

- GENERAL NOTES**
1. FRAMING ELEMENTS SHOWN ON REFERENCE ONLY. SEE 1.1.1 FOR CONSTRUCTION DETAILS.
 2. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR EXTERIOR FINISHES.
 3. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR EXTERIOR FINISHES.
 4. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR EXTERIOR FINISHES.
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 16. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR EXTERIOR FINISHES.
 17. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR EXTERIOR FINISHES.
 18. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR EXTERIOR FINISHES.
 19. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR EXTERIOR FINISHES.

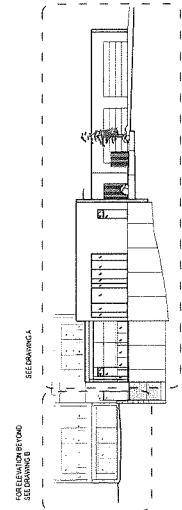
- FINISH MATERIAL SPECIFICATIONS**
1. SMOOTH TROWEL CEMENT PLASTER
 2. CONCRETE MASONRY UNIT #1 x 1/2"
 3. GALVANIZED STEEL
 4. ALUMINUM YELLOW CEDAR
 5. FABRIC SOLAR SHADY CANOPY
 6. CAST GLASS BLOCK
 7. ALUMINUM YELLOW CEDAR SIDING
 8. CIP COLORED CONCRETE



6 NORTH ELEVATION - BREEZEWAY
Scale: 1/4" = 1'-0"



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



1 OVERALL LENGTH ELEVATION
Scale: 1/4" = 1'-0"



125 BORON LANE
RENO, NV 89508
APN# 079-430-11

ISSUE
DATE
SUB
JOB CODE
JOB NAME
REVISIONS

DRAWN BY
DO

EXTERIOR
ELEVATION
EAST

A3.02

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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 7. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 9. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 10. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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 17. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 18. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 19. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 20. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

FINISH MATERIALS

1. EXTERIOR WALLS: 4" CMU WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER.

2. INTERIOR WALLS: 5/8" GYPSUM BOARD.

3. FLOORS: 4" CONCRETE ON 2" GYPSUM BOARD.

4. CEILING: 5/8" GYPSUM BOARD.

5. ROOF: 2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 2" ASPHALT/FLY ASH SHingles.

6. EXTERIOR FLOORS: 4" CONCRETE ON 2" GYPSUM BOARD.

7. INTERIOR FLOORS: 4" CONCRETE ON 2" GYPSUM BOARD.

8. EXTERIOR ROOF: 2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 2" ASPHALT/FLY ASH SHingles.

9. INTERIOR ROOF: 2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 2" ASPHALT/FLY ASH SHingles.

10. EXTERIOR WALLS: 4" CMU WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER.

11. INTERIOR WALLS: 5/8" GYPSUM BOARD.

12. FLOORS: 4" CONCRETE ON 2" GYPSUM BOARD.

13. CEILING: 5/8" GYPSUM BOARD.

14. ROOF: 2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 2" ASPHALT/FLY ASH SHingles.

15. EXTERIOR FLOORS: 4" CONCRETE ON 2" GYPSUM BOARD.

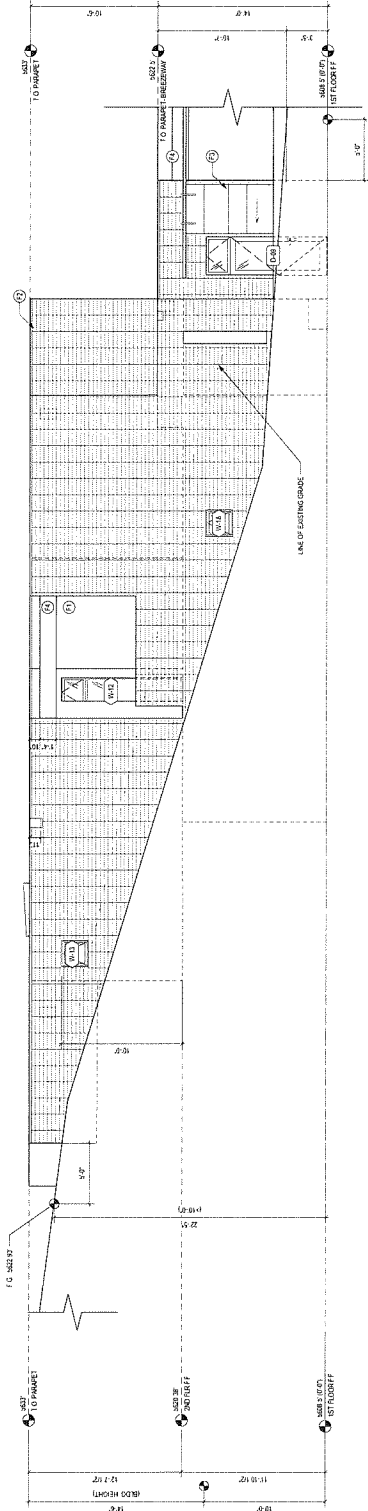
16. INTERIOR FLOORS: 4" CONCRETE ON 2" GYPSUM BOARD.

17. EXTERIOR ROOF: 2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 2" ASPHALT/FLY ASH SHingles.

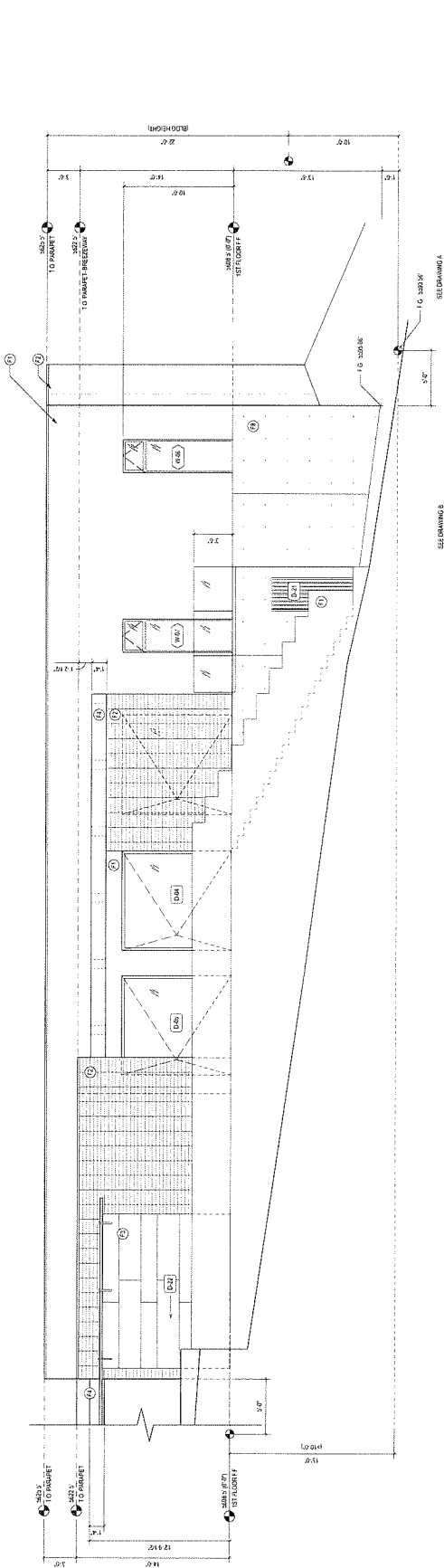
18. INTERIOR ROOF: 2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 2" ASPHALT/FLY ASH SHingles.

19. EXTERIOR WALLS: 4" CMU WITH 1/2" GYPSUM BOARD AND 1/2" PLASTER.

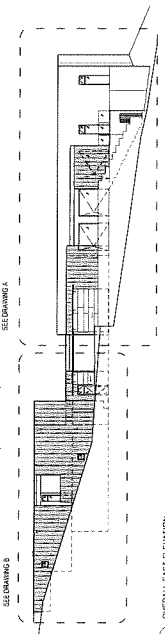
20. INTERIOR WALLS: 5/8" GYPSUM BOARD.



8 EAST ELEVATION - SOUTH
Scale: 1/4" = 1'-0"



4 EAST ELEVATION - NORTH
Scale: 1/4" = 1'-0"



1 OVERALL EAST ELEVATION
Scale: 1/4" = 1'-0"



125 BORON LANE
RENO, NV 89508
APN# 079-430-11

[illegible]

EXTERIOR
ELEVATION-
SOUTH

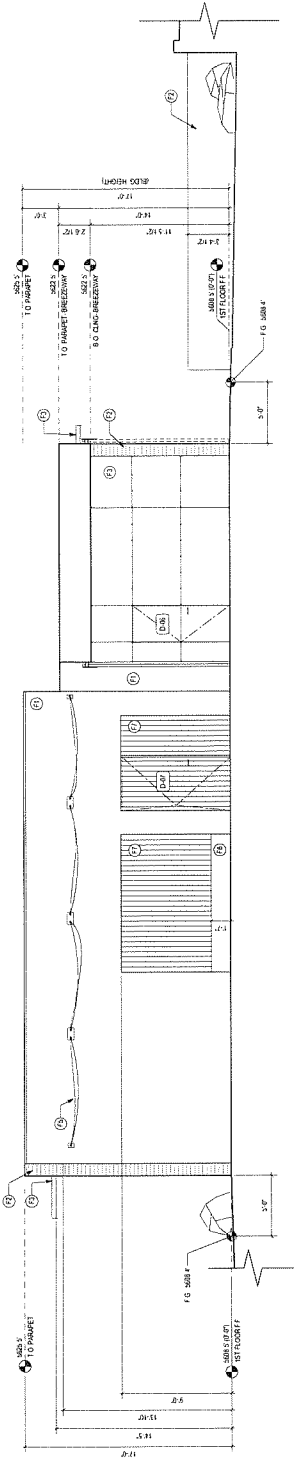
A3.03

GENERAL NOTES

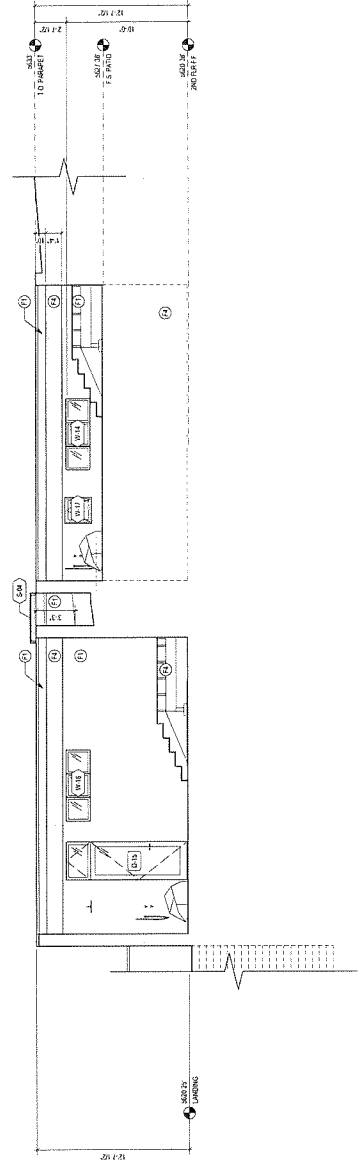
- 1 FRAMING MEMBERS SHOWN FOR REFERENCE ONLY - SEE
- 2 SECTION 05050 FOR DETAILS
- 3 ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE
- 4 NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND SPECIFICATIONS
- 5 1. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 6 2. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 7 3. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 8 4. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 9 5. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 10 6. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 11 7. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 12 8. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 13 9. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 14 10. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 15 11. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 16 12. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 17 13. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 18 14. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK
- 19 15. ALL STEEL FRAMING, INCLUDING ALL JOINTS, TO BE WELDED TO THE FRAMEWORK

STUDY WITH PURPOSE

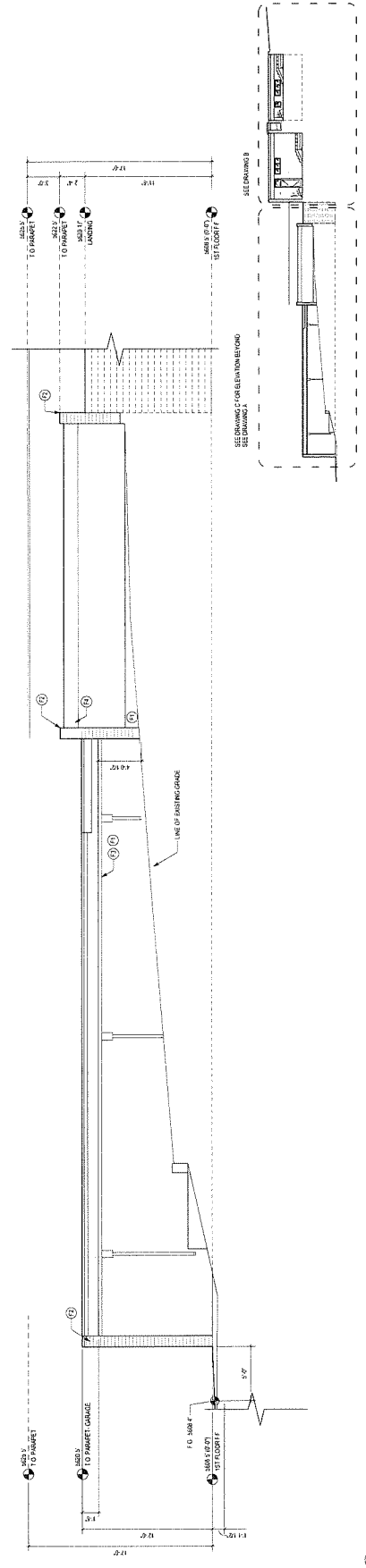
- | | |
|-----|----------------------------------|
| (1) | SMOOTH TROMPEL CEMENT PLASTER |
| (2) | CONCRETE MASONRY UNIT - 4" X 16" |
| (3) | GALVANIZED STEEL |
| (4) | ALASKAN YELLOW CEDAR |
| (5) | FABRIC SOLAR SHADE CANOPY |
| (6) | CAST GLASS BLOCK |
| (7) | ALASKAN YELLOW CEDAR SIDING |
| (8) | CIP COLORED CONCRETE |



C SOUTH ELEVATION- BREEZEWAY
Scale: 1/4" = 1'-0"



8 SOUTH ELEVATION - PARTIAL AT BEDROOMS
Scale: 1/4" = 1'-0"



0-1 - all sizes

1

OVERALL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



125 BORON LANE
RENO, NV 89508
APN# 079-430-11

DATE
2/21/2024
SHEET
21 BORON
REVISIONS

DRAWN BY:
GO

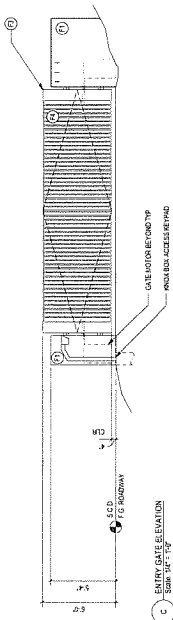
EXTERIOR
ELEVATION-
WEST

A3.04

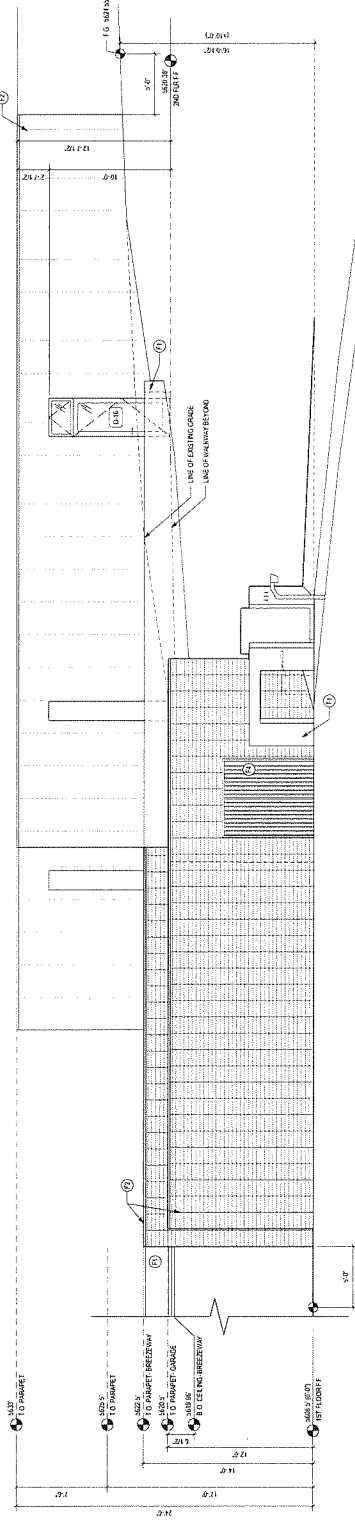
- GENERAL NOTES**
1. FINISH ELEVATIONS SHOWN FOR REFERENCE ONLY. S.D.
 2. S.D. FOR PROPOSED FINISH GRADES AND TOP OF WALL ELEVATIONS.
 3. FINISH GRADES TO BE SHOWN FOR ALL EXISTING AND PROPOSED ELEVATIONS.
 4. FINISH GRADES TO BE SHOWN FOR ALL EXISTING AND PROPOSED ELEVATIONS.
 5. FINISH GRADES TO BE SHOWN FOR ALL EXISTING AND PROPOSED ELEVATIONS.
 6. FINISH GRADES TO BE SHOWN FOR ALL EXISTING AND PROPOSED ELEVATIONS.
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 18. FINISH GRADES TO BE SHOWN FOR ALL EXISTING AND PROPOSED ELEVATIONS.
 19. FINISH GRADES TO BE SHOWN FOR ALL EXISTING AND PROPOSED ELEVATIONS.

FINISH MATERIAL SCHEDULE/LEGEND

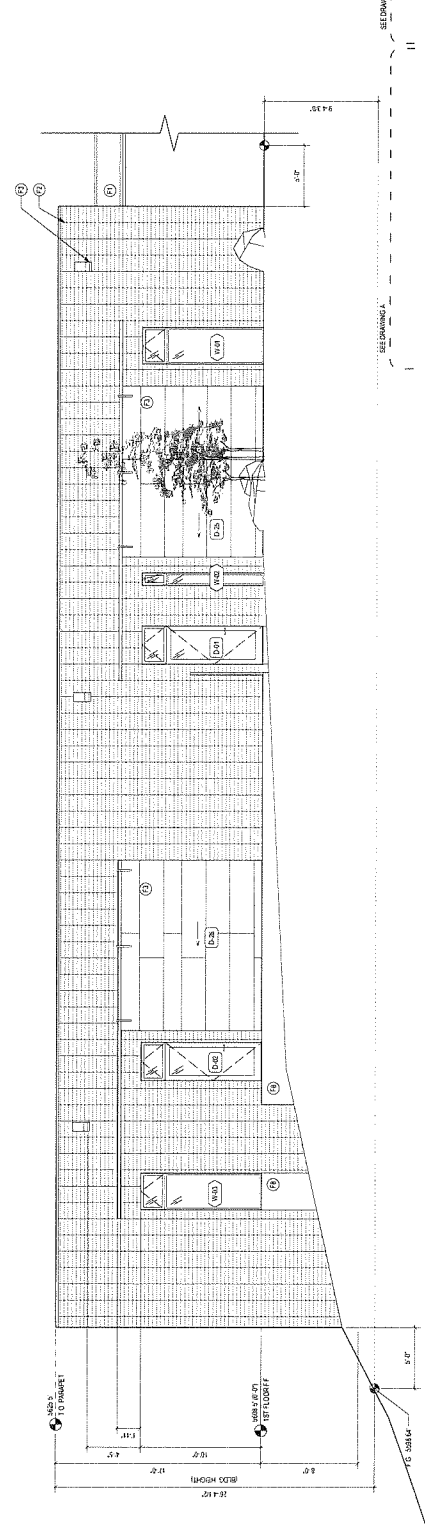
1. SMOOTH TROWEL GYPSUM PLASTER
2. CONCRETE MASONRY UNIT 8" X 16"
3. GALVANIZED STEEL
4. ALASKAN YELLOW CEDAR
5. FABRIC SQUARE SHADE CANOPY
6. CAST GLASS BLOCK
7. ALASKAN YELLOW CEDAR SIDING
8. 6" X 6" COLUMBIA CONCRETE



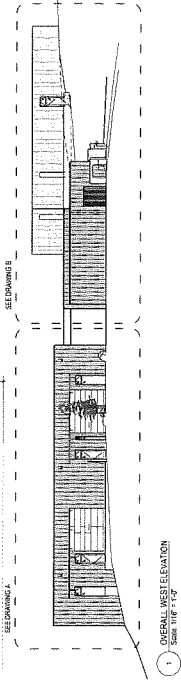
NOTE: GATE ENTRY STRUCTURE CONFORMING TO TRUCKS MAXIMUM 14'6" HEIGHT AND 10'0" WIDTH.



WEST ELEVATION SOUTH
Scale: 1/8" = 1'-0"



WEST ELEVATION NORTH
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"