

## 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>Hill-Rosakranse Residence</b>			
Project Description: <b>Single Family Residence, with retaining wall</b>			
Project Address: <b>31000 Carlton Dr., Wadsworth, NV 89442</b>			
Project Area (acres or square feet): <b>2084 sq. ft.</b>			
Project Location (with point of reference to major cross streets AND area locator): <b>Carlton Drive, south of I-80, on the Truckee River</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>084-282-28</b>	<b>18.437 ac.</b>		
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: <b>Christine Rosakranse</b>		Name: <b>Mike Reynolds</b>	
Address: <b>3935 Belmore Way</b>		Address: <b>2 Earthship Way</b>	
<b>Reno, NV</b> Zip: <b>89503</b>		<b>Tres Piedras, NM</b> Zip: <b>87577</b>	
Phone: <b>775-622-2941</b> Fax:		Phone: <b>575-613-0224</b> Fax:	
Email: <b>christine@beeherenowfarm.com</b>		Email: <b>michael@earthship.com</b>	
Cell: <b>775-622-2941</b> Other:		Cell: Other:	
Contact Person: <b>Christine Rosakranse</b>		Contact Person: <b>Mike Reynolds</b>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <b>Christine Rosakranse</b>		Name: <b>Nicholas Hill</b>	
Address: <b>3935 Belmore Way</b>		Address: <b>3935 Belmore Way</b>	
<b>Reno, NV</b> Zip: <b>89503</b>		<b>Reno, NV</b> Zip: <b>89503</b>	
Phone: <b>775-622-2941</b> Fax:		Phone: <b>775-622-2837</b> Fax:	
Email: <b>christine@beeherenowfarm.com</b>		Email: <b>nick@beeherenowfarm.com</b>	
Cell: <b>775-622-2941</b> Other:		Cell: <b>775-622-2837</b> Other:	
Contact Person: <b>Christine Rosakranse</b>		Contact Person: <b>Nick Hill</b>	
<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  
Supplemental Information**  
(All required information may be separately attached)

1. What is the project being requested?

We are building a single family home with a 9 ft. retaining wall and soil berm. This application only refers to the retaining wall and berm. However, we have included the full extent of the grading (1,674.64 cubic yards) so that the committee can see that we are below the 5,000 cubic yards threshold.

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.)

The site plan is attached to each packet as page A-0. An enlarged version is shown on A-0.1.

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

Construction will begin at the end of March 2020 with the foundation pour. May-July 2020 will constitute work for the systems (solar, septic) and shell (walls, roof) of the home. August 2020 will be used for finishing work (cabinetry, tilework, painting).

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

The home was designed to be low environmental impact, both during the building phase and over the long term.

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

We hope that this will be an example of sustainable home design for the larger Washoe community.

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

None.

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.

The non-attached garage and setbacks are shown on the site plan (A-0 and A-0.1).

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

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

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	Waste Management
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 #	App 60410	acre-feet per year	4
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).

**Attached to original packet.**

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows FPD
b. Health Care Facility	Renown Medical Group - Fernley
c. Elementary School	Natchez
d. Middle School	Mendive
e. High School	Reed
f. Parks	Fernley Out of Town Park
g. Library	Fernley Branch Library
h. Citifare Bus Stop	N/A

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

1. What is the purpose of the grading?

We are grading to create a berm behind the retaining wall (9 ft tall) at the north side of the house. Additional calculations for the total grading have been included. However, the grading totals 1,674.64 cubic yards and is therefore below the threshold of 5,000 cu. yds. So, this application is solely for the berm (cut and fill related to that) and retaining wall.

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

**We will excavate 1,414.64 cubic yards.**

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

20, 800 sq.ft (Calculations listed under Total Disturbed Area located on page A-0.1)

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

None. We have demarcated our cut area as Area #1 and Area #2 on page A-0.1. This area will be graded to not greater than 3:1. Area #2 will be at 3% grade.

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

The use of a berm and retaining wall are integral to the sustainable design of the home. They provide an insulative factor and thermal mass that help to regulate the internal temperature of the home, allowing for less energy consumption.

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.

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

Yes and the calculations are listed on page A-0.1. Area #1 is the primary cut area (excavated area). Area #2 is a planned driveway. The berm (fill area) is shown around the north side of the home.

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

No.

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

No.

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

Slope = 12 " x 6.5" with standard BMP's with swaddles as required.

11. Are you planning any berms?

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, how tall is the berm at its highest? 9 ft.
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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)?

Retaining wall not required. However, 9 ft rammed earth tire wall is part of design.

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

The home will blend into the landscape by design.

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

No.

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?

Native plant mix from Comstock Seed, 15 lbs/acre. Light mulch, cottonwood.

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

Hand watering from well water.

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

N/A

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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Account Detail

[Back to Account Detail](#)

[Change of Address](#)

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**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08428228	Active	10/14/2019 2:07:24 AM

**Current Owner:**  
ROSAKRANSE, CHRISTINE  
  
3935 BELMORE WAY  
RENO, NV 89503

**SITUS:**  
31000 CANTLON DR  
WASHOE COUNTY NV

**Taxing District**  
4000

**Geo CD:**

Legal Description

Section 13 Section 18 Lot 2A Range 23 Township 20 Range 24 SubdivisionName  
\_UNSPECIFIED SubdivisionName \_UNSPECIFIED

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,124.31	\$1,135.75	\$0.00	\$0.00	\$0.00
2018	\$1,071.46	\$1,082.11	\$0.00	\$0.00	\$0.00
2017	\$1,028.57	\$1,028.57	\$0.00	\$0.00	\$0.00
2016	\$999.07	\$997.61	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

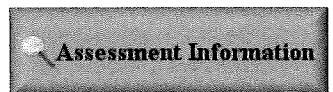
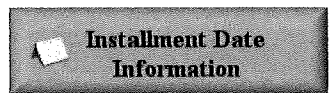
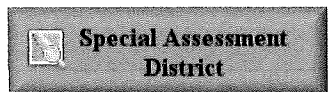
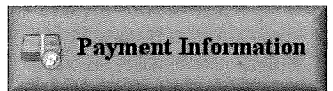
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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



# Titles Report

Run Date: 9/29/2019 9:46:48 PM

App	Report Rcvd	Basin	New Owner	Sender	Rcpt #	Rpt Reject	Confirm Date
64010	07/21/2017	083	ROSAKRANSE, CHRISTIN	ROSAKRANSE, CHRISTIN	33140		08/27/2018



# Hill-Rosakranse Residence

## ENGINEER OF RECORD

K2 ENGINEERING  
 860 MAESTRO DR, SUITE A  
 RENO, NV 89511

775-355-0505 - OFFICE  
 775-355-0566 - FAX

## SCOPE OF WORK

A NEW DETACHED 12084 SF. SINGLE FAMILY RESIDENCE

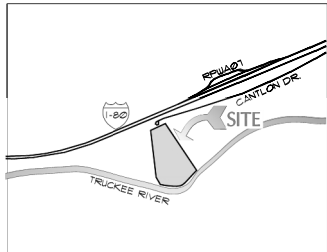
## CONTACT INFORMATION

CHRISTINE ROSAKRANSE  
 3935 BELMORE WAY  
 RENO, NV 89503  
 PHONE: (775) 622-2831

## PROJECT INFORMATION

**PARCEL**  
 31000 CANTLON DR  
 WASHOE COUNTY, NV 89510  
 APN: 084-282-28  
 PARCEL AREA = 18.437 ACRES  
 ZONING = MDR

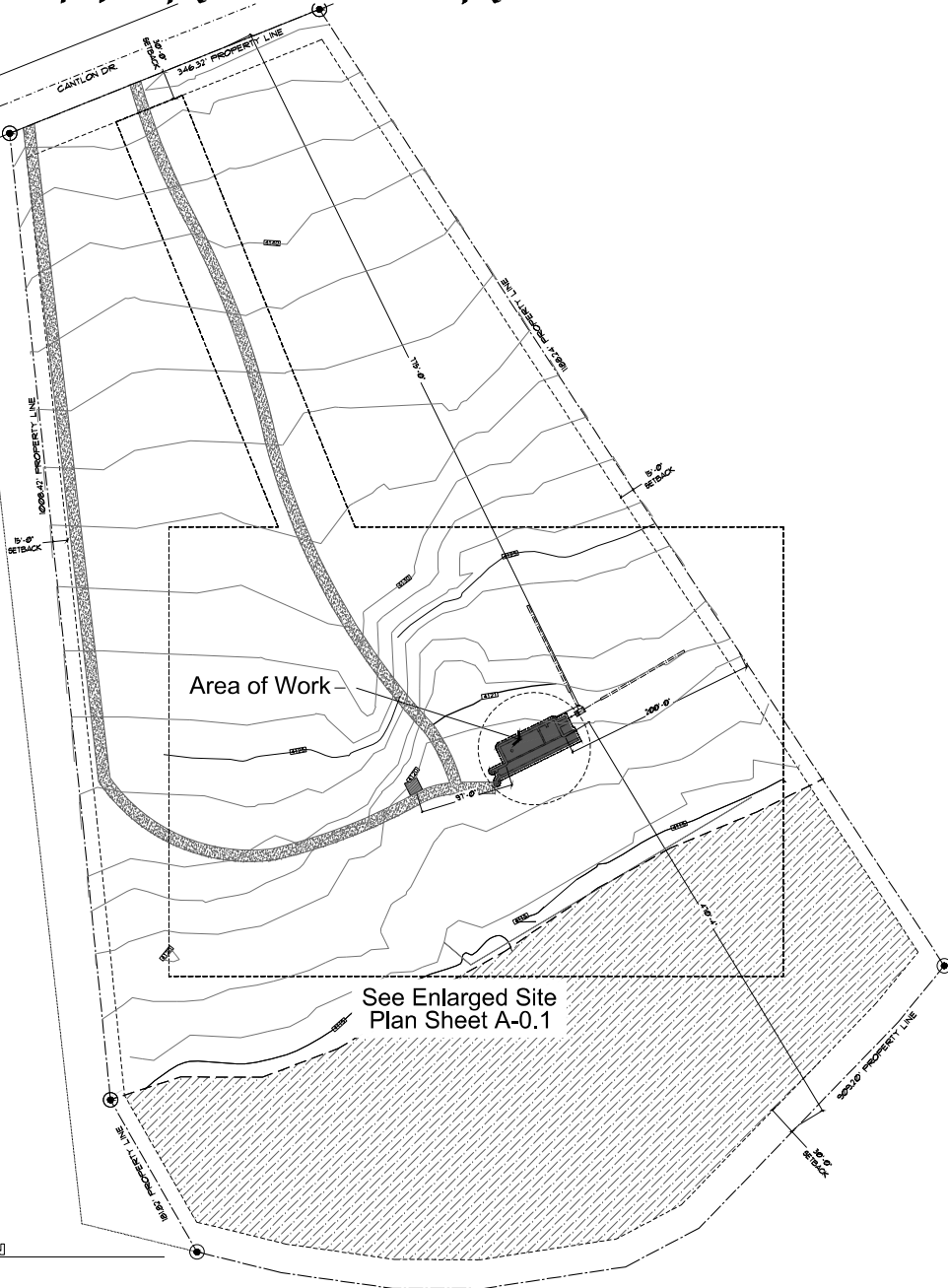
**BUILDING**  
 PROPOSED RESIDENCE = 2084 SF.  
 EXISTING DETACHED GARAGE = 198 SF.



VICINITY MAP  
 SCALE: 1" = 1/4" N.T.S.



SITE PLAN  
 SCALE: 1" = 60'-0"



See Enlarged Site Plan Sheet A-0.1

## GENERAL SITE NOTES

- ALL WORK MUST CONFORM W/ LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2008 EDITIONS).
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, UTILITIES, AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
- PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, NOTIFY OWNER OF ANY DISCREPANCIES.
- CONC. FLATWORK TO BE FINISHED PER OWNERS REQUIREMENTS.
- SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
- MAINTAIN EXISTING DRAINAGE WITH 5% (2% MIN.) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SHALE 2'-6" MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SHALE SHALL BE 1%.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAN BOUNDARY OF THE 100-YEAR FLOOD PLAN IS NOT WITHIN 100 FEET OF PROPERTY.
- THIS SITE IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
- THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR MODIFICATIONS TO THE INITIAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- NEITHER A TOPOGRAPHICAL OR BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE. THE TOPOGRAPHY SHOWN IS FROM THE WASHOE COUNTY GIS WEBSITE AND THE BOUNDARY SHOWN IS BASED ON RECORD INFORMATION. IT IS RECOMMENDED THAT PRIOR TO CONSTRUCTION A FULL SURVEY IS PERFORMED IN ORDER TO ACCURATELY PLACE THE IMPROVEMENTS.
- SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CULTURE, LIBRARY AND ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
- THERE ARE NO WATERCOURSES WITHIN 100' OF PROPERTY.

## REVEGETATION

- VEGETATION PROTECTION (REQUIRED PER PLANS AND SUBDIVISION REQUIREMENTS).
- REVEGETATE ALL DISTURBED AREAS PER APPROVED COUNTY STANDARDS

## WATERPROOFING NOTES:

- PROVIDE ADEQUATE SITE DRAINAGE INCLUDING BUT NOT LIMITED TO DRIFLINE PROTECTION TRENCHES AT DRIFLINES, TRENCHES AT PAVING EDGES, AND FRENCH DRAINS UNDER SLABS AND AT THE UPHILL SIDES OF ALL STRUCTURES W/ PERFORATED DRAIN PIPES AT OR BELOW FOOTING DEPTH WITH FILTER FABRIC AND WASHED GRAVEL. REFER TO EROSION CONTROL-CONSTRUCTION MANAGEMENT PLAN FOR SPECIFICS.
- RETAINING WALLS MUST BE FULLY DRAINED TO PREVENT BUILD-UP OF HYDROSTATIC PRESSURE AND/OR SEEPAGE.
  - DRAIN ROCK BACK FILL ADJACENT TO WALLS SHALL BE 12 INCHES THICK AND EXTEND FROM FOOTING GRADE TO WITHIN 12 INCHES OF FINISH GRADE.
  - GEOTEXTILE: USE "GeoTax 410" PLACED AS A SEPARATOR BETWEEN DRAIN ROCK AND THE ADJACENT SOIL. BACK FILL, BOTH ABOVE AND BESIDE THE DRAIN ROCK.
  - 4" FRENCH DRAIN SHALL BE PLACED AT FOOTING GRADE AND SLOPED TO GRAY WATER COLLECTION POINT AND INSTALLED WITH PERFORATIONS FACE-DOWN. TYP. UNO.
  - FILTER FABRIC TO BE MIRAFI 140N OR EQUIVALENT
  - DRAIN PIPES TO BE SOLID WHERE THEY PASS THROUGH OR UNDER FOUNDATION STEM WALLS.
  - USE HARD PERF PIPE AT BACK OF RETAINING WALLS.
  - ALL DRAIN PIPES TO SLOPE 2% MIN. TO DRAIN.
  - DRIFLINE TRENCHES SHALL BE MIN. 18" WIDE BY 6" DEEP FILLED WITH CLEAN CRUSHED AGGREGATE.
  - PROVIDE FILTER FABRIC AROUND GRAVEL DRAINS AND TRENCHES.

## UTILITIES

- WATER FOR PROPERTY IS SUPPLIED BY WELL
- ELECTRICITY IS PROVIDED BY SOLAR PANELS



860 Maestro Dr., Ste. A  
 Reno, NV 89511  
 P: (775) 355-0505  
 F: (775) 355-0566  
 www.k2eng.net

**Hill-Rosakranse Residence**  
 Washoe County, NV 89510  
 31000 Cantlon Dr.  
 A.P.N.: 084-282-28

Branch T. Kennedy, P.E.  
 Jared A. Krupa, P.E.



Revisions	
▲	
▲	
▲	
▲	

Date: 10/7/2019  
 Drawn: K2  
 Checked: JAK  
 Project No.: 18-150

Cover Sheet /  
 Site Plan

**A-0**

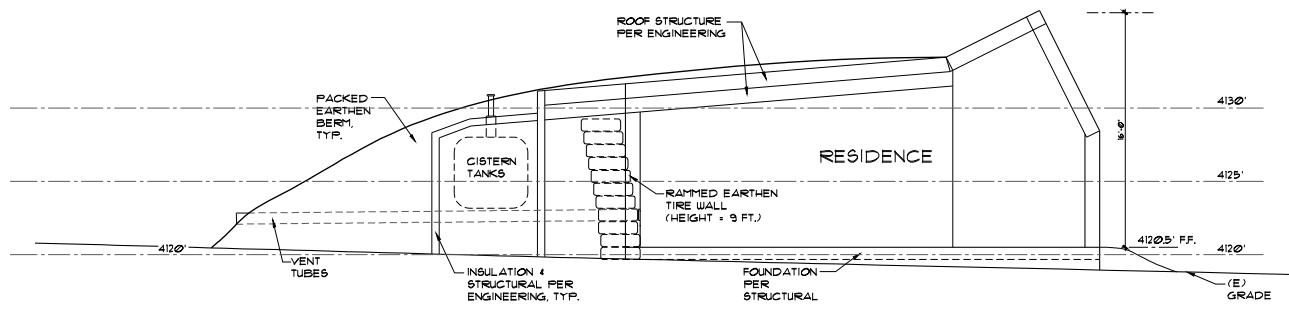




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Branch T. Kennedy, P.E.  
 Jared A. Krupa, P.E.



**SITE SECTION SECTION A-A**  
 SCALE 1/4" = 1'-0"

**Revisions**


Date 10/7/2019  
 Drawn K2  
 Checked JAK  
 Project No. 18-150

Site Section

**A-0.2**