



Board of Adjustment Staff Report

Meeting Date: June 6, 2019

Agenda Item: 8J

SPECIAL USE PERMIT CASE NUMBER: WSUP19-0008 (Houston Grading)

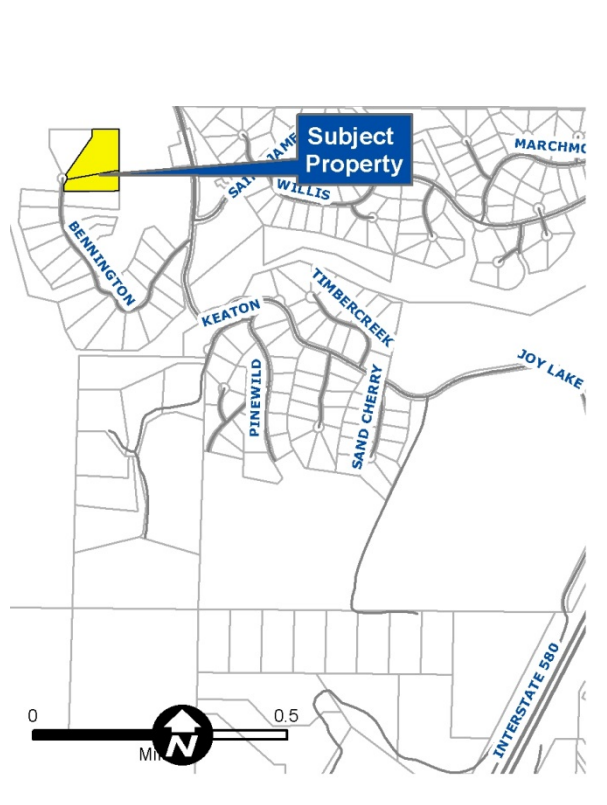
BRIEF SUMMARY OF REQUEST: To approve a special use permit for major grading of an area of approximately ±35,400 sq. ft. with ±7,428 cubic yards of cuts and ±2,769 cubic yards of fill to facilitate the construction of a new single family residence

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve major grading of an area of approximately ±35,400 sq. ft. with ±7,428 cubic yards of cuts and ±2,769 cubic yards of fill; to allow slopes greater than 10 feet in height; and to allow the use of gabions to facilitate the construction of a new single family residence.

Applicant/Property Owner: David Houston
Location: 20 Bennington Court
APN: 046-151-05 & 06
Parcel Size: 2.23 acres & 4.33 acres
Master Plan: Suburban Rural (SR) & Open Space (OS)
Regulatory Zone: Low Density Suburban (LDS) & Open Space (OS)
Area Plan: Forest
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 438, Grading and Article 810, Special Use Permits
Commission District: 2 – Commissioner Lucey



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 WSUP19-0008 for David Houston, having made all five findings in accordance with Washoe County Code Section 110. 810. 30

(Motion with Findings on Page 7)

Staff Report Contents

Special Use Permit.....3

Site Plan.....4

Project Evaluation5

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)6

Reviewing Agencies6

Staff Comment on Required Findings.....7

Motion7

Appeal Process8

Exhibits Contents

Conditions of ApprovalExhibit A

Citizen Advisory Board Minutes.....Exhibit B

Agency Review Letters.....Exhibit C

Public NoticeExhibit D

Project Application.....Exhibit E

Special Use Permit

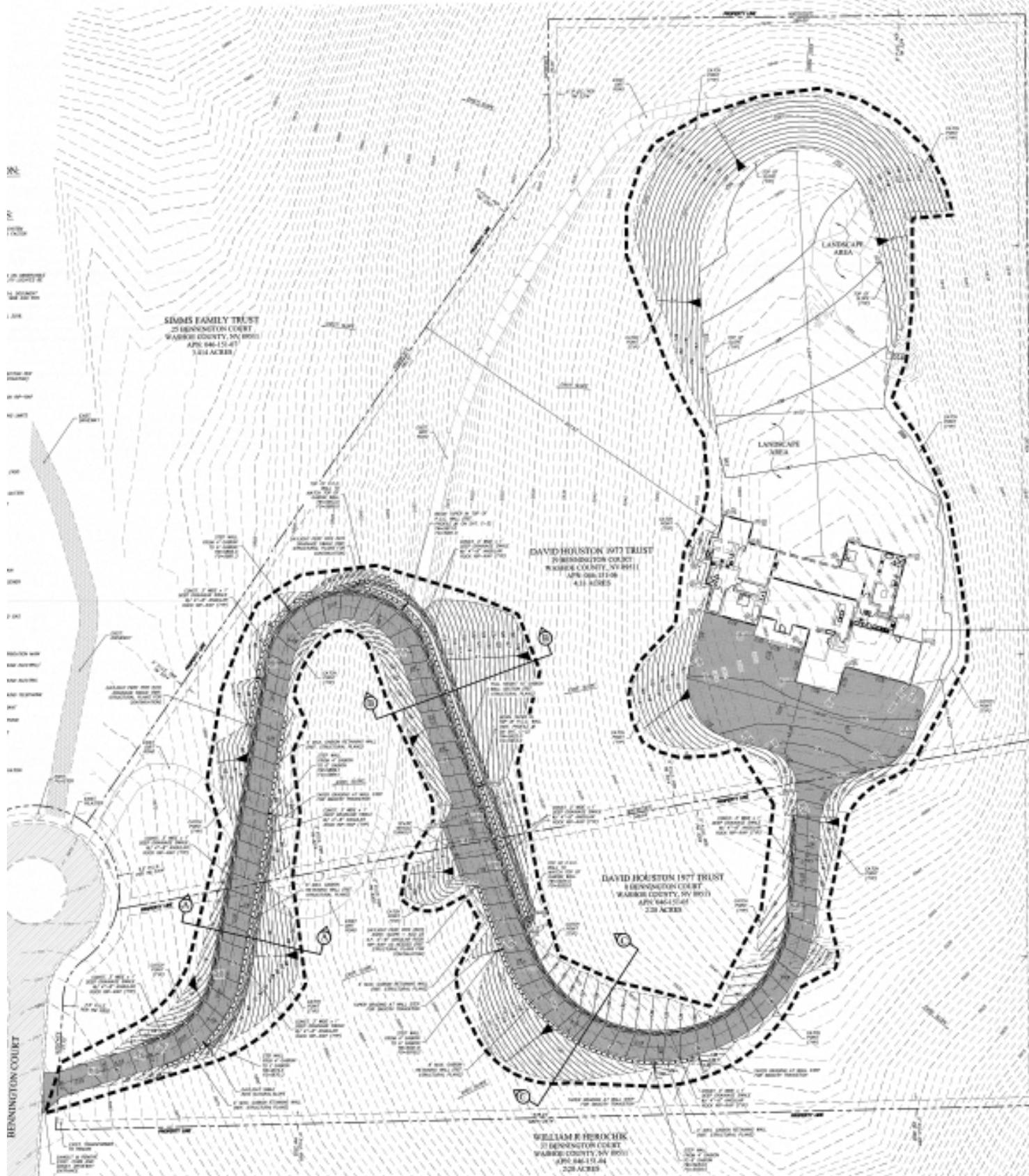
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting 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 WSUP19-0008 are attached to this staff report and will be included with the Action Order, if approved.

The subject property is designated as Low Density Suburban (LDS) & Open Space (OS). The proposed grading, an area of approximately ±35,400 sq. ft. with ±7,428 cubic yards of cuts and ±2,769 cubic yards of fill to facilitate the construction of a new single family residence, is permitted with a special use permit per WCC 110.438.35. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP regulations allow “varying standards of the Development Code” as part of the approval of a special use permit “per WCC Section 110.810.20(e). The applicant is seeking to allow slopes greater than 10 feet in height and to allow the use of gabions. The Board of Adjustment will be ruling on this additional request.

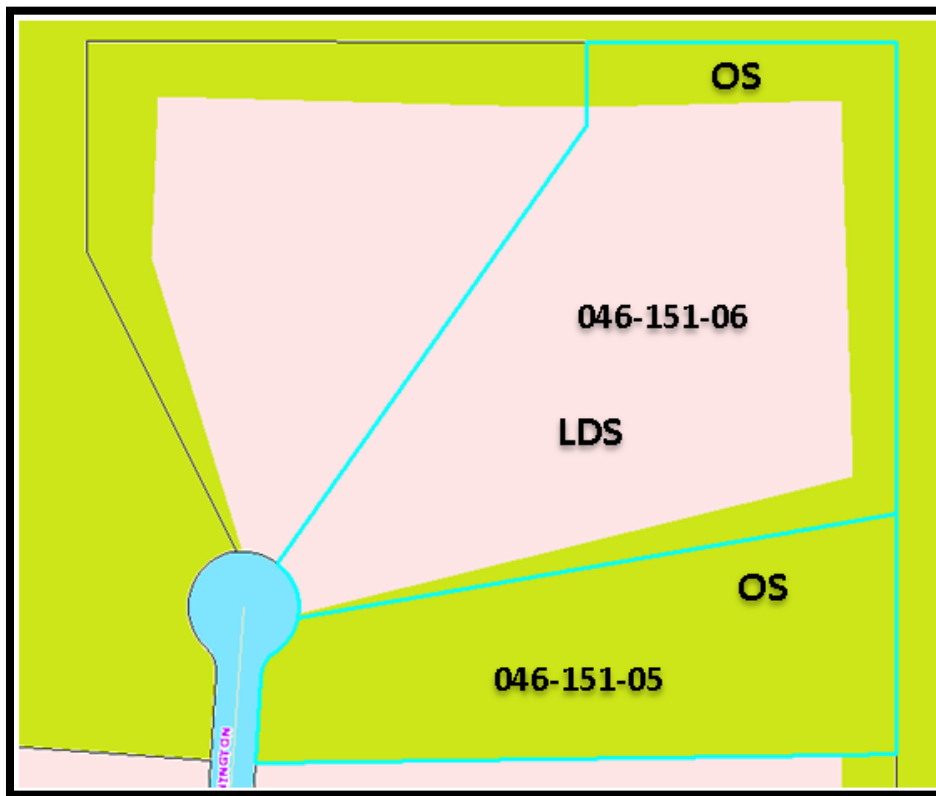


Site Plan

Project Evaluation

The applicant is requesting to grade two parcels to construct a driveway to a single family house, in the St. James Village development. The proposed grading on the site meets the major grading requirements as set forth in WCC Article 438, *Grading*, disturbance of slopes greater than 30 percent, and volume of the grading. The applicant states that ±35,400 sq. ft. of the ±6.56 acre site will be disturbed, with a total excavation of ±7,428 cubic yards of which, ±2,769 cubic yards will be used for fill and the remaining ±4,658 cubic yards of excess material will be exported to an offsite location. There is a dirt roadway on the property that leads to the area where the proposed residence will be located. The original understanding was that the existing dirt roadway would be improved as the driveway, however, the roadway was reviewed by the fire district staff and it was deemed too steep. The property owner was able to acquire the adjacent parcel (APN: 046-151-05) and the driveway was re-designed, crossing both parcels to meet the fire district driveway requirements.

The proposed driveway traverses two parcels. One parcel (APN: 046-151-06) is 4.33 acres and the other parcel (APN: 046-151-05) is 2.22 acres. The master plan designation and regulatory zoning is not the same on the two parcels. Washoe County staff will initiate a masterplan and regulatory zone amendment for APN: 046-151-05, proposing the same master plan designation regulatory zoning as the other residential parcels in the area.



The grading will occur primarily for the construction of the driveway and some areas around the proposed location of the house (see Site Plan on page 4). Retaining walls will be required along the driveway and will vary in height from 12 inches to 10 feet high. There are locations along the driveway where the natural slopes will be varied by more than 10 feet in elevation. WCC Section 110.438.45 (c) states that, “Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation”. The applicant is requesting to vary this standard as part of the SUP approval to allow for finish grading to vary from the natural grade by approximately by 12 feet, which is approximately two feet more than the WCC allows, as stated above.

The walls will be a combination of stained concrete walls and gabion cages, filled with native rock. The gabion cages will be placed at the base of the concrete walls and only 6 feet of the concrete walls will be visible. The use of gabions is to meet St. James Village requirement of no more than 6 feet of retaining walls can be visible. WCC Section 110.438.50 states that, "The use of riprap and gabions as a mechanical stabilization for cut slopes is prohibited". The applicant is requesting to vary this standard as part of the SUP approval.

The site is undeveloped with trees and native vegetation. The driveway will be visible from adjacent parcels, however, the tallest wall will not be visible. There will be extensive landscaping in all disturbed areas per the application. The applicant will landscape and reseed the area disturbed with vegetation that is approved by the St. James Village Homeowners Association and temporary irrigation will be installed. Some vegetation will be removed, including 14 Jeffery Pine trees that vary in height from 6 feet to 16 feet. (See Exhibit E, for Landscape Plan)



South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant at the regularly scheduled Citizen Advisory Board meeting on May 2, 2019. The CAB voted in favor of the project - see Exhibit C for the minutes. Concerns and questions from the CAB meeting included:

- Exporting of material
- Access to site and location of driveway
- Grading timeline
- Fire issues and access

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
- Truckee Meadows Fire Protection District (TMFPD)
- Washoe County Health District
 - Environmental Health Services Division

Agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application (See Exhibits A & C)

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 Forest Area Plan.

Staff Comment: There are no specific policies or action programs included in the Master Plan or Southwest Area Plan that are applicable to the proposed grading for a single family residence, therefore the proposed grading is found to be consistent.

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 roadways, sanitation, water supply, drainage, and other necessary facilities and utilities will be provided to the site, as the grading is intended to create appropriate access and facilitate construction of a single family residence.

3. **Site Suitability.** That the site is physically suitable for grading to facilitate a single family residence, and for the intensity of such a development.

Staff Comment: Given careful consideration of the configuration of grading proposed to facilitate construction of a single family residence, the site can be considered suitable for the development proposed.

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: Given careful consideration and conditions of approval, it is the opinion of staff that approval of the proposed special use 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 area of required notice for this special use permit.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP19-0008 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 WSUP19-0008 for David Houston, 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 Forest 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 single family residence 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/Owner: David Houston
432 Court St.
Reno, NV 89501

Representatives: George Trowbridge
1325 Airmotive Way, Ste. 285
Reno, NV 89502

email: gktarch@gmail.com
Derek Allen

email: dsallenconstruction@gmail.com



Conditions of Approval

Special Use Permit Case Number WSUP19-0008

The project approved under Special Use Permit Case Number WSUP19-0008 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 6, 2019. 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.
- 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 – Julee Olander, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall attach a copy of the Action Order approving this project to all administrative permit 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 complete construction plans and 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. Grading and construction activity shall be limited to the following hours: between 7 a.m. and 5 p.m. during the week and no grading activity is permitted on Saturday and Sunday.
- e. All trash and similar debris within the project area shall be removed.
- f. Gabions will not be used to stabilize cut slopes and riprap will only be used in drainage improvements.
- g. All disturbed areas will be landscaped with native vegetation and trees, with temporary irrigation.
- h. 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.

- i. The following **Operational Conditions** shall be required for the life of the project:
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
 - ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.

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 – Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- 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. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant 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. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. All grading shall be in accordance with Article 110.438 Grading Standards.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. 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.
- h. Prior to the approval of a grading or building permit, either record a reversion to acreage map to merge the two parcels or provide recorded legal documentation that provides APN 046-151-06 the right of access over APN 046-151-05.
- i. Submit an analysis prepared by a licensed engineer addressing the need for a safety barrier along the fill slope portions of the driveway that are supported by a retaining wall.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Provide a Vegetation selection, installation, management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC*.
- b. The length of the road appears to be in excess of 200 feet and would require a 20' width as a Fire Apparatus Access Road. *IWUIC* 403.3.

Washoe County Health District

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

Contact Name – Mike Wolf, 775.328.7206, mwolf@washoecounty.us

- a. A dust control permit will be required to be obtained before any work begins.

*** End of Conditions ***



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held May 2, 2019 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Patricia Phillips at 6:00 p.m.

Member Present: Patricia Phillips, Tom Burkhart, Jim Rummings. A quorum was determined.

Absent: Kimberly Rossiter (excused), Shaun O’Harra (not excused).

2. *PLEDGE OF ALLEGIANCE - Patricia Phillips led the Pledge of Allegiance.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-

Karen Critor invited the community to attend the Washoe Valley Alliance Celebration at Washoe Lakes State Park on May 18, 2019.

With no further requests for public comment, Patricia Phillips closed the public comment period.

4. APPROVAL OF AGENDA FOR THE MEETING OF MAY 2, 2019 (for Possible Action) –Jim Rummings moved to approve the agenda for MAY 2, 2019. Tom Burkhart seconded the motion to approve the agenda for MAY 2, 2019. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 4, 2019 (for Possible Action) – Jim Rummings moved to approve the meeting minutes for APRIL 4, 2019. Tom Burkhart seconded the motion to approve the meeting minutes for APRIL 4, 2019. Motion carried unanimously.

6. DEVELOPMENT PROJECTS– The project description is provided below.

6.B. Special Use Permit Case Number WSUP19-0008 (Houston Grading) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for major grading of an area of approximately ±35,400 sq. ft. with ±7,428 cubic yards of cuts and ±2,769 cubic yards of fill to facilitate the construction of a new single family residence. (for Possible Action)

- Applicant/Property Owner: David Houston
- Location: 29 Bennington Court
- Assessor’s Parcel Numbers: 046-151-05 & 046-151-06
- Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 6, 2019.

Derek Allen, home builder for the Houston family, provided an overview of the project. He said they have come across issues to get to the top of this hill. He said they typically build on a 14% grade, but are requested to build at 10%. He said they intended to use the existing road, but TMFPD said they couldn’t use the road. The Houstons purchased the lot next door to build an access road. The Special Use Permit is for major grading.

A lot of dirt work needs to happen. He said he has built several homes in St. James's Village. He said he follows guidelines set forth by St. James and Washoe County.

Julee Olander, Washoe County Planner, provided maps of the site. St. James' HOA has approved it; now we are working through Washoe County process.

Jim Rummings said fire access into there is very important. He said during the Little Valley fire, the fire department had issues getting in there. Having good access is extremely important and making sure the vegetation is controlled. It can be dangerous for fire personnel. Derek said that is why they changed the grading to 10%.

Ray Simms said the notice he received in the mail stated 4,000 cubic yards of dirt. He said he doesn't believe that was reflected in this presentation. Derek said that will be hauled off. Derek showed the existing road that cannot be used. The Houston's bought the lot next door and driveway will wind itself around the property. Mr. Simms explained the original access road was to get up to the lot. The problem was the access road went through another parcel that was sold. The new access is much more favorable to him. He asked if the grading all takes place in the dashed line on the map. Derek said yes; this is the best plan; it's only been passed by HOA. It's a steep gradient. Exporting 4,000 cubic yards of dirt. The general contractor for dirt work works on middle schools sites for Washoe County, and he is aware of keeping sites clean.

Tom Burkhart asked Ray if he is ok with the new access. Ray said the property owner can do what he wants with his property. Ray said he was concern with the cul-de-sac narrow access and difficult situation. With the purchase of the adjacent lot solves a lot of problems. Extensive roadwork is required to access the property.

Ray asked for the schedule for grading activities and timeline. Derek said he has a meeting set up for June 6, and work can begin after approval. He said he hoped to start right away. Ray asked about plans for old access road. Derek said re-vegetation is planned of the old access road. Patricia Phillips asked about construction times during the day. Ray said it's regulated by CCRs. Derek said 7 am – 5 pm.

MOTION: Tom Burkhart moved to recommend approval Special Use Permit Case Number WSUP19-0008 (Houston Grading). Jim Rummings seconded the motion to recommend approval of this case. Motion passed unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS -

Patricia Phillips said she requested Del Monte Bartley Ranch Spot lights be reviewed. They have 6 flood lights.

8. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – With no request for public comment, Patricia Phillips closed public comment period.

ADJOURNMENT – the meeting adjourned 6:43 p.m.

Number of CAB members present: 3

Number of Public Present: 13

Presence of Elected Officials: 0

Number of staff present: 2



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 8, 2019

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP19-0008 – Houston Grading**
APN 046-151-05 & 06

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for grading to allow the construction of a single family residence on a view lot. 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 George Trowbridge and Odyssey Engineering. 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: Leo Vesely, P.E. (775) 328-2041

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. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The applicant 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. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
5. All grading shall be in accordance with Article 110.438 Grading Standards.
6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP19-0008 – Houston Grading**
Date: May 8, 2019
Page: 2

7. 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.
8. Prior to the approval of a grading or building permit, either record a reversion to acreage map to merge the two parcels or provide recorded legal documentation that provides APN 046-151-06 the right of access over APN 046-151-05.
9. Submit an analysis prepared by a licensed engineer addressing the need for a safety barrier along the fill slope portions of the driveway that are supported by a retaining wall.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walt West, P.E. (775) 328-2310

1. A No comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

1. No comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. No comments.

Truckee Meadows Fire Protection District (TMFPD)

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s). (<https://codes.iccsafe.org/content/IWUIC2012> <https://codes.iccsafe.org/content/IFC2012>)
- b. The Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>) After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)
- d. Provide a Vegetation selection, installation, management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC*.
- e. All structures equal to or greater than 5000 sf. would require a fire sprinkler system per the amendments to the IFC Table 903.2.1
- f. The length of the road appears to be in excess of 200 feet and would require a 20' width as a Fire Apparatus Access Road. *IWUIC* 403.3.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

April 19, 2019

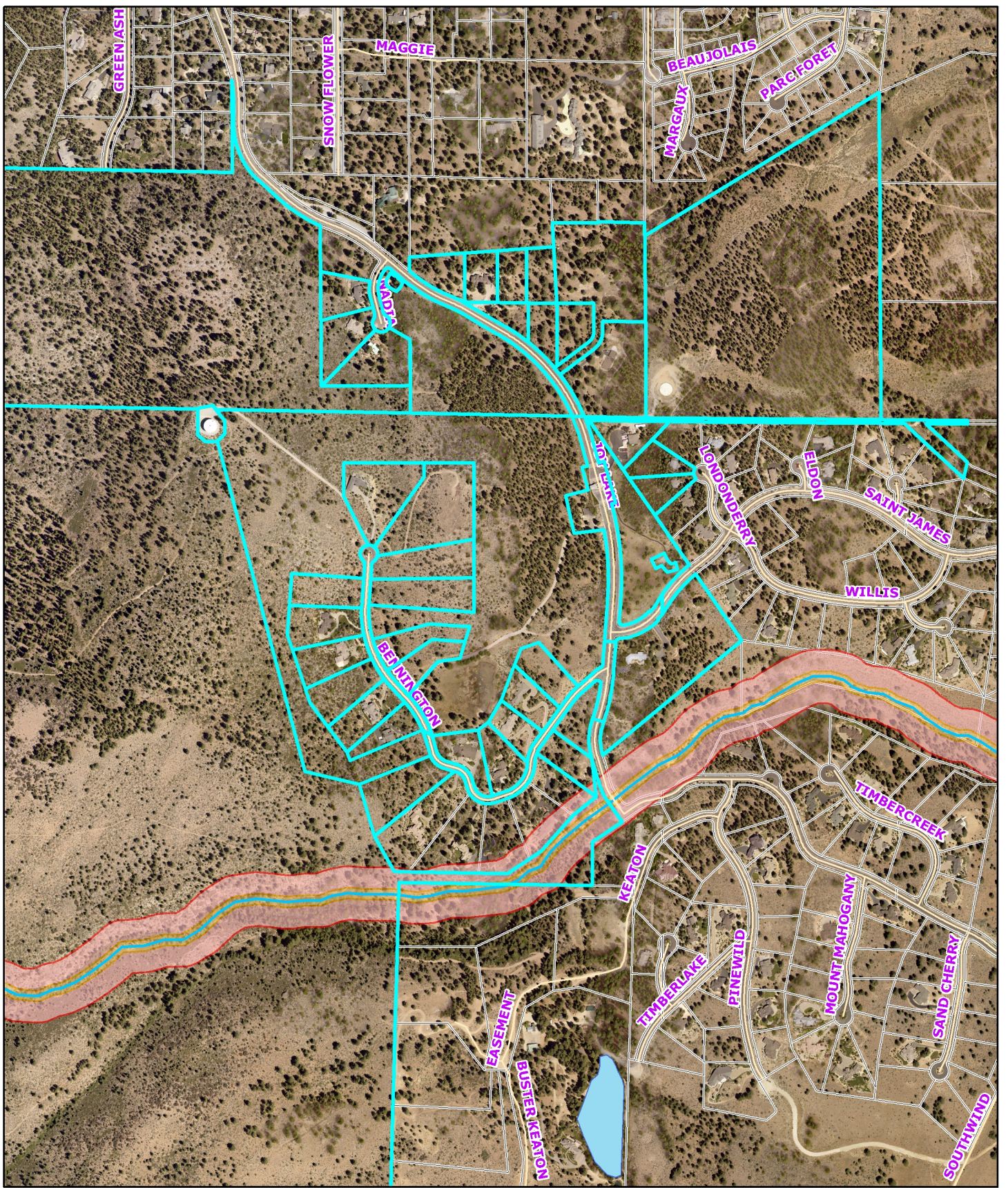
TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP19-0008 (Houston Grading)

Project description:

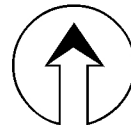
The applicant is proposing to approve major grading of an area of approximately $\pm 35,400$ sq. ft. with $\pm 7,428$ cubic yards of cuts and $\pm 2,769$ cubic yards of fill to facilitate the construction of a new single family residence. Project located at 29 Bennington Court, Assessor's Parcel Numbers: 046-151-05 & 046-151-06.

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

There are no conditions of approval.



WSUP19-0008 (Houston Grading)
 Noticing Map- 1000 from site



0 250 500 750
 Feet

Community Services
 Department



1001 E Ninth St
 Reno, Nevada 89502

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: Houston Residence			
Project Description: Driveway and structure excavation to construct a new single family residence.			
Project Address: 29 Bennington Court			
Project Area (acres or square feet): 6.56 acres			
Project Location (with point of reference to major cross streets AND area locator): Mt. Rose Highway to Joy Lake Rd. to Bennington Ct. in St. James's Village			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-151-05	2.23		
046-151-06	4.33		
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: David Houston 1997 Trust		Name: George Trowbridge	
Address: 432 Court St., Reno, Nevada		Address: 1325 Airmotive Way Ste. 285	
Zip: 89501		Reno, Nevada Zip: 89502	
Phone: 775-786-4188	Fax:	Phone: 775-322-5997	Fax:
Email:		Email: gktarch@gmail.com	
Cell:	Other:	Cell:	Other:
Contact Person: David Houston		Contact Person: George Trowbridge	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: DAVID HOUSTON 1997 TRUST

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)

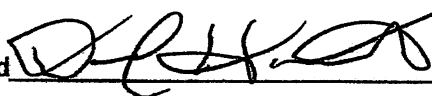
I, DAVID HOUSTON
(please print name)

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): 046-151-05 & 046-151-06

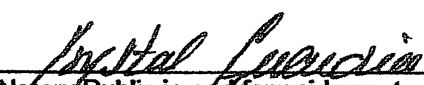
Printed Name DAVID HOUSTON

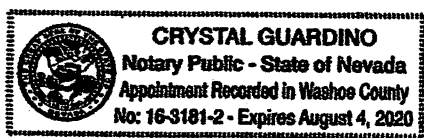
Signed 

Address 432 COURT ST.
RENO, NV 89501

Subscribed and sworn to before me this
12TH day of APRIL, 2019.

(Notary Stamp)


Notary Public in and for said county and state
My commission expires: AUG. 4, 2020



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

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

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

1. What is the purpose of the grading?

To construct a new single family residence and driveway.

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

Cut 7,428 Cu. Yd. Fill 2,769 Cu. Yd. Net 4,658 Cu. Yd.

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

35,400 sq. ft.

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

4,658 Cu. Yd. of export material.

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

No, the best building area on the property is at the top of the lot. This area offers views of Mt. Rose, Slide Mt., Washoe Valley and all of Reno & Sparks.

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

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

Yes, portions of the driveway will be visible from the West and Southwest of the property as well as the cul-de-sac at the North end of Bennington Ct. A large portion of the driveway will be obscured due to the slope on site. Parcels 046-151-07, 046-151-04, 046-153-01 & 046-153-02 will see portions of the driveway.

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)?

Conceivably the driveway could be used to access APN 046-151-04 but that is unlikely.

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?

2:1 slope. All disturbed areas shall be reseeded with St. James's approved dry land shrub, grass and wildflower mix. Temporary irrigation will be provided as required.

11. Are you planning any berms?

Yes	NoX	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)?

Retaining walls will be necessary at the driveway only. See attached page 12.

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

Extensive landscaping will be provided at all disturbed areas.

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

14 Jeffery Pines will be removed, they vary in size from 6" to 16"

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?

We will be using St. James's approved dry land shrub, grass and wildflower mix at a rate of 40 lbs. per acre. No mulch used.

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

Temporary sprinklers will be used.

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

No

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

Yes	NoX	If yes, please attach a copy.
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Question 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 walls will be necessary at the driveway only. The retaining walls will vary in height according to existing site terrain and location, from a low of 12" to a maximum height of 10'. The walls will be a combination of native rock filled Gabion cages and stained concrete. The Gabion cages will be utilized for walls up to 6' in height. Walls taller than 6' in height will be concrete. Gabion cages will be placed at the base of all concrete walls such that no more than 6' of stained concrete walls is exposed. The area with the tallest retaining walls will not be visible from any adjacent properties or Bennington Court due to site terrain. See property sections on sheet C-2.

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	QNTY.
ASITRIAN PINE	PINUS NUSKA	8' - 10'	2
POWERSIA PINE	PINUS POWERSIA	8' - 10'	6
BLUE SPRUCE	PICEA P. SUGACA	8' - 10'	8
AUTUMN BLAZE MAPLE	ACER RUBRUM	2' GAL.	4
CHOCHE CHERRY	PRUNUS VIRGINIANA	2' GAL.	6
OTTO LUYKEN LAUREL	PRUNUS L. OTTO LUYKEN	5 GAL.	6
VARGATED DOGWOOD	CORNUS SERIATA	5 GAL.	64
DAY LILLY	HEMOCALLIS HYCOK	5 GAL.	18
RHODODENDRON	RHODODENDRON SPP.	5 GAL.	1
GOLD FLAME SPIREA	SPIRAEA N. 'GOLD FLAME'	5 GAL.	18
SNOWMOUND SPIREA	SPIRAEA N. 'SNOWMOUND'	5 GAL.	36
SHIMMER PINE NINEBARK	PHYSCOCARPUS OPULICOLUS	5 GAL.	34
LONG GRASS FORESTHIA	FORESTHIA L. 'LONG GRASS'	5 GAL.	31
LONG GRASS SIMAC	RUUS A. 'LONG GRASS'	5 GAL.	44
BLUE CHIP JUNIPER	JUNIPERUS H. 'BLUE CHIP'	5 GAL.	36
SHASTA DAISY	CHRYSANTHEMUM MAXIMUM	5 GAL.	12
MUSGO PINE	PINUS MUSGO	5 GAL.	4
SLUDGE BLUE SPRUCE	PICEA P. SUGOSA	5 GAL.	6
GOLDMARK BLUE SPRUCE	PICEA P. 'GOLDMARK'	5 GAL.	2
KARL FORESTERS GRASS	CALAMAGOSTIS A. ACUTIFLORA	5 GAL.	54
SHOCK BUSH	COTINUS COAGYVRIA	5 GAL.	6
RED GUMMANT	REES RUBEUM PERSECTUM	5 GAL.	4
CORAL BERRY	SYMPHORICARPOS X DOORNEOSII 'CORSE'	5 GAL.	18
KENTUCKY BLUE GRASS MIX			
LANDSCAPE BOULDER			

LANDSCAPE NOTES:

1. PROVIDE AUTOMATIC SPRINKLERS FOR ALL PLANTING. FULL COVERAGE FOR THE SPREADS SHOULD BE LAWN AREAS.
2. PROVIDE 1" TOP SOIL & LAWN AREA.
3. ALL 5 GALLON SHRUBS SHALL BE PLANTED 4" B" OC.
4. RETAIN BOLLERS FROM EXCAVATION AND RELOCATE AS NECESSARY TO MAINTAIN EXISTING BOLLERS. WHEN PLACING BOLLERS, PLACE A MIN. OF 25% OF BOLLER BELOW FINISH GRADE.
5. ALL DISTURBED AREA REQUIRING REVEGETATION SHALL BE REVEGETATED WITH THE SAME SPECIES AND PLANTING RATE AS THE ORIGINAL. NO TEMPORARY IRRIGATION IS REQUIRED.
6. DRY STREAM BED SHALL BE 3/4" - 6" RIVER ROCK.



DATE:	4-10-18
REVISIONS	
3. COUNTY APPROVAL	
2. CITY APPROVAL	
1. PREPARED BY	

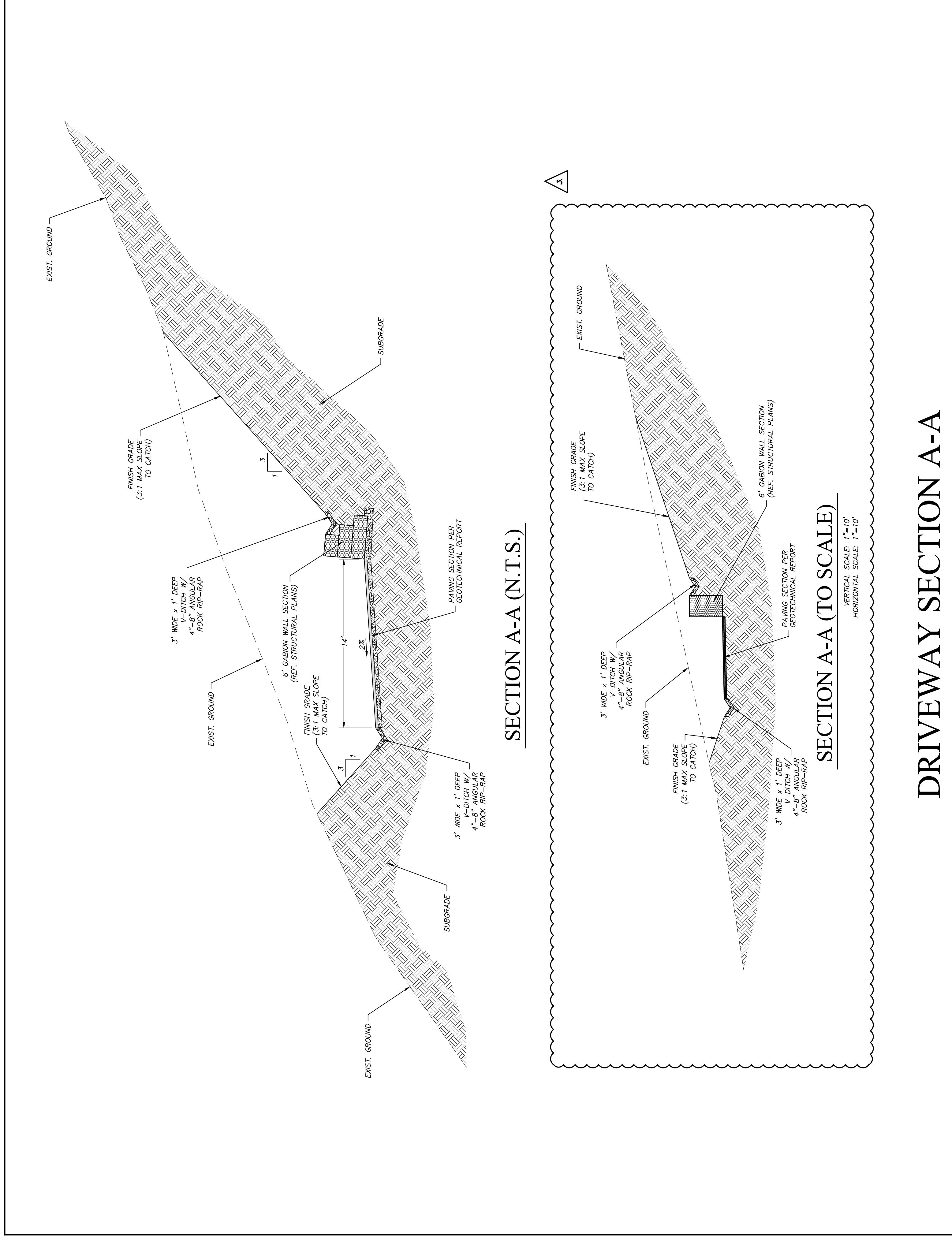
George K. Howbridge
ARCHITECT

1325 ARMOYNE WAY, SUITE 285
RENO, NEVADA 89502
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FAX (775) 222-8288
www.gkharchitect.com
gkharch@gmail.com

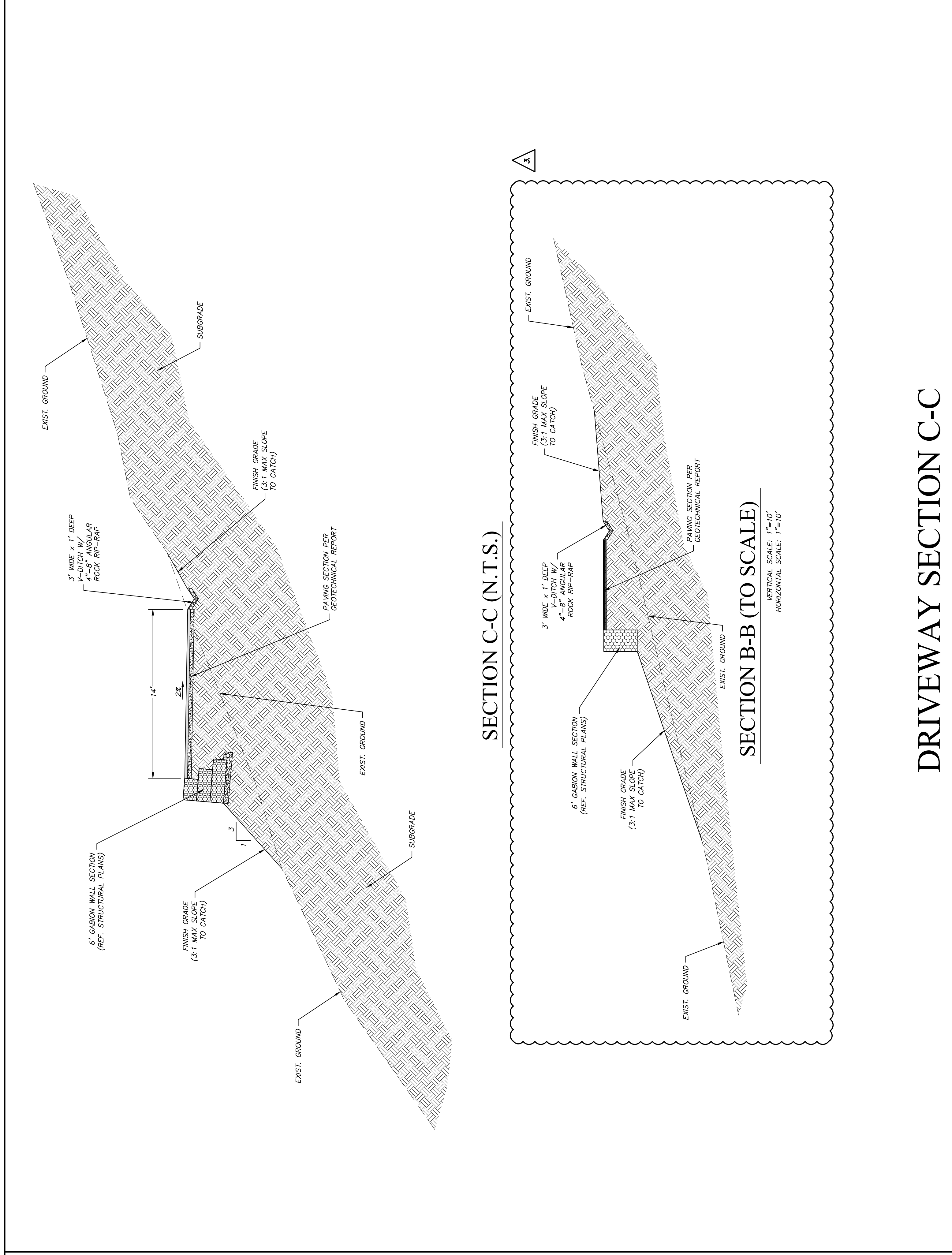


FILE NO.	1777
SHEET	C-2

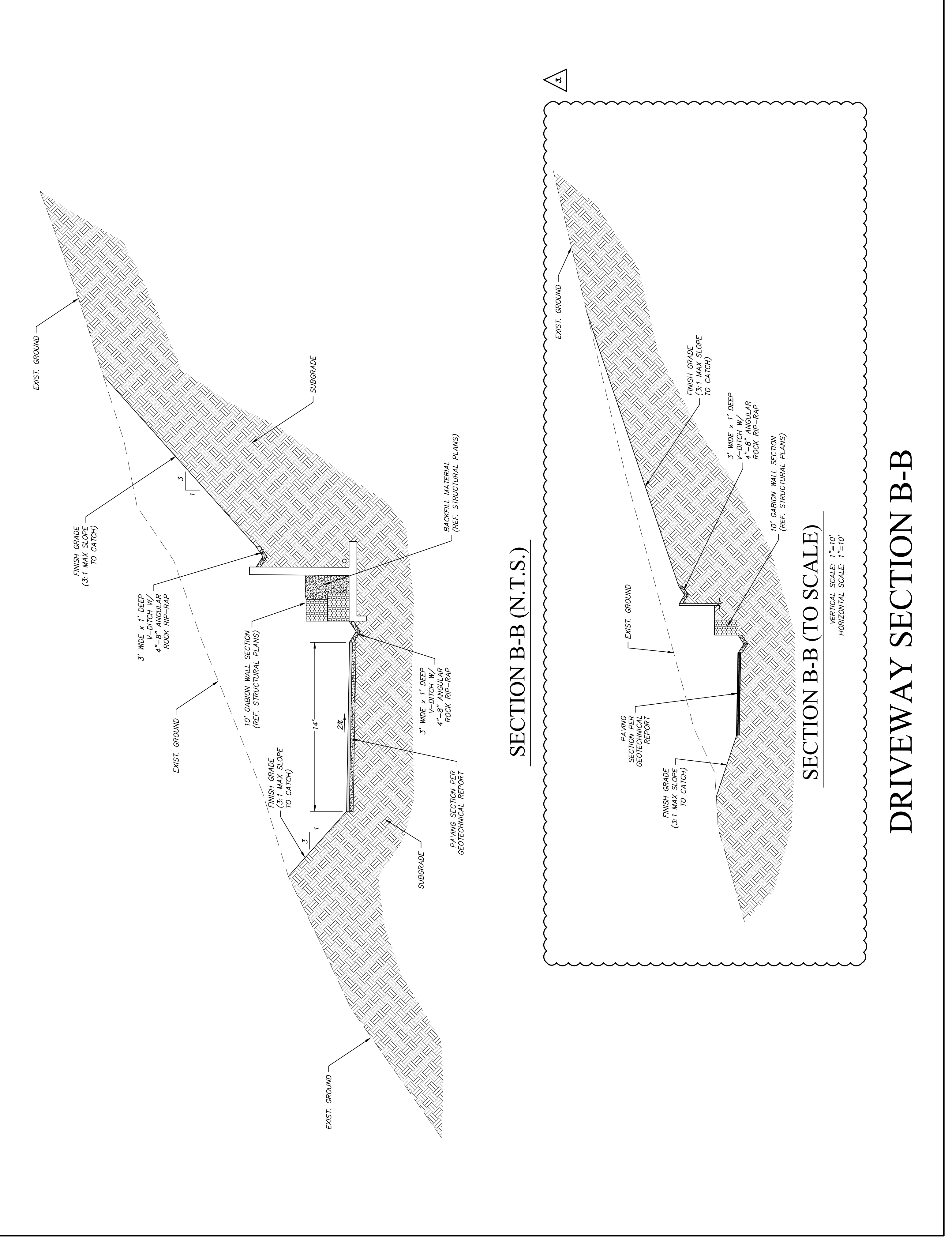
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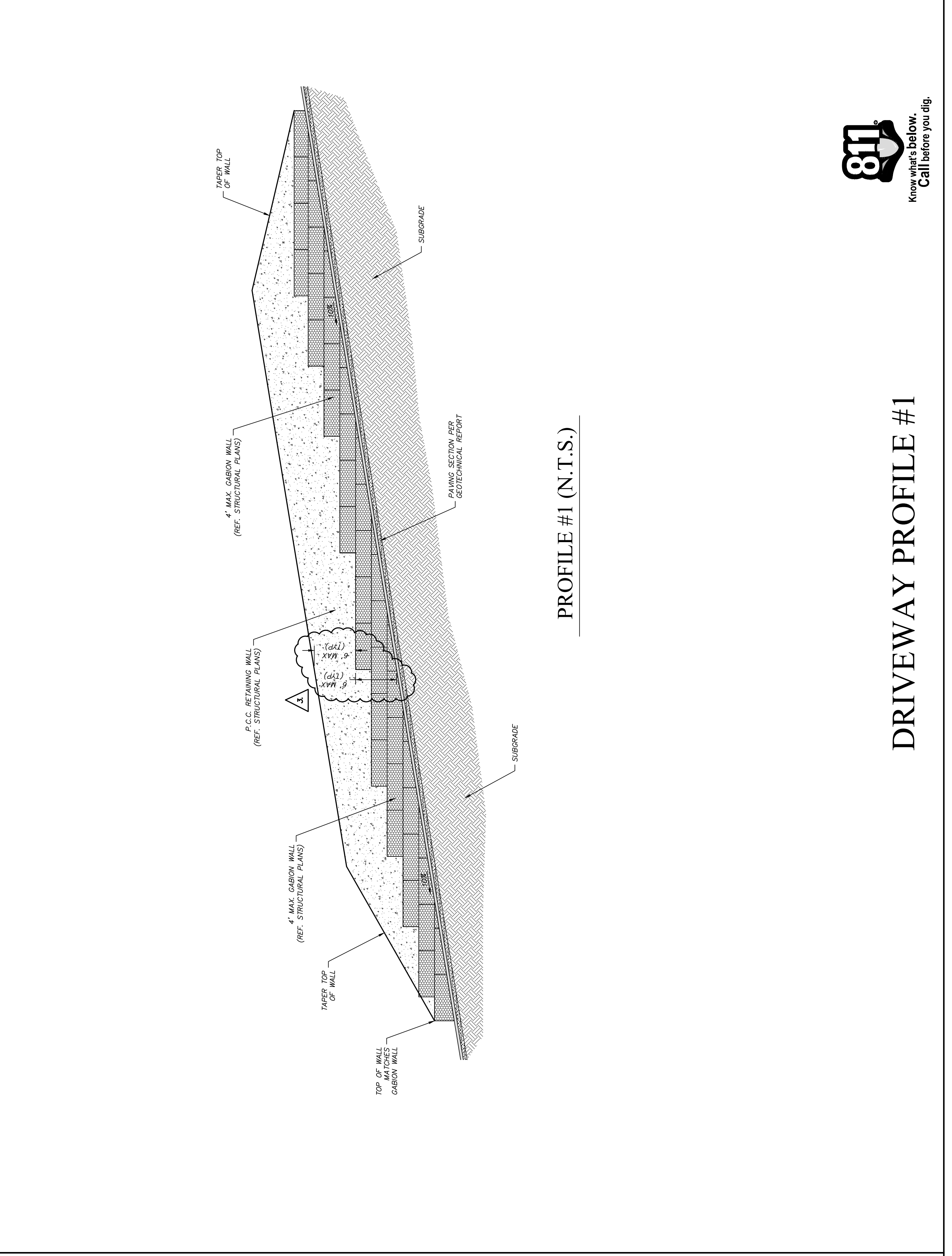
DRIVEWAY SECTION A-A



DRIVEWAY SECTION C-C



DRIVEWAY SECTION B-B



DRIVEWAY PROFILE #1



DATE	REVISIONS
2-22-19	

George K. Knowledge
ARCHITECT

1325 ARMSTRONG WAY, SUITE 285
DALLAS, TEXAS 75244
(714) 322-5972
WWW.GKNARCHITECT.COM
gk@gnarchitect.com

FOR
DAVID & SHERANE HOUSTON
19 BAYVIEW COURT
FORSYTH COUNTY, GEORGIA

FILE NO.	A-1
SHEET	1/21

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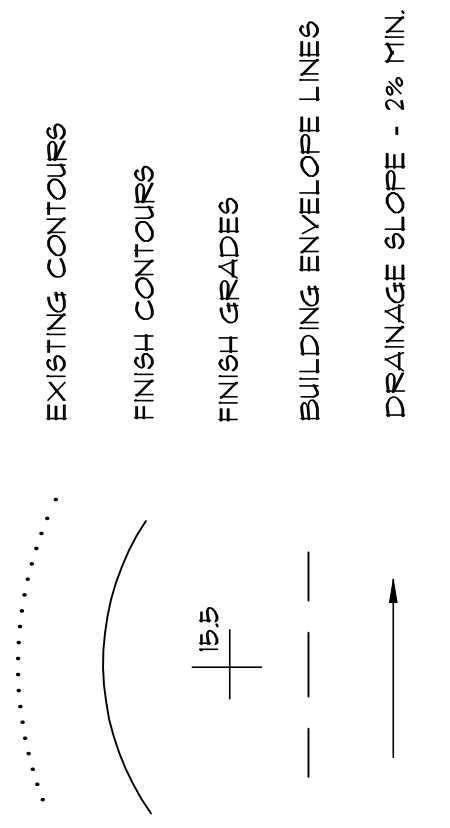
GENERAL NOTES:

- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS APPLICABLE WITHIN THIS SUBDIVISION.
- FIELD VERIFY EXISTING SITE GRADES AND ELEVATIONS.
- FIELD VERIFY ALL UTILITY LOCATIONS.
- CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL PREFABRICATED PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL DETAILS AND CALCULATIONS HAVE BEEN PROVIDED FOR THE FOUNDATION AND ROOFING SYSTEMS. THESE SHALL BE CONSIDERED AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS.

SEPTIC NOTES:

- SEPTIC SYSTEM SHALL BE 100' OF MIN. FROM WELL.
- 1000 GAL. SEPTIC TANK SHALL BE 8'-0" MIN. FROM RESIDENCE.
- LEACH FIELDS SHALL BE 10' MIN. FROM SEPTIC TANK, 10' MIN. FROM PROPERTY LINE, 10' MIN. FROM PROPERTY LINE, 10' MIN. FROM PROPERTY LINE.
- AVOID PLANTING TREES UP TO 4" OF LEACH FIELDS.
- NO PRIVATE WELL WITHIN 100' FT. OF PROPERTY.
- NO AVAILABLE PUBLIC SEWER SYSTEM WITHIN 400' FT. OF PROPERTY.
- PROPOSED RESIDENCE HAS 13 BEDROOMS.
- NO 100' TR. FLOOD PLAIN W/ 100' FT. OF PROPERTY.
- PROPERTY TOTAL BOTH LOTS IS 16.851 ACRES (189,623 SF).

SITE LEGEND



SITE NOTES:

- GEOTECHNICAL ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION AND BEFORE TO BEING ANY CONSTRUCTION. CONCERNING FOOTING DEPTH, COMPACTION, FILL MATERIAL, ETC. SHALL BE FOLLOWED.
- ALL FOUNDATION SHALL BE CONSTRUCTED ON SITE PLAN SHALL BE CONSTRUCTED TO 95% INCL.
- GRADE SHALL BE TAKEN FROM ALL VEGETATION IN CONSTRUCTION. ALL UTILITIES & MATERIAL STORAGE SHALL BE PLACED WITHIN 10' OF EXCAVATION. LARGER ROULERS SHALL BE PLACED RANDOMLY IN EXCAVATION.
- SITE GRADES SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' FROM THE STRUCTURE.
- FROM 3" TO 5" MIN. 4" DEPTH. 1" DEPTH SHALL BE GRADED.
- PLACED AS A MIXED AGGREGATE.
- SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS AND DETAILS.
- A STREET EXCAVATION PERMIT IS REQUIRED FOR ANY WORK TO BE PERFORMED WITHIN THE COUNTY.
- REPLACE EXISTING SIDEWALKS AND DRIVEWAYS.
- IMPROVEMENT DETAILS.

DRAWING INDEX	
A-1	COVER SHEET, DRAWING INDEX
C-1	CIVIL / SITE PLAN
C-2	CIVIL DETAILS
A-2	FOUNDATION PLAN
A-3	FLOOR PLAN
A-4	ROOF FRAMING PLAN
A-5	BUILDING SECTION & DETAILS
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS & NOTES
SD-3	STRUCTURAL DETAILS & SCHEDULES
ME-1	MECHANICAL PLAN
L-1	LANDSCAPE PLAN

FIRE HAZARD NOTES:

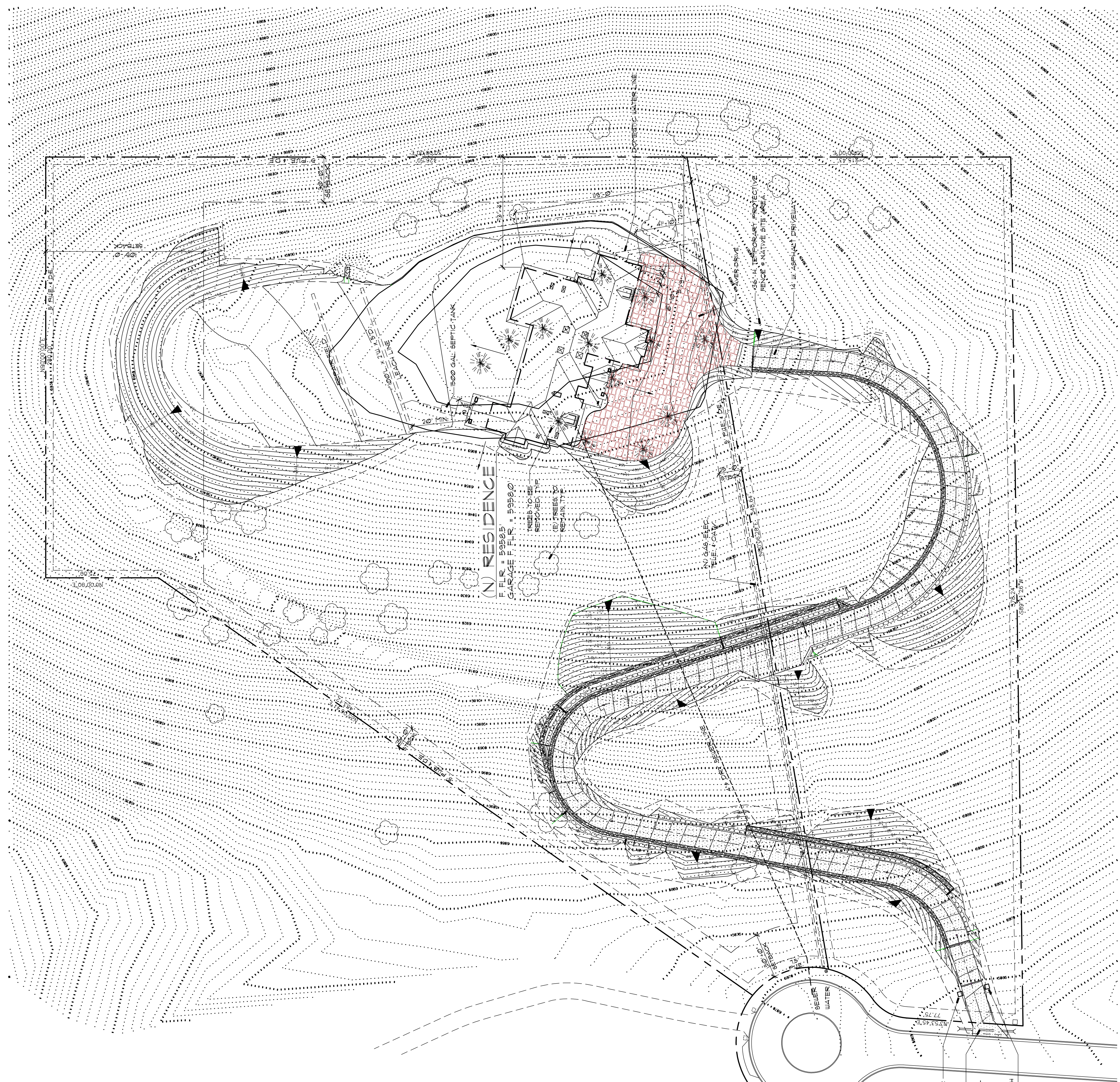
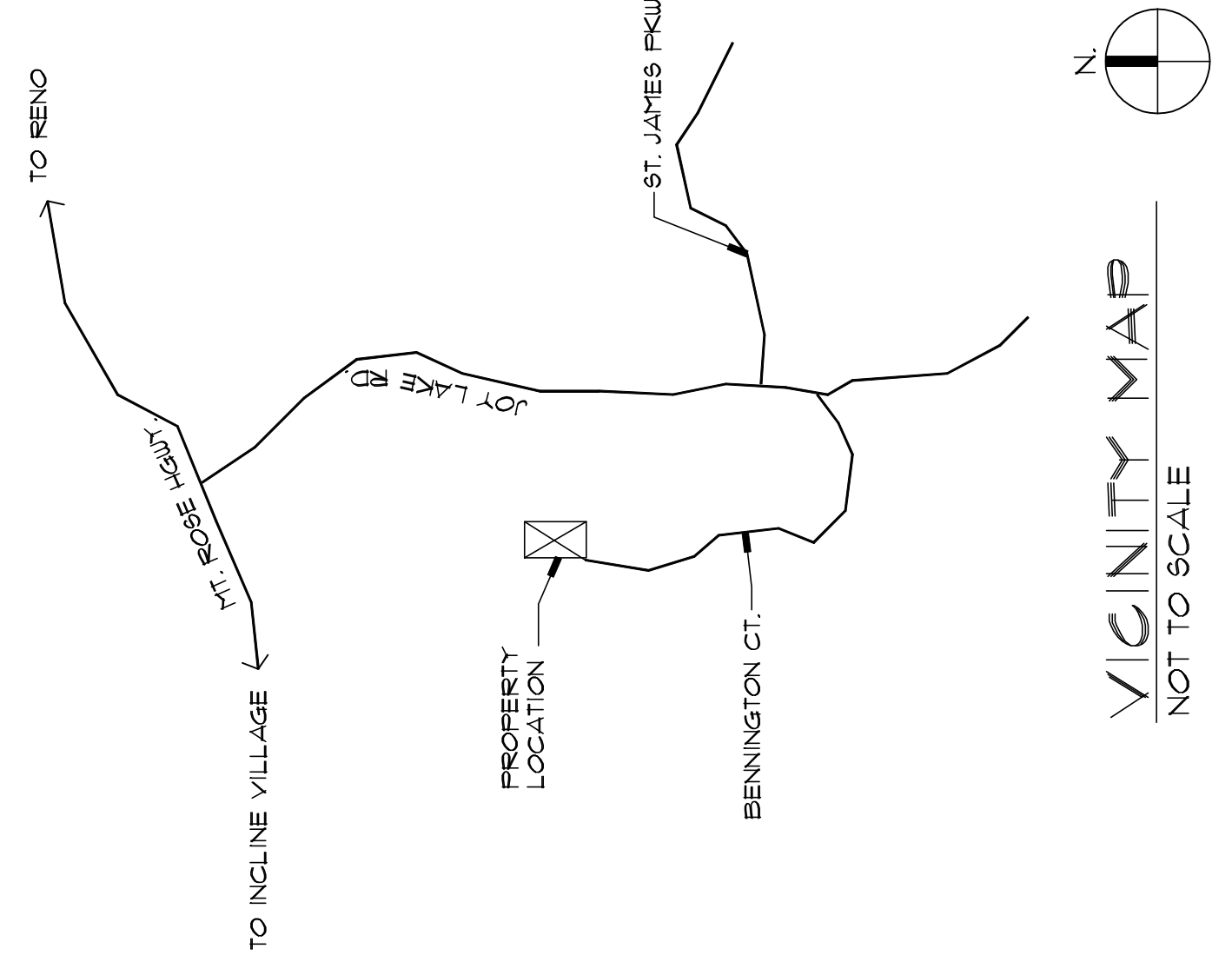
- FIRE HAZARD SEVERITY IS 'HIGH HAZARD'.
- THE WATER SUPPLY IS 'CONFORMING'.
- THE SITE ACCESS IS 'CONFORMING'.
- THE FIRE CLASSES IS '10'.

SITE COVERAGE CALC.:

TOTAL LOT AREA	189,623 SQ. FT.
FORCH PATIO DRIVE & WALKS	12,466 SQ. FT.
TOTAL COVERAGE (TYPICAL SURFACE)	17,466 SQ. FT. (42%)

EARTHWORK CALC.:

TOTAL CUT MATERIAL	1,429 CY
TOTAL FILL MATERIAL	2,710 CY
NET	4,639 CY
FINAL STABILIZATION OF DISTURBED AREAS	
PERMISSIBLE COUNTY CODE ARTICLE 108	



SITE PLAN
SCALE 1" = 30'-0"
ST. JAMES VILLAGE LOT #19 & LOT #20
APN: 0146-19-026 0146-19-029

