



Board of Adjustment Staff Report

Meeting Date: April 1, 2021

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0003 (Cooper Grading)

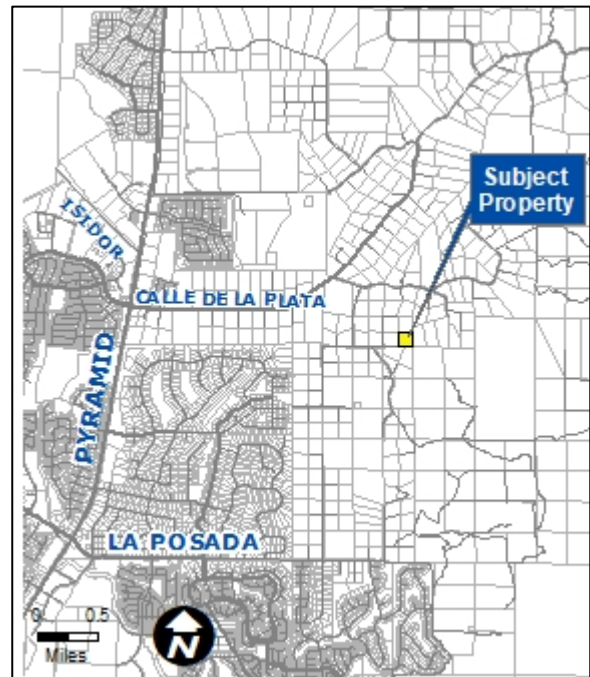
BRIEF SUMMARY OF REQUEST: A special use permit for major grading for a residential home and detached garage.

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

CASE DESCRIPTION

For hearing, discussion and possible action to approve a special use permit for major grading on a parcel with a slope of 15% or more and is more than 6 acres; on an area of approximately ±46,000 sq. ft. with ±3,900 cubic yards of cuts and ±2,900 cubic yards of fill; and a driveway that traverses a 30% slope to facilitate the construction of a new single family residence and detached garage.

Applicant/Property Owner: Jimmy & Marianna Cooper Family Trust
Location: 1,100 feet from the intersection of El Molino & La Mancha Dr.
APN: 076-381-64
Parcel Size: 10 acres
Master Plan: Rural (R)
Regulatory Zone: General Rural (GR)
Area Plan: Spanish Springs
Citizen Advisory Board: Spanish Springs
Development Code: Authorized in Article 438, Grading; and Article 810, Special Use Permits
Commission District: 4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0003 for Jimmy & Marianna Cooper Family Trust, having made all four findings in accordance with Washoe County Code Section 110. 810. 30.

(Motion with Findings on Page 8)

Staff Report Contents

Special Use Permit.....3

Vicinity Map.....4

Site Plan.....5

Background.....6

Project Evaluation6

Spanish Springs Citizen Advisory Board (SS CAB)7

Noticing8

Reviewing Agencies8

Recommendation8

Motion8

Appeal Process9

.....

Exhibits Contents

Conditions of ApprovalExhibit A

Agency Review Letters.....Exhibit B

CAB CommentsExhibit C

Noticing MapExhibit 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:

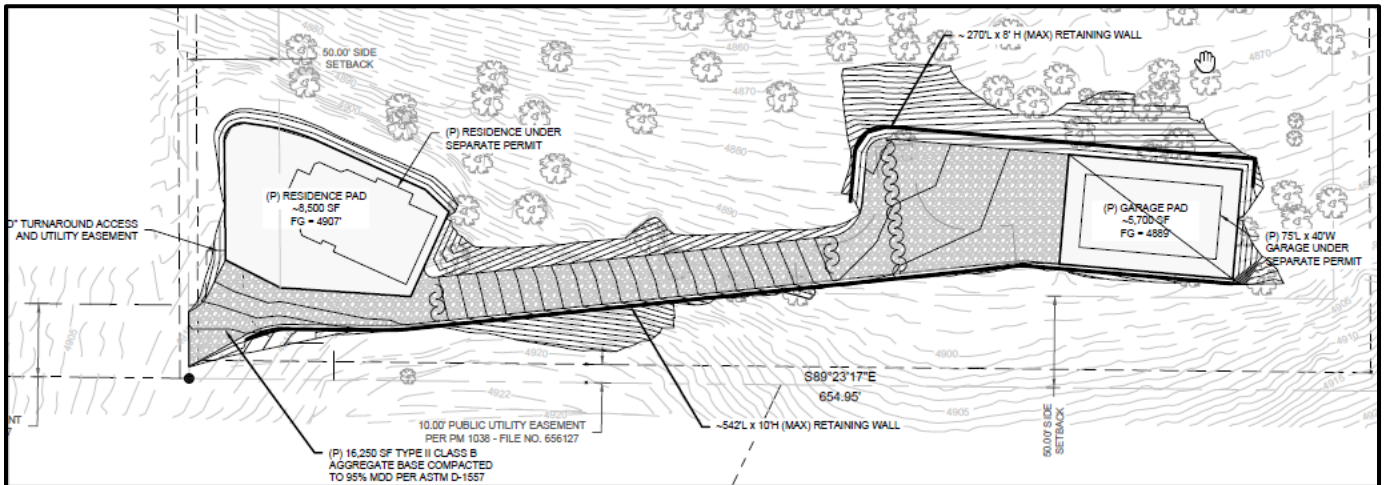
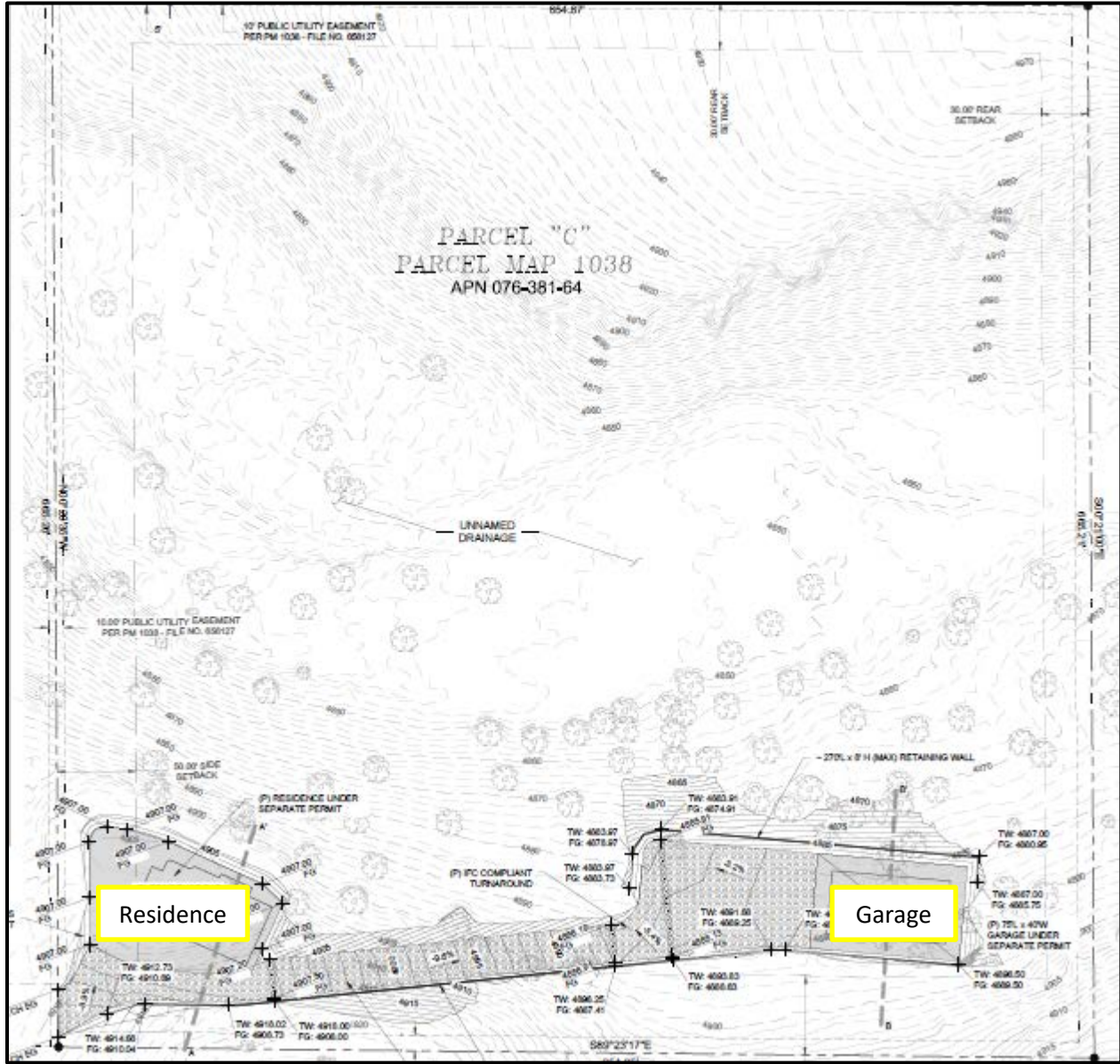
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP21-0003 are attached to this staff report and will be included with the action order, if approved.

The subject property is has a regulatory zoning of General Rural (GR). The proposed grading is permitted with a special use permit per WCC 110.438.35. The applicant is seeking approval of this SUP from the Board of Adjustment.



Vicinity Map



Site Plan

Background

The property owner previously applied for permits for a variance (WPVAR19-0003) and an abandonment (WAB19-0003) for this site. The abandonment was to change the access bulb (cul-de-sac) to a hammerhead to provide a larger building pad area. The variance was to vary the front yard setback off the relocated access easement to zero (0) feet and allow a ten (10) foot side yard setback on the western property line. Staff recommended approval of the abandonment and denial for the variance. Staff could not make the variance findings of *Special Circumstance* and *No Special Privileges*. Staff stated, “ the concurrent abandonment of the access and utility bulb in favor of a hammerhead turn around with associated front yard setbacks of 30 feet provides ample space on slopes of 15% or less without requiring major grading. Therefore, we cannot make the finding that there are exceptional topographical conditions requiring a variance.” Staff believed that the approval of the abandonment would provide a “sufficiently large building area”, enabling the property owner to build on the parcel. Both the variance and abandonment cases were heard by the Board of Adjustment on February 4, 2020. The Board approved the abandonment and denied the variance request.

Project Evaluation

The applicant is requesting a special use permit for major grading to construct a new single family residence and a detached garage. The construction of these buildings on the parcel do meet the major grading requirements per WWC 110.438.35 for the following:

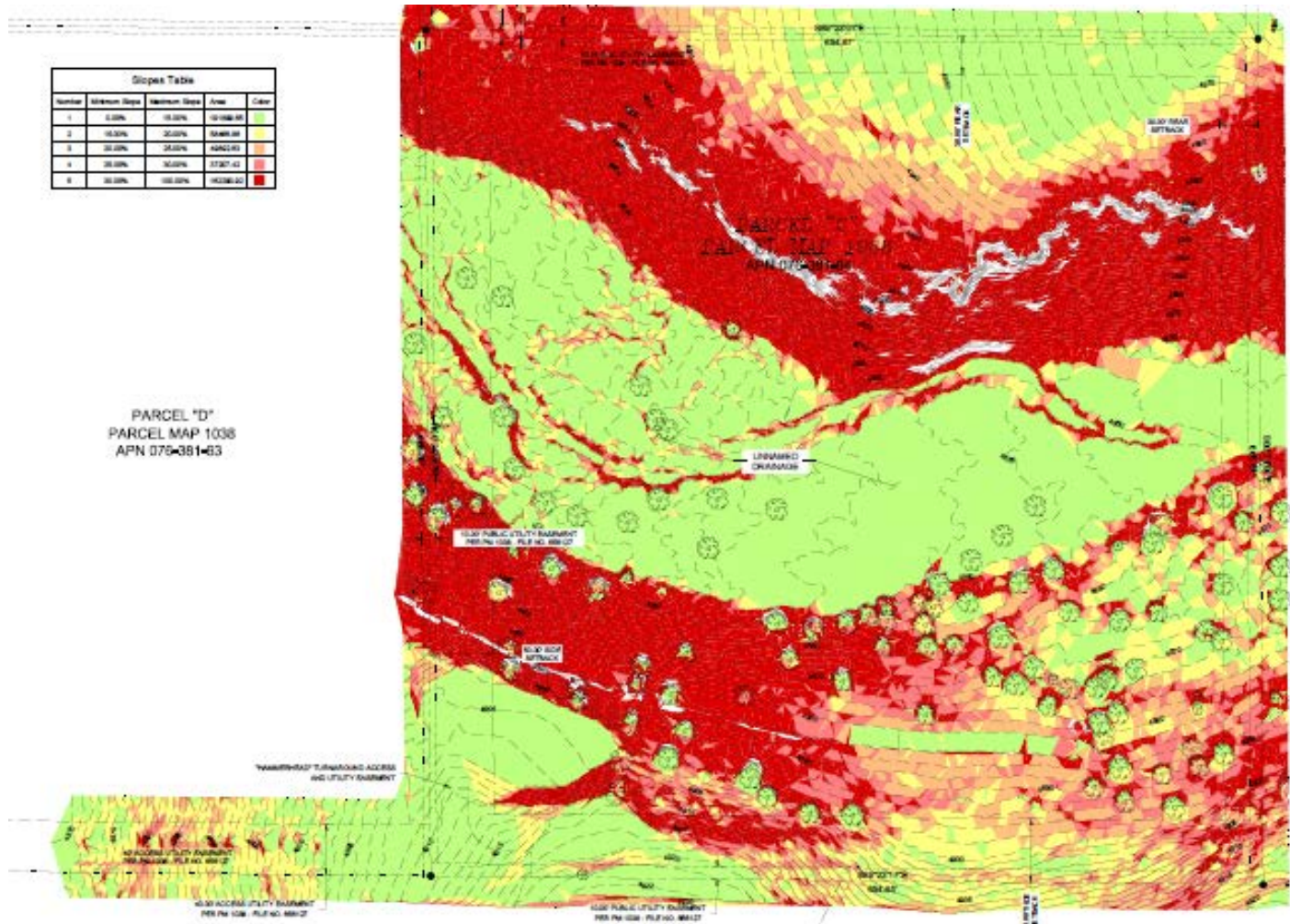
1. Grading on slopes of fifteen (15) percent or greater (steeper):
 - a. Grading of ten (10) percent or more of the area of the parcel on parcels six (6) acres or greater in size;
 - b. Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site; and
2. Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper).

The application is proposing grading on a parcel with slopes of 15% or greater, which indicates that approximately $\pm 46,000$ sq. ft. of the site will be graded, with $\pm 3,900$ cubic yards of cuts and $\pm 2,900$ cubic yards of fill, and $\pm 1,000$ cubic yards to be deposited on site. The driveway from the main residence to the detached garage will traverse slopes of 30% or greater (see the slope map below).

The applicant is planning on building a one storey $\pm 3,000$ to 3,500 sq. ft. residence with a daylight basement and a $\pm 4,000$ sq. ft. detached garage. Adjacent to the garage along the north side there will be a retaining wall up to 8 feet high and along portions of the driveway from the residence to the garage a retaining wall up to 10 feet in height.

The application indicates that the grading will be visible from the parcels below the site; the parcel to the west (APN: 076-381-63), the parcel to the east (APN: 076-381-08) and the parcel to the north (APN: 076-381-65). None of the cut or fill slopes will exceed a 3:1 maximum slope. All disturbed areas will be hydroseeded to mitigate the visual impact to the surrounding parcels.

The subject parcel (APN 076-381-64) is 10 acres in size; is vacant with native vegetation and an unnamed drainage way on the northern portion of the parcel. The parcel has a master plan designation of Rural (R) and a regulatory zone of General Rural (GR). The required setbacks for the GR regulatory zone are 30 feet from the front and rear property lines and 50 feet for the side yard property lines. The surrounding parcels have the same master plan designation and regulatory zone.



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
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely lvesely@Washoecounty.us
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

Spanish Springs Citizen Advisory Board (SS CAB)

The proposed project was planned to be presented at the Citizen Advisory Board meeting on March 3, 2021, however there wasn't a quorum and the meeting was canceled. CAB members were asked to email any comments on the project and a comment was received (See Exhibit C).

Noticing

The application was noticed to parcels within 1,700 feet of the site and to notice at least 30 separate property owners as required by WCC 110.810.25 (See Exhibit D).

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 Spanish Springs Area Plan.

Staff Comment: *Staff has reviewed the Master Plan and the Spanish Springs Area Plan and the project is consistent with these plans.*

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: *The grading will allow for the establishment of a residence and garage. The property owners will establish the required utilities, including a well for water supply and septic for sanitation.*

3. **Site Suitability.** That the site is physically suitable for the proposed grading and for the intensity of such a development.

Staff Comment: *The proposed grading will make the site suitable to construct a residential house and garage.*

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 site is currently vacant and the proposed project is anticipated to have minimal impact to the surrounding area and conditions of approval have been included to mitigate any negative potential impacts. There are other single family houses in the area and an addition house should not be a detriment to the 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; therefore, the project will have no effect on a military installation.*

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0003 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 WSUP21-0003 for Jimmy and Marianna Cooper Family Trust, 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 Spanish Springs 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 the proposed 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: Robison Engineering
846 Victorian Ave., Suite 20
Sparks, NV 89431
Email: rswitzer@robisoneng.com

Owner: Jimmy and Marianna Cooper Family Trust
Email: jcooper@volition.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0003

The project approved under Special Use Permit Case Number WSUP21-0003 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 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.

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 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. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- e. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas.
- f. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- g. The grading on site shall be in compliance with applicable best management practices to minimize erosion.

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, P.E., 775.328.2041, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) 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. Applicant shall provide copies of the recorded easement abandonment and the replacement hammerhead turnaround easement per the requirements of WAB19-0003.
- c. 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 or building permit.

- d. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
- f. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
- g. All disturbed areas shall be revegetated. Seed mix shall be designed by a licensed landscape architect.

*** 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: February 24, 2021

To: Julee Olander, Planner

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

Re: Special Use Permit Case **WSUP21-0004 – Cooper Grading**
APN 076-381-64

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow major grading on a parcel with a slope of 15% or more and is more than 6 acres; on an area of approximately $\pm 46,000$ sq. ft. with $\pm 3,900$ cubic yards of cut and $\pm 2,900$ cubic yards of fill; and a driveway that traverses a 30% slope to facilitate the construction of a new single family residence and detached garage. The Engineering 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 the Robison 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) 328-2313

1. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) 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. Applicant shall provide copies of the recorded easement abandonment and the replacement hammerhead turnaround easement per the requirements of WAB19-0003.
3. 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 or building permit.
4. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
5. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
6. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
7. All disturbed areas shall be revegetated. Seed mix shall be designed by a licensed landscape architect.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP21-0004 – Cooper Grading**
Date: February 24, 2021
Page: 2

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)
Contact Information: Leo Vesely, P.E. (775) 328-2313

1. No comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)
Contact Information: Leo Vesely, P.E. (775) 328-2313

1. No comments.

From: [Rosa, Genine](#)
To: [Olander, Julee](#)
Subject: Special Use Permit Case Number WSUP21-0004 (Cooper Grading)
Date: Monday, February 22, 2021 11:07:01 AM

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.

For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

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

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



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

February 24, 2021

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Grading SUP at 0 El Molino Drive ; 076-381-64
Special Use Permit; WSUP21-0003

Dear Washoe County Staff:

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

Contact Name – David Kelly

- a) EHS has no issues with the grading as proposed. Applicant should be aware that it appears that development of this property will require septic and well installation, and those installations will be required to meet all applicable regulations, including prohibition of septic on slopes over 30% and minimum 25' setbacks from drainages.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Program, EMS](#)
To: [Olander, Julee](#)
Subject: FW: February Agency Review Memo I
Date: Wednesday, February 17, 2021 4:04:31 PM
Attachments: [February Agency Review Memo I.pdf](#)
[image001.png](#)

Good afternoon Julee,

The EMS Program does not currently have any comments regarding Special Use Permit Case Number WSUP21-0004 (Copper Grading) included in February Agency Review Memo I. 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 | (775) 326-6043 | 1001 E. Ninth St., Reno, NV 89512



Please take our customer satisfaction survey ([English version](#) or [Spanish version](#))

From: Fagan, Donna <DFagan@washoecounty.us>
Sent: Tuesday, February 16, 2021 3:13 PM
To: Rosa, Genine <Grosa@washoecounty.us>; Restori, Joshua <JRestori@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>; Kelly, David A <DAKelly@washoecounty.us>; Program, EMS <EMSProgram@washoecounty.us>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.us>
Subject: February Agency Review Memo I

Gina/Josh, Jim/Wes/David, and EMS,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've each been asked to review the items as indicated below. Click on the highlighted item descriptions for a link to the application.

Gina/Josh: Items 2 and 4

Jim/Wes/David: Items 1, 2, and 4

EMS: Items 1 and 4

Please send any questions, comments or conditions to the planner for that item.

Thank you,

Donna



Donna Fagan

Planning and Building Division | Community Services Department

dfagan@washoecounty.us | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521

Email: planning@washoecounty.us

From: [Way, Dale](#)
To: [Olander, Julee](#)
Cc: [Lemon, Brittany](#); [Lee, Brett](#)
Subject: WSUP21-0004 (Cooper Grading) - Conditions of Approval
Date: Wednesday, February 17, 2021 10:59:38 AM

Julee,

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

Thank you.

Dale Way

Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Washoe-Storey Conservation District

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

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

February 21, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21-0004 Cooper Grading

Dear Julee,

In reviewing the special use permit for major grading for a single-family residence, the Conservation District has the following comments.

The District requires the 3:1 slope hydroseeded with a minimum of 30 lbs. (instead of 20 lbs.) of dry and grass mix until the landscape is planted. In landscaping the 3:1 slope plant a mixture of evergreen and deciduous plants and 1/3 of the trees planted are evergreens with a 3-year monitoring plan for the landscape with replacement if needed for the plants and trees.

If the driveway/road requires roadside swales the flow line lined with 4–6-inch rock to minimize the transport of sediment flow downstream.

We recommend as a condition the homes exterior and detached garage color palette be earth tone colors including the roofing material.

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

Sincerely,

Shaffer-Tyler



Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: Spanish Springs _____

Meeting Date (if applicable): _____

Topic or Project Name (include Case No. if applicable): Special Use permit Case Number _____

WSUP21-0004 (Cooper Grading)

Washoe County Planner _____ Julee Olander _____

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.


Identified issues and concerns:

I have no issues with this Special use permit _____

Suggested alternatives and/or recommendations:

Name _____ Kenneth D Theiss _____ Date: 02-17-21 _____

(Please Print)

Signature: _____ 

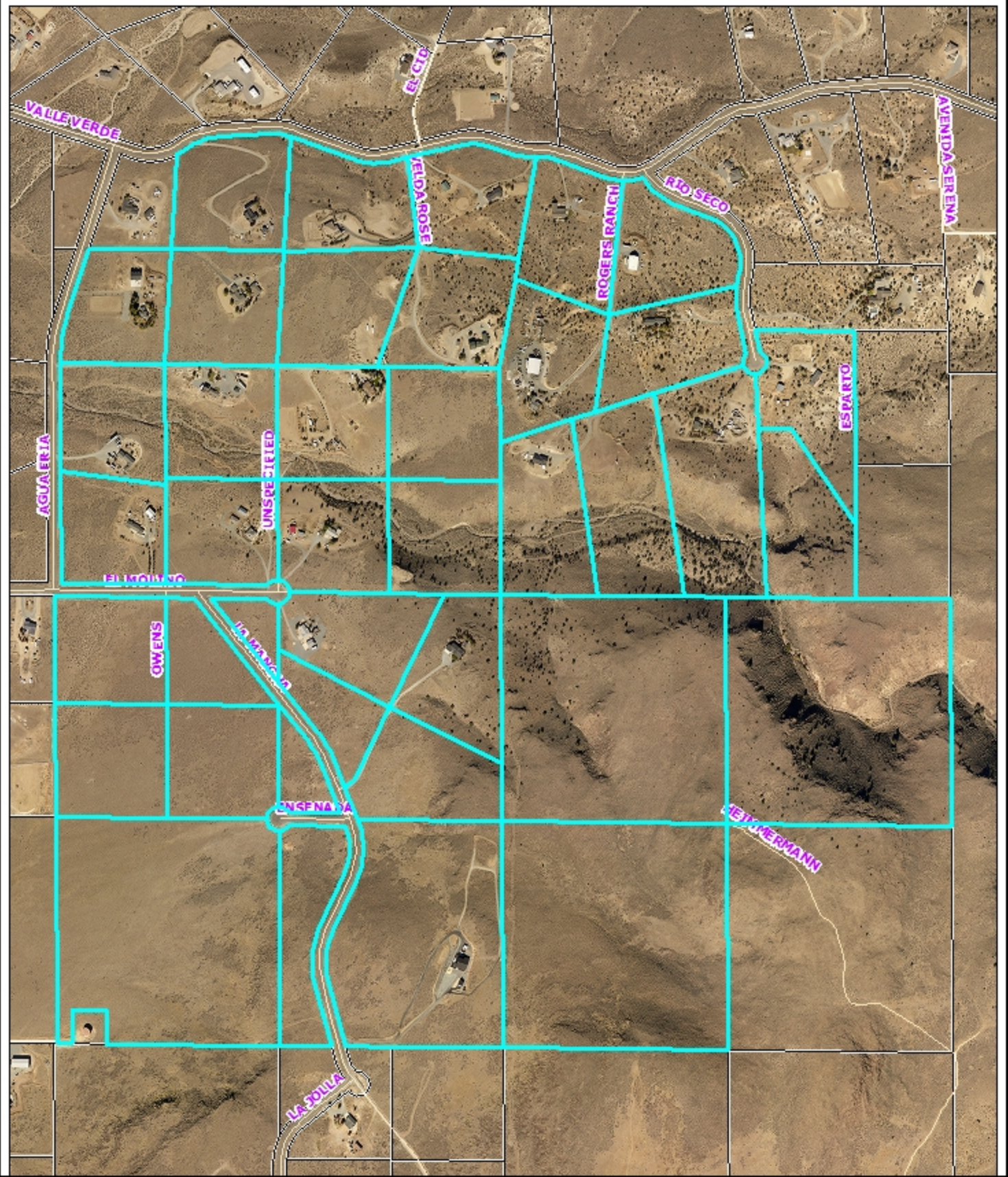
This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole. ****Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agendized discussions held at your regular CAB meetings.****

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Vaughn Hartung _____

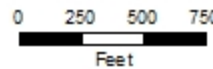
Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County CSD - Planning
Agency Review Response
1001 East 9th Street, Reno, NV 89512
Email: cab@washoecounty.us



WSUP21-0003 Cooper Grading

Noticing map- 1,700 feet from site



Community Services
Department

**WASHOE COUNTY
NEVADA**
(TAA)

1001 E Ninth St
Reno, Nevada 89515

WSUP21-0003

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: GRADING SUP AT 0 EL MOLINO DRIVE			
Project Description: SITE IMPROVEMENTS FOR A SINGLE FAMILY RESIDENCE AND DETACHED GARAGE.			
Project Address: 0 EL MOLINO DRIVE, SPARKS, NV 89441			
Project Area (acres or square feet): 10 ACRE LOT WITH 1.1 ACRES OF DISTURBANCE			
Project Location (with point of reference to major cross streets AND area locator): APPROXIMATELY 1,100 FEET FROM THE INTERSECTION OF EL MOLINO DRIVE AND LA MANCHA DRIVE, APN 076-381-64 (PORTIONS OF SECTIONS 19, 20, 29 & 30 T21N-R21E)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
APN 076-381-64	10.0		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WAB19-0003 EASEMENT ABANDONMENT AND RELOCATION			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: JIMMY AND MARIANNA COOPER		Name: ROBISON ENGINEERING	
Address: 0 EL MOLINO DR		Address: 846 VICTORIAN AVE STE 20	
SPARKS, NV	Zip: 89441	SPARKS, NV	Zip: 89431
Phone: 775-229-2776	Fax:	Phone: 775-852-2251	Fax:
Email: jcooper@volition.com		Email: rswitzer@robisoneng.com	
Cell:	Other:	Cell:	Other:
Contact Person: JIMMY COOPER		Contact Person: RYAN SWITZER, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: ROBISON ENGINEERING		Name:	
Address: 846 VICTORIAN AVE STE 20		Address:	
SPARKS, NV	Zip: 89431		Zip:
Phone: 775-852-2251	Fax:	Phone:	Fax:
Email: rswitzer@robisoneng.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: RYAN SWITZER, PE		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

1. What is the purpose of the grading?

PREPARATION FOR CONSTRUCTION OF A SINGLE FAMILY HOME, DETACHED GARAGE, AND ASSOCIATED INFRASTRUCTURE.

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

APPROXIMATELY -3,900 CUBIC YARDS (CY) OF CUT, +2,900 CY OF FILL, -1,000 CY NET (TO BE DISPOSED OF ONSITE)

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

APPROXIMATELY 46,600 SQUARE FEET.

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

APPROXIMATELY 1,000 CY OF EXPORT WILL BE DISPOSED OF THROUGHOUT THE 10.0 ACRE SITE FOLLOWING ROUGH GRADING. IN ADDITION, THE SPOILS MAY BE USED TO RECONSTRUCT THE RESIDENCE PAD, IN WHICH MITIGATION NEEDS TO BE COMPLETED (SEE GEOTECHNICAL FINDINGS).

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

NO, THE GRADING THRESHOLDS WILL BE SURPASSED DUE TO THE AREA OF DISTURBANCE REQUIRED TO CONSTRUCT A SINGLE FAMILY HOME, DETACHED GARAGE, AND FIRE TURNAROUND.

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, NO GRADING HAS TAKEN PLACE ONSITE.

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

YES, ALL AREAS OF DISTURBANCE ARE SHOWN ON THE CIVIL PLANS.

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

YES, THE DISTURBED AREA WILL BE VISIBLE OFF-SITE, PRIMARILY FROM THE DOWNSLOPE PROPERTY TO THE WEST (APN 076-381-63) AND UPSLOPE PROPERTIES TO THE NORTH AND EAST (APNs 076-381-08 AND -65).

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, DUE TO TOPOGRAPHY CONSTRAINTS ACCESS THROUGH THE SUBJECT PROPERTY TO ANY SURROUNDING PROPERTIES IS NOT FEASIBLE.

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?

PROPOSED SLOPES WILL BE LIMITED TO 3:1 MAXIMUM. GRADED SLOPES WILL BE HYDROSEEDING UNTIL LANDSCAPING IS PLANTED.

11. Are you planning any berms?

Yes	No ^X	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)?

YES, RETAINING WALLS UP TO 10' HIGH CONSTRUCTED OF MANUFACTURED BLOCKS ARE PROPOSED.

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

HYDROSEEDING AND EVENTUALLY LANDSCAPING WILL COVER ALL GRADING SLOPES TO VISUALLY MITIGATE THE PROJECT.

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

YES, APPROXIMATELY TWELVE (12) LARGE SAGE BRUSH ARE PROPOSED TO BE REMOVED DUE TO GRADING.

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?

DRY LAND GRASS MIX AT 20 POUNDS PER ACRE SOURCED FROM COMSTOCK SEED. NO MULCH IS PROPOSED ONSITE.

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

TEMPORARY IRRIGATION WILL BE PROVIDED WITH WATER TRUCKS ON AN AS NEEDED BASIS.

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

NO REVEGETATION PLAN HAS BEEN REVIEWED WITH THE WSCD.

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

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
-----	--	-------------------------------

PRELIMINARY GRADING PLANS FOR SPECIAL USE PERMIT AT 0 EL MOLINO DRIVE

SPARKS, NV

PROJECT SUMMARY

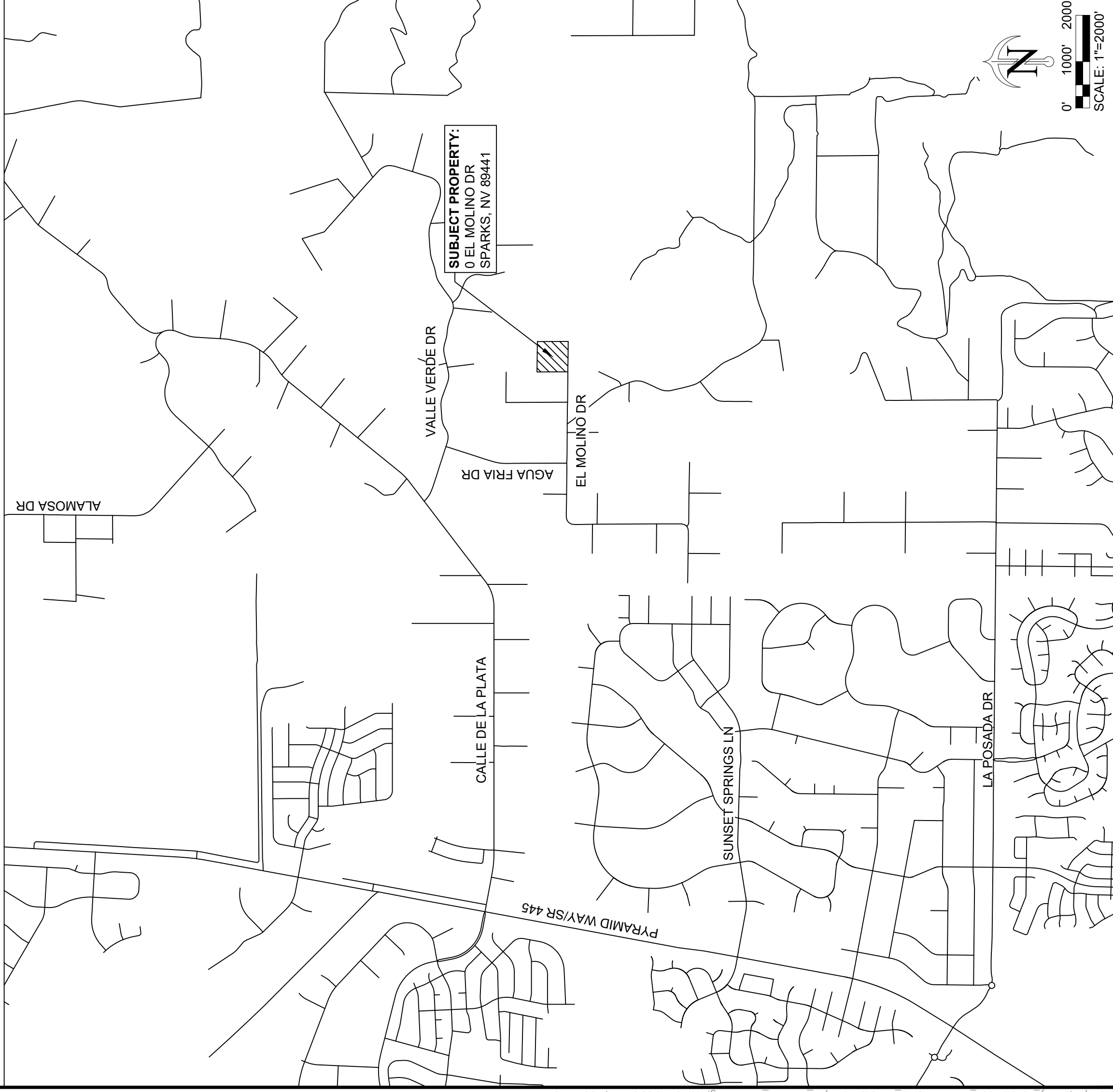
JURISDICTION: SPARKS, NEVADA
COUNTY: WASHOE COUNTY, NEVADA
ASSESSORS' PARCEL: 076-381-64
ADDRESS: 0 EL MOLINO DR
ZONING: WCTY - GENERAL RURAL
FEMA FLOOD ZONE: X (UNSHADED)
PROJECT SUMMARY: MAJOR GRADING IN ACCORDANCE WITH WASHOE COUNTY DEVELOPMENT CODE

PROJECT AUTHORITY

CIVIL ENGINEER
ROBISON ENGINEERING COMPANY
RYAN SWITZER, PE
846 VICTORIAN AVE, STE 20
SPARKS, NV 89431
(775) 852-2251 x.725
(775) 852-9736 fax
rswitzer@robisoneng.com

APPLICANT
JIMMY AND MARIANNA COOPER
0 EL MOLINO DR
SPARKS, NV 89441
(775) 2292776
jcooper@villion.com

VICINITY MAP



NOTES

- GRADING NOTES (CONTINUED):**
- GROUNDWATER IS NOT EXPECTED TO BE ENCOUNTERED DURING GRADING ACTIVITIES. IN THE EVENT THAT GROUNDWATER IS ENCOUNTERED, CONTRACTOR SHALL DETERMINE AND DISCHARGE ONSITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 - DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT OF THE ARCHAEOLOGICAL SERVICES SHALL BE NOTIFIED IMMEDIATELY BY PHONE AND PHOTOGRAPH THE DATE THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

APPROXIMATE EARTHWORK BANK QUANTITIES:
CUT: 3,900 CY
FILL: 2,900 CY
NET: 1,000 CY (EXPORT)

PROJECT NOTES:

- ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK), ADOPTED BY THE CITY OF SPARKS AND WASHOE COUNTY.
- IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY CONFLICTS WITH THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION. THESE PLANS, SUBMITTALS, SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURERS DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (ROOFING, ETC.), WITHOUT EXCEPTION, SHALL BE OFFERED FOR REVIEW AND APPROVAL TO OWNER PRIOR TO THEIR INCORPORATION INTO THE PROJECT. WHERE QUANTITATIVE JUDGEMENT IS REQUIRED (E.G. MATERIALS WITH SPECIFIED STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.) THESE MATERIALS' SPECIFICATIONS SHALL BE PROVIDED TO THE PROFESSIONAL AUTHORITY (E.G. PLUMBING, CIVIL ENGINEER, ETC.) RESPONSIBLE FOR THEIR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND DILIGENT MANNER CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS. TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY ALL ENTITIES INVOLVED (PUBLIC AND PRIVATE) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, AND PROVIDE 48 HOURS PRIOR NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION.
- THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK, SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.

PROJECT NOTES (CONTINUED):

- THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM & SANITARY SEWERS, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION. SUPPLIED WITH THESE PLANS ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.
- EROSION CONTROL NOTES:**
TOTAL DISTURBANCE AREA IS NOT EXPECTED TO EXCEED 1 ACRE. THEREFORE A SLOTTED STORMWATER POLLUTION TREATMENT SYSTEM (SPT) IS REQUIRED. THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT TO CONFORM TO AT LEAST:
 - THE STATE OF NEVADA GENERAL PERMIT NVR100000
 - THE "TRUCKEE MEADOWS HANDBOOK"
 - WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS.ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORSEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITES BEST MANAGEMENT PRACTICES HANDBOOK.

TOPOGRAPHIC MAP NOTES:

- THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY. NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER ANY OPINION THEREON.
- SUBJECT PROPERTY, NEVADA STATE PLANE, WEST ZONE, NAD83
- DATE OF ELEVATIONS: NOV 08
- VERTICAL CONTROL: SEE REFERENCE 1 FOR MORE DETAILS
- VERTICAL CONTROL: SEE REFERENCE 1 FOR MORE DETAILS

0 EL MOLINO DR
GRADING SUP
SHEET C1
TITLE SHEET
PROJECT NO. 1-1545-01.004
WASHOE COUNTY
NEVADA

PREPARED FOR:
JIMMY & MARIANNA COOPER
846 VICTORIAN AVENUE
SPARKS, NV 89431
(775) 852-2251
www.robisoneng.com

DATE: 02/08/2021

NOT FOR CONSTRUCTION

TOPOGRAPHIC MAP BY MERIDIAN SURVEYING

NO.	DESCRIPTION	DATE	BY	CHK'D.
0	FOR GRADING SUP	2021-02-08	RMS	

REFERENCES

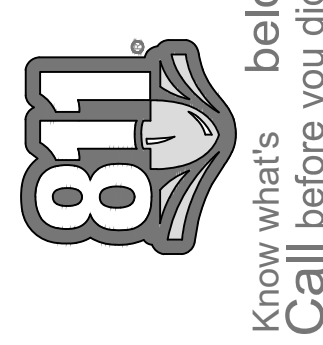
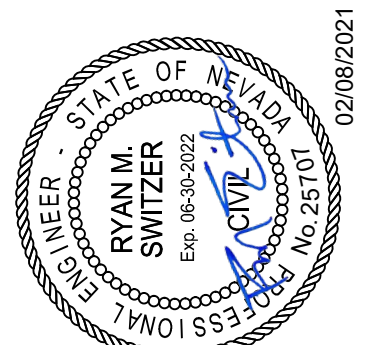
	1	2	3	4	5	6	7	8

LEGEND, ABBREVIATIONS, AND SHEET LIST

LEGEND	STANDARD ABBREVIATIONS
4920 --- (E) MAJOR CONTOUR	AC ASPHALT CONCRETE
4922 --- (E) MINOR CONTOUR	AB AGGREGATE BASE
--- (E) TREE	BC/B/C BACK OF CURB
--- (E) SUBJECT PL	BFP BACKFLOW PREVENTER
--- (E) ADJOINER PL	BLD BUILDING
--- (E) SETBACK	BSW/BOW BACK OF SIDEWALK
--- (E) EASEMENT	BW BASE OF WALL
--- (P) MAJOR CONTOUR	CATV CABLE TELEVISION
--- (P) MINOR CONTOUR	CL CENTERLINE
--- (P) GRADE BREAK	CO/TG CLEAN OUT TO GRADE
--- (P) MFB WALL	DEP DEPRESSED DRIVE
--- (P) BUILDING	DW ELECTRICAL
--- (P) AC	E EXISTING
--- (P) TYPE II CLASS B AB	EL/ELEV ELEVATION (ABOVE MEAN SEA LEVEL U.N.O.)
	FC FENCE
	FG FINISHED GRADE
	FF FINISHED FLOOR
	FFC FRONT FACE OF CURB
	FH FIRE HYDRANT
	FL FLAGSTONE
	FLA FLANGED PIPE FITTING
	G GROUND (ELEV.)
	HR/R HANDICAPPED RAMP, EDGE OF RETURN
	HR-MB HANDICAPPED RAMP, MID-BLOCK
	HR-MR HANDICAPPED RAMP, MID-RETURN
	HDPE HIGH-DENSITY POLYETHYLENE
	HP HIGH POINT
	HVAC HEATING, VENTILATION & AIR CONDITIONING
	IFC INTERNATIONAL FIRE CODE
	INT INTERSECTION
	INTV INTERVERT (ELEV.)
	IV IRRIGATION VALVE
	LP LIGHT POLE
	MDD MAXIMUM DRY DENSITY
	MFB MANUFACTURED BLOCK
	MH MANHOLE
	MJ MECHANICAL JOINT (PIPE FITTING)
	MU PROPOSED
	(P) PIPELINE or PRESERVE (E) TREE
	P/PC POINT OF CURVATURE AND TANGENT
	P/PC POINT OF CURVATURE END TANGENT
	PCC PORTLAND CEMENT CONCRETE
	PI POINT OF INTERSECTION (E.G. TANGENTS)
	PL PROPERTY LINE
	PM PARCEL MAP
	POJ PUSH-ON JOINT (PIPE FITTING)
	PP POWER/TELEPHONE POLE
	PRV PRESSURE RELIEF VALVE
	PRV/PV RADIUS OF ANY RADIUS CURVE
	PVT PUBLIC UTILITY EASEMENT
	PUE PUBLIC UTILITY EASEMENT
	R RADIUS OF ARC OR CIRCLE
	RHW ROAD 1/2 WIDTH-EQUIV. TO "FF" PER DTL C-1.11
	RW ROW RIGHT-OF-WAY
	SFNF (MONUMENT) SEARCHED FOR; NOT FOUND
	SD STORM DRAIN
	SS SANITARY SEWER
	STA STATION
	TC/TOC TOP CURBS (@ BOC U.N.O.)
	TR/TOR TURNING POINT (TEMPORARY CONTROL)
	TW TOP OF WALL
	U.N.O. UNLESS NOTED OTHERWISE
	WW/W WATER/WATER LINE
	X REMOVE (E) TREE or OTHER FEATURE
	YH YARD HYDRANT

SHEET LIST

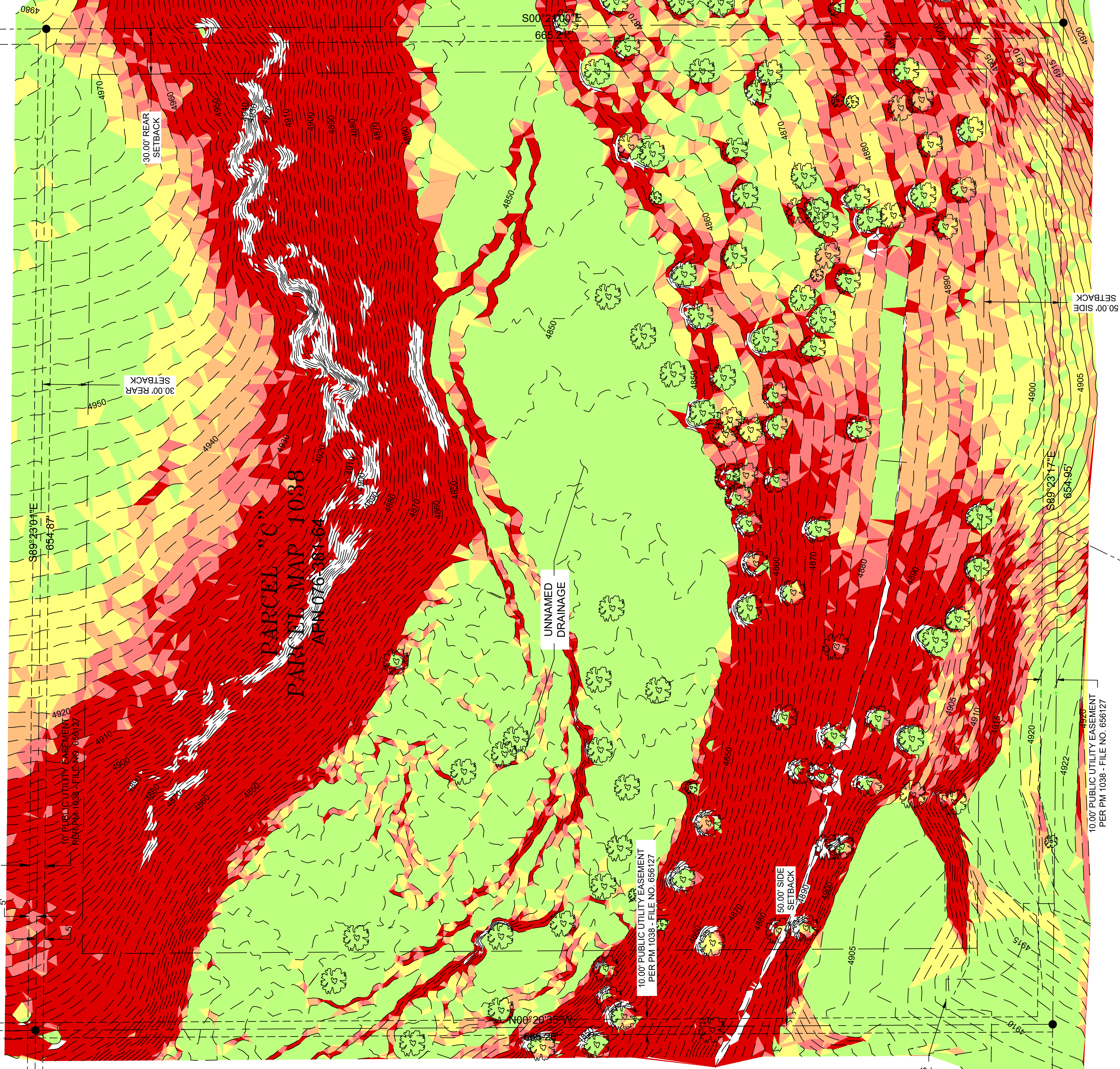
- C1 - TITLE SHEET
- E1 - ELEVATIONS AND SLOPE MAP
- C3 - SITE PLAN AND GRADING PLAN



PARCEL MAP 1038

APN 076-381-66

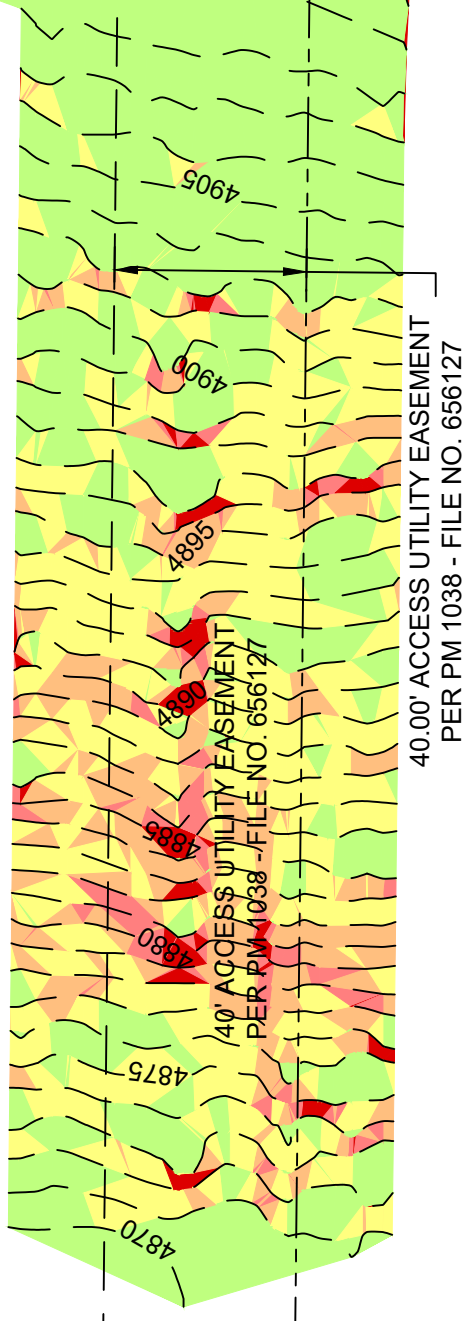
APN 076-381-65



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	Light Green
2	15.00%	20.00%	Yellow
3	20.00%	25.00%	Orange
4	25.00%	30.00%	Red-Orange
5	30.00%	100.00%	Red

PARCEL "D"
 PARCEL MAP 1038
 APN 076-381-63

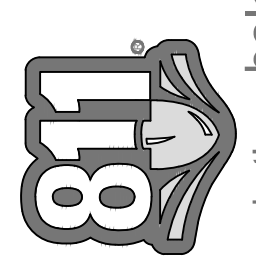
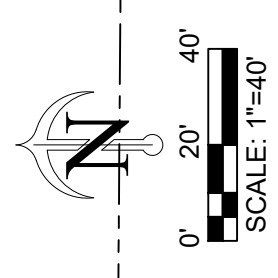
"HAMMERHEAD" TURNAROUND ACCESS
 AND UTILITY EASEMENT



APN 076-381-57

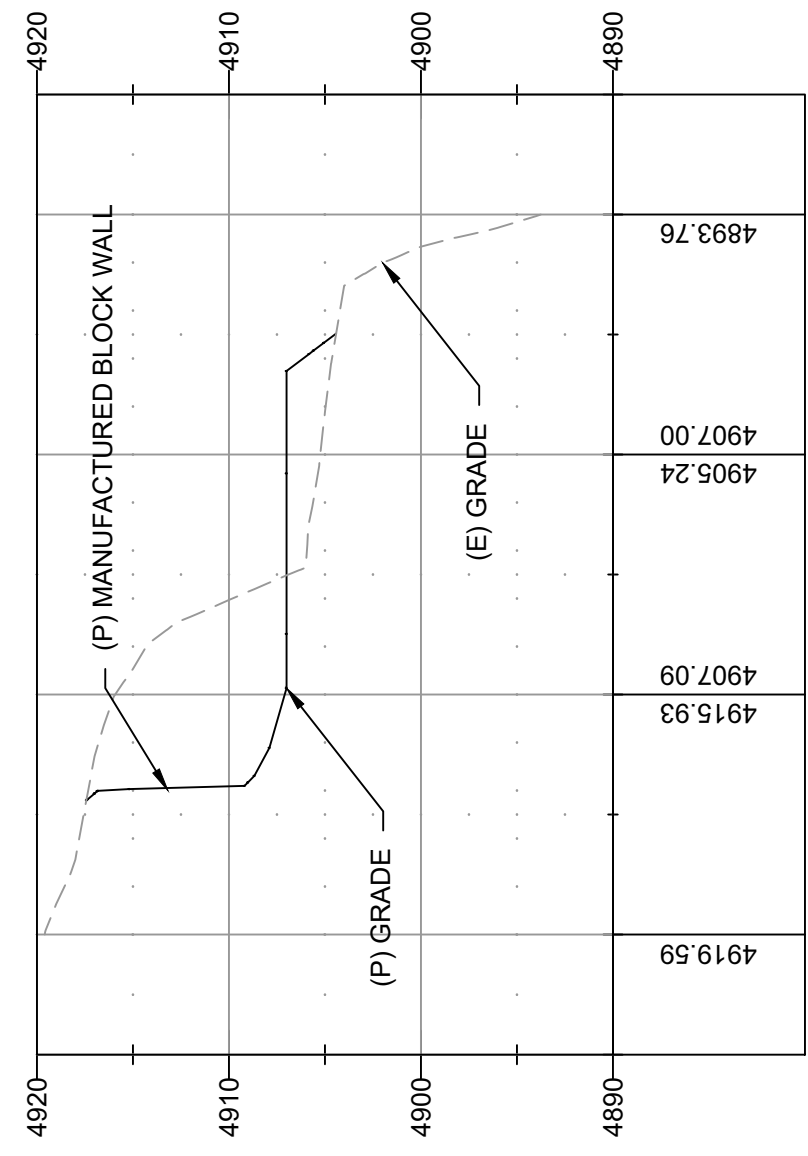
APN 076-381-58

SHEET C2 (E) CONDITIONS AND SLOPE MAP GRADING SUP 0 EL MOLINO DR WASHOE COUNTY PROJECT NO. 1-1545-01.004 NEVADA		INCH@FULL SCALE 0" = 12' THE WET-STAMPED AND PERMITTED/RECORDED COPY OF THIS PLAN SHALL BE PROJECT NOTES AND CONTRACT AGREEMENT.	PREPARED FOR: JIMMY & MARIANNA COOPER 0 EL MOLINO DR SPARKS, NV 89441 775-229-2776	DRAWN: RMS DATE: 02/08/2021 846 VICTORIAN AVENUE SPARKS, NV 89431 (775) 852-2251 Robison Engineering	PRELIMINARY NOT FOR CONSTRUCTION	TOPGRAPHIC MAP BY MERIDIAN SURVEYING CH/K/D BY RMS DATE 2021-02-08 DESCRIPTION FOR GRADING SUP	REVISIONS NO 0 FOR GRADING SUP	APPROVALS C2 SHEET 2 OF 3
---	--	--	---	--	---	---	---	--



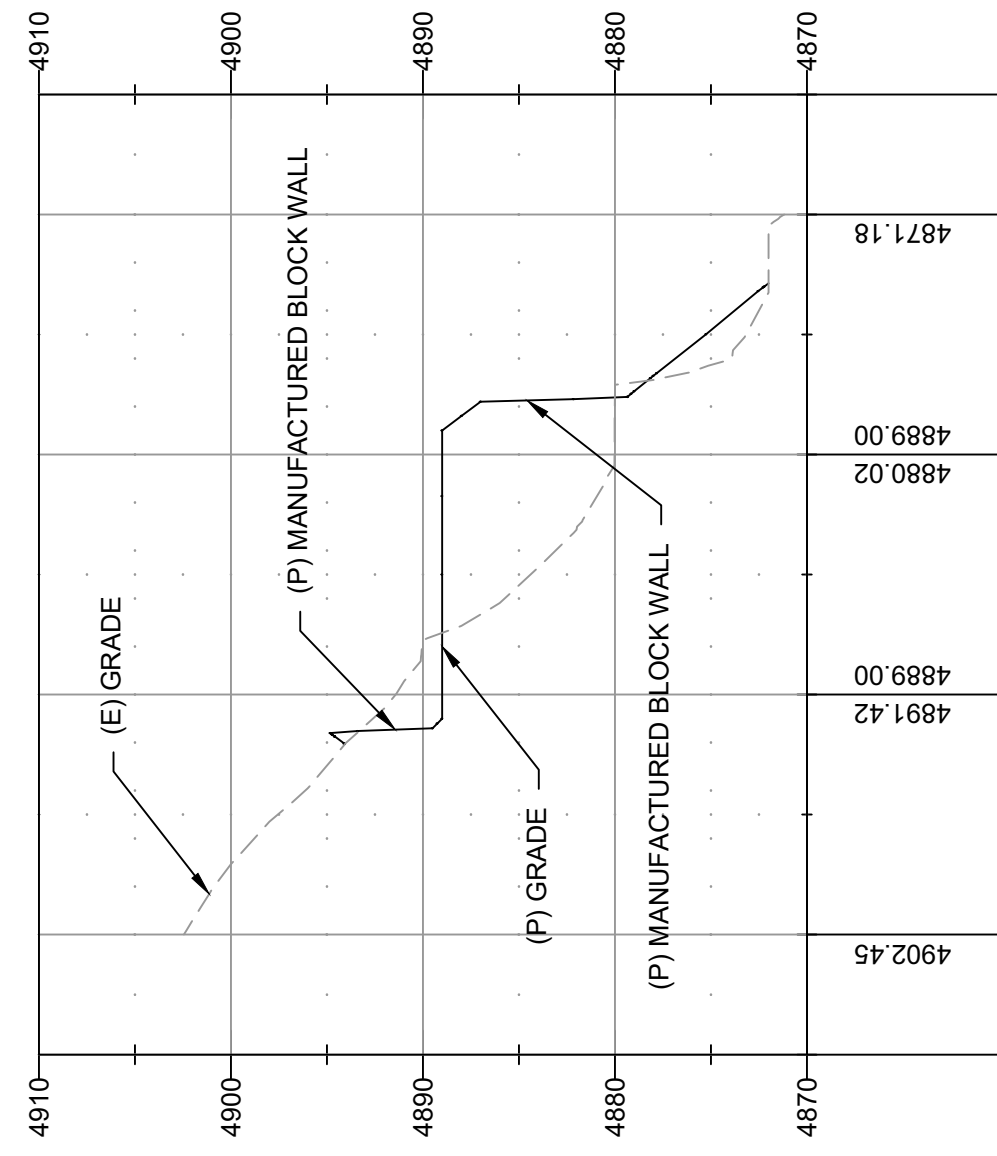
A TO A' PROFILE

STA -0+25 TO STA 1+75

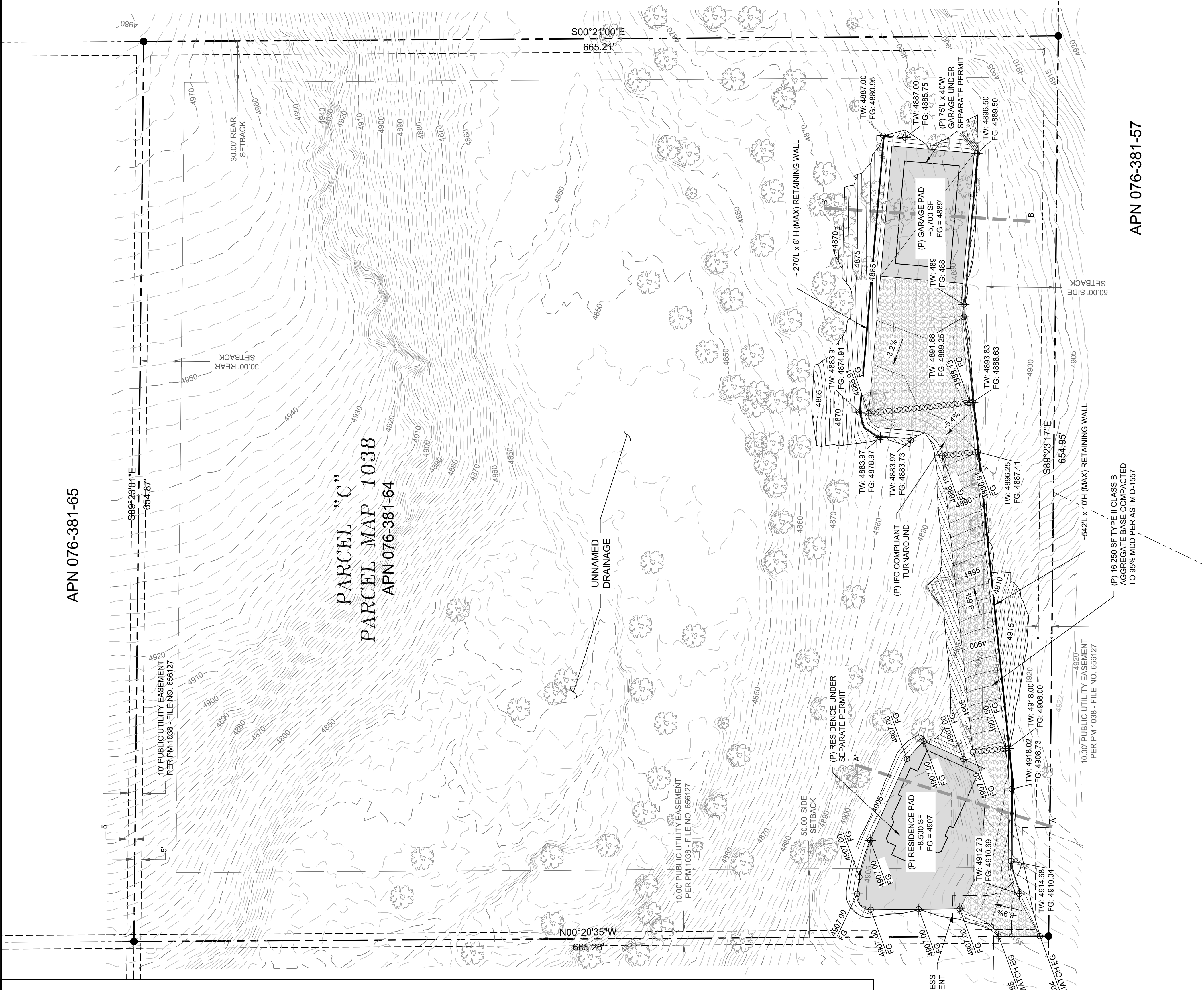


B TO B' PROFILE

STA -0+25 TO STA 1+75



HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



APN 076-381-65

PARCEL "C"
PARCEL MAP 1038
APN 076-381-64

APN 076-381-08

APN 076-381-57

APN 076-381-58

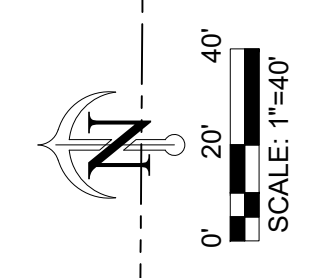
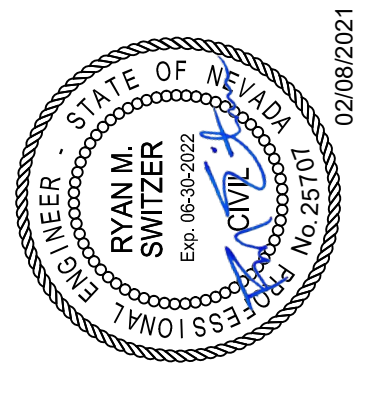
1	TOPOGRAPHIC MAP BY MERIDIAN SURVEYS	DATE	2021-02-08	BY	RMS
2		DATE		BY	RMS
3		DATE		BY	RMS
4		DATE		BY	RMS
5		DATE		BY	RMS
6		DATE		BY	RMS
7		DATE		BY	RMS
8		DATE		BY	RMS

0 EL MOLINO DR GRADING SUP SHEET C3 SITE PLAN AND GRADING PLAN WASHOE COUNTY PROJECT NO. 1-1545-01-004

PREPARED FOR: JIMMY & MARIANNA COOPER
775-229-2776
0 EL MOLINO DR SPARKS, NV 89441

Engineering
846 VICTORIAN AVENUE
SPARKS, NV 89431
(775) 852-2251
www.robison.com

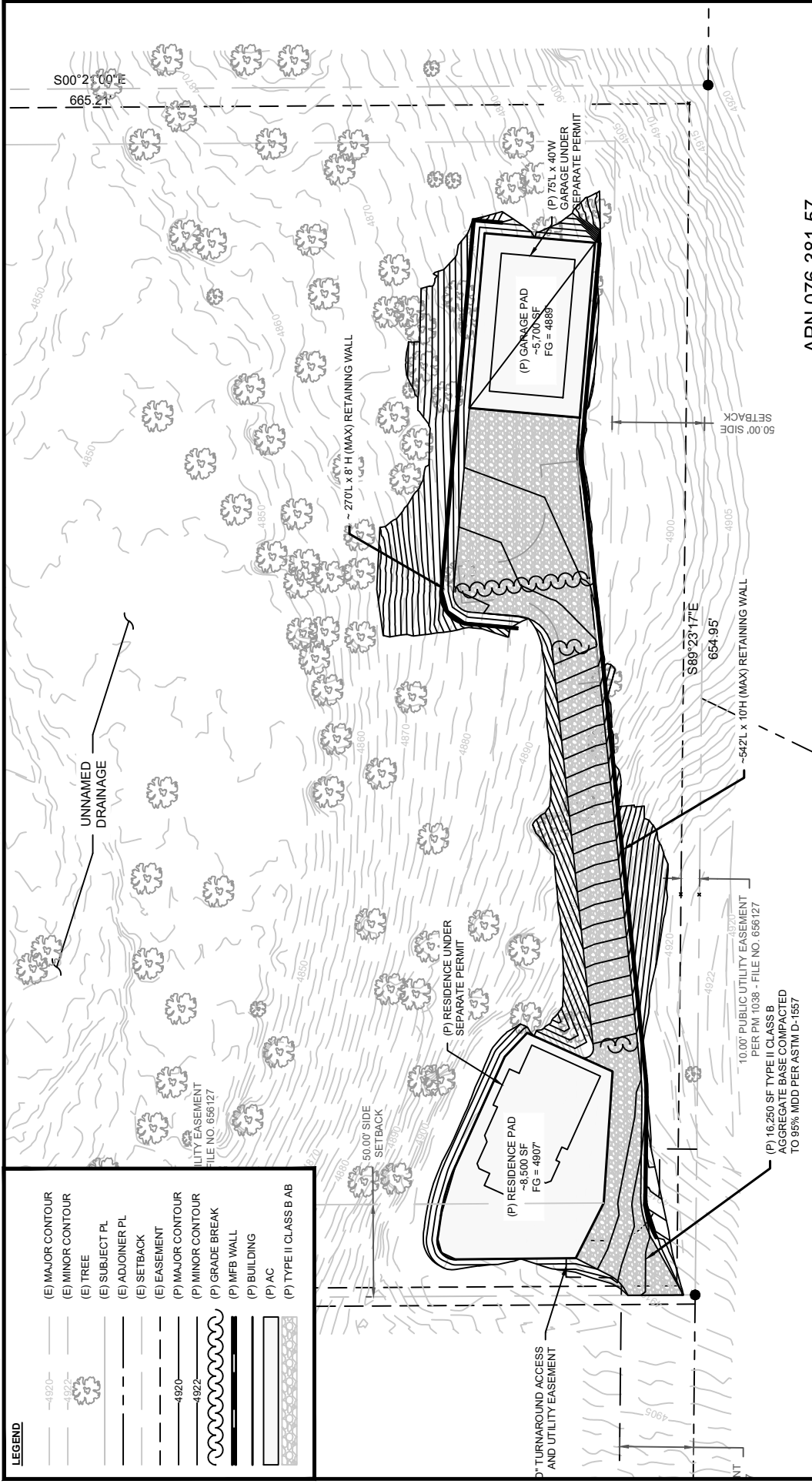
PRELIMINARY CONSTRUCTION



811
Know what's below.
Call before you dig.

APPROVALS
C3
SHEET 3 OF 3

P:\Cooper_Jimmy_1545\01.004_ElMolinoSUP\8_DWG\Civil\cooper_elmolino_sheets.dwg, 2/8/2021 8:23:33 AM, SJOHNSON



LEGEND

(E) MAJOR CONTOUR	—4820—
(E) MINOR CONTOUR	—4892—
(E) TREE	
(E) SUBJECT PL	—
(E) ADJOINER PL	—
(E) SETBACK	—
(E) EASEMENT	—
(P) MAJOR CONTOUR	—4820—
(P) MINOR CONTOUR	—4892—
(P) GRADE BREAK	
(P) MFB WALL	
(P) BUILDING	
(P) AC	
(P) TYPE II CLASS B AB	

<p>APN 076-381-57</p> <p>0 EL MOLINO DR GRADING SUP</p> <p>ATTACHMENT 6 PRELIMINARY SITE PLAN</p> <p>WASHOE COUNTY NEVADA PROJECT NO: 1-1545-01.004</p>	<p>PREPARED FOR: JIMMY & MARIANNA COOPER</p> <p>0 EL MOLINO DRIVE SPARKS, NV, 89441 (775)-229-2776</p>	<p>Robison Engineering COMPANY, INC.</p> <p>846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com</p> <p>DRAWN: RMS DATE: 2021-02-08</p>	<p>0 40 80 INCH@FULL SCALE</p>
			<p>0 EL MOLINO DR GRADING SUP</p>



Ryan Switzer <rswitzer@robisoneng.com>

0 El Molino - Cooper Residence Grading SUP

Jonathan Payne <jpayne@blackeagleconsulting.com>

Mon, Feb 8, 2021 at 11:57 AM

To: Ryan Switzer <rswitzer@robisoneng.com>

Cc: "Volition Inc." <jcooper@volitionco.com>, Sagen Johnson <sagen@robisoneng.com>

Hi Ryan,

Our preliminary results for the El Molino project show up to about 6 feet of undocumented fill overlying native granular soils. We are awaiting lab results to confirm the field classifications to rule out clay soils. The existing fills are undocumented and will need to be reworked (inspected) as densified structural fills through their full depth. The existing fill will be suitable for reuse as structural fill, but contains cobbles and boulders that will require removal (down to 6 or 12 inches) prior to reuse. The fill materials will likely be rock fill and if so will have a performance specification for placement and compaction, and would require near full time inspection during placement. If the fill materials are not rock fill, then 90 percent relative compaction will be required.

If the pad is removed and foundations bear on native granular soils, the footings and slab areas will require compaction to 90 percent.

We are targeting Friday to get our geotechnical report out. Please let me know if you have any other questions at this time.

Thanks,

Jonathan Payne

Project Geologist – [Black Eagle Consulting, Inc.](#)

[Quoted text hidden]