



# Board of Adjustment Staff Report

Meeting Date: October 7, 2021

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0022 (La Calma Court Grading)

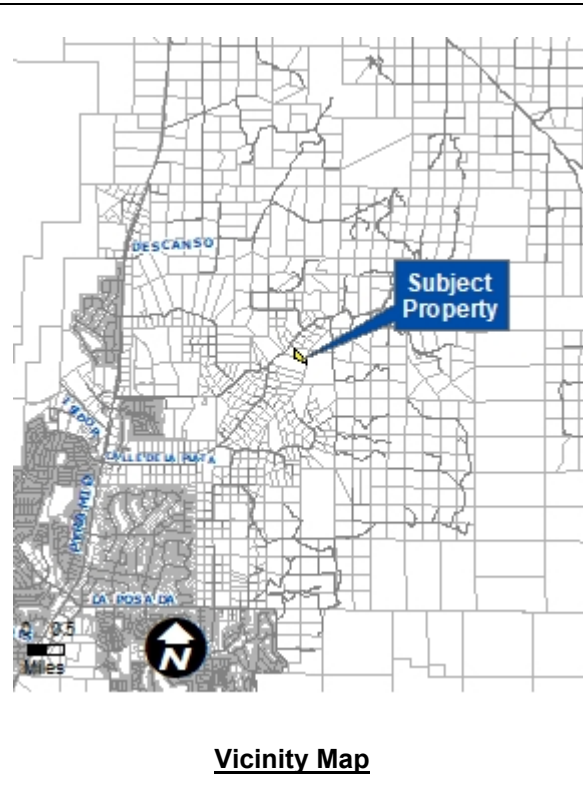
BRIEF SUMMARY OF REQUEST: Grading for a future driveway to a proposed residence.

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

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for grading on a slope of 15% or greater for excavation of one thousand (1,000) cubic yards or more to facilitate the construction of a driveway, new single family residence and detached garage.

Applicant/Property Owner:	KZDS Trust
Location:	620 La Calma Ct
APN:	076-310-32
Parcel Size:	10 acres
Master Plan:	Rural (R)
Regulatory Zone:	General Rural (GR)
Area Plan:	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 WSUP21-0022 for KZDS Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

*(Motion with Findings on Page 7)*

**Staff Report Contents**

Special Use Permit..... 3  
Site Plan..... 4  
Grading Plan ..... 5  
Project Evaluation ..... 6  
Reviewing Agencies ..... 6  
Motion ..... 7  
Appeal Process ..... 8

**Exhibits Contents**

Conditions of Approval ..... Exhibit A  
Agency Review Letters..... Exhibit B  
Noticing Map ..... Exhibit C  
Project Application..... Exhibit D

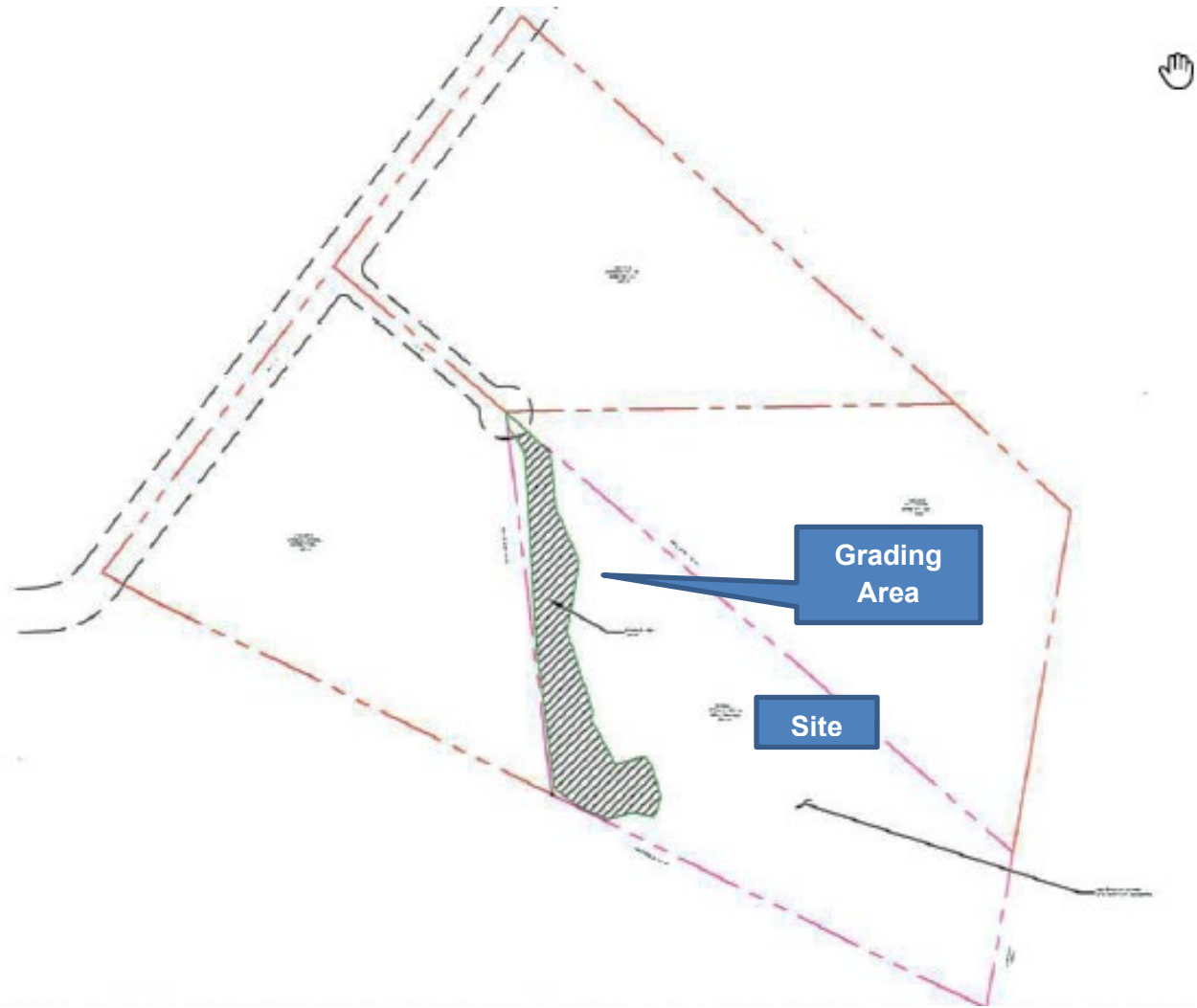
**Special Use Permit**

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

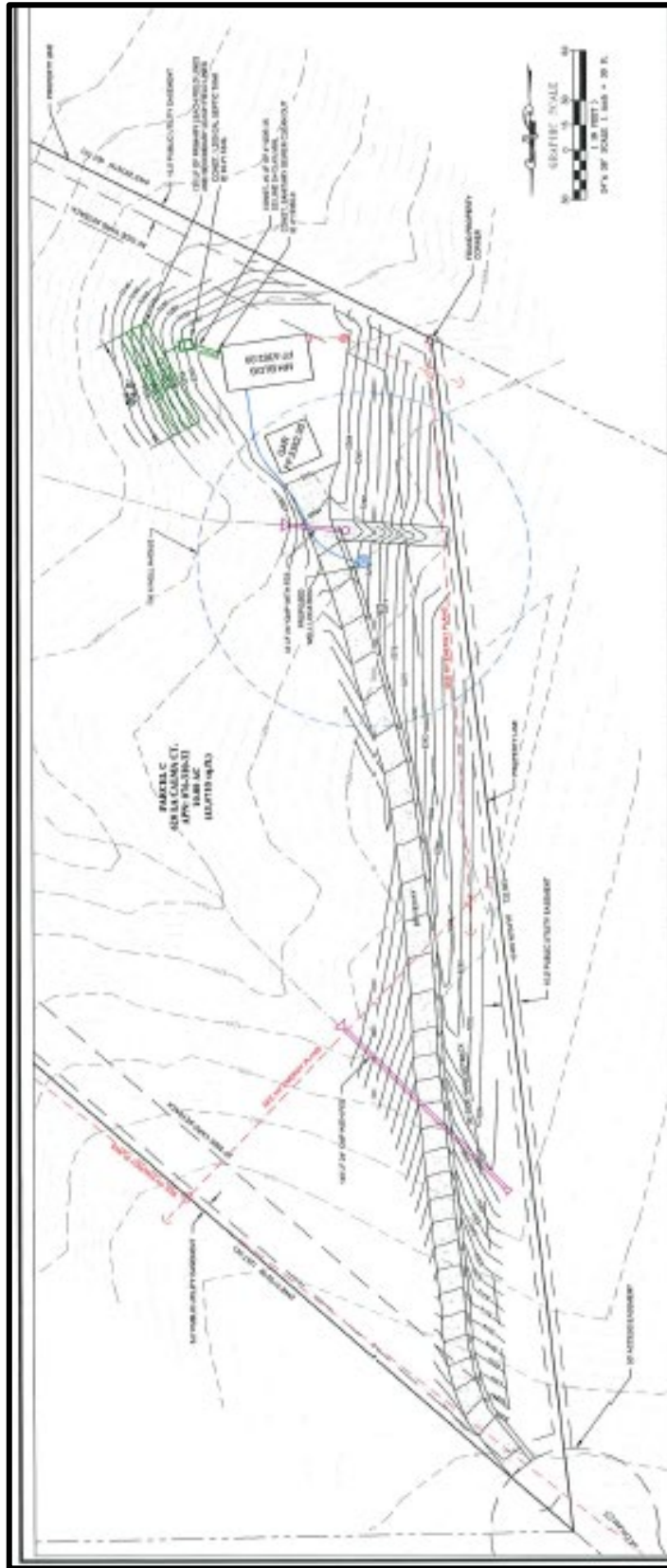
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.”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

The conditions of approval for Special Use Permit Case Number WSUP21-0022 are attached to this staff report and will be included with the action order, if approved.

The subject property has a regulatory zone 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.



**Site Plan**



**Grading Plan**

**Project Evaluation**

The applicant is requesting a special use permit for major grading for a driveway and pads for a new single family residence and a detached garage. The parcel is located off a cul-de-sac shared with three other parcels, with residences located on each of these three other parcels. The grading of the driveway and pads 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. 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

The application is proposing grading on a parcel with slopes of 15% or greater, which indicates that approximately ±64,100 sq. ft. of the site will be disturbed, with ±3,000 cubic yards of cuts and ±3,000 cubic yards of fill.

The applicant is planning on installing a one story ±1,387 sq. ft. manufactured residence and a detached garage for one car.

None of the cut or fill slopes will exceed a 3:1 maximum slope. The grading for the driveway and building pads have been designed to balance all material on site. All disturbed areas will be hydroseeded to match undisturbed areas, with native seed with mulch. There are no plans for permanent or temporary irrigation for the revegetation.

The subject 10 acre parcel is vacant with native vegetation and is bisected by a large drainage way along 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.

The proposed grading will comply with all Washoe County code requirements and will utilize best management practices. Additionally, the grading for the proposed driveway and building pads is consistent with similar driveways within the immediate vicinity.

**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"/>	Robert Wimer, <a href="mailto:rwimer@washoecounty.us">rwimer@washoecounty.us</a>
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, <a href="mailto:grosa@washoecounty.us">grosa@washoecounty.us</a>
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dale Way / Brittany Lemon, <a href="mailto:dway@tmfpd.us">dway@tmfpd.us</a> / <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a> ,
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bret Tyler, <a href="mailto:shafferjam51@gmail.com">shafferjam51@gmail.com</a>

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

**Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of

the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the 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 driveway to 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 driveway to 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 WSUP21-0022 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 WSUP21-0022 for KZDS Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the 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/Owner: KZDS Trust  
Email: strykerdk1@msn.com

Representatives: David Hagen  
Welsh Hagen Associates  
Email: dhagen@welshhagen.com





# Conditions of Approval

Special Use Permit Case Number WSUP21-0022

The project approved under Special Use Permit Case Number WSUP21-0022 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 7, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

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

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

**Washoe County Planning and Building Division**

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

**Contact Name – 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.

- e. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- f. All disturbed areas will be hydroseeded to match undisturbed areas, with native seed with mulch.
- g. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- h. 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 – Robert Wimer, P.E. 775.328.2059, rwimer@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. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- g. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**Truckee Meadows Fire Protection District**

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

**Contact Name – Dale Way/Brittany Lemon, 775.326.6000, dway@tmfpd.us/blemon@tmfpd.us**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>.

**Washoe County Health District- Air Quality**

4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – Genine Rosa, 775-784-7200, [grosa@washoecounty.us](mailto:grosa@washoecounty.us)**

- a. 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](http://www.OurCleanAir.com).

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

Date: August 25, 2021

To: Julee Olander, Planner

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

Re: Special Use Permit for **La Calma Ct. WSUP21-0022**  
APN 076-310-32

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the grading for a future residential pad, driveway, and access to a proposed residence, and is located on approximately 10 acres at the east side of Pyramid Highway on La Calma Court off Encanto Drive. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Welsh Hagen Associates. The County Engineer shall determine compliance with the following conditions of approval.

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

### GENERAL CONDITIONS

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

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

Subject: **La Calma Ct WSUP21-0022**  
Date: August 25, 2021  
Page: 2

6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

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

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

1. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**From:** [Way, Dale](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Lemon, Brittany](#)  
**Subject:** WSUP21-0002 (La Calma Ct) - Conditions of Approval  
**Date:** Wednesday, August 18, 2021 7:53:43 AM

---

Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

The applicant will want to know that we may approve up to a 14% grade, however they will need to file an Alternate Material & Method request with us for review and approval of mitigation for any grade exceeding 10%.

Thank you.

**Dale Way**

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

[dway@tmfpd.us](mailto: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”*

**From:** [Rosa, Genine](#)  
**To:** [Olander, Julee](#)  
**Subject:** RE: WSUP21-0022 La Calma grading  
**Date:** Wednesday, September 8, 2021 7:07:24 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

---

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](http://www.OurCleanAir.com).  
Link to application: [Dust Control Permit Application](#)

### Genine

Environmental Engineer II  
O: (775) 784-7204

[www.OurCleanAir.com](http://www.OurCleanAir.com) | [Subscribe to get Air Quality Updates!](#)



Please take our customer satisfaction survey by clicking [here](#)

---

**From:** Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>  
**Sent:** Tuesday, September 7, 2021 4:31 PM  
**To:** Rosa, Genine <[Grosa@washoecounty.us](mailto:Grosa@washoecounty.us)>  
**Subject:** WSUP21-0022 La Calma grading

Do you have any comments? Need by 9/16.



**Please tell us how we did by taking a quick [survey](#)**

**Julee Olander**

Planner | Community Services Department- Planning & Building Division

[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

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

For Planning call (775) 328-6100

Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | [www.washoecounty.us](http://www.washoecounty.us)



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

August 27, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21-0022 La Calma Ct

Dear Julee,

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

We request the applicant submits to the District for approval a specific revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three period.

Wee recommend as a condition of approval the flow line of the roadside swales lined with 6-inch rock to reduce sediment deposits down steam.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions contact us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



**From:** [Behmaram, Vahid](#)  
**To:** [Olander, Julee](#)  
**Subject:** . Special Use Permit Case Number WSUP21-0022 (La Calma Ct.)  
**Date:** Tuesday, August 17, 2021 10:18:55 AM  
**Attachments:** [image001.png](#)

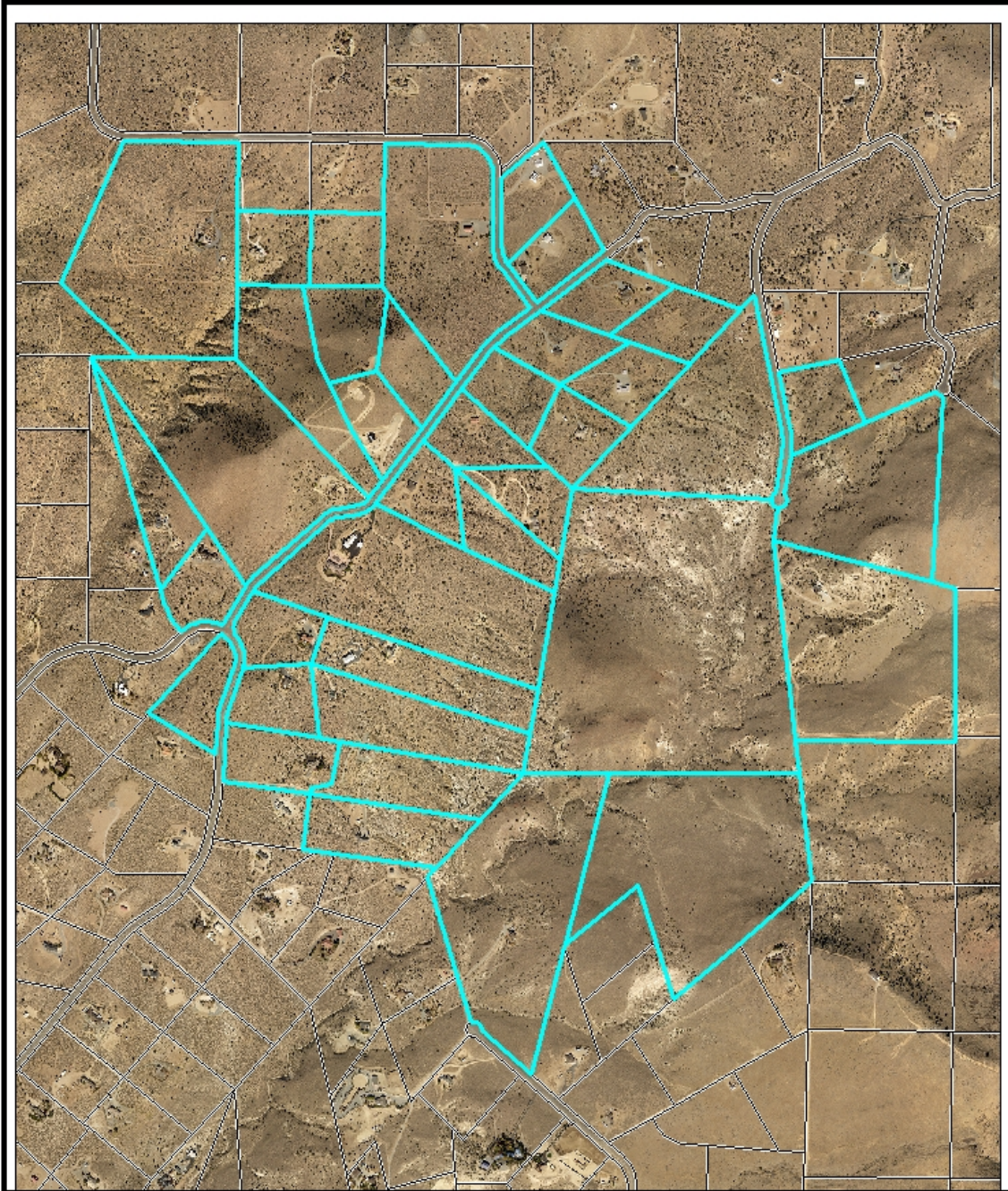
---

Hi Julee: no comments or conditions.



**Vahid Behmaram**  
**Water Rights & Water Resources Consultant (Temporary Contractor)**  
**[vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us) Office: (775)954-4647; Fax (775) 328-6133**

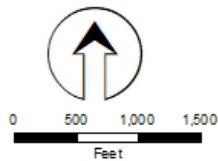
**Washoe County Community Services Dept.**  
**1001 E. 9th, St., Reno, NV 89512**



**WSUP21-0022- La Calma Grading**

Noticing Map - 2,300 feet

Source: Planning and Building Division



Date: 8/12/2021

Community Services  
Department



**WASHOE COUNTY**  
NEVADA

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>620 La Calma Court</b>			
Project Description: Grading for future driveway and access to proposed residence.			
Project Address: 620 La Calma Court			
Project Area (acres or square feet): 1.44 acres			
Project Location (with point of reference to major cross streets AND area locator): <b>Cross street Encanto Drive/East side of Pyramid Highway</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-310-32	10 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD21-101790, WBLD21-102973, and H21-0089			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: KZDS Trust - David & Karen Stryker TTEE's		Name: David Hagen, Welsh Hagen Associates	
Address: P.O. Box 1287		Address: 250 S. Rock Blvd. Suite 118	
El Frida, AZ	Zip: 85610	Reno, NV	Zip: 89502
Phone: 520-260-8794	Fax:	Phone: 775-853-7776	Fax:
Email: strykerdk1@msn.com		Email: dhagen@welshhagen.com	
Cell:	Other:	Cell: 775-848-1360	Other:
Contact Person: David & Karen Stryker		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Property Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** ~~David Stryker~~ Karen Stryker

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 <sup>Arizona</sup> NEVADA )  
COUNTY OF <sup>Cochise</sup> WASHOE )

I, Karen Stryker TTEE  
(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): 076-310-32

Printed Name ~~David Stryker, Trustee, The KZDS Trust~~ KS/DS

Printed Name Karen Stryker, Trustee, The KZDS Trust

Signed Karen Stryker TTEE  
Signed \_\_\_\_\_

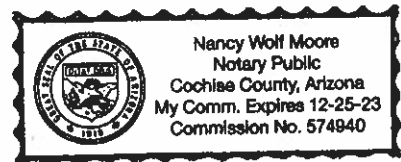
Address P.O. Box 1287, Elfrida, AZ 85610

Subscribed and sworn to before me this  
12<sup>th</sup> day of July, 2021.

Nancy Wolf Moore  
Notary Public in and for said county and state

My commission expires: 12/25/2023

(Notary Stamp)



\*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

# Property Owner Affidavit

**Applicant Name:** David and ~~Maria~~ Stryker

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 <sup>Arizona</sup> ~~NEVADA~~ )  
COUNTY OF <sup>Cochise</sup> ~~WASHOE~~ )

I, David Stryker trustee  
(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): 076-310-32

Printed Name David Stryker, Trustee, The KZDS Trust

Printed Name Karen Stryker, Trustee, The KZDS Trust *KS/DS*

Signed [Signature] *DS*

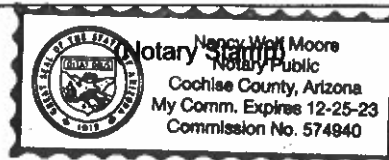
Signed \_\_\_\_\_

Address P.O. Box 1287, Elfrida, AZ 85610

Subscribed and sworn to before me this 12<sup>th</sup> day of July, 2021.

Nancy Wolf Moore  
Notary Public in and for said county and state

My commission expires: 12/25/2023



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

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



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

1. What is the project being requested?

Grading for future residential pad, driveway and access to proposed residence.

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

Attached with this submittal.

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

Install temporary BMP's, grade driveway, grade residence pad, construct utilities, and sewage disposal system by October 31, 2021.

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

The proposed construction is consistent with other residential developments in the immediate vicinity.

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

The proposed construction is consistent with other residential developments in the immediate vicinity.

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

There will be no negative impacts on adjacent property or community. Grading has been minimized where possible, and follows existing contours to reduce visual impacts.

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

None

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

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

9. Utilities:

a. Sewer Service	Septic System
b. Electrical Service	NV Energy - pole being set
c. Telephone Service	Charter
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	Well

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

h. Permit #	N/A - Domestic use only	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

<b>Revegetation of graded portions to match undisturbed areas.</b>
--

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire State T46
b. Health Care Facility	Renown/St. Mary's
c. Elementary School	Taylor
d. Middle School	Shaw
e. High School	Spanish Springs
f. Parks	Lazy 5 Regional Park
g. Library	Pyramid Way
h. Citifare Bus Stop	Unknown

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

1. What is the purpose of the grading?

Grading for future residential pad, driveway and access to proposed residence.

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

None

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

64,100 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?

There will be no export or import. The driveway and building pad have been designed to balance cut to fill (3,000 yards cut/3,000 yards fill)

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

No - terrain does not allow for a reduction in grading due to steep slope and proximity to main road.

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.)

None of the proposed site grading has been previously done.

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 to be disturbed have been shown on the civil plan sheets.



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

No

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

No

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

3:1

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	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)?

No retaining walls.

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

Revegetation of graded portions to match undisturbed areas.

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

No trees will need to be removed.

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

Native seed with mulch. 10,000 per acre.

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

No temporary irrigation - will be hand watered.

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



620 la calma

**620 LA CALMA CT**

**APN:** 076-310-32 **Tax Information**

**Owner:** JACK ENTERPRISES LLC

**Corporate Area:** WASHOE

**Zip Code:** 89441 **Zip City:** SPARKS

**Tax District:** 4000

**Land use:** 120

**Land Zoning:** GR

**Utility:** Water: None , Sewer: None

**Square Ft.:** 0

**Acreage:** 10.000

**Total Assessment:** 43750

**Bedrooms:** 0

**Baths:** 0

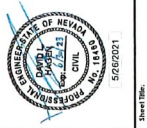
**Year Built:** 0

**Subdivision:** Not Available

**Neighborhood:** HBEI



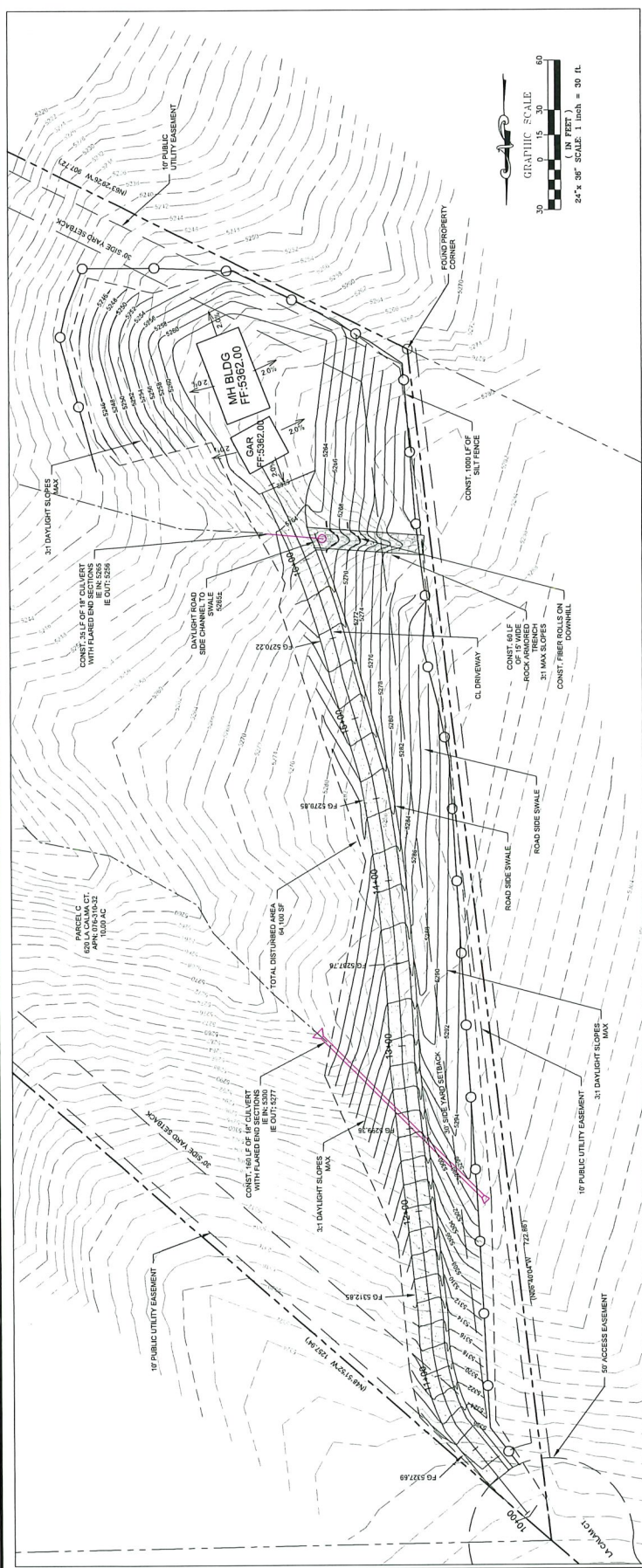




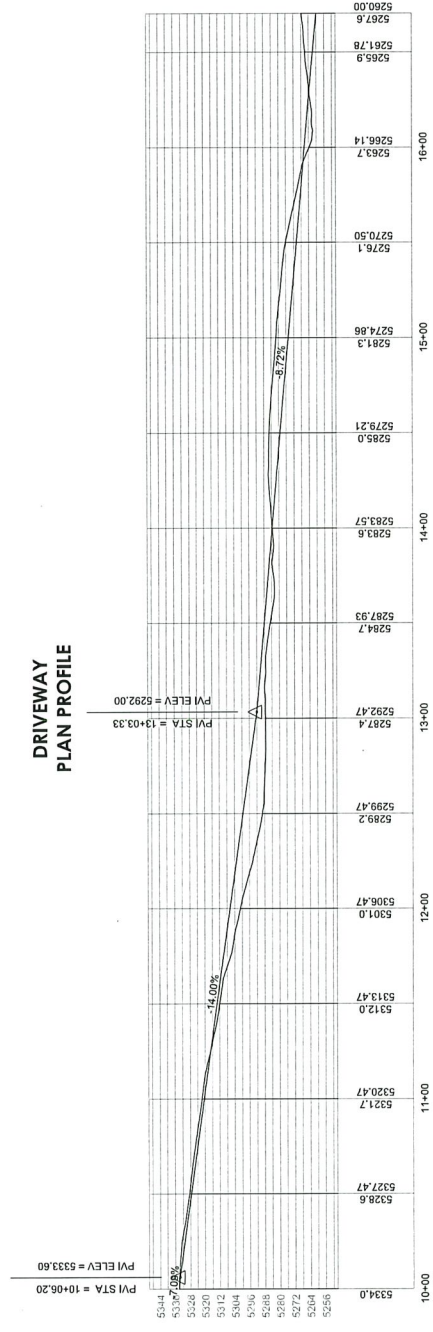
WASHOE COUNTY  
SUBMITTAL

WELSH-HAGEN  
ASSOCIATES  
ENGINEERING-PLANNING-SURVEYING  
1000 S. MOHAVE AVENUE, SUITE 100  
RENO, NEVADA 89502  
(775) 851-7776  
www.welsh-hagen.com

620 LA CALMA CT.  
APN: 076-310-32  
KZDS TRUST  
P.O. BOX 1287  
ELFRIDA, AZ 85610  
NEVADA



DRIVEWAY  
PLAN PROFILE





620 LA CALMA CT.  
APN: 076-310-32  
KZDS TRUST  
P.O. BOX 1287  
ELFRIDA, AZ 85610

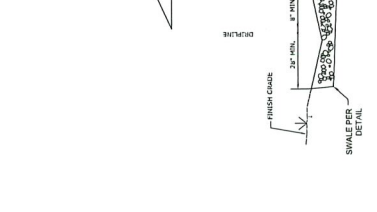
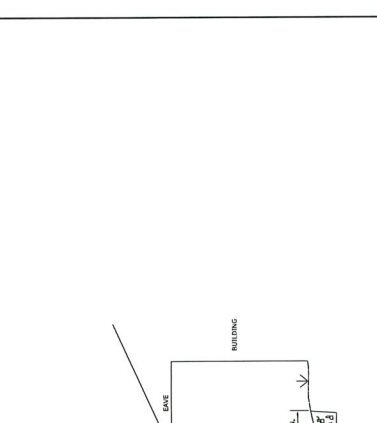
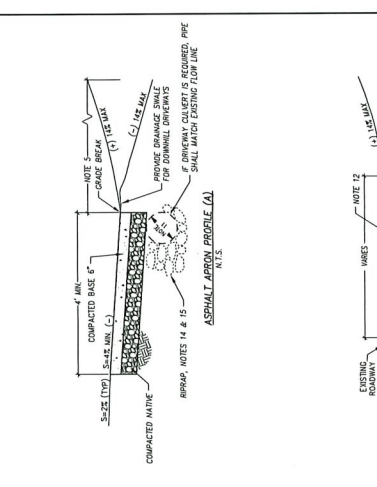
WASHOE COUNTY  
NEVADA

WELSH/STAHGEN  
ENGINEERING PLANNING SURVEYING  
293 S. ROCK BLVD  
Reno, Nevada 89511  
www.wslstg.com

PROJECT: 0201 LA CALMA  
DRAWING: RAMP  
CHECKED BY: D.L.H.  
SHEET: 34" x 36"  
SCALE: AS NOTED  
DATE: APRIL 2021  
SHEET NUMBER: 3 OF 3



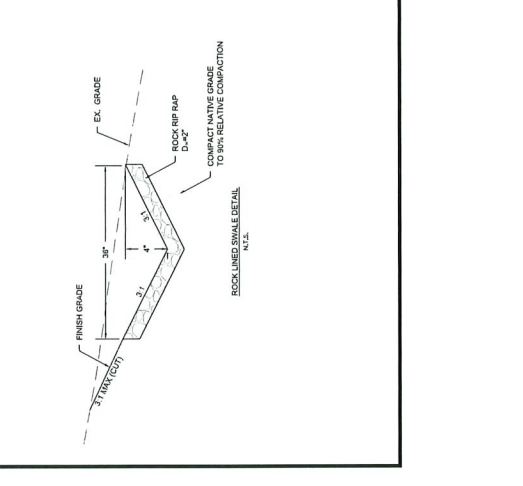
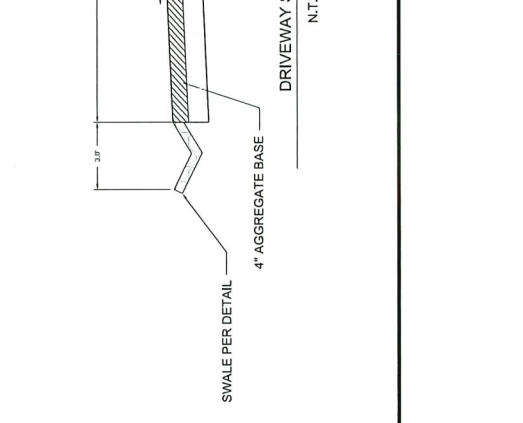
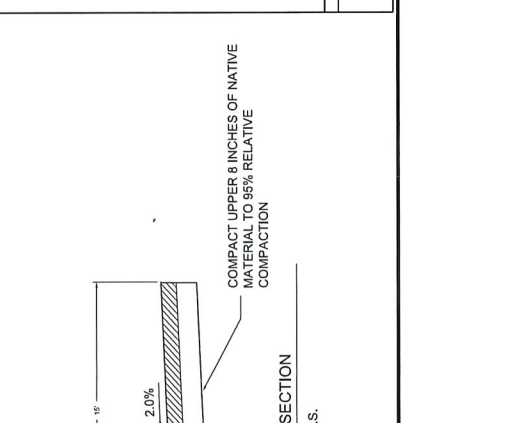
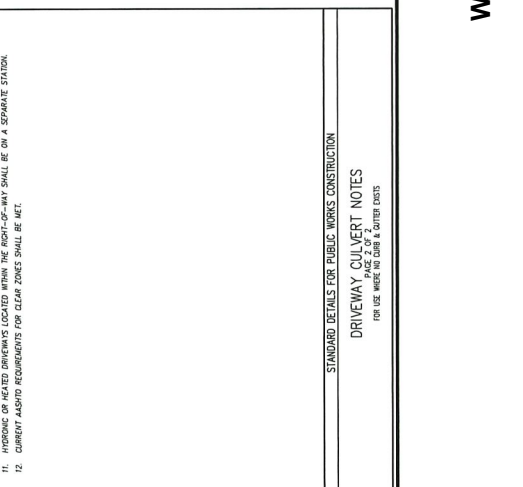
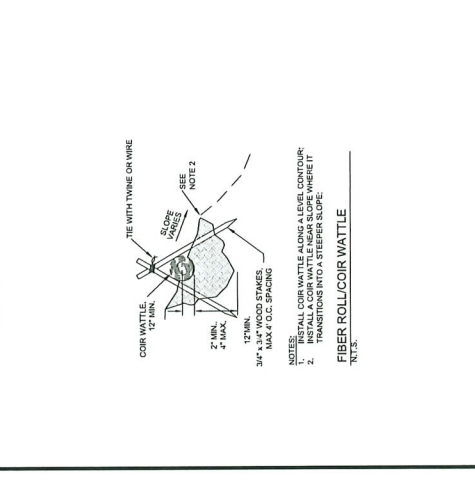
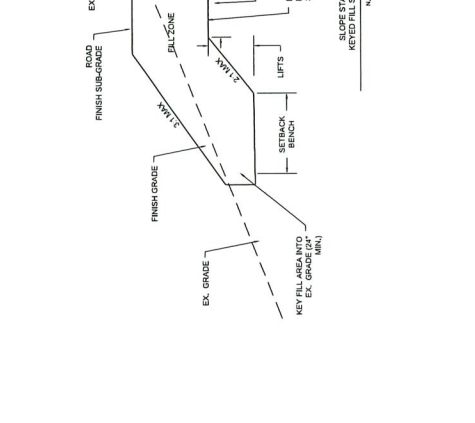
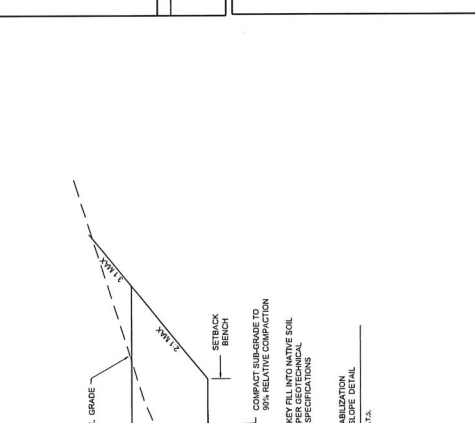
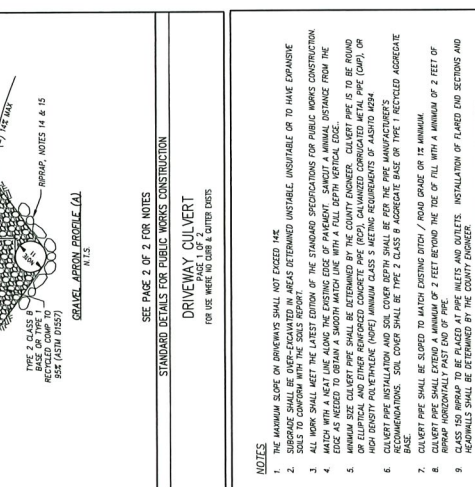
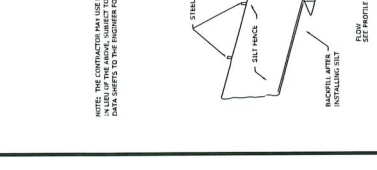
WASHOE COUNTY  
SUBMITTAL



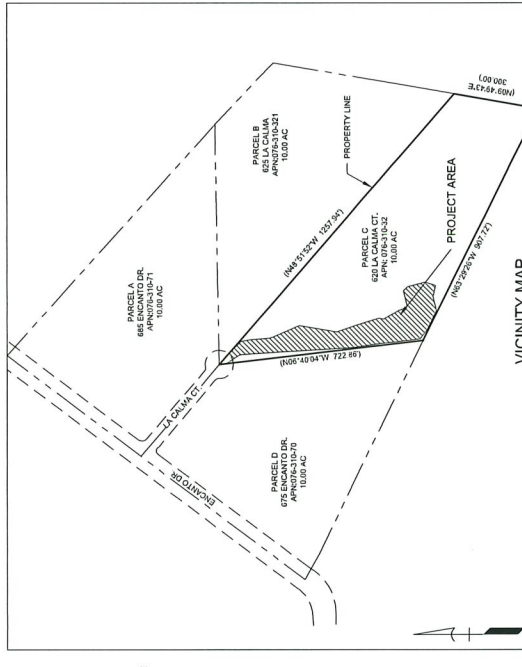
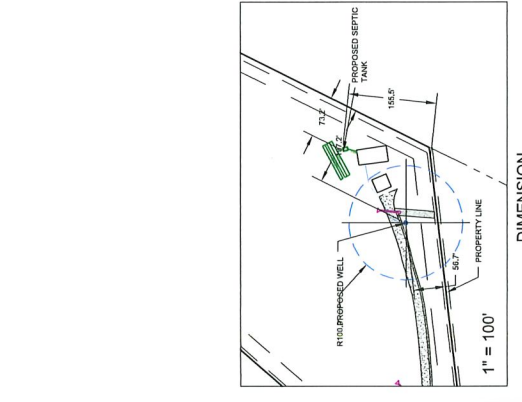
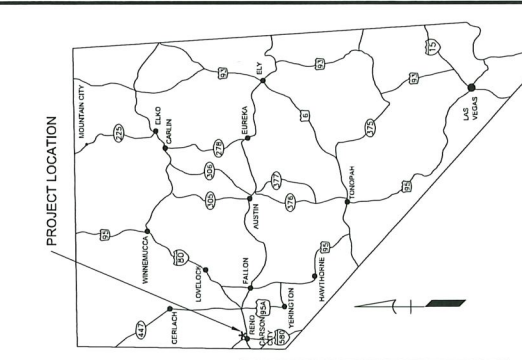
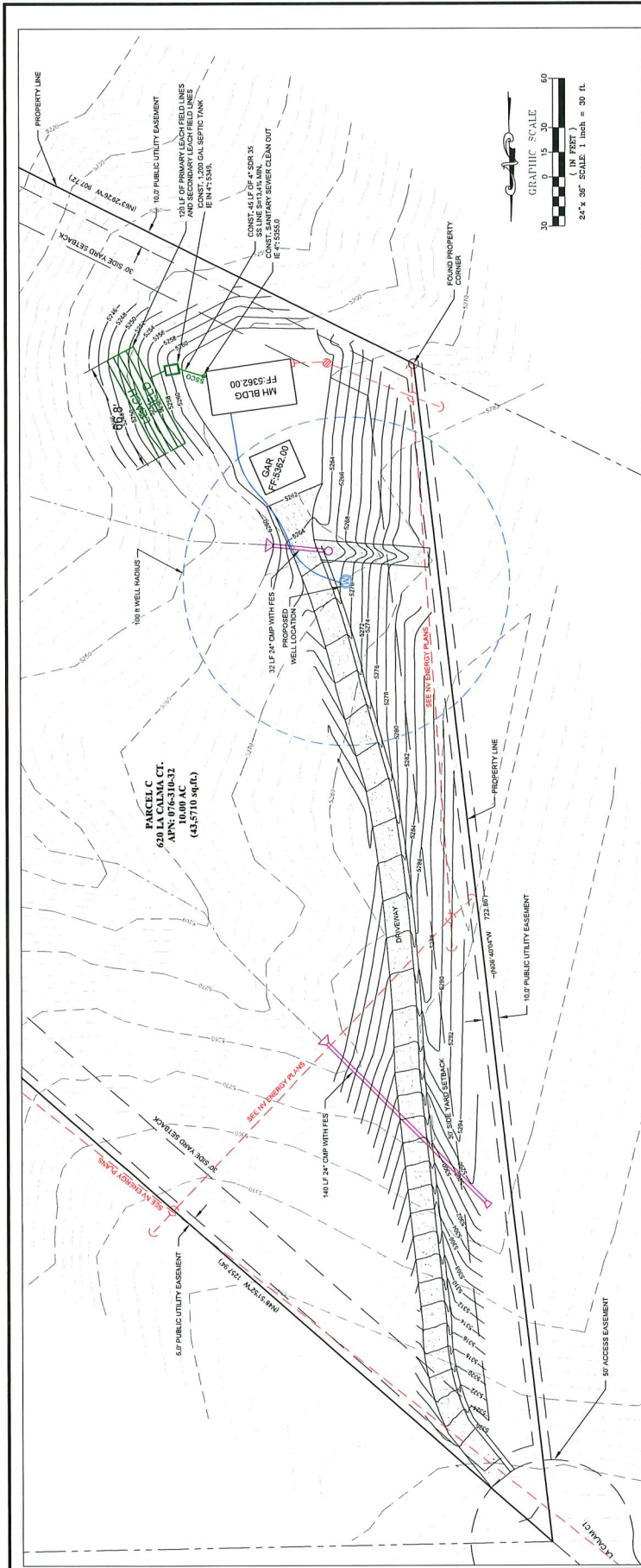
SEE PAGE 2, OF 2 FOR NOTES  
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION

**NOTES**

1. THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%.
2. SUBGRADE SHALL BE OVER-EXCAVATED IN AREAS DETERMINED UNSUITABLE OR TO HAVE EXPANSIVE SOILS TO CONFORM WITH THE SOILS REPORT.
3. ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE STANDARD SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION FOR THE STATE OF NEVADA AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL OPEN VERTICAL EDGE.
4. DRIVEWAYS SHALL BE 4 FEET WIDE MINIMUM UNLESS OTHERWISE NOTED.
5. MINIMUM SIZE CURBERT PIPE SHALL BE DETERMINED BY THE COUNTY ENGINEER. CURBERT PIPE IS TO BE ROUND UNLESS OTHERWISE NOTED. PIPE SHALL BE 4 INCHES ABOVE FINISH DRIVEWAY GRADE (TOP), OR UNLESS OTHERWISE NOTED. RECOMMENDATIONS OF ASFOID 404-4.
6. CURBERT PIPE INSTALLATION AND SOIL COVER DEPTH SHALL BE PER THE PIPE MANUFACTURER'S RECOMMENDATIONS. SOIL COVER SHALL BE TYPE 2 CLASS 8 AGGREGATE BASE OR TYPE 1 RECYCLED AGGREGATE BASE.
7. CURBERT PIPE SHALL BE SLOPED TO MATCH EXISTING DITCH / ROAD GRADE OR TO A MINIMUM OF 1%.
8. CURBERT PIPE SHALL EXCEED A MINIMUM OF 2 FEET BEYOND THE TIE OF THE TIE WITH A MINIMUM OF 2 FEET OF RIPRAP HORIZONTALLY PAST END OF PIPE.
9. 18 INCH AGGREGATE BASE SHALL BE INSTALLED UNDER ALL CURBERTS. INSTALLATION OF FLARED END SECTIONS AND CLASS 12E RIPRAP TO BE PLACED AT THE INTERSECTIONS.
10. NO CONCRETE OR PAVER DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
11. HYDROLOGIC OR HEATED DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE ON A SEPARATE STATION.
12. CURRENT ASFOID REQUIREMENTS FOR CLEAN ZONES SHALL BE MET.



<p>620 LA CALMA CT. APN: 076-310-32 AZ 85610 EL FRIDA, NV 775 853 7776</p> <p>NEVADA</p>	<p>WASHOE COUNTY</p>	
	<p><b>WELSH HAGEN</b> ENGINEERING PLANNING SURVEYING 2915 S. ROCK HILL RENO, NEVADA 89511 www.wshh.com</p>	
	<p>PROJECT NO. 21-0022 DATE: 1/28/21 DRAWN BY: JLM CHECKED BY: JLM SCALE: AS NOTED DATE: APRIL 2021</p>	



**GENERAL NOTES:**

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. REFERENCE TO DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS NOTED OTHERWISE.
- REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.
- FABRIC FENCING SHALL BE PLACED DOWN SLOPE OF CONSTRUCTION SITE ALONG CONTOUR PROFILES. SHOW FENCING, CHICKEN WIRE, OR METAL FENCE POSTS, WITHOUT METAL FENCE POSTS, SHALL BE PLACED ALONG PROPERTY LINE. METAL FENCE POSTS SHALL BE LOCATED AT DRIP LINE OF TREES, SMALL SHRUBS OR OTHER TYPES OF VEGETATION. FENCING SHALL BE PLACED ALONG PROPERTY LINE AND SHALL BE PLACED WITHIN THE CONSTRUCTION AREA AND TO PROTECT VEGETATION OUTSIDE ITS LIMITS.
- FROM DISTURBANCE AREAS SHALL BE BUILT FIRST WHENEVER POSSIBLE. PLACE BUILDING MATERIALS IN THESE AREAS OR INSIDE FOUNDATION. PARK ON STREET OR DRIVEWAY OR PARKING DECKS. OTHER TYPES OF CONSTRUCTION SHALL NOT BE PLACED IN THESE AREAS UNLESS NOTED OTHERWISE. TREE PRESERVATION SHALL BE MAINTAINED. TREES SHALL BE PLACED UNDER BUILDING LEAVE DRIP LINES.
- IN ADDITION TO THE ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FERTILIZING AND MULCHING ALL RE-VEGETATED AREAS AND MAINTAINING THEM THROUGHOUT THE CONSTRUCTION PERIOD.
- TERMINATION POINTS SHALL BE DETERMINED IN THE FIELD.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROPRIATE FACILITY. SURFACE DRAINAGE SHALL NOT BE PLACED IN OR UNDER FOUNDATION WALLS WITH A FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.
- CONTRACTOR TO REFER TO ORANGE BOOK FOR ALL CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- NO AVAILABLE PUBLIC WATER SYSTEM.
- NO WATER COURSE INCLUDING LAKES, PONDS, STREAMS, OR CANALS SHALL BE FOUND ON OR NEAR SUBJECT PROPERTY.
- NO FLOOD BOUNDARIES OF THE 100 YEAR FLOOD PLAIN SHALL BE FOUND WITHIN 100 FEET OF THE PROPERTY.
- NO SURFACE WATER, SUCH AS RIVERS, LAKES, PERENNIAL STREAMS, OR CANALS, SHALL BE FOUND WITHIN 100 FEET OF THE PROPERTY.
- NO SURFACE WATER, SUCH AS RIVERS, LAKES, PERENNIAL STREAMS, OR CANALS, SHALL BE FOUND WITHIN 1/4 MILE OF WELL WHERE LOCATED.

**SURVEY NOTES:**

- COORDINATE SYSTEM IS ASSUMED: BASE OF BEARINGS ARE PER ANNEXED SURVEY RECORDS OF WASHOE COUNTY AND STATE OF NEVADA. PERMITS AND RECORDS OF WASHOE COUNTY, NEVADA.
- VERTICAL DATUM IS ASSUMED. BASED ON USGS INFORMATION.
- TOPOGRAPHY IS SHOWN AT 1 FOOT CONTOUR INTERVAL.
- ZONING AND SETBACK NOTES:
  - 1. PROPERTY IS ZONED OR GENERAL SURVEY MINIMUM LOT AREA OF 40 ACRES WITH SETBACKS OF 30 FT FRONT, 4 FEET 6 INCHES, 50 FT SIDE.



DESIGNED BY	DATE
CHUCK GARDNER	3/7/21
DESIGNED BY	DATE
CHUCK GARDNER	3/7/21
REVIEWED BY:	DATE:
Engineer	
Administrator	
Project Manager	

NO. REVISION DESCRIPTIONS	DATE
1	
2	
3	
4	
5	
6	

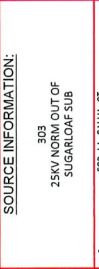
Call 811  
800-4-A-DAWN  
1-800-222-3839

NV Energy  
P.O. Box 1020  
Reno, NV 89500-0024

**NV ENERGY CONTACT INFORMATION:**  
 PROJECT MANAGER: CHUCK GARDNER  
 OFFICE: # (775) 834-7118  
 CELL: # (775) 771-9148  
 FAX: #  
 DESIGNER: CHUCK GARDNER  
 INSPECTION: # (775) 834-7590

**CUSTOMER CONTACT INFORMATION:**  
 CUSTOMER: DAVID STRYKER  
 ATTENTION: DAVID STRYKER  
 PHONE: # 520-260-8794  
 FAX: # STRYKER@BUSA.COM  
 EMAIL: STRYKER@BUSA.COM  
 CUST REP: #  
 PHONE: #  
 TOWER/JANET SECTION  
 2121-17  
 076-310-32

**SOURCE INFORMATION:**  
 303  
 25KV WORK OUT OF SUGARLOAF SUB  
 620 LA CALIMA, CT



**ELE#:** 3007157862  
**GAS#:**  
**AUD#:** 3007157862  
**SCALE:** 1"=60'  
**SHEET#:** E1 of E1

**NV ENERGY TO FURNISH AND/OR INSTALL:**

- APPROX. 572 FT. 10 0/16 PRIMARY C/O 2-242CER.
- APPROX. 60 FT. 7X FOR 10 0/16 SERVICE TO 1" 20AMP PANEL 120/240V.
- 1 - 10 25 KVA 0/16 TRANSFORMER, 14.4/24.8KV C/O, 120/240V, STD.4 80-3151.
- 2 - 4" BJT TREATED WOOD POLES.
- 2 - ANCHORS C/O 1", 30", 30", AND 1 - 3/4" C/L.S. DOWN GUY.
- 1 - ANCHOR C/O 1", 10", AND 2 - 3/4" C/L.S. DOWN GUY.
- 1 - DOWN GUY, POLE #18798
- REMOVE DOWN GUY, POLE #18798

**NV ENERGY TO REMOVE:**

- REMOVE DOWN GUY, POLE #18798

**APPLICANT TO FURNISH AND/OR INSTALL:**

- ALL STAKE REQUIREMENTS PER NVC STD. G8000/G/M AND G8001.
- ALL STAKE REQUIREMENTS PER NVC STD. G8000/G/M AND G8001.
- 8" x 8" GROUND RODS AT SWITCH, TRANSFORMER AND JUNCTION ENCLOSURE LOCATIONS.
- BEFORE INSTALLATION OF THE UTILITY FACILITIES AND IN NO PUBLIC UTILITY RIGHT-OF-WAY.
- EXIST. THE OWNER OF RECORD SHALL SEC. APPROPRIATE EASEMENT DOCUMENTS.

**GENERAL COMMENTS:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH NVC STD. G8000/G/M AND G8001. REFER TO NVC STD. G8000/G/M FOR FURTHER CLARIFICATION OF DETAILS. COMPACTION TESTS REQUIRED PER NVC STD. G8001.

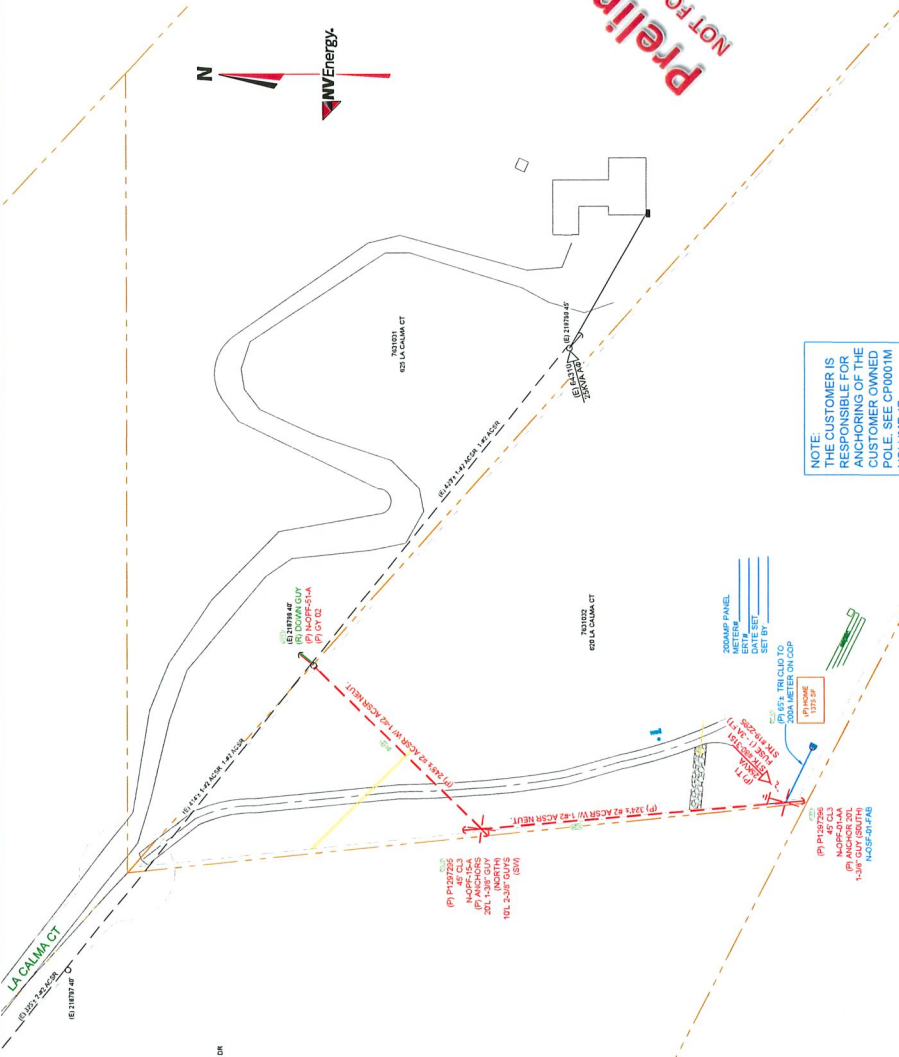
2. ALL MATERIAL SHALL BE ON THE JOB SITE PRIOR TO THE START OF ANY WORK BY NVC.

3. ALL TREE SHALL BE PLANTED UNDER AN ADJUTANT TO EXISTING POWER LINES WHICH ARE 10 FEET OR MORE FROM THE POWER LINES. ALL TREE SHALL BE PLANTED UNDER AN ADJUTANT TO EXISTING POWER LINES WHICH ARE 10 FEET OR MORE FROM THE POWER LINES. ALL TREE SHALL BE PLANTED UNDER AN ADJUTANT TO EXISTING POWER LINES WHICH ARE 10 FEET OR MORE FROM THE POWER LINES.

4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES OF THE JURISDICTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES OF THE JURISDICTION.

5. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES OF THE JURISDICTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES OF THE JURISDICTION.

**EXISTING POLE #218798**  
 NV ENERGY TO FURNISH AND/OR INSTALL:  
 20AMP PANEL  
 25KV WORK OUT OF SUGARLOAF SUB  
 620 LA CALIMA, CT



**Preliminary**  
 NOT FOR CONSTRUCTION

**NOTE:** THE CUSTOMER IS RESPONSIBLE FOR ANCHORING OF THE CUSTOMER OWNED POLE. SEE CP0001M VOLUME 17

**METER PANEL ADDRESS TAG MUST COMPLY WITH NVE STD. GM0001M SECTION 5.3**

**NOTE:** OWNER IS RESPONSIBLE FOR ADHERENCE TO NVE GAS AND ELECTRIC STANDARDS. CONSTRUCTION STANDARDS CAN BE FOUND ON-LINE AT THE FOLLOWING WEB SITE: [www.nvenergy.com/business/building-and-new-construction-north](http://www.nvenergy.com/business/building-and-new-construction-north)

**NV ENERGY APPROVED PLANS SHALL BE ON SITE DURING CONSTRUCTION AND INSPECTION**

**CUSTOMER AND DEVELOPER NOTES:** NVE ELECTRICAL DESIGN WAS CALCULATED USING THE FOLLOWING INFORMATION AND SERVICE LENGTHS PER THIS DRAWING. ANY CHANGES TO THIS DESIGN MAY REQUIRE UPGRADING THE ELECTRICAL FACILITIES WHICH WILL BE THE CUSTOMER'S RESPONSIBILITY.



Volume 17

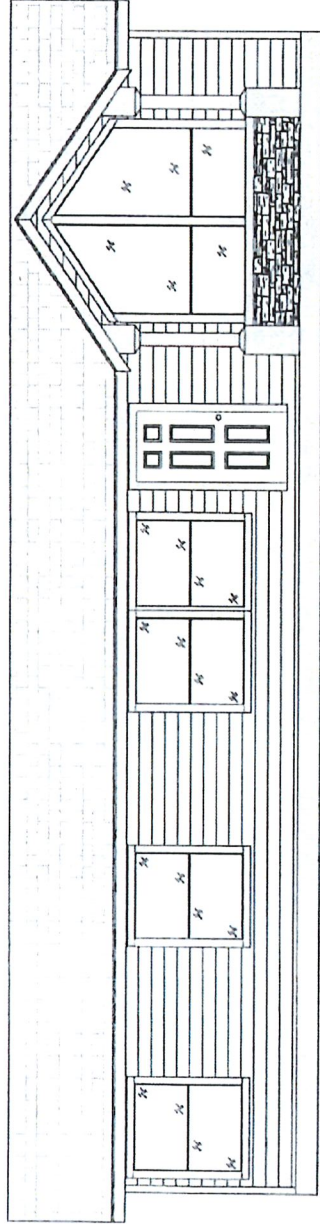




# Pinehurst

Model: 2508-M

Square feet: 1387



**KOT** Preliminary 06-24-21  
Stryker

**KOT** CUSTOM HOMEBUILDERS

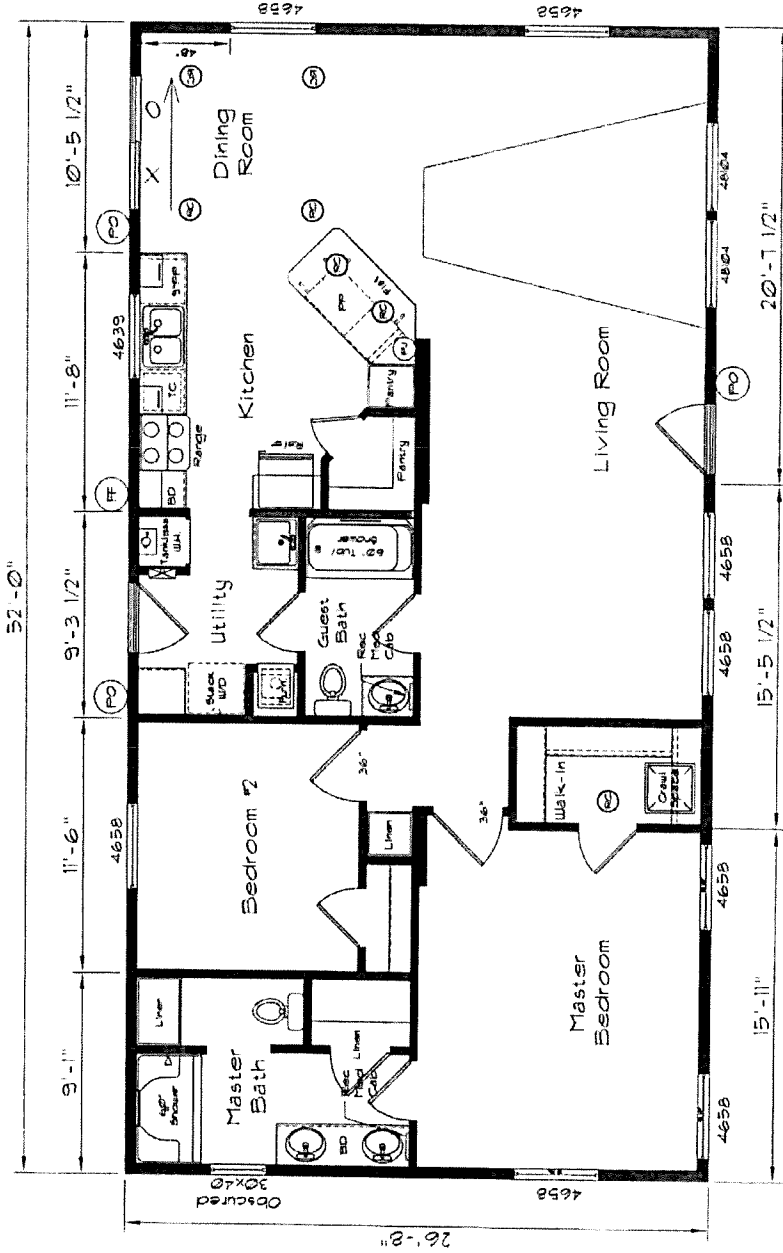


# Pinehurst

Lino T/O

Model: 2508-M

Square feet: 1387



**KIT** Preliminary 06-24-21  
Stryker

**KIT** CUSTOM HOMEBUILDERS