



# Board of Adjustment Staff Report

Meeting Date: March 3, 2022

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0028 (Dethmers Major Grading)

BRIEF SUMMARY OF REQUEST: Major Grading to allow approximately 2.1 acres of land disturbance and 1,800 cubic yards of excavation

STAFF PLANNER: Roger Pelham, Senior Planner  
Phone Number: 775.328.3622  
Email: rpelham@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for Major Grading (WCC110.438.35) to allow approximately 2.1 acres of land disturbance and 1,800 cubic yards of excavation of earthen material, to rectify illegal grading done within the past year, without obtaining appropriate grading and building permits.

Applicant/ Owner: Jordan and Chelsea Dethmers  
Location: 4145 Lone Tree Lane, Reno, on the north side of Lone Tree Lane, approximately 150 feet northeast of its intersection with Bellhaven Road.  
APN: 041-120-11  
Parcel Size: ± 2.29 acres  
Master Plan: Rural Residential  
Regulatory Zone: High Density Rural  
Area Plan: Southwest Truckee Meadows  
Development Code: Authorized in Article 438, Grading  
Commission District: 2 – Commissioner Lucey



Vicinity Map

### STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

NO RECOMENDATION

**DENY**

### POSSIBLE MOTIONS

**Approval: (without new driveway):** 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 WSUP21-0028 for Jordan and Chelsea Dethmers, with the conditions included as Exhibit A to this matter **including condition #1d**, which prohibits construction of a new driveway, having made all five findings in accordance with Washoe County Code Section 110.810.30.

**Approval: (with new driveway):** 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 WSUP21-0028 for Jordan and Chelsea Dethmers, with the conditions included as Exhibit A to this matter and **deleting condition #1d**, which results in allowing a new driveway to be constructed, having made all five findings in accordance with Washoe County Code Section 110.810.30.

**Denial:** 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 deny Special Use Permit Case Number WSUP21-0028 for Jordan and Chelsea Dethmers, being unable to make all five findings in accordance with Washoe County Code Section 110.810.30.

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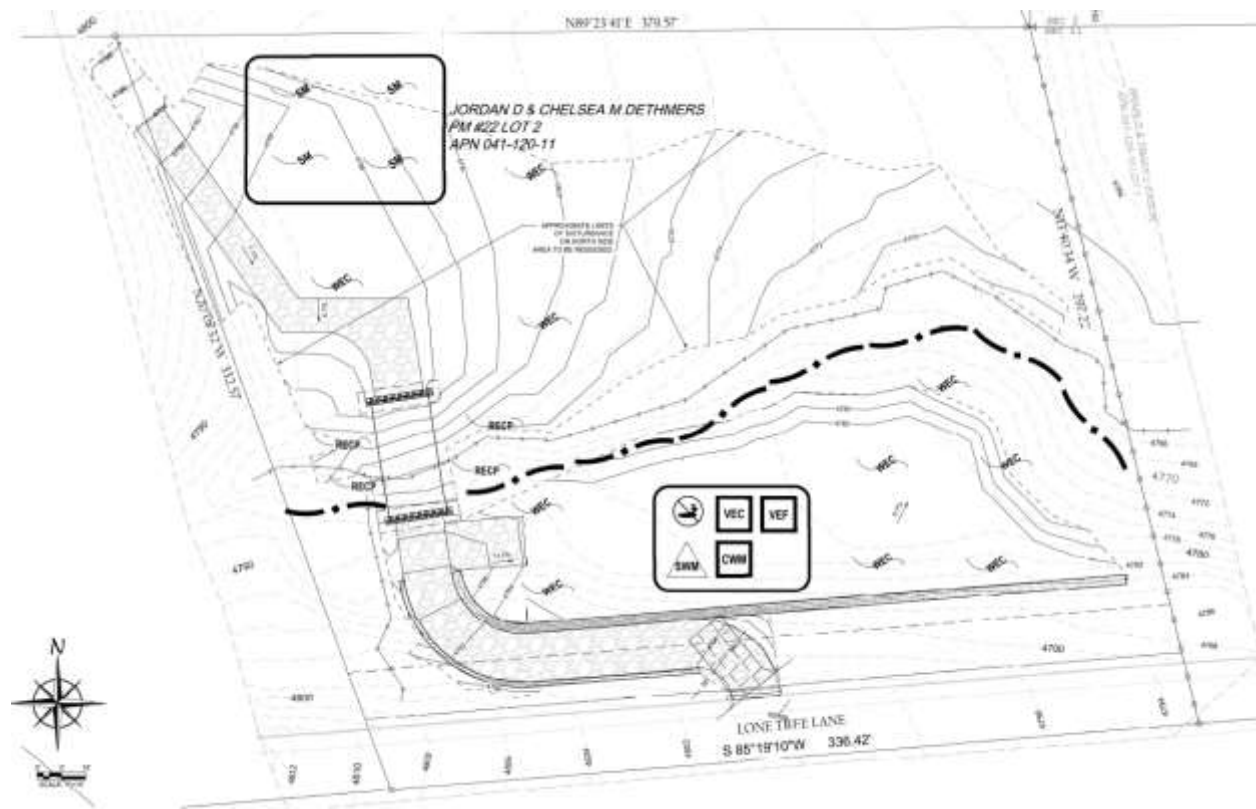
**Special Use Permit**

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 (BOA) 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.

Possible conditions of approval for Special Use Permit Case Number WSUP21-0028 are attached to this staff report and will be included with the action order, if approval is granted by the BOA.

The subject property is designated as High Density Rural (HDR). The proposed major grading is permissible in the HDR zone with the approval of a special use permit per WCC 110.438. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



**Site Plan**

**Site Photos**



Subject site looking north from Lone Tree Lane



Subject site looking west along Lone Tree Lane



Subject site looking north from Lone Tree Lane



Subject site looking north from Lone Tree Lane



Subject  
site  
looking  
east  
along  
Lone  
Tree  
Lane

### **Project Evaluation**

This applicant is seeking approval of major grading. The grading was substantially done without approval of appropriate permits. The applicant has been contacted by Washoe County Code Enforcement and is seeking approval to rectify the identified violations of the Development Code. The applicant is requesting to disturb approximately 2.1 acres of a parcel of land that is approximately 2.29 acres in size. The applicant is also requesting to excavate approximately 1800 cubic yards of earthen material with the intent of, “Clearing Over-grown Drainage Channel, Re-Seeding Grass Blend at Pasture Area and Grading for Retaining [sic] walls, New Driveway and Fenced Horse Arena”. The work already done includes disturbance of the surface of nearly the entire parcel of land and removal of substantial vegetation that was previously in place. A new driveway from the adjacent parcel has also been constructed and a new driveway from Lone Tree Lane is proposed. Structure(s) have been erected without permits and there are vehicles and equipment stored on the subject site.

Evaluation of this application presents several difficulties. The purpose of requiring a special use permit for major grading (grading greater in volume or area than is allowed with the approval of a simple grading [building] permit) is to ensure that the purpose of Article 438, Grading, of the Washoe County Development Code is appropriately implemented. The purpose of that code is to, “safeguard life, limb, property and the public welfare as well as set standards that conserve the natural character of our hillsides and minimize disruption of the natural landscape, by regulating grading on private and public property.” Perhaps the most directly relevant portion of the purpose of the code, as it is applicable to the current application, is to “minimize disruption of the natural landscape.” As can be seen in the photos on pages 5 through 7 of this report substantial disruption of the natural landscape of the subject site has already taken place. This disruption, by means of grading, was done without appropriate permits having been approved by Washoe County. For this reason, staff is in the difficult position of attempting to conserve the natural character of the site, after significant damage has already occurred.

Another difficulty is that the purpose of the special use permit, as included in the application materials is, “clearing overgrowth, grading for retaining walls, horse pasture.” Generally speaking,

major grading is done with the intent of permanent development of the subject site. No permanent uses are proposed on the subject site. Retaining walls are proposed to facilitate construction of a driveway from Lone Tree Lane to the subject site. This is necessitated by the difference in elevation between Lone Tree Lane and the site itself, which lies some 20 lower in elevation. Staff is extremely reluctant to recommend approval of the grading to create a new access to the site as the applicant has already created a roadway / driveway to the site from the adjacent parcel to the west, which is also owned by the applicant. That driveway, which was created without appropriate permits located in the northwest part of the subject site. Additional grading for a second roadway / driveway, as now requested will require additional disturbance, additional excavation and does not serve to provide access where access does not already exist.

Given this very difficult situation, staff has included a possible condition of approval to remove the new driveway from the plans, and only allow the existing driveway to remain. For this reason, there are two possible motions for approval that the BOA may consider. One allowing the new driveway and one prohibiting the new driveway, if the BOA should determine that approval is appropriate.

That condition which may or may not be included in an action taken by the BOA follows:

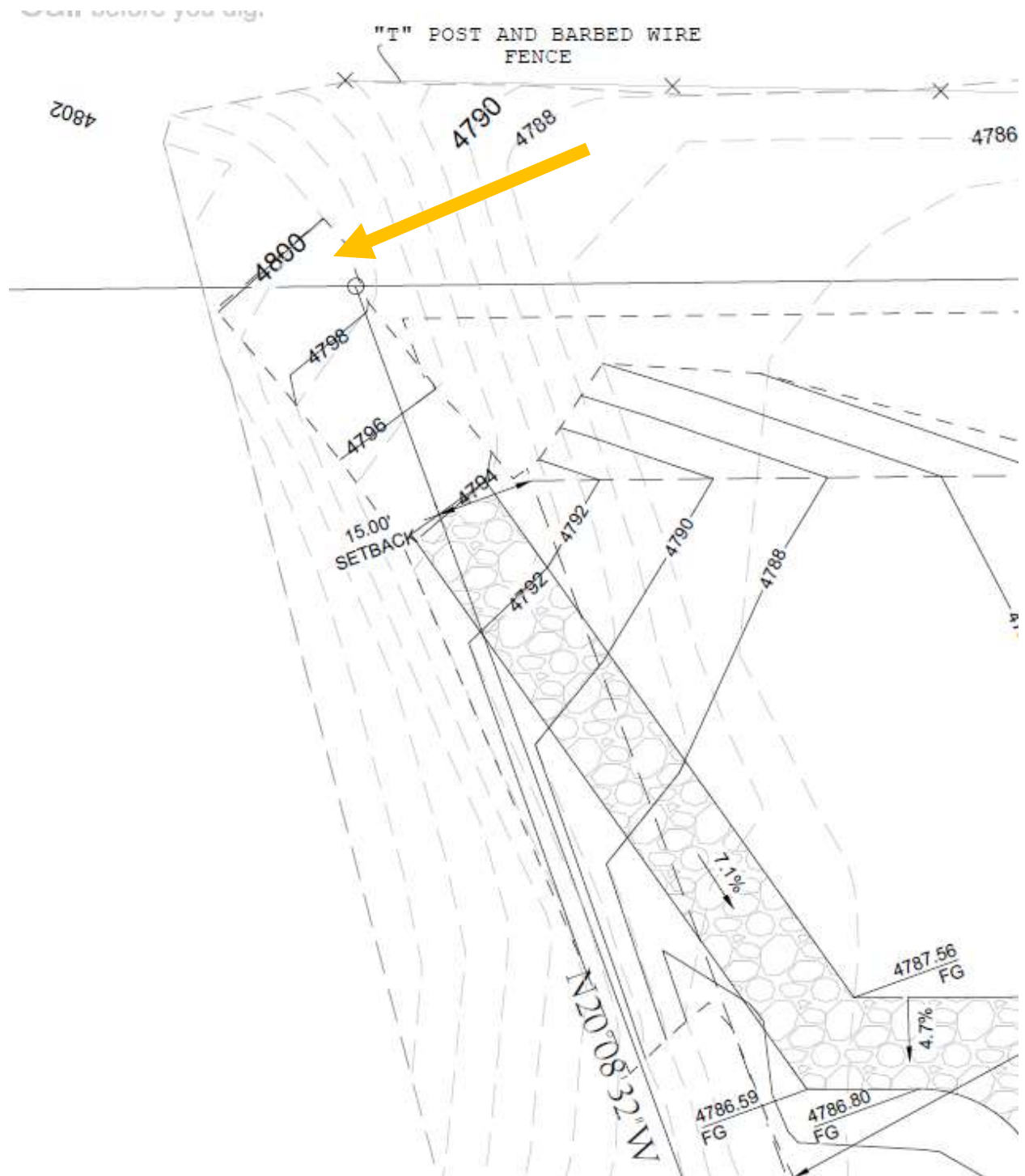
*Grading plans shall not include a new driveway from Lone Tree Lane to the subject site. Access to the subject site shall be only by means of the existing driveway, that was created without appropriate permits and located in the northwest part of the subject site. Appropriate access easements shall be obtained and recorded, to the benefit of the subject site, prior to approval of any grading permit.*

Another concern is that the existing driveway, which was created without appropriate permits and located in the northwest part of the subject site, includes grading across the property line. Washoe County Code Section 110.438.60(a) requires that, "the top of cut slopes shall not be made nearer to a site boundary than one-fifth (1/5) of the vertical height of the cut and with a minimum of two (2) feet..." The grading done, and the plans proposed, do not meet this criterion.

The plans submitted also indicate that grading has been, done on the neighboring parcel to the north. The subject site is highlighted in blue in the following photo and the area of disturbance is indicated with the yellow arrow both on the photo, and the portion of the proposed grading plans that follow.







Because the grading proposed does not meet the required setback criterion and appears to propose grading on land not under the ownership of the applicant, staff has included a condition of approval that upon compliance, will provide for conformity with the Code and must be completed prior to the approval of a grading permit. The condition includes the following options, any one of the three following options would result in compliance:

- 1) The applicant shall obtain and record an access and grading easement on all disturbed areas on all parcels of land that have been disturbed by grading, or are proposed to be disturbed by grading, to the benefit of the subject site.

- 2) The applicant shall obtain and record a boundary line adjustment such that all graded slopes are on one parcel of land only, and shall obtain and record an access easement, to the benefit of the subject site, along the driveway that was constructed without permits.
- 3) The applicant shall obtain the necessary grading permit and return the area of the driveway that was constructed without permits, to its original topographic contour and shall restore the vegetation in that area to its pre-disturbance condition.

The applicant has also constructed one or more detached accessory structures (shelters for horses) on the subject site. Building permits were not obtained for the structure(s). Accessory structures are generally permitted only after there is a primary use established. There is an exception to this general rule, found at WCC110.306.15(b) which states:

*The proposed accessory structure or use is located on a lot adjacent to another lot that contains an existing main structure or principal use, is under the same ownership, has the same regulatory zone*

and

*A deed restriction has been filed with the Washoe County Recorder's Office stipulating that neither lot can be sold separately until the accessory structure or use otherwise allowed under this section is removed, terminated, or any nonconformance resulting from such a sale has been resolved. The deed restriction shall be executed on a form provided by the County through the Planning and Development Division, and the deed restriction shall make the County an intended third party beneficiary with the right, but not the obligation, to enforce its provisions. No accessory structure or use otherwise allowed under this section is allowed until the required deed restriction is executed and recorded against the property that will contain the accessory structure or use and against any other adjacent parcel under the same ownership that is used to satisfy the provisions of this paragraph, as well as any adjacent parcel under the same ownership that will be served by the accessory structure or use. For the purposes of this section, a parcel is under the same ownership if at least one of the owners of each parcel involved is the same.*

This section of Code is written in the singular only. For that reason the applicant is limited to only one detached accessory structure on the subject site. In order to facilitate compliance with Code, the following condition of approval has been provided:

*The applicant shall obtain an appropriate building permit for one detached accessory structure on the subject site. Prior to approval the applicant shall provide a conformed copy of a recorded deed restriction for that parcel of land in accordance with WCC110.306.15(b).*

In summary, staff is reluctant to provide a recommendation of approval for this special use permit application as the conditions required to facilitate conformance with required Code provisions are particularly complex due to the series of challenges presented by the previous grading and construction that has been done without appropriate permits. Staff is also reluctant to provide a recommendation of denial for the reason that, **IF** the applicant provides plans that comply with all relevant code provisions and strictly complies with all conditions of approval included with this report, and the subsequent work is done in strict accordance with those plans, it is possible that compliance with the Code may be able to be achieved. For these reasons, staff is recommending that the BOA conduct the public hearing and take action to either approve the request, with conditions or to deny the request. If the BOA takes action to approve the permit, it is requested that the BOA specify whether or not the new driveway from Lone Tree Lane is included in that approval.

### **Area Plan Evaluation**

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following is the pertinent policy from the Area Plan:

#### **Relevant Area Plan Policies Reviewed**

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
2.3	Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.	N/A	The CAB program review of development applications is not in effect during the review time for this application.

### **Reviewing Agencies**

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

<b>Agency</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
Army Corp of Engineers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NRCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
US Fish and Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
US Postal Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NDF- Endangered Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer, rwimer@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, grosa@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<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"/>	Brittany Lemon, blemon@tmfpd.us
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"/>	

All conditions required by the reviewing 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 Southwest Truckee Meadows Area Plan.

*Staff Comment: There are no action programs or policies of the Master Plan or the Southwest Truckee Meadows Area Plan that are particularly relevant to the proposed special use permit for Major Grading.*

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

*Staff Comment: Subject to compliance with the attached conditions of approval it is possible that the applicant may be able to provide adequate roadway improvements, in this case driveway improvements, and to restore appropriate drainage improvements. Utilities, sanitation, water supply and other necessary facilities are available in the surrounding, developed area.*

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

*Staff Comment: The subject site was substantially covered with native vegetation prior to the grading that was done without appropriate permits. The BOA may consider whether to not the site is suitable for the “clearing overgrown drainage channel, re-seeding grass blend at pasture area and grading for retaining walls, new driveway and fenced horse arena” as proposed by the applicant.*

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 amount of grading that has been done without obtaining appropriate permits has the potential to 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 by means of degradation of the drainage-way and the related possible dust emission and increased potential for erosion.*

*Approval of the request may provide for appropriate stabilization along with further development of the site, denial would require the applicant to remediate the unpermitted grading.*

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 distance required to be noticed for this permit, therefore there can be no detrimental effect.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0028 is being recommended for denial, primarily based upon the lack of assurance that a finding of “issuance not detrimental” can be made. If the BOA is able to make the finding that issuance is not detrimental, two different motions for approval are included with this report. Staff offers the following three motions for the Board’s consideration.

### **Motion**

**Staff requests that the BOA members discuss each finding of fact that can or cannot be made and the reasoning behind that determination.**

**Approval (without new driveway):** 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 WSUP21-0028 for Jordan and Chelsea Dethmers, with the conditions included as Exhibit A to this matter **including condition #1d**, which prohibits construction of a new driveway, having made all five findings in accordance with Washoe County Code Section 110.810.30:

**Approval (with new driveway):** 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 WSUP21-0028 for Jordan and Chelsea Dethmers, with the conditions included as Exhibit A to this matter and **deleting condition #1d**, which results in allowing a new driveway to be constructed, having made all five findings in accordance with Washoe County Code Section 110.810.30:

**Denial:** 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 deny Special Use Permit Case Number WSUP21-0028 for Jordan and Chelsea Dethmers, being unable to make 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 Southwest Truckee Meadows Area Plan.;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for Major Grading, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant / Owner: Jordan Dethmers  
jordandethmers7@gmail.com

Representatives: Westex Consulting engineering, LLC, Attn: Blake Carter  
blake@westexconsulting.com



# Conditions of Approval

Special Use Permit Case Number WSUP21-0028

The project approved under Special Use Permit Case Number WSUP21-0028 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on March 3, 2022. 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** – Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.gov

**a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including grading and 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 grading and 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. Grading plans **shall not include a new driveway from Lone Tree Lane to the subject site**. Access to the subject site shall be only by means of the existing driveway, that was created without appropriate permits and located in the northwest part of the subject site. Appropriate access easements shall be obtained and recorded, to the benefit of the subject site, prior to approval of any grading permit.

e. Prior to approval of any building or grading permit the applicant shall present evidence, to the satisfaction of the Director of Planning and Building, that appropriate access easements have been obtained and recorded, to the benefit of the subject site, for the entire area of the existing driveway, that was created without appropriate permits and located in the northwest part of the subject site.

f. Prior to approval of any grading and/or construction permits the applicant shall comply with one of the following options:

i. The applicant shall obtain and record an access and grading easement on all disturbed areas on all parcels of land that have been disturbed by grading, or are proposed to be disturbed by grading, to the benefit of the subject site.

ii. The applicant shall obtain and record a boundary line adjustment such that all graded slopes are on one parcel of land only, and shall obtain and record an access easement, to the benefit of the subject site, along the driveway that was constructed without permits.

iii. The applicant shall return the area of the driveway that was constructed without permits, to its original topographic contour and shall restore the vegetation in that area to its pre-disturbance condition.

g. Prior to approval of any building or grading permit the applicant shall present evidence, to the satisfaction of the Director of Planning and Building, that there are no operable or inoperable vehicles stored on the subject site. After finalization of the grading permit, no operable or inoperable vehicles will be stored on the subject site, until a legal main use is established in conformance with the Washoe County Development Code.

- h. The applicant shall obtain an appropriate building permit for one detached accessory structure on the subject site. Prior to approval the applicant shall provide a conformed copy of a recorded deed restriction for that parcel of land in accordance with WCC110.306.15(b).
- i. 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.

- j. The following **Operational Conditions** shall be required for the life of the business:
  - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
  - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

**Washoe County Regional Parks and Open Space**

- 2. The following conditions are requirements of Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

**Contact** – Sophia Kirschenman, Park Planner, 775.328.3600, skirchenmann@washoecounty.gov

- a. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.
- b. Prior to the issuance of building or grading permits, the applicant shall submit a revegetation/planting plan, prepared by a biologist or other qualified professional to the Parks Program for review and approval. At a minimum, the plan will include: the selection of native/perennial adapted plants or seed mixes to be utilized on the undeveloped, disturbed areas of the subject site; revegetation success criteria; appropriate monitoring provisions; and measures to prevent the spread of noxious and invasive weeds (see the highlighted portion of the attached document for suggestions).

**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

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall provide documentation of all permits required from NDEP and the USACE, including a Working in Waterways permit from the Bureau of Water Pollution Control, a 401 permit from the Bureau of Water Quality Planning, and a 404 permit from the US Army Corps of Engineers, or written correspondence indicating permits are not required.
- c. Prior to approval of a building permit or grading permit, the developer will furnish to the Engineering Division and development review staff, written confirmation from the Ditch Company or ditch users that they have reviewed and approved the proposed ditch improvements including new culvert pipe installations or other ditch improvements required.
- d. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved prior to issuance of a grading permit. Any relocation of the irrigation facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the affected owners of the irrigation waters.

**Air Quality Management Division**

3. The following condition is a requirement of the Air Quality Management Division, which shall be responsible for determining compliance with this condition.

**Contact Name – Genine Rosa, Environmental Engineer II, 775.784.7204**

- a. Dust Control Permit should have been obtained prior to breaking ground, failure to do so could have resulted in enforcement action resulting in a Notice of Violation with associated fines. In order to rectify the illegal disturbance of 2.1 acres without obtaining appropriate Dust Control Permit, a Dust Control Permit should be obtained at this time.

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



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

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**TO:** Roger Pelham, Senior Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** January 25, 2022

**SUBJECT:** Special Use Permit Case Number WSUP21-0028 (Dethmers Major Grading)

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I have reviewed the updated application for case number WSUP21-0028 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for major grading to facilitate the development of a private horse pasture, horse arena and driveway. Grading for this project was performed illegally last year and this special use permit would bring the grading into conformance with Washoe County Code. In total, this permit would allow for approximately 2.1 acres of disturbance. The subject site is located in close proximity to the Ballardini Open Space, owned and managed by the Parks Program, as well as the Steamboat Ditch. The application indicates that a portion of the disturbed area shall be reseeded. In order to prevent the spread of noxious weeds in Washoe County, the Parks Program offers the following conditions of approval:

1. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.
2. Prior to the issuance of building or grading permits, the applicant shall submit a revegetation/planting plan, prepared by a biologist or other qualified professional to the Parks Program for review and approval. At a minimum, the plan will include: the selection of native/perennial adapted plants or seed mixes to be utilized on the undeveloped, disturbed areas of the subject site; revegetation success criteria; appropriate monitoring provisions; and measures to prevent the spread of noxious and invasive weeds (see the highlighted portion of the attached document for suggestions).



[www.washoecountynevada.gov](http://www.washoecountynevada.gov)

**From:** [Wines-Jennings, Tammy L.](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Schull, Shyanne](#)  
**Subject:** WSUP21-0028 (Dethers Major Grading)  
**Date:** Wednesday, January 19, 2022 11:00:40 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Hello,

We see no issue from an Animal Services Perspective.

Thank you,



**Tammy Wines-Jennings**  
Assistant Director | Washoe County Regional Animal Services  
[twines-jennings@washoecounty.gov](mailto:twines-jennings@washoecounty.gov) | Office: 775-353-8945 | Dispatch 775-322-3647  
2825 Longley Lane, Suite A, Reno, Nv 89502



**From:** [Rosa, Genine](#)  
**To:** [Pelham, Roger](#)  
**Subject:** RE: Special Use Permit Case Number WSUP21-0028 (Dethmers Major Grading) Revised Application, January 2022  
**Date:** Thursday, January 20, 2022 8:33:58 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

OK...I changed the language to better fit, thank you Roger:

Dust Control Permit should have been obtained prior to breaking ground, failure to do so could have resulted in enforcement action resulting in a Notice of Violation with associated fines. In order to rectify the illegal disturbance of 2.1 acres without obtaining appropriate Dust Control Permit, a Dust Control Permit should be obtained at this time.

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!](#)

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



**From:** [Program, EMS](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: January Agency Review Memo II  
**Date:** Thursday, January 20, 2022 10:15:58 AM  
**Attachments:** [January Agency Review Memo II.pdf](#)  
[Outlook-1c0zhlex.png](#)  
[Outlook-1xj0cwin.png](#)  
[Outlook-edt2oewv.png](#)  
[Outlook-35kaj5xm.png](#)  
[Outlook-baebh4ua.png](#)

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Mr. Pelham,

The EMS Oversight Program has reviewed Special Use Permit Case Number WSUP21-0028 (Dethmers Major Grading) and does not currently have any questions, comments or concerns regarding these applications.

*Thank you,*

*Jackie Lawson*

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)  
[jlawson@washocounty.gov](mailto:jlawson@washocounty.gov) | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512

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



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
INTEGRITY COMMUNICATION SERVICE

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

November 19, 2021

TO: Roger D. Pelham, MPA, Senior Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD  
SUBJECT: Special Use Permit Case Number WSUP21-0028 (Dethmers Major Grading)

**Project description:**

The applicant is proposing to approve a special use permit to allow Major Grading of approximately 1.32 acres of disturbance and excavation and exportation of approximately 1,600 cubic yards of earthen material to rectify illegal grading done within the past year absent of appropriate permits.

Location: 4145 Lone Tree Lane, Reno NV 89511, Assessor's Parcel Number: 041-120-11.

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

**Comments:**

There are no appurtenant water rights on this property, and this property is not served by any water purveyor. Sufficient water rights for irrigation of the proposed pasture area must be acquired prior to irrigation activities occur. Consult with NDWR for water right requirements.

The fully appropriated unnamed creek flowing through this property serves as the source for NDWR Permit 11319, Certificate 2936, and shall remain unincinged and unimpeded by any work or project under this Special Use Permit.

**Conditions:**

Approval of SUP, there are no conditions of approval for this SUP.





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

November 19, 2021

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21- 0028 Dethmers Major Grading

Dear Roger,

In reviewing major grading for 1.32 acres of land disturbance, the Conservation District has the following comments.

While the applicant proposes pasture grass and native sage, we request a specific seed mix base and water plan for our review. The District recommends a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

Additionally, with the proposed berms we request a mix treatment of plants, deciduous and evergreen trees to prevent soil erosion

We support the rip rap drainage swales in reducing sediment runoff from water flows downstream.

The proposed rockery walls place smaller rock in the voids of the entire height of the wall reducing any undermining by small animals.

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

Sincerely,

Shaffer-Tyler





**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: February 1, 2022  
 To: Roger Pelham, Senior Planner  
 From: Robert Wimer, P.E., Licensed Engineer  
 Re: Special Use Permit for *Dethmers Major Grading WSUP21-0028*  
 APN 041-120-11

**GENERAL PROJECT DISCUSSION**

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for major grading of 2.1± acres on the 2.29-acre parcel under APN 041-120-11, with 1,600 cy of cut and fill. 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 the Westex Consulting Engineers, LLC. 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. The applicant shall provide documentation of all permits required from NDEP and the USACE, including a Working in Waterways permit from the Bureau of Water Pollution Control, a 401 permit from the Bureau of Water Quality Planning, and a 404 permit from the US Army Corps of Engineers, or written correspondence indicating permits are not required.

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

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

1. Prior to approval of a building permit or grading permit, the developer will furnish to the Engineering Division and development review staff, written confirmation from the Ditch Company or ditch users that they have reviewed and approved the proposed ditch improvements including new culvert pipe installations or other ditch improvements required.
2. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved prior to issuance of a grading permit. Any relocation of the irrigation facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an



Subject: ***Dethmers Major Grading WSUP21-0028***  
Date: February 1, 2022  
Page: 2

alternate alignment and discharge point is approved by the affected owners of the irrigation waters.

**From:** [Mary Allen](#)  
**To:** [Pelham, Roger](#)  
**Subject:** Dithers Graphicsding  
**Date:** Wednesday, February 2, 2022 7:04:04 AM

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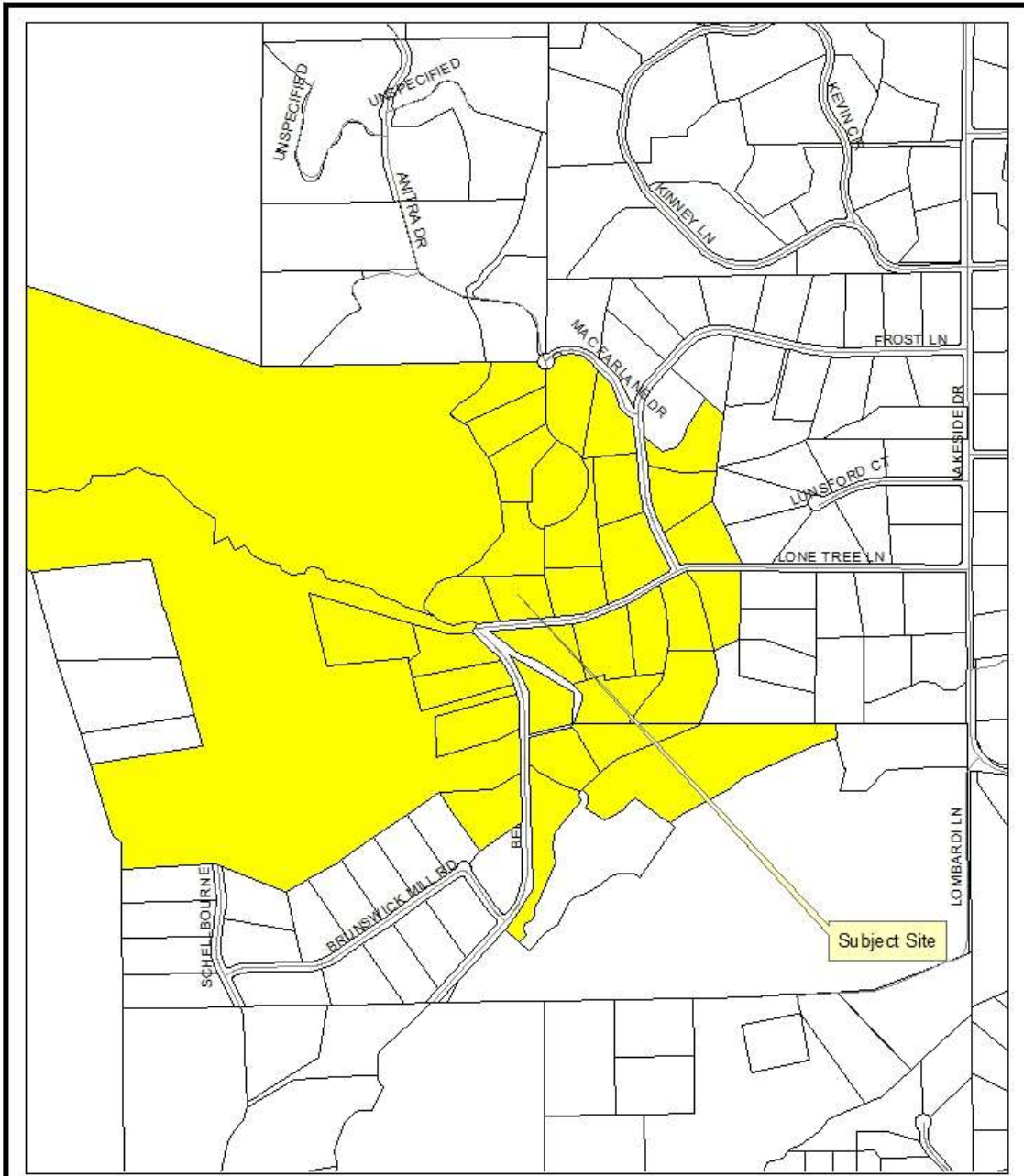
[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Mr. Pelham,

I am writing you in regards to the grading of the Dethmers project. I am the secretary for the Frost Ranch Association. My concern with the grading is our downstream irrigation runs directly through the Dethmer's property. I am sure they are aware of this. The irrigation can in no way be changed or diverted. The Steamboat Canal and Irrigation water generally begins in May and runs through summer. Thank you for taking this into consideration.

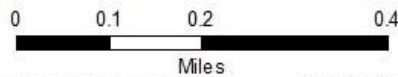
Sincerely,

Mary Allen  
Frost Ranch Association



Mailing and Vicinity Map

WSUP21-0028 Notice Map  
 35 parcels selected at 1000 feet



Source: Planning and Building Division

Path: C:\Users\pblham\Desktop\WSUP21-0028\_ParcelNoticeMap.mxd

Date: 10/12/2021

Community Services  
 Department

WASHOE COUNTY  
 NEVADA

3001 E. North 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>Jordan &amp; Chelsea Dethmers</b>			
Project Description: Clearing Over-grown Drainage Channel, Re-Seeding Grass Blend at Pasture Area and Grading for Retaining walls, New Driveway and Fenced Horse Arena			
Project Address: 0 Lone Tree			
Project Area (acres or square feet): 2.29 Acres, Disturbed -2.1 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Lone Tree Lane /Bellhaven Road</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-120-11	2.29		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jordan & Chelsea Dethmers		Name: Westex Consulting Engineers, LLC	
Address: 4145 Lone Tree Ln		Address: P.O Box 18871	
Reno, Nv	Zip: 89511	Reno, Nv	Zip: 89511
Phone: 775-544-9918	Fax:	Phone: 775-771-9539	Fax:
Email: Jordandethmers7@gmail.com		Email: Blake@Westexconsulting.com	
Cell:	Other:	Cell: 775-771-9539	Other:
Contact Person: Jordan Dethmers		Contact Person: Blake Carter P.E	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Jordan Dethmers		Name:	
Address: 4145 Lone Tree Ln		Address:	
Reno, Nv	Zip: 89511		Zip:
Phone: 775-544-9918	Fax:	Phone:	Fax:
Email: Jordandethmers7@gmail.com		Email:	
Cell: 775-544-9918	Other:	Cell:	Other:
Contact Person: Jordan Dethmers		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):	

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

1. What is the purpose of the grading?

Make Land usable for personal use of Horses and Pasture and Access to parcel

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

1,800 CY

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

2.1 Acres

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

Grading has been design to balance.

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

Property is to be used for personal use of Horses. Necessary area to be cleared exceeds threshold.

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.)

Yes, 2021 of clearing brush and grading.

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

YES

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

YES, PROPERTY IS ADJACENT TO LONE TREE LN

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, ONLY FOR EMERGENCY SERVICES SUCH AS FIREFIGHTING

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, ROLLED EROSION CONTROL PRODUCTS, WATER TRUCK ON SITE

11. Are you planning any berms?

Yes	YES	No	If yes, how tall is the berm at its highest? 3 FT
-----	-----	----	---

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 BUILDING- YES, RETAINING WALLS WILL BE 2FT-10FT BOULDER

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

CLEAN AND ORDERLY SITE

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

NO

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

Pasture grass and Native sage, as much as needed

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

WATER TRUCK ON SITE

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 NO	If yes, please attach a copy.
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NEVADA DIVISION OF  
**ENVIRONMENTAL  
PROTECTION**

STATE OF NEVADA  
Department of Conservation & Natural Resources

Steve Sisolak, Governor  
Bradley Crowell, Director  
Greg Lovato, Administrator

**Date: 6/30/2021**

Mr. Jordan Dethmers  
Jordan & Chelsea Dethmers  
4145 LONE TREE LN  
Reno NV 89511

Dear Mr. Jordan Dethmers  
Re: Stormwater Construction Permit  
**Project ID Number: CSW--49345**  
Project Name: Dethmers

Your submittal to be included under this General Permit has been approved effective 6/25/2021. For Stormwater Permits, please note that by submitting an NOI the permittee has certified that the project's Storm Water Pollution Prevention Plan (SWPPP) has been completed, that the SWPPP will be updated as necessary, and that it will be maintained at the permitted site.

At the time of any on-site inspections, our inspectors will ask to review your copy of the SWPPP in an effort to ensure proper compliance with the program.

Also note that [Nevada Administrative Code \(NAC\) 445A.268](#) Section (5)(b) reads, in part, that a Permittee (discharger) who is covered under a general permit shall pay to the Director a nonrefundable fee of \$200.00 not later than July 1 of each year that the discharger is covered under that permit.

To Terminate coverage of this Nevada General Permit, the Permittee must submit a Notice of Termination ("NOT") form when their facility no longer has any discharges associated with this Nevada General Permit or EPA regulations at [40 CFR 122.26](#), or when they are no longer the operator of the site.

Questions regarding Stormwater permits, please contact (775) 687-9442.

Questions regarding other general permits, please contact (775) 687-9492.

Sincerely,

**Michelle Grover, Environmental Scientist**

Bureau of Water Pollution Control  
Nevada Division of Environmental Protection

**CC: Mr. Jordan Dethmers 4145 LONE TREE LN Reno NV 89511**

NVR100000  
STATE OF NEVADA

DIVISION OF ENVIRONMENTAL PROTECTION

GENERAL PERMIT

FOR

STORMWATER DISCHARGES ASSOCIATED WITH LARGE CONSTRUCTION ACTIVITY, SMALL  
CONSTRUCTION ACTIVITY AND INDUSTRIAL ACTIVITY FROM TEMPORARY CONCRETE, ASPHALT  
AND  
MATERIAL PLANTS OR OPERATIONS DEDICATED TO THE PERMITTED CONSTRUCTION  
PROJECT

**AUTHORIZATION TO DISCHARGE**

In compliance with the provisions of the federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq; the "Act") and Chapter 445A of the Nevada Revised Statutes (NRS), eligible dischargers have submitted: 1) a Notice of Intent and filing fee in accordance with Nevada Administrative Code (NAC) 445A.268.

In accordance with the terms and conditions set forth hereof;

Site Number: CSW-49345

NOI Approval Date: 6/25/2021

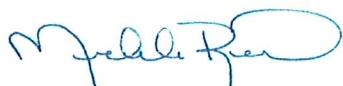
NOI Re-Approval Date: N/A

Facility Information	
Site Name	Dethmers
Site Address	0 Lone Tree Ln, Reno, NV 89511-_____
Owner Name	Jordan & Chelsea Dethmers
Operator Name	Jordan & Chelsea Dethmers

This permit shall become effective on: **January 5, 2015.**

This permit and the authorization to discharge shall expire at midnight **January 4, 2020.**

Signed this **5th** day of **January 2015.**



**Michele R. Reid, Staff II Associate Engineer**  
Bureau of Water Pollution Control

Property Owner Affidavit

Applicant Name: JORDAN & CHELSEA DETHMEZS

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, JORDAN DETHMEZS  
(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): 041 - 120 - 11

Printed Name JORDAN DETHMEZS

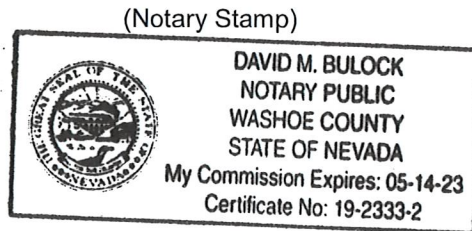
Signed [Signature]

Address 0 LONE TREE LN

Subscribed and sworn to before me this 8<sup>th</sup> day of OCTOBER, 2021.

[Signature]  
Notary Public in and for said county and state

My commission expires: 5-14-2023



\*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

Property Owner Affidavit

Applicant Name: Jordan & CHELSEA DETHMEERS

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Chelsea M. Dethmeers  
(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): 041 - 120 - 11

Printed Name Chelsea Dethmeers

Signed [Signature]

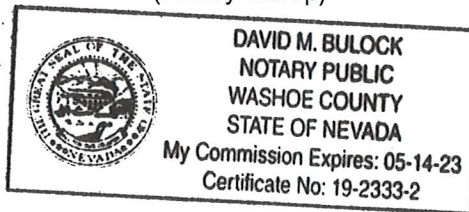
Address 0 LONE TREE LN

Subscribed and sworn to before me this 8<sup>TH</sup> day of OCTOBER, 2021.

[Signature]  
Notary Public in and for said county and state

My commission expires: 5-14-2023

(Notary Stamp)



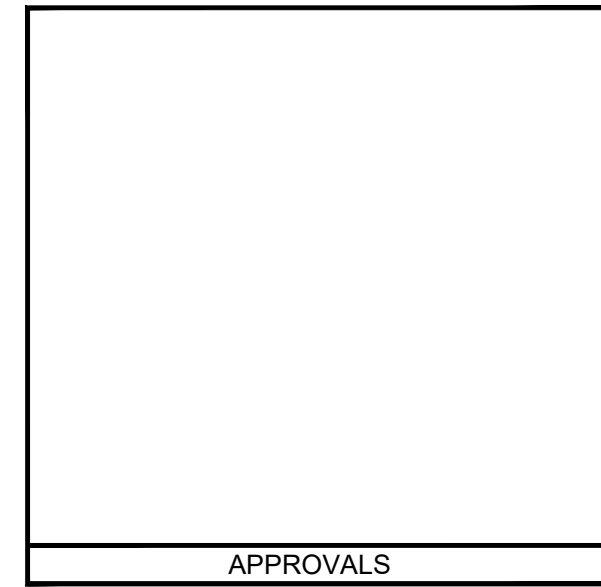
\*Owner refers to the following: (Please mark appropriate box.)

- 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



Know what's below. Call before you dig.

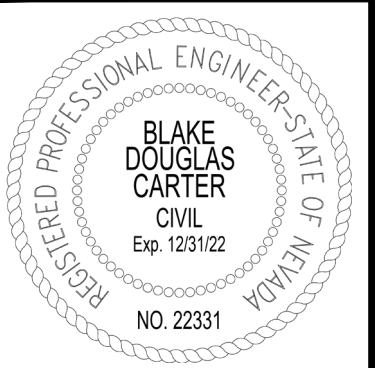
# GRADING IMPROVEMENT PLANS 0 LONE TREE LANE FOR JORDAN DETHMERS



NO	DESCRIPTION	DATE	BY	CHKD
1	SPECIAL USE PERMIT REVISIONS	11/08/21	RCB	BDC

PREPARED FOR:  
**JORDAN DETHMERS**  
4145 LONE TREE LANE  
RENO, NV 89511  
775-544-9918  
jordandethmers7@gmail.com

SCALE: 1" = 12'  
INCH@FULL SCALE



**WESTEX**  
Consulting Engineers  
P.O. BOX 18871; RENO, NV 89511

0 LONE TREE LANE  
GRADING IMPROVEMENTS  
T1  
TITLE SHEET  
NEVADA  
WASHOE COUNTY  
PROJECT NO: 2122-001-B

### PROJECT SUMMARY

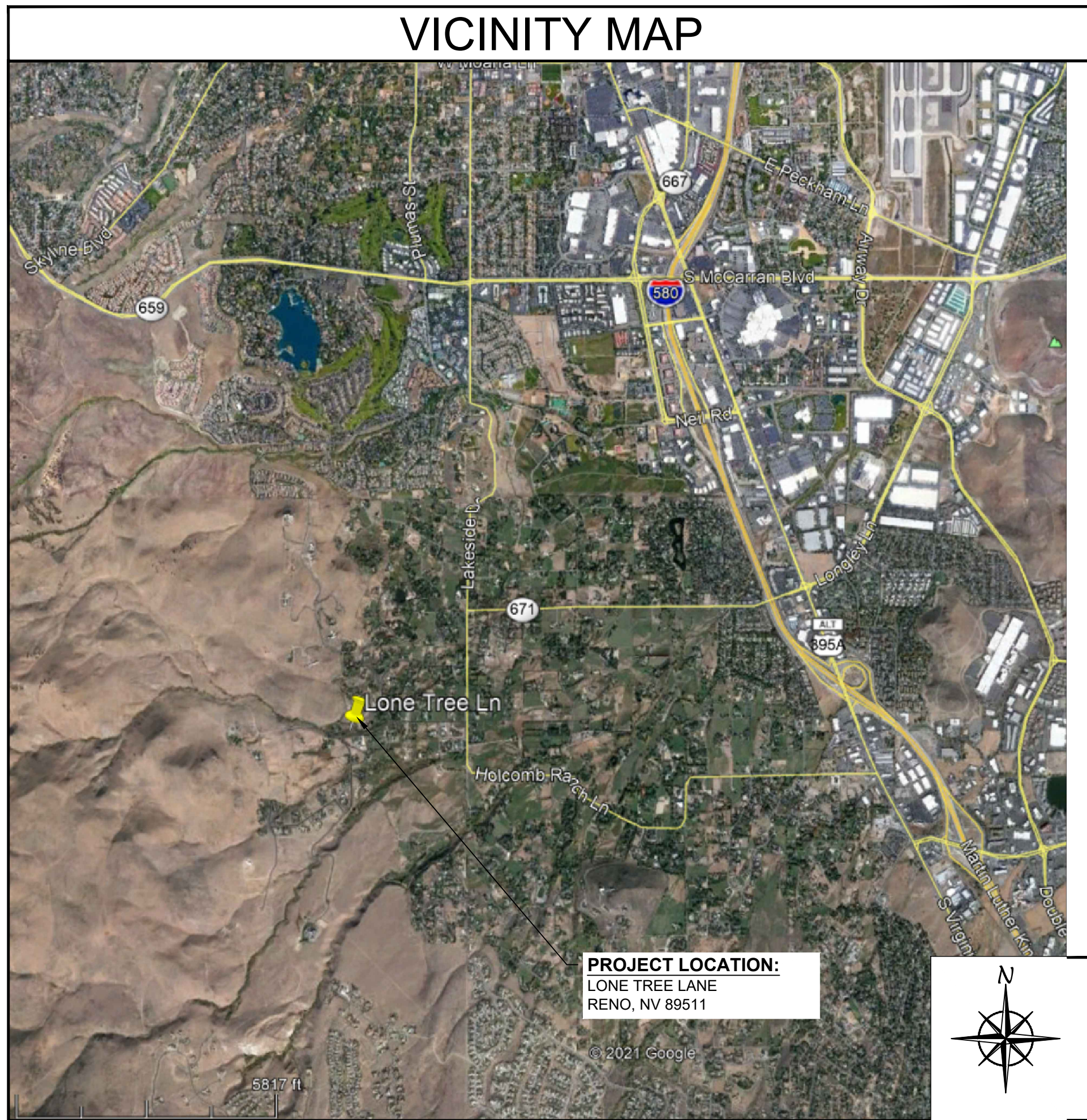
JURISDICTION:	WASHOE COUNTY, NEVADA
COUNTY:	WASHOE
APN:	041-120-11
ADDRESS:	LONE TREE LANE
ZONING:	HIGH DENSITY RURAL - HDR
FEMA FLOOD ZONE:	ZONE X (32031C3229H, EFFECTIVE 06/18/2013)
PROJECT SUMMARY:	CLEARING OVER-GROWN DRAINAGE CHANNEL, RE-SEEDING GRASS BLEND AT PASTURE AREA, AND GRADING INCLUDING RETAINING WALLS, A NEW DRIVEWAY AND FENCED HORSE ARENA.
PROJECT ACREAGE:	2.29 ACRES

### SHEET LIST

GENERAL	T1 TITLE SHEET
CIVIL	C1 SITE AND GRADING PLAN
	C2 EROSION AND SEDIMENT CONTROL PLAN
	C3 CIVIL DETAILS

### PROJECT AUTHORITY

<b>CIVIL ENGINEER</b> WESTEX CONSULTING ENGINEERS, LLC P.O. BOX 18871 RENO, NV 89511 (775) 771-9539 blake@westexconsulting.com	<b>SURVEYOR</b> POINTS WEST SURVEY RICHARD ADAM BOROSKI 3365 SAN MATEO DRIVE RENO, NV 89509 (702) 378-4124 radamboroski@yahoo.com	<b>OWNER</b> JORDAN DETHMERS 4145 LONE TREE LANE RENO, NV 89511 (775) 544-9918 jordandethmers7@gmail.com
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### NOTES

<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, AND ORDINANCES OR STANDARDS SPECIFIED BY THE PERMITTING JURISDICTION. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND PERMITTING STANDARDS, PROMPTLY NOTIFY ENGINEER, OR ADOPT THE MORE CONSERVATIVE STANDARD CONSISTENT WITH THE INTENT OF THE PLANS. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR BEARS SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.</li> <li>IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT WESTEX CONSULTING ENGINEERS AT (775) 771-9539 FOR RESOLUTION.</li> <li>THE ENGINEER SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.</li> <li>IN THE EVENT ELECTRONIC FILES (CAD, ETC) ARE PROVIDED BY WESTEX CONSULTING ENGINEERS, AN INDEMNIFICATION AGREEMENT IS IMPLIED BY THAT USE, AND IF THERE IS ANY CONFLICT BETWEEN ELECTRONIC DATA AND THE STAMPED/PERMIT PLAN SET, THE STAMPED DRAWINGS SHALL GOVERN AND DIRECT THE WORK. IT IS THE SOLE RESPONSIBILITY OF THE CLIENT TO ACQUIRE APPROVED PLANS FROM THE GOVERNING JURISDICTION.</li> <li>THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE), ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.</li> <li>CONTACT "USA NORTH 811" BY CALLING THAT NUMBER (8-1-1) NO LESS THAN 2 WORKING DAYS BEFORE EXCAVATION IS PROPOSED TO BEGIN.</li> </ol> <p><b>EROSION AND SEDIMENT CONTROL NOTES:</b></p> <ol style="list-style-type: none"> <li>TOTAL DISTURBANCE AREA IS EXPECTED TO EXCEED 1 ACRE, THEREFORE A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS ANTICIPATED TO BE REQUIRED, THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT TO CONFORM TO AT LEAST:       <ol style="list-style-type: none"> <li>THE STATE OF NEVADA GENERAL PERMIT NVR100000</li> <li>THE "TRUCKEE MEADOWS HANDBOOK"</li> <li>WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS</li> </ol> </li> <li>ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.</li> </ol> <p><b>TOPOGRAPHIC MAP NOTES:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>BASIS OF BEARINGS AND ELEVATION: NV83-WF.</li> </ol>	<p><b>PROJECT NOTES:</b></p> <ol style="list-style-type: none"> <li>ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY WASHOE COUNTY.</li> <li>REFER TO CIVIL IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION ON SITE, UTILITY, GRADING AND DRAINAGE, AND EROSION AND SEDIMENT CONTROL.</li> <li>REFER TO APPROVED TMWA PLANS FOR ADDITIONAL INFORMATION ON DOMESTIC AND FIRE WATER.</li> <li>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 QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.</li> <li>SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURER'S 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 SUITABILITY FOR THE SPECIFIED USE.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND OFFSITE.</li> <li>THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO ENSURE A TIMELY COMPLETION OF THE PROJECT.</li> <li>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.</li> <li>THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.</li> <li>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 &amp; GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM &amp; 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.</li> <li>THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE FIRE CONTROL AGENCY.</li> <li>ALL QUANTITIES 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.</li> </ol>	<p><b>GRADING NOTES:</b></p> <ol style="list-style-type: none"> <li>ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE CITY OF RENO AND WASHOE COUNTY STANDARDS.</li> <li>THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.</li> <li>CONTRACTOR SHALL CAREFULLY INSPECT DETAILS, THE CONTEXT OF PLANS, AND MAKE APPROPRIATE CONFIRMING MEASUREMENTS AGAINST EXISTING CONDITIONS PRIOR TO SETTING SUBGRADE, AND SHALL COORDINATE WITH SURVEYOR TO SET ELEVATION AND LOCATION CONTROL PROPERLY TO ESTABLISH SUBGRADE PRIOR TO FINAL SURFACE TREATMENTS.</li> <li>ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED; ADDITIONAL DISTURBANCE NOT PART OF PLANNED LANDSCAPING SHALL BE STABILIZED, BROADCAST AND RAKED DURING OCTOBER-NOVEMBER, OR HYDROSEEDING IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.</li> <li>USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.</li> <li>THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE-CONSTRUCTION MEETING BETWEEN OWNER, ENGINEER OF RECORD, MATERIALS TESTING LABORATORY, AND GENERAL CONTRACTOR HAS OCCURRED.</li> <li>THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY ORANGE BOOK STANDARDS AND SITE SPECIFIC SOILS REPORT AS APPLICABLE. THIRD PARTY TESTING AGENCY SHALL BE NOTIFIED 24 HOURS PRIOR TO REQUIRED TESTING. ALSO, ON-LINE INSPECTION REQUEST TO SPWD TO BE SUBMITTED 24 HOURS PRIOR TO ALL INSPECTIONS.</li> <li>SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE DETERMINED BY CONSULTATION WITH THE APPROPRIATE JURISDICTION.</li> </ol> <p><b>EARTHWORK SUMMARY:</b></p> <table border="1"> <tr> <td>DISTURBED AREA:</td> <td>2.1</td> <td>ACRES</td> </tr> <tr> <td>CUT:</td> <td>1,800</td> <td>CY</td> </tr> <tr> <td>FILL:</td> <td>1,800</td> <td>CY</td> </tr> <tr> <td>NET:</td> <td>0</td> <td>CY (IMPORT)</td> </tr> </table> <p><b>TRAFFIC CONTROL NOTES:</b></p> <ol style="list-style-type: none"> <li>CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL PLANS, AND TRAFFIC CONTROL SUPERVISOR'S PROOF OF CERTIFICATION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PARCELS, AND PROVIDE ALL TEMPORARY AND/OR PERMANENT PATCHING AS REQUIRED BY GOVERNING AGENCY.</li> <li>IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MINIMUM REQUIREMENTS OF TRAFFIC CONTROL ARE MET DURING CONSTRUCTION AND INSTALLATION OF APPURTENANCES IN THE RIGHT-OF-WAY.</li> </ol>	DISTURBED AREA:	2.1	ACRES	CUT:	1,800	CY	FILL:	1,800	CY	NET:	0	CY (IMPORT)
DISTURBED AREA:	2.1	ACRES												
CUT:	1,800	CY												
FILL:	1,800	CY												
NET:	0	CY (IMPORT)												

### LEGEND

---	SUBJECT PL	---	(E) FENCE	---	(E) RETAINING WALL	---	(E) AC
---	ADJACENT PL	---	(P) FENCE	---	(P) RETAINING WALL	---	(P) AC
---	SETBACK	SS	(E) SANITARY SEWER	---	(E) FLOW LINE	---	(E) PCC
---	EASEMENT	SS	(P) SANITARY SEWER	---	(P) FLOW LINE	---	(P) PCC
---	(E) ROAD CL	SD	(E) STORM DRAIN	---	(E) STRUCTURE	---	(P) STRUCTURE
---	(P) ROAD CL	SD	(P) STORM DRAIN	---	(P) STRUCTURE	---	(P) STRUCTURE
---	(E) MAJOR CONTOUR	W	(E) WATER LINE				
---	(E) MINOR CONTOUR	W	(P) WATER LINE				
---	(P) MAJOR CONTOUR	G	(E) GAS LINE				
---	(P) MINOR CONTOUR	G	(P) GAS LINE				

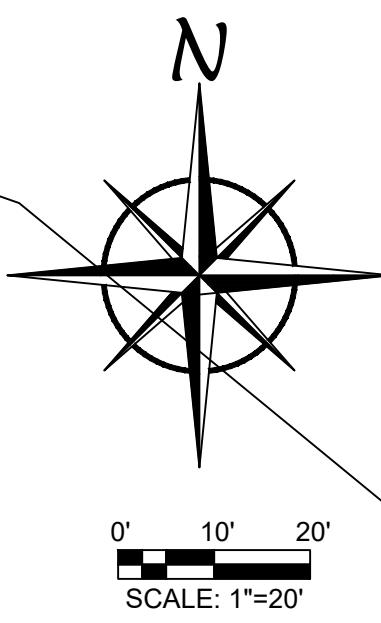
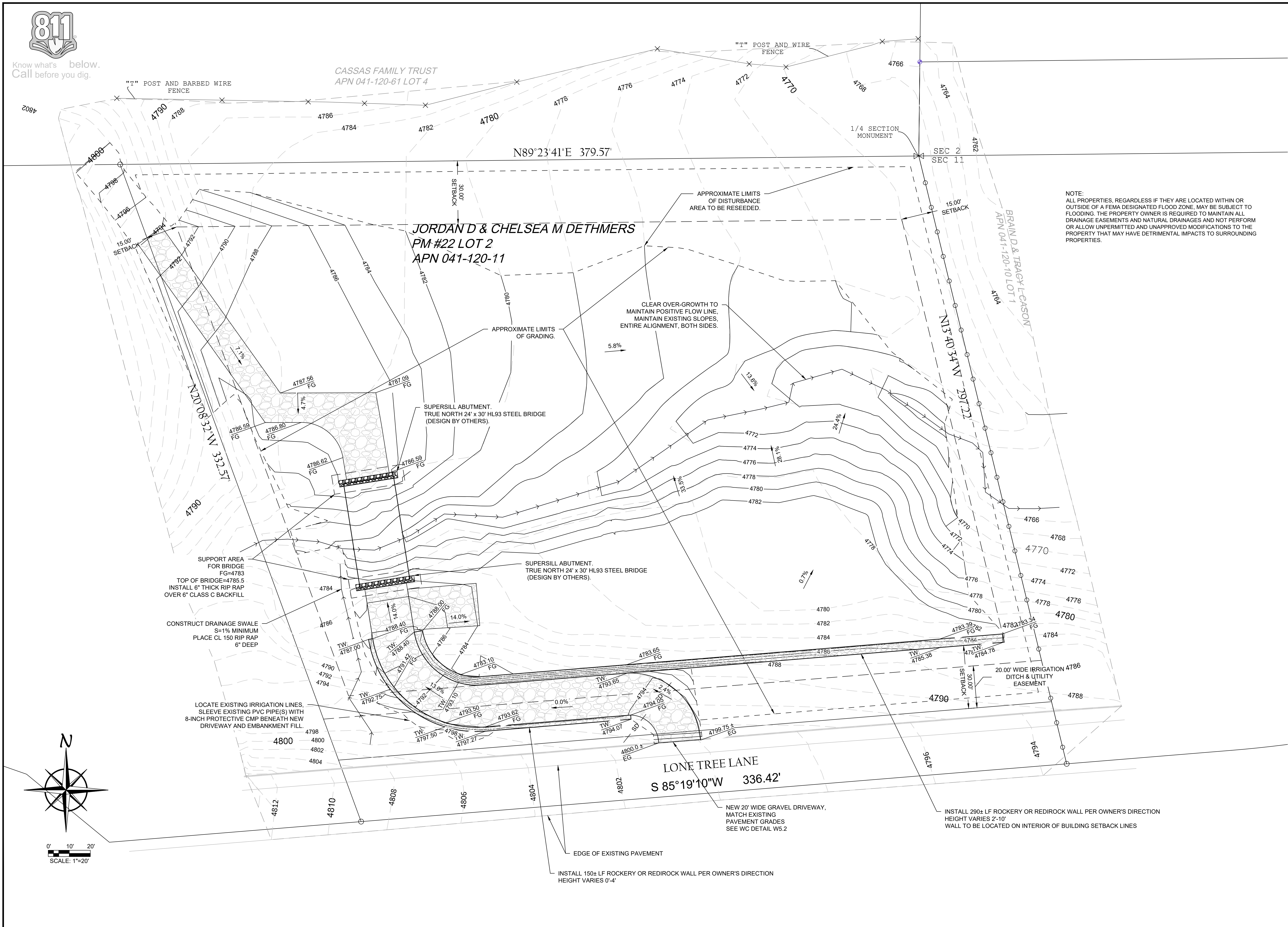
### ABBREVIATIONS

AC	ASPHALT CONCRETE	FL	FLOW LINE	SD	STORM DRAIN
APN	ASSESSOR'S PARCEL NO.	HOPE	HIGH DENSITY POLYETHYLENE	SDR	STD. DIMENSION RATIO
BSW/BOW	BACK OF WALK	IE	INVERT ELEVATION	SF	SQUARE FEET
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	SS	SANITARY SEWER
COTG	CLEAN OUT TO GRADE	MDD	MAXIMUM DRY DENSITY	TC	TOP OF CURB
CL	CENTER LINE	NDOT	NV DEPT. OF TRANSPORTATION	TW	TOP OF WALL
CY	CUBIC YARDS	OHE	OVERHEAD ELECTRICAL	TYP	TYPICAL
(E)	EXISTING	P	PROPOSED	UNO	UNLESS NOTED OTHERWISE
EG	EXISTING GRADE	PCC	PORTLAND CEMENT CONCRETE	YH	YARD HYDRANT
FDC	FIRE DEPT. CONNECTION	PIV	PRESSURE INDICATOR VALVE		
FFC	FRONT FACE OF CURB	POC	POINT OF CONNECTION		
FFE	FINISH FLOOR ELEVATION	PUE	PUBLIC UTILITY EASEMENT		
FG	FINISH GRADE	PVC	POLYVINYL CHLORIDE		
FH	FIRE HYDRANT	ROW	RIGHT-OF-WAY		

APPROVALS  
**T1**  
SHEET 1 OF 4



Know what's below.  
Call before you dig.



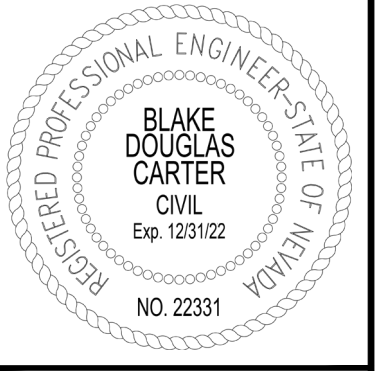
NOTE:  
ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.

G:\Shared drives\Wester Project Files\WESTEX Project Files\2122.001-18 Lone Tree Lane (Dethmers)\Grading Plan\2021-06-21 Grading Plan - Standard\2021-12-14 Grading Plan.dwg, 12/15/2021 10:06:06 AM, USER

NO	DESCRIPTION	DATE	BY	CHKD
1	SPECIAL USE PERMIT REVISIONS	11/08/21	RCB	BDC
REVISIONS				

PREPARED FOR:  
**JORDAN DETHMERS**  
4145 LONE TREE LANE  
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0" = 1"  
1/2" = 1"  
INCH@FULL SCALE



**WESTEX**  
Consulting Engineers

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**LONE TREE LANE GRADING IMPROVEMENTS**  
C1  
SITE AND GRADING PLAN

WASHOE COUNTY, NEVADA  
PROJECT NO. 2122.001-B

APPROVALS
C1
SHEET 2 OF 4

**TRUCKEE MEADOWS REGIONAL STORMWATER QUALITY MANAGEMENT NOTES**

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAYS OF THE NDOT AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE NDOT AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO STORMWATER GENERAL PERMIT NVR100000.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

**EROSION AND SEDIMENT CONTROL NOTES:**

1. ALL PUBLIC RIGHT OF WAYS LOCATED ADJACENT TO THE SITE (E.G. STREETS AND SIDEWALKS) MUST BE CLEANED DAILY OF ALL SEDIMENT OR WASTES THAT ORIGINATE FROM THE SITE.
2. BMPs IN ADDITION TO THOSE INDICATED IN THE SWPPP MAY BE REQUIRED IF THEY DON'T MEET LOCAL PERFORMANCE STANDARDS.
3. TEMPORARY OR PERMANENT STABILIZATION MUST BE APPLIED NO LATER THAN 14 DAYS TO ALL DISTURBED SOILS, INCLUDING STOCKPILES, WHERE CONSTRUCTION ACTIVITY IS CEASED.
4. ALL BMPs MUST BE INSPECTED WEEKLY, PRIOR TO FORECASTED RAIN EVENTS, AND WITHIN 24 HOURS AFTER ANY EVENT THAT CREATES RUNOFF AT THE SITE.
5. ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE BMPs WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 30 PERCENT OR MORE. SEDIMENT MUST ALSO BE REMOVED WITHIN SEVEN DAYS AFTER A RUNOFF EVENT OR PRIOR TO THE NEXT FORECASTED RAIN EVENT, WHICHEVER IS EARLIER.

BMP NAME	BMP NUMBER	MAP SYMBOL
TEMPORARY DIVERSION Dikes AND DITCHES	RC-2	TDD
CHECK DAMS	RC-3	TSD
TEMPORARY SLOPE DRAINS	RC-4	TSD
PRESERVING EXISTING VEGETATION	EC-1	PEV
SLOPE TERRACING AND TRACKING	EC-2	STT
MULCHING	EC-3	EC-3
SOIL BINDERS	EC-4	SB
WIND EROSION AND DUST CONTROL	EC-5	WEC
ROLLED EROSION CONTROL PRODUCTS	EC-6	RECP
RIP RAP	EC-7	EC-7

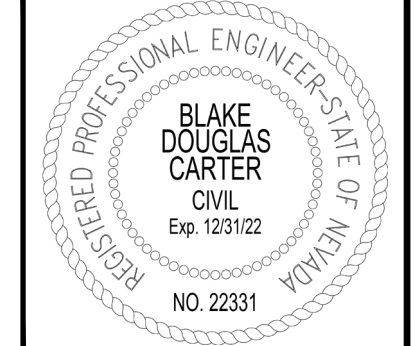
BMP NAME	BMP NUMBER	MAP SYMBOL
SAND BAG BARRIERS	SC-3	SB
GRAVEL FILTER BERM	SC-4	GB
SILT FENCES	SC-5	USE
TEMPORARY SEDIMENT TRAPS	SC-6	USE
SEDIMENT RETENTION BASINS	SC-7	USE
CONSTRUCTION SITE ENTRANCES AND EXITS	SC-8	USE
CONSTRUCTION EXIT TIRE WASH	SC-9	USE
STABILIZED CONSTRUCTION ROADWAY	SC-10	USE
TEMPORARY STREAM CROSSING	DP-1	USE

BMP NAME	BMP NUMBER	MAP SYMBOL
SOLID AND DEMOLITION WASTE MANAGEMENT	GM-3	USE
DEWATERING OPERATIONS	GM-4	USE
STREET SWEEPING	GM-5	USE
SPILL PREVENTION AND CONTROL	GM-6	USE
VEHICLE AND EQUIPMENT	GM-7	USE
VEHICLE AND EQUIPMENT MAINTENANCE AND FUELING	GM-8	USE
HANDLING AND DISPOSAL OF CONCRETE AND CEMENT	GM-9	USE
MATERIAL DELIVERY, HANDLING, STORAGE AND USE	GM-10	USE

STORMDRAIN OUTLET PROTECTION	DP-2	USE
STORMDRAIN INLET PROTECTION	DP-3	USE
STOCKPILE MANAGEMENT	GM-2	USE
REVEGETATION	EC-8	USE
FIBER ROLLS	SC-1	USE
BRUSH AND ROCK FILTERS	SC-2	USE

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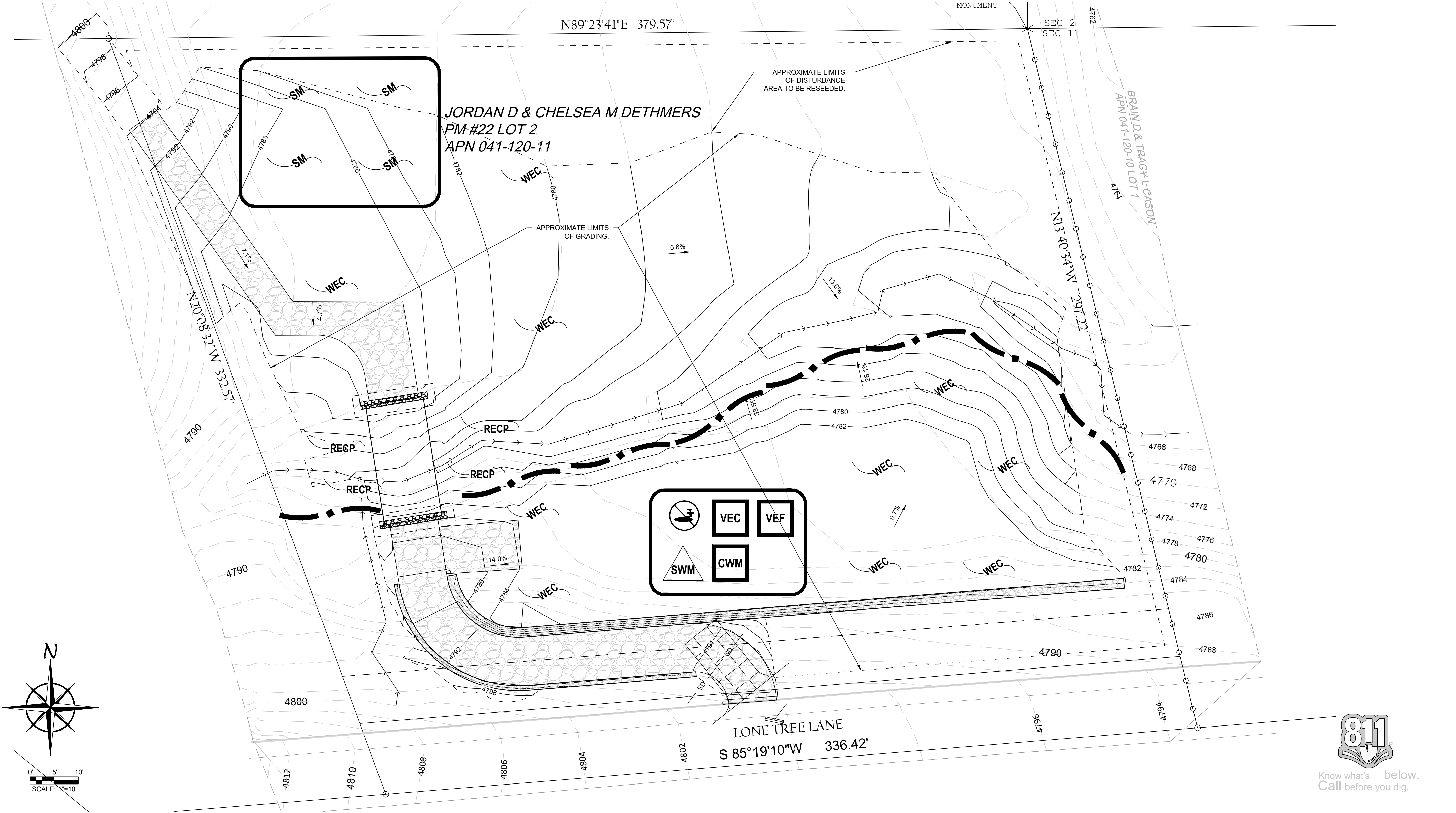
PREPARED FOR:  
**JORDAN DETHMERS**  
 4145 LONE TREE LANE  
 RENO, NV 89511  
 775-544-9918

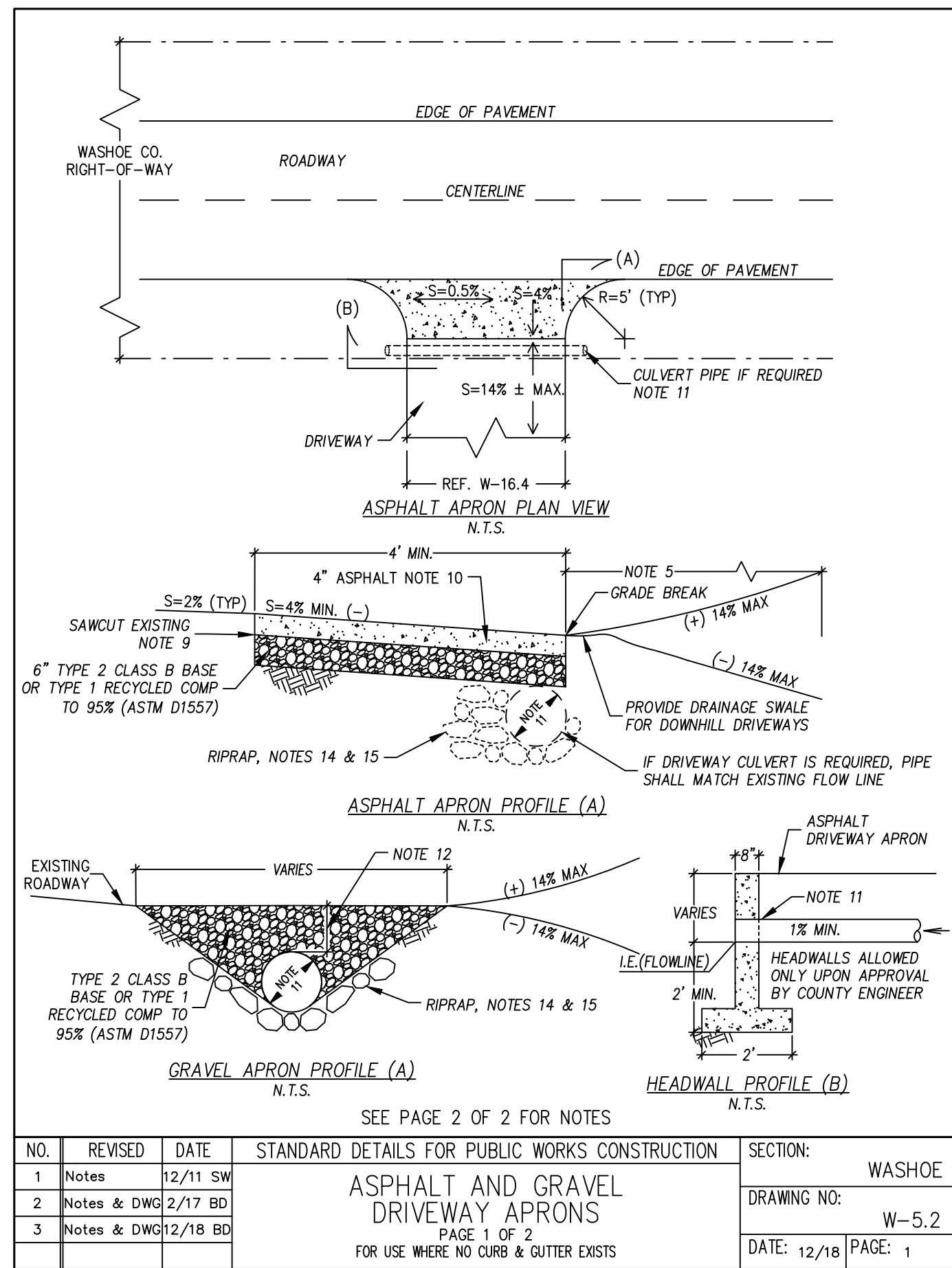


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 Consulting Engineers  
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**LONE TREE LANE GRADING IMPROVEMENTS**  
 C2  
 EROSION AND SEDIMENT CONTROL PLAN  
 WASHOE COUNTY PROJECT NO. 2122.001-B NEVADA

APPROVALS  
**C2**  
 SHEET 3 OF 4

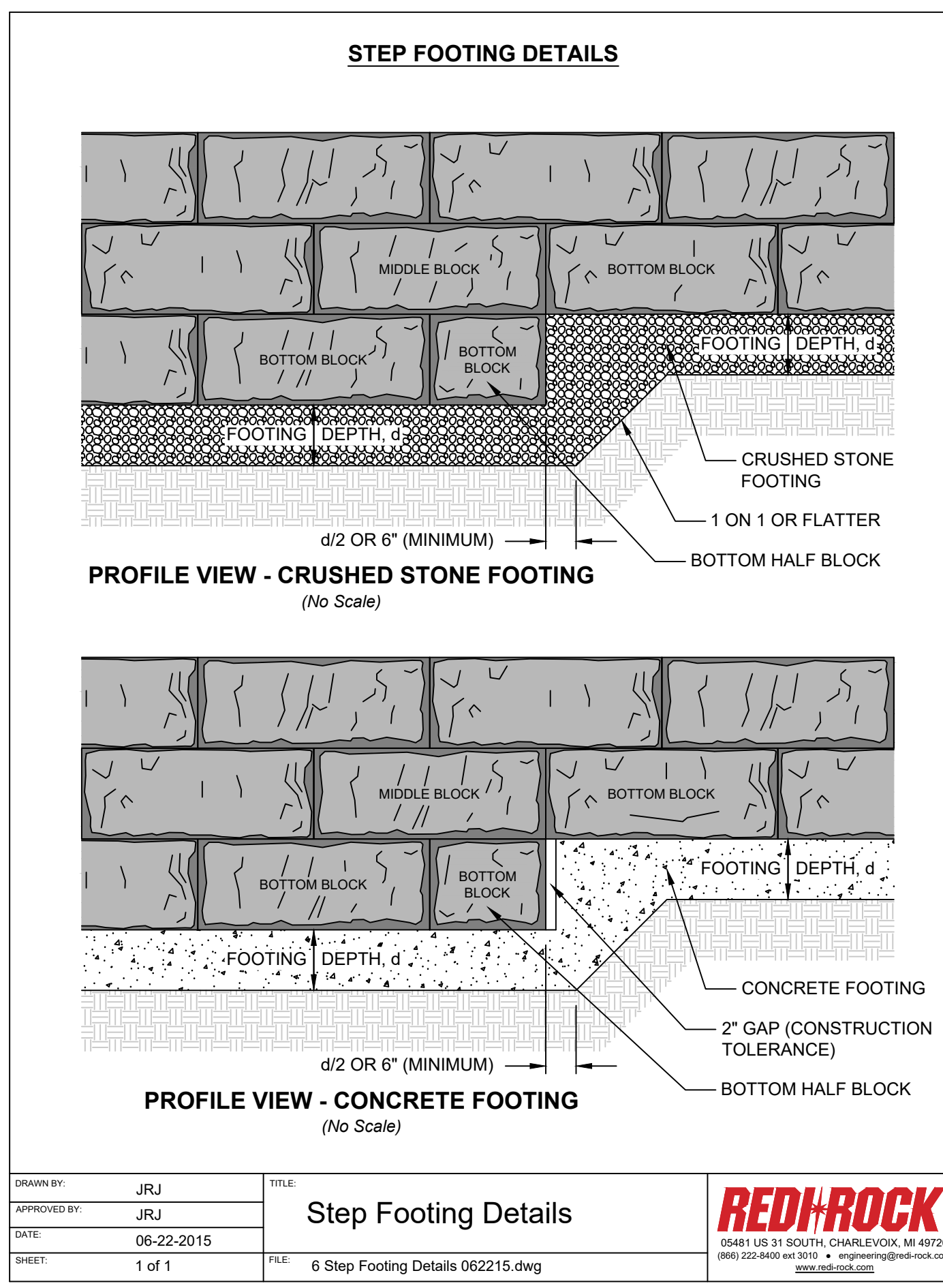
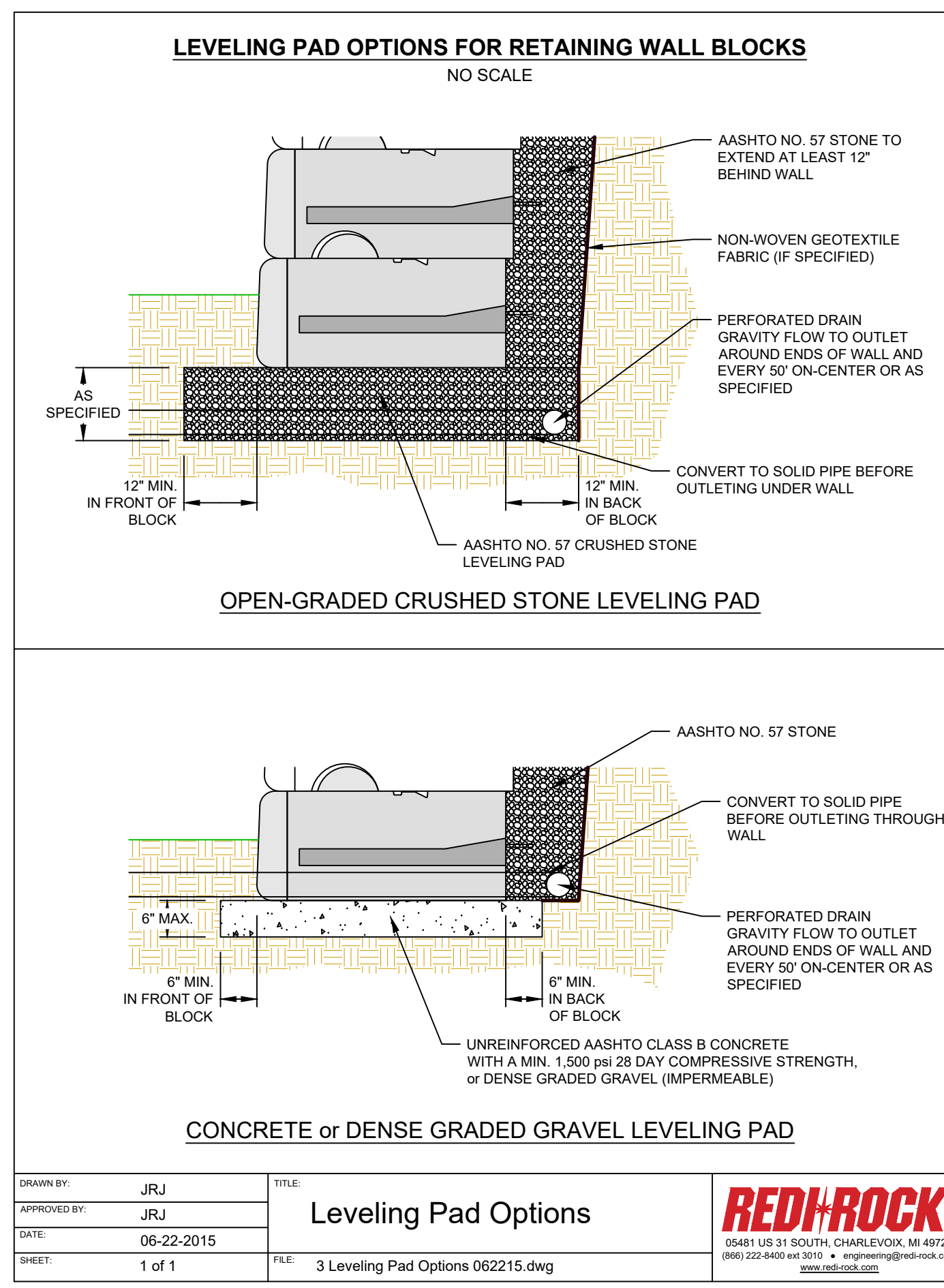
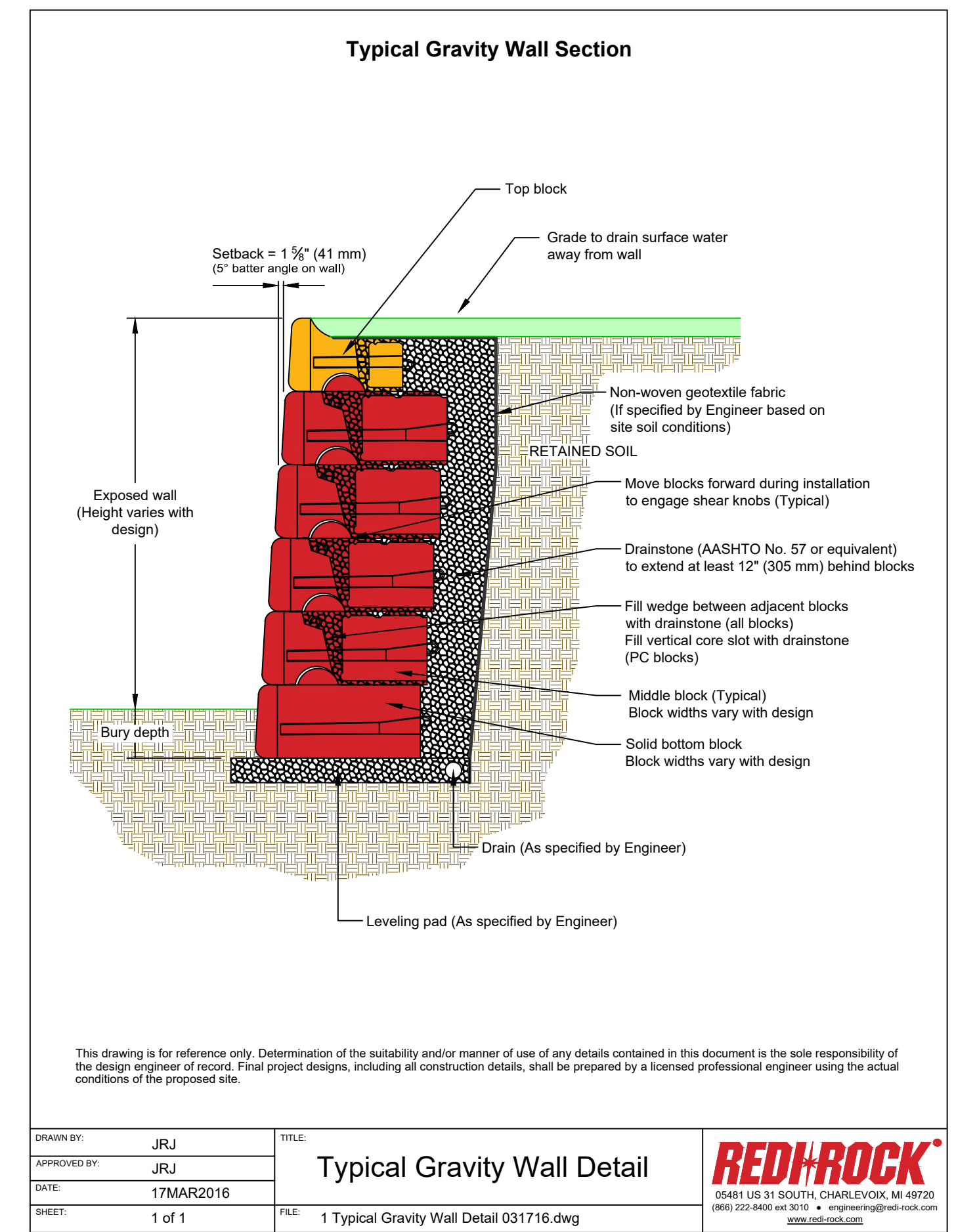




**NOTES**

- ENCROACHMENT / EXCAVATION PERMIT AND/OR A REVOCABLE OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO ANY WORK.
- THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%.
- SUBGRADE SHALL BE OVER-EXCAVATED IN AREAS DETERMINED UNSTABLE, UNSUITABLE OR TO HAVE EXPANSIVE SOILS TO CONFORM WITH THE SOILS REPORT OR WASHOE COUNTY REQUIREMENTS.
- ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- WHEN GRADE DIFFERENTIAL BETWEEN DRIVEWAY APRON AND ASPHALT EXCEEDS 6%, PROVIDE MINIMUM 6 FOOT VERTICAL CURVE TRANSITION BETWEEN BACK EDGE OF APRON AND DRIVEWAY.
- NO PORTION OF THE DRIVEWAY SHALL BE PERMITTED WITHIN 5 FEET OF A PROPERTY LINE.
- A MINIMUM OF 50 FEET MUST SEPARATE DRIVEWAY APPROACHES, CENTERLINE TO CENTERLINE, FOR CIRCULAR DRIVEWAYS ON ONE PROPERTY AS APPROVED BY THE COUNTY ENGINEER.
- DRIVEWAY GEOMETRICS SHALL REFER TO THE WASHOE COUNTY STANDARD DETAIL W-16.4. CONCRETE DRIVEWAY APRONS SHALL REFER TO THE WASHOE COUNTY STANDARD DETAIL W-5.11.
- MATCH WITH A NEAT LINE ALONG THE EXISTING EDGE OF PAVEMENT. SAWCUT A MINIMAL DISTANCE FROM THE EDGE AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL DEPTH VERTICAL EDGE.
- HOT MIX ASPHALT SHALL BE TYPE 3, PG64-28 (OR COUNTY APPROVED EQUIVALENT), 3% VOIDS, 50 BLOWS PER SIDE MIX WITH 1.5% LIME AND NO MORE THAN 15% RECYCLED ASPHALT PAVEMENT COMPACTED TO A MINIMUM OF 93% RICE RELATIVE COMPACTION.
- MINIMUM SIZE CULVERT PIPE SHALL BE DETERMINED BY THE COUNTY ENGINEER. CULVERT PIPE IS TO BE ROUND OR ELLIPTICAL AND EITHER REINFORCED CONCRETE PIPE (RCP), GALVANIZED CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE (HDPE) MINIMUM CLASS 5 MEETING REQUIREMENTS OF AASHTO M294.
- CULVERT PIPE INSTALLATION AND SOIL COVER DEPTH SHALL BE PER THE PIPE MANUFACTURER'S RECOMMENDATIONS. SOIL COVER SHALL BE TYPE 2 CLASS B AGGREGATE BASE OR TYPE 1 RECYCLED AGGREGATE BASE.
- CULVERT PIPE SHALL BE SLOPED TO MATCH EXISTING DITCH / ROAD GRADE OR 1% MINIMUM.
- CULVERT PIPE SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE TOE OF FILL WITH A MINIMUM OF 2 FEET OF RIPRAP HORIZONTALLY PAST END OF PIPE.
- CLASS 150 RIPRAP TO BE PLACED AT PIPE INLETS AND OUTLETS. INSTALLATION OF FLARED END SECTIONS AND HEADWALLS SHALL BE DETERMINED BY THE COUNTY ENGINEER.
- NO CONCRETE OR PAVEMENT DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
- HYDRONIC OR HEATED DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE ON A SEPARATE STATION.
- WASHOE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAY APRONS.
- CURRENT AASHTO REQUIREMENTS FOR CLEAR ZONES SHALL BE MET.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	Notes	12/11 SW	ASPHALT AND GRAVEL DRIVEWAY APRONS	WASHOE
2	Notes & DWG	2/17 BD	PAGE 2 OF 2	DRAWING NO: W-5.2
3	Notes & DWG	12/18 BD	FOR USE WHERE NO CURB & GUTTER EXISTS	DATE: 12/18 PAGE: 2



DRAWN BY:	JRJ	TITLE:	Leveling Pad Options
APPROVED BY:	JRJ	DATE:	06-22-2015
SHEET:	1 of 1	FILE:	3 Leveling Pad Options 062215.dwg

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APPROVED BY:	JRJ	DATE:	06-22-2015
SHEET:	1 of 1	FILE:	6 Step Footing Details 062215.dwg

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05481 US 31 SOUTH, CHARLEVOIX, MI 49720  
(866) 222-8400 ext. 3019 • info@redirock.com • www.redi-rock.com

DATE	BY	CHKD	DESCRIPTION
11/08/21	RCB	BDC	SPECIAL USE PERMIT REVISIONS

NO. 1 REVISIONS

PREPARED FOR:  
**JORDAN DETHMERS**  
4145 LONE TREE LANE  
RENO NV 89511  
775-544-9918

**BLAKE DOUGLAS CARTER**  
REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA  
CIVIL  
Exp. 12/31/22  
NO. 22331

**WESTEX**  
Consulting Engineers  
P.O. BOX 18871, RENO, NV 89511

0 LONE TREE LANE  
GRADING IMPROVEMENTS  
C3  
DETAIL SHEET

WASHOE COUNTY  
PROJECT NO: 2122.001-B  
NEVADA

APPROVALS  
**C3**  
SHEET 4 OF 4

