

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Boneyard Flat Grading Project			
Project Description: Excavation in Boneyard Flat and surrounding area on APNs 538-010-12 and 538-020-01 for two purposes: (1) provide materials for development of adjacent or nearby properties; and (2) increase the flood holding capacity of the Boneyard Flat flood pool.			
Project Address: Sha Neva Haul Road off Pyramid Highway			
Project Area (acres or square feet): 188 acres			
Project Location (with point of reference to major cross streets AND area locator): Project is accessed off of Sha Neva Haul Road, which intersects Pyramid Highway from the west north of Calle de la Plata.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-010-12	128 acres		
538-020-01	262 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SB007-020 (AC13-011)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates L.P.		Name: Robert M. Sader	
Address: 550 W. Plumb Lane, Suite B 505		Address: 8600 Technology Way	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521
Phone: (775) 560-6922	Fax: N/A	Phone: (775) 329-8301	Fax: 329-8591
Email: jesse@hawcoproperties.com		Email: rmsader@robertmsaderltd.com	
Cell: (775) 560-6922	Other:	Cell: N/A	Other:
Contact Person: Jesse Haw		Contact Person: Robert M. Sader	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same		Name: Tectonics Design Group	
Address:		Address: 730 Sandhill Road, Suite 250	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: (775) 824-9988	Fax: 824-9986
Email:		Email: matt@tdg-inc.com	
Cell:	Other:	Cell: (775) 473-9872	Other:
Contact Person:		Contact Person: Matt K. Rasmussen	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

WASHOE COUNTY TREASURER

PO BOX 30039
RENO, NV 89520-3039
775-328-2510

Received By:

sthalacker

Receipt Number:

U19.5686

Location:

Treasurer's Office

Receipt Year:

2019

Session:

sha-0-08152019

Date Received:

08/15/2019

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining	
Real	Bill Number: 2019163714 Bill Year: 2019 PIN: 53802001 Primary Owner: SPANISH SPRINGS ASSOCIATES LP Property Addr: PYRAMID WAY Property Desc: Township 21 Section Lot A2 Block Range 20 SubdivisionName _UNS	4,466.40	4,466.40	0.00	0.00	4,466.40	4,466.40	0.00	
Real	Bill Number: 2019182323 Bill Year: 2019 PIN: 53801012 Primary Owner: SPANISH SPRINGS ASSOCIATES LP Property Addr: SHA NEVA RD Property Desc: Township 21 Section 14,23 Lot 4 Block Range 20 SubdivisionName	1,435.51	1,435.51	0.00	0.00	1,435.51	1,435.51	0.00	
Totals:		5,901.91	5,901.91	0.00	0.00	5,901.91	5,901.91	0.00	
Tender Information:		Charge Summary:							
Check #51-52R/6097		5,901.91	Real						5,901.91
Total Tendered		5,901.91	Total Charges						5,901.91

W.C.T.O. 37
AUG 14 2019
PAID

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

SPANISH SPRINGS ASSOCIATES LP
550 W PLUMB LN STE B
RENO NV 89509-3686

BALANCE REMAINING	0.00
CHARGES	5,901.91
PAID	5,901.91
CHANGE	0.00

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

1. What is the purpose of the grading?

Excavation of materials for fill on adjacent or nearby properties for development and in order to increase the flood pool capacity of Boneyard Flat.

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

Excavation may reach 500,000 c. y. maximum.

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

Maximum disturbance could be 188 acres or 8,189,280 s.f.

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

Export - 500,000 c.y. No import. Some materials unsuitable for fill may be excavated to reach suitable material, then backfilled.

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

No. One of the purposes of the project is to export a large quantity of material to increase flood pool capacity.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No.

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

Yes.

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

The disturbed area will be visible from uphill areas of Spanish Springs Valley north of Calle de la Plata, primarily on the east side of Pyramid Highway.

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)?

Yes, neighboring and nearby properties will be recipients of fill material excavated.

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?

Maximum slope will be 3:1 on some edges of the excavated area, but most of the area will be near flat.

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?

Visual mitigation is not feasible.

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

No tree removal.

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?

Minimal revegetation will be required with native seed mix recommended by WCSD.

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

Water trucks will provide water during periods of excavation.

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?

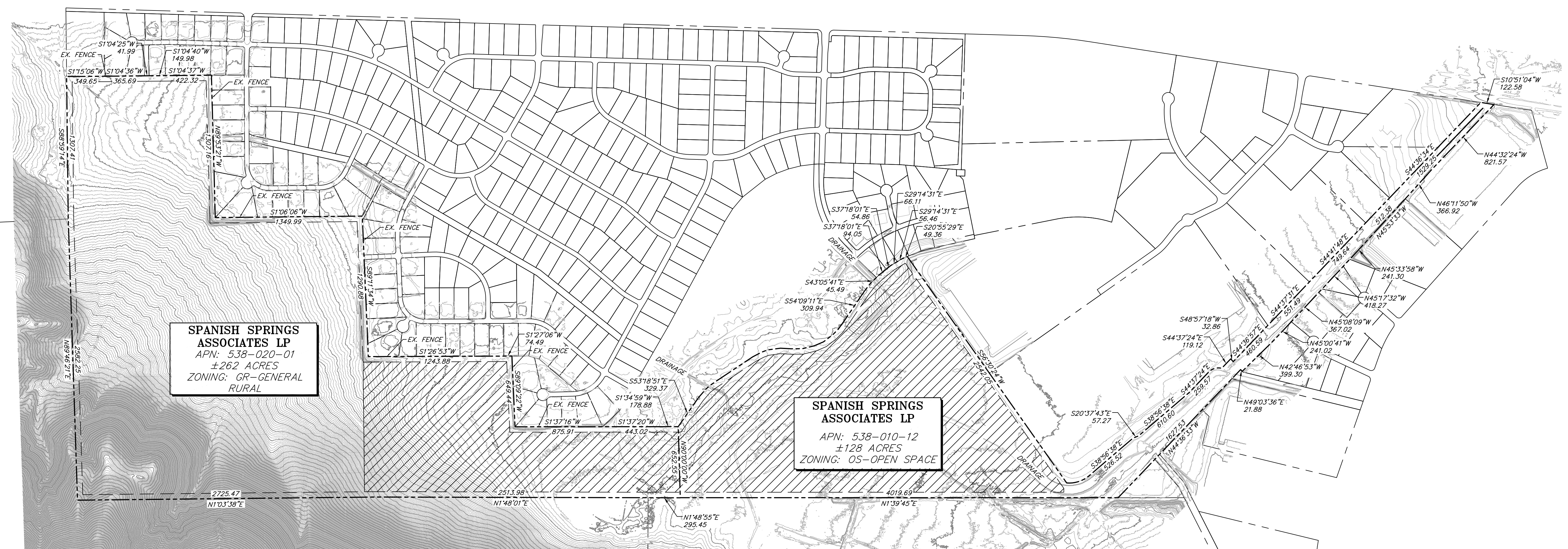
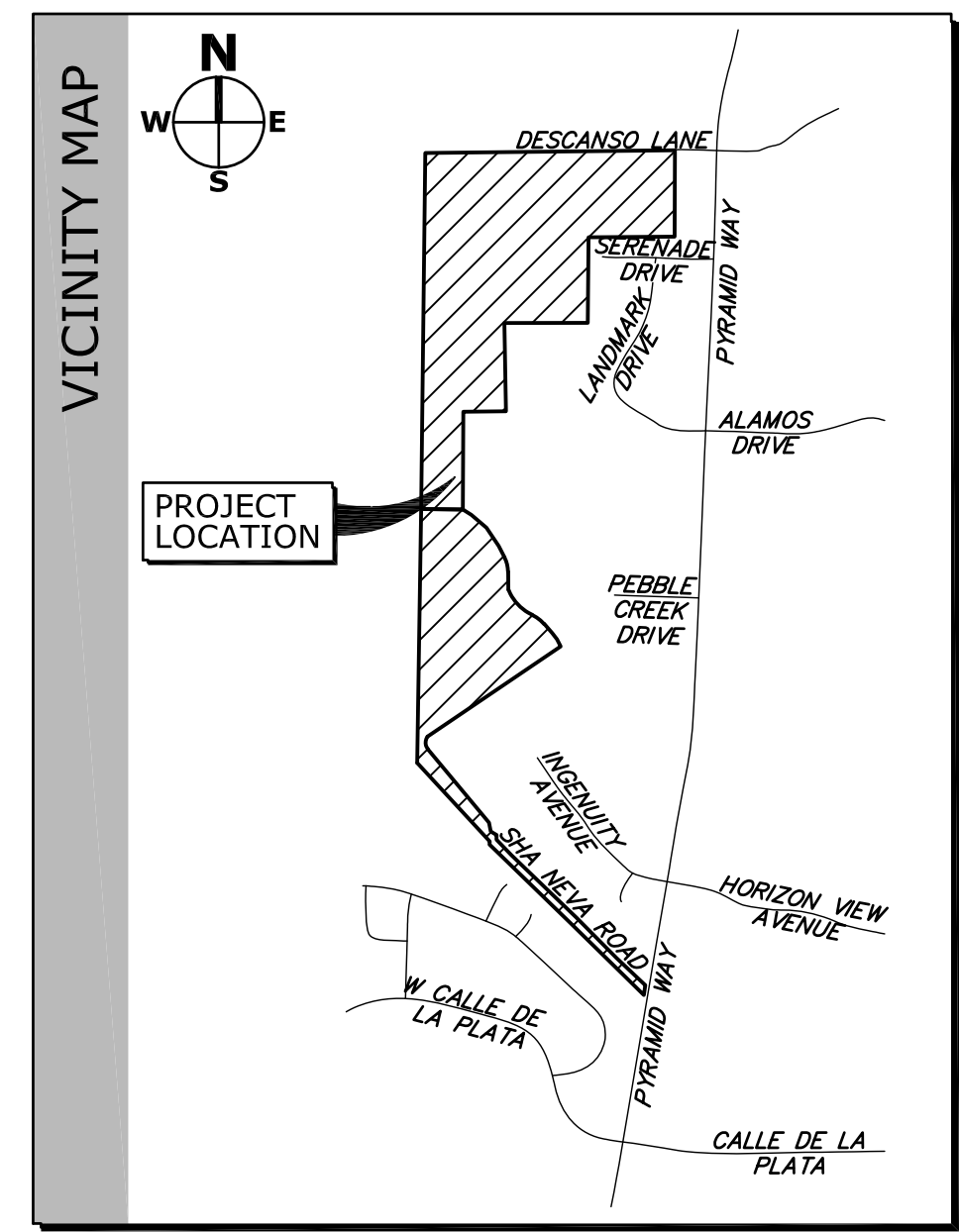
Yes	No	X	If yes, please attach a copy.
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NOTES:

- NATURAL DRAINAGE AND FLOWS FROM EXISTING DRAINAGE CHANNELS INTO BONEYARD FLAT WILL BE MAINTAINED.
- PRIMARY DISPOSAL AREAS OF EXCAVATED MATERIAL ARE ADJACENT AND NEARBY PROPERTIES. DISPOSAL OF EXCAVATED MATERIALS ON NEARBY PROPERTIES WILL NOT IMPACT PYRAMID HIGHWAY. TRANSPORT OF MATERIALS TO PYRAMID HIGHWAY MAY NOT BE NECESSARY, BUT IF IT IS, THE HAUL ROUTE WILL BE ON SHA NEVA ROAD.
- NO BUILDINGS OR STRUCTURES ARE PROPOSED.
- CUT/FILL SLOPES 3:1 MAX.
- SET UP CUT SLOPES 2' MIN., HALF SLOPE HEIGHT PER WASHOE COUNTY CODE, ARTICLE 43B.
- ALL GRADING MUST MEET PROVISIONS OF WASHOE COUNTY CODE, ARTICLE 43B.
- MAXIMUM 500,000 CY OF EXPORT.
- PERMETER SUBDIVISION FENCING EXISTS ON EASTERN BOUNDARY OF APN 538-020-01 AS SHOWN.
- MAXIMUM DISTURBED SURFACE AREA IS 188 ACRES.
- CUT AND FILL SLOPE SETBACK FROM PROPERTY BOUNDARY IS 15 FEET.

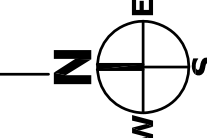
LEGEND:

 POTENTIAL BORROW AREA



HAWCO BONEYARD SUP

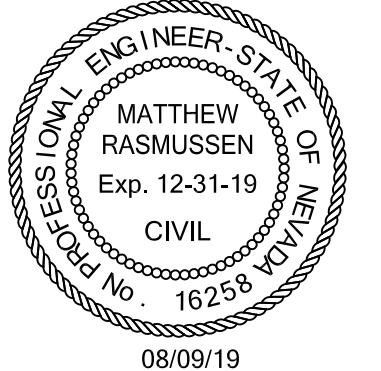
SCALE: 1" = 500'-0"



19111 1"=500'-0" HAWCO BONEYARD SUP

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DRAWN: J.P.B.
 DESIGNED: J.P.B.
 CHECKED/STAMPED:



TECTONICS DESIGN GROUP
 730 Sandhill Road, Suite 250, Reno, NV 89521
 Tel: 775-824-9888
 Fax: 775-824-9860
 www.tectonicsdesigngroup.com

DESIGNER:
SPECIAL USE PERMIT
 APN'S: 538-020-01 AND 538-010-12
 SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP

PROJECT/CLIENT:
 19030

DATE: 08/09/19
 SUBMITTAL: SUP SUBMITTAL

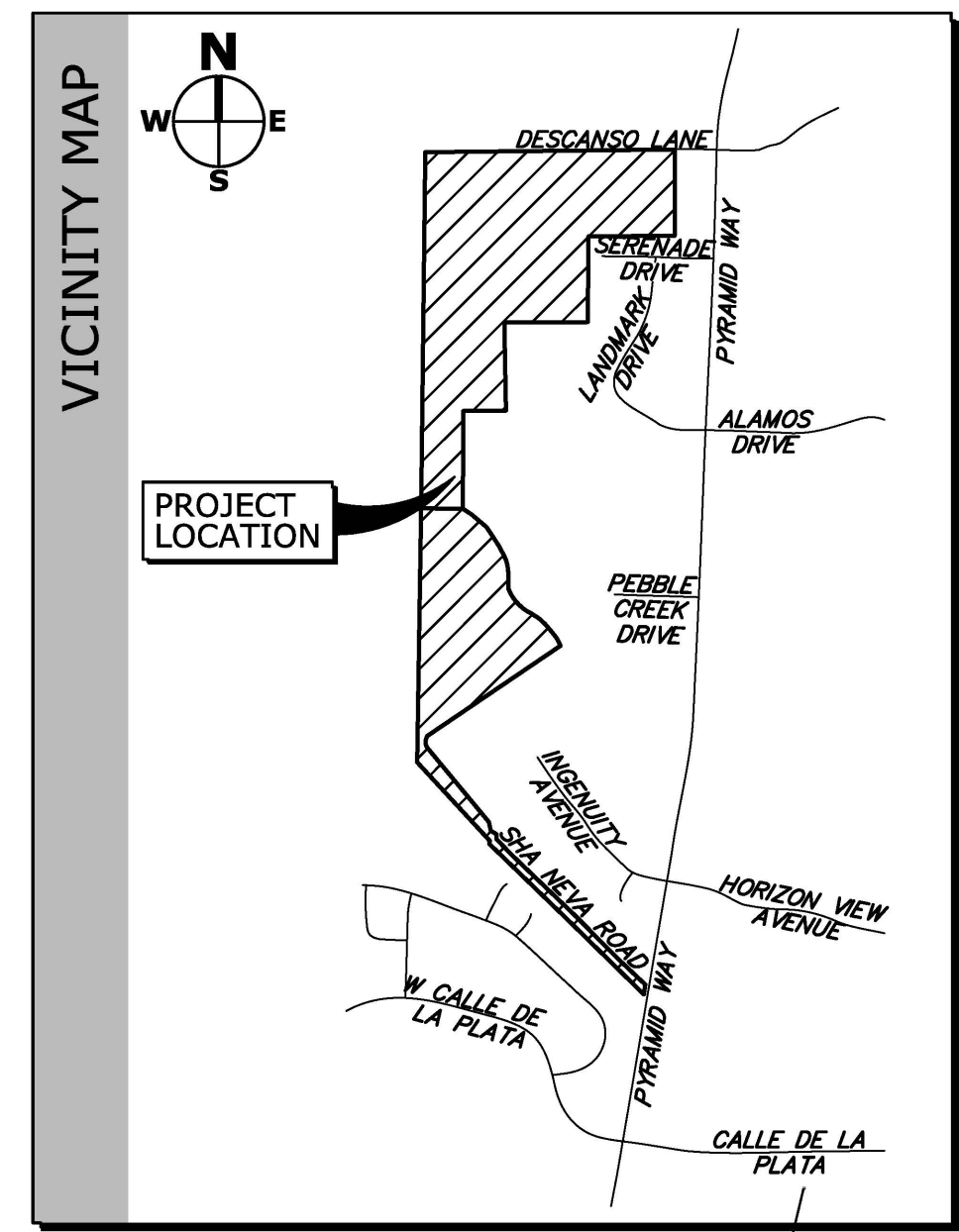
SUBMITTAL RECORD:
 19030

SHEET TITLE:
 HAWCO BONEYARD SUP

SHEET:
EX1

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19111 1"=500'-0" HAWCO BONEYARD SUP

HAWCO BONEYARD PROPOSED GRADING
SCALE: 1" = 250'-0"



COPYRIGHT:
DRAWN: J.P.B.
DESIGNED: J.P.B.
CHECKED/STAMPED:

STAMP:

TECTONICS DESIGN GROUP
730 Sandhill Road, Suite 250, Reno, NV 89521
Tel: 775-824-9888
Fax: 775-824-9866
www.tectonicsdesigngroup.com

DESIGNER:

SPECIAL USE PERMIT
APN'S: 538-020-01 AND 538-010-12
SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP

PROJECT/CLIENT:
19030

DATE: SUBMITTAL
08/09/19 SUP SUBMITTAL
08/22/19

SUBMITTAL RECORD:

SHEET TITLE:
HAWCO BONEYARD SUP

SHEET:

EX1