

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: Walker Guest House			
Project Description: New detached guest house at existing residence			
Project Address: 4837 Idlewild Drive			
Project Area (acres or square feet): 764 square feet			
Project Location (with point of reference to major cross streets AND area locator): Idlewild Drive off of Mayberry Drive abutting the Truckee River			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
009-802-04	0.470 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Walker Family Trust		Name: Monte Vista Consulting	
Address: PO Box 530244		Address: 575 E. Plumb Lane, Suite 101	
Henderson, NV	Zip: 89053	Reno	Zip: 89502
Phone: 702-809-3776	Fax:	Phone: 775-636-7905	Fax:
Email: hawaiiirn@gmail.com		Email:	
Cell:	Other:	Cell: 775-235-8404	Other:
Contact Person: Linda Walker		Contact Person: Michael Vicks	
Applicant/Developer:		Other Persons to be Contacted:	
Name: GuiDenby, Inc.		Name:	
Address: 855 S. Center St., Suite 100		Address:	
Reno, NV	Zip: 89501		Zip:
Phone: 775-324-5616	Fax: 324-3239	Phone:	Fax:
Email: allysonwong@guidenby.com		Email:	
Cell: 775-750-4139	Other:	Cell:	Other:
Contact Person: Allyson Wong		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

New construction of a detached guest house

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

Site plan is included with location of the existing residence (including addition currently under construction).

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

Construction of the project is planned to begin immediately upon approval of the SUP and building permit. Construction is expected to take approximately 5 months.

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

This will be a private guest house for use by the owners of the existing residence. The guest house will give them better use of the riverfront on their property. It will not change the use of the existing home.

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

This project will not impact the community and will only impact adjacent properties by raising the property value.

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

This project will have minimal or no negative impacts on adjacent properties. It should be barely seen by the immediate neighbors.

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

Complete landscaping of the property is planned, with existing large trees to remain. Lighting will include landscape lighting and other exterior dark-sky compliant downlighting. No signage is planned.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	remodel of the existing residence includes abandonment of the (e) septic and connection to sewer
b. Electrical Service	NV Energy
c. Telephone Service	n/a
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	n/a
g. Water Service	municipal water

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

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

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10. Community Services (provided and nearest facility):

a. Fire Station	Reno Station 5, 1500 Mayberry Drive (2 miles away), Reno Station 11 (2.7 miles away)
b. Health Care Facility	Renown or St. Mary's hospitals
c. Elementary School	Roy Gomm Elementary
d. Middle School	Swope Middle School
e. High School	Reno High School
f. Parks	Ambrose Park, Dorostkar Park
g. Library	Northwest Reno Library
h. Citifare Bus Stop	4th Street and Del Curto Drive

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h. Citifare Bus Stop	4th Street and Del Curto Drive

Property Owner Affidavit

Applicant Name: Tomas C. Walker

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) Clark

I, Tomas C. Walker, Trustee of The Walker Family Trust of 2004
(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): 00980204

Printed Name Tomas C. Walker

Signed *Tomas C. Walker*

Address 4837 Idlewild Drive

Reno, NV 89519

State of Nevada
County of Clark

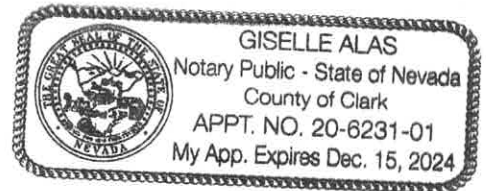
Subscribed and sworn to before me this
24th day of December, 2020.

[Signature]

Notary Public in and for said county and state

My commission expires: Dec 15 2024

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: Linda E. Walker

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STATE OF NEVADA)
)
COUNTY OF ~~WASHOE~~) Clark

I, Linda E. Walker, Trustee of The Walker Family Trust of 2004
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Assessor Parcel Number(s): 00980204

Printed Name Linda E. Walker

Signed *Linda E. Walker*

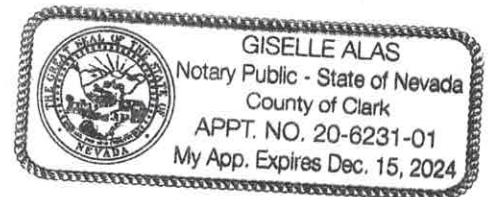
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Reno, NV 89519

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24th day of December, 2020.

[Signature]
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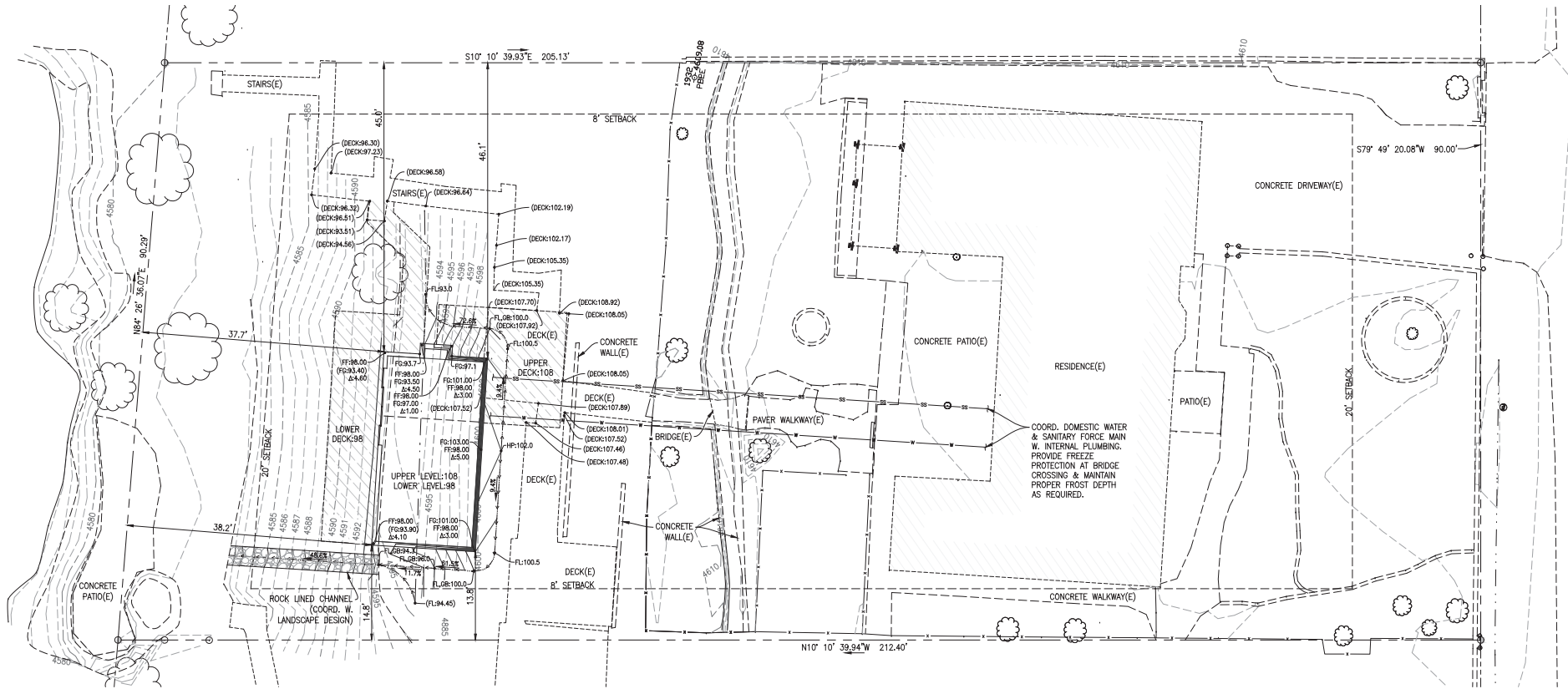
(Notary Stamp)



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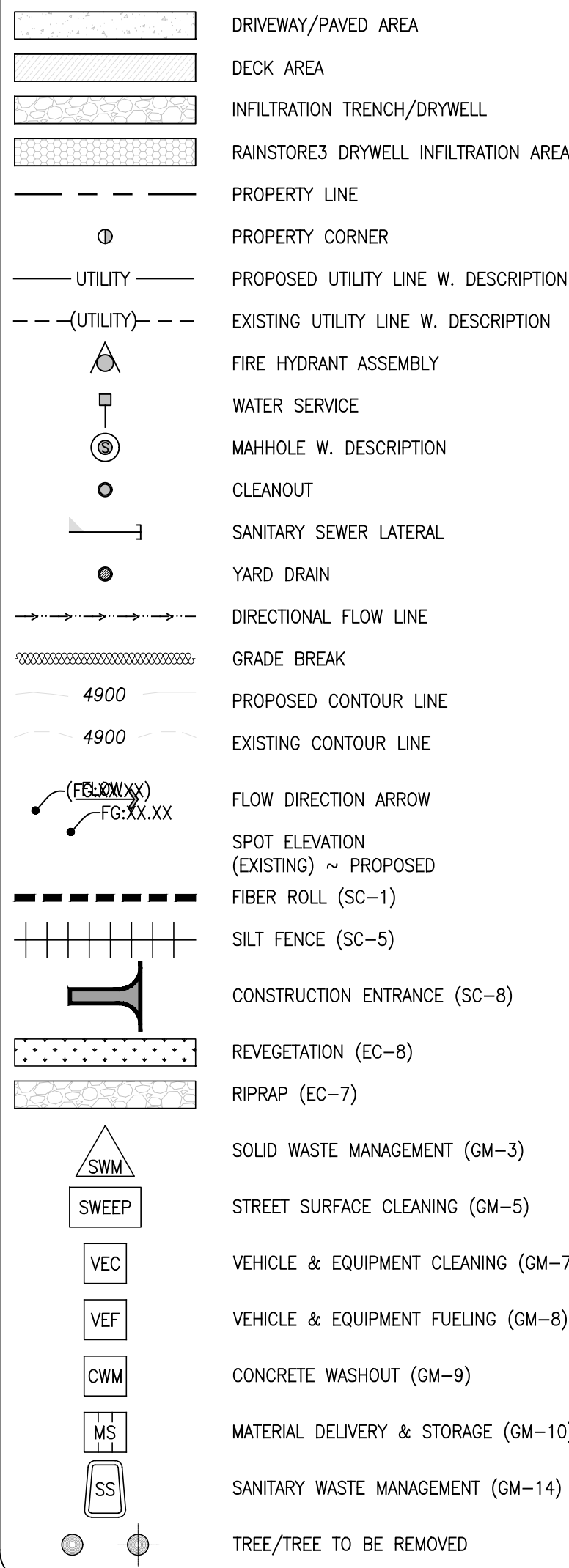
- Owner
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- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter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

TRUCKEE RIVER



IDLEWILD DR
(PUBLIC)

SITE PLAN LEGEND



SITE NOTES

- MONTE VISTA CONSULTING, LTD. (MVC) IS THE DESIGN ENGINEER FOR THIS PROJECT. ALL CONTRACTORS ARE DIRECTED TO CONTACT MVC FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THEIR CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING DIMENSIONS, GRADES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MONTE VISTA CONSULTING, LTD. OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
- THE FIELD SURVEY PREPARED BY SIERRA SURVEYING, INC. IS THE BASIS OF THIS DESIGN.
- AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.
- ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
- PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
- BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYP.).
- PROVIDE 5% (2% MIN., 21% MAX.) SLOPE AWAY FROM PROPOSED STRUCTURE TO DRAINAGE SWALE OR APPROVED DRAINAGE OUTFALL 10' MIN. FROM STRUCTURE.
- PROVIDE A DRAINAGE SWALE 10' (5' MIN.) AWAY FROM PROPOSED STRUCTURE WITH A MINIMUM SLOPE OF 1% TOWARD AN APPROVED DRAINAGE OUTFALL.
- THIS SITE LIES IN FEMA FLOOD ZONES AE & X (UNSHADED) (32031C3039). THE PROPOSED IMPROVEMENTS ARE LOCATED IN FEMA FLOOD ZONE X (UNSHADED). ZONE AE IS DEFINED AS AREAS WITHIN THE 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE BASE FLOOD OR 100-YEAR FLOOD. ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
- MONTE VISTA CONSULTING, LTD. IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE STRUCTURAL DESIGN BY OTHERS.
- CONC. FLATWORK TO BE FINISHED PER OWNERS REQUIREMENTS.
- SLOPE LAWN AREAS 2.0% MIN. TOWARD THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE FACILITY.
- UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ANY EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
- PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
- STABILIZE THE CONSTRUCTION ENTRANCE.
- PRIOR TO PERFORMING ANY WORK, IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN & REVIEW A SITE SPECIFIC GEOTECHNICAL INVESTIGATION/REPORT AND ADDENDUMS. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE HIS OWN INTERPRETATIONS WITH REGARD TO MATERIALS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT.
- THE DEVELOPER IS RESPONSIBLE FOR RETAINING THE SERVICES OF A TESTING COMPANY TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY THE WASHOE COUNTY OR ANY UTILITY COMPANY. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY TWO (2) WORKING DAYS ADVANCE NOTICE OF ANY REQUIRED TESTING AND INSPECTION.
- THE CONTRACTOR WILL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITIES. ANY QUANTITIES PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR MATERIAL EXPANSION OR SHRINKAGE.
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLAN. UNSUITABLE SOIL OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOD, SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING EXCESSIVE MOISTURE, POORLY GRADED COARSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES, MATERIAL WHICH WILL NOT ACHIEVE DENSITY AND/OR BEARING REQUIREMENTS.
- UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MONTE VISTA CONSULTING, LTD. BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
- THIS SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
- THE CONTRACTOR SHALL FIELD VERIFY AND PROVIDE A BACKWATER VALVE ON THE SANITARY SEWER SERVICE LATERAL IF THE UPSTREAM SEWER MANHOLE RIM IS ELEVATED HIGHER THAN THE FINISH FLOOR ELEVATION OF THE STRUCTURE.
- MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
- MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
- MONTE VISTA CONSULTING, LTD. IS NOT RESPONSIBLE FOR WATER ANALYSIS INCLUDING PIPE SIZING, PUMPING, AND WATER PRESSURES.
- REF. NV ENERGY PLANS, SITE ELECTRICAL PLAN & SITE PLUMBING PLAN FOR ALL GAS AND ELECTRIC IMPROVEMENTS.
- 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 OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
- ADD 4500' TO ALL ELEVATIONS.

STANDARD BMP NOTES

- 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 ACCUMULATE IN, THE WASHOE COUNTY RIGHT-OF-WAY 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.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND THEIR AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE STATE OF NEVADA & TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- 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 (SECTION III.A.5).
- 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 BMP'S 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 PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITION OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, (SECTION III.A.11-12).
- ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT FORECASTED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

DEFENSIBLE SPACE & VEGETATION MANAGEMENT NOTES

- REQUIRED DEFENSIBLE SPACES SHALL BE 30' FOR MODERATE HAZARD RATINGS OR AS MODIFIED BY THE FIRE MARSHALL.
- DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE.
- CULTIVATED GROUND COVER SUCH AS GRASS, RY, SUCCULENTS OR SIMILAR PLANTS USED AS GROUND COVER ARE ALLOWED WITHIN THE DEFENSIBLE SPACE PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE WHICH SHALL INCLUDE MODIFYING OR REMOVING NON FIRE-RESISTIVE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM ROOFS OF BUILDINGS & STRUCTURES.
- TREE CROWNS SHALL BE PRUNED IN ORDER TO MAINTAIN 10' CLEARANCE FROM ANY STRUCTURE AND TO MAINTAIN A 6" VERTICAL CLEARANCE BETWEEN THE GROUND AND LIMBS WITHIN THE DEFENSIBLE SPACE. DEADWOOD & LITTER SHALL BE REGULARLY REMOVED FROM TREES.
- SPARK ARRESTORS SHALL BE INSTALLED ON CHIMNEYS SERVICING FIREPLACES, BARBECUES, INCINERATORS OR DECORATIVE HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
- FIREWOOD AND OTHER COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN UNENCLOSED SPACES BENEATH BUILDINGS OR STRUCTURES, ON DECKS OR UNDER EAVES, CANOPIES OR OTHER PROJECTIONS/OVERHANGS. WHEN FIREWOOD OR OTHER COMBUSTIBLE MATERIALS SHALL BE STORED A MINIMUM OF 20' FROM STRUCTURES AND SEPARATED FROM THE CROWN OF TREES BY A MINIMUM HORIZONTAL DISTANCE OF 15'.
- TREE SPACING GUIDELINES: SLOPES 0%-20%; 10'; SLOPES 20%-40%; 20'; SLOPES GREATER THAN 40%; 30'
- SHRUB SPACING GUIDELINES: SLOPES 0%-20%; 2 TIMES THE HEIGHT OF THE SHRUB; SLOPES 20%-40%; 4 TIMES THE HEIGHT OF THE SHRUB; SLOPES GREATER THAN 40%; 6 TIMES THE HEIGHT OF THE SHRUB
- VERTICAL SPACE BETWEEN THE TOP OF A SHRUB AND THE BOTTOM OF LOWER TREE BRANCHES IS RECOMMENDED TO BE 3 TIMES THE HEIGHT OF THE SHRUB.

NOTE

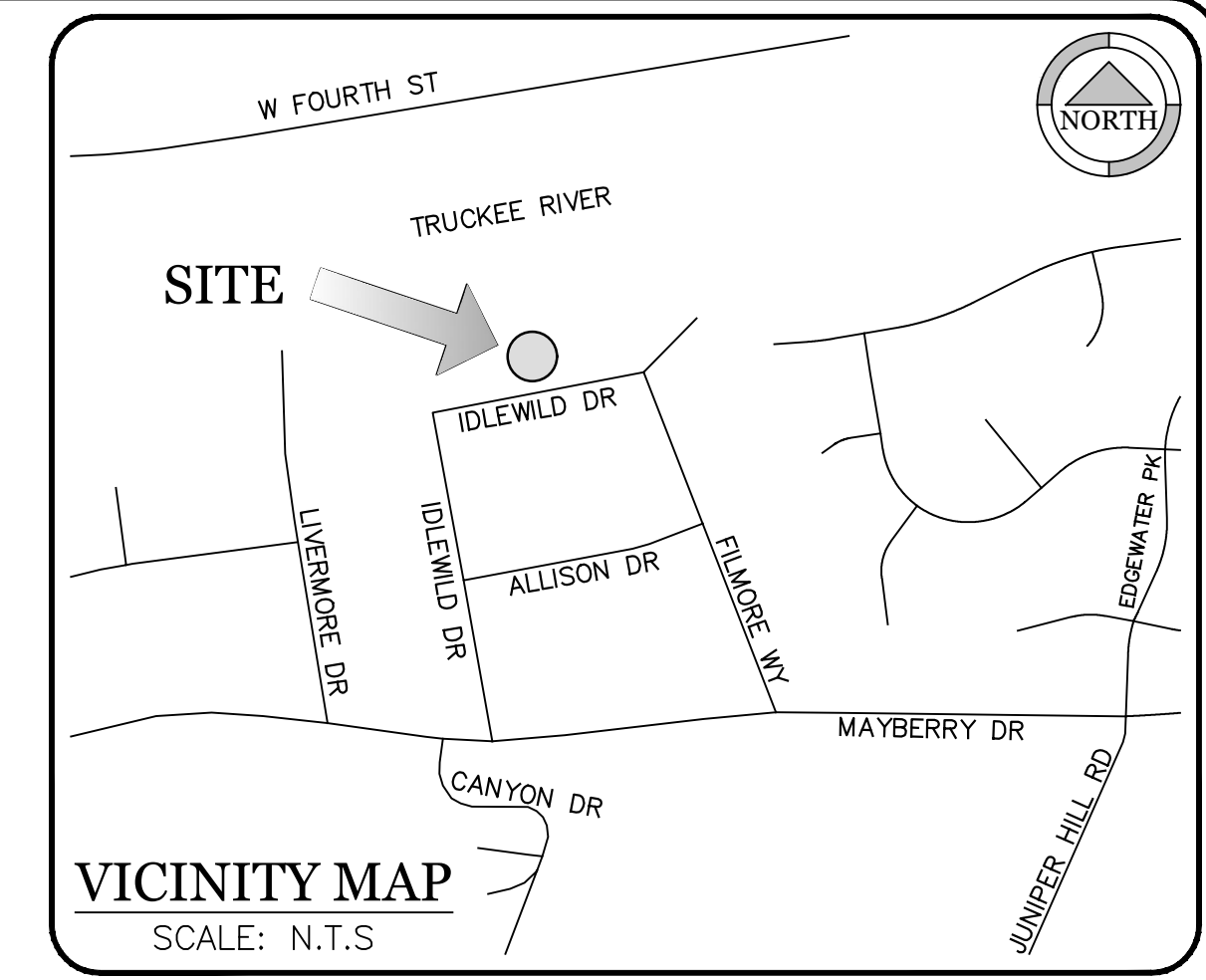
REFERENCE THE MAYBERRY RANCH ESTATES I CIVIL IMPROVEMENT PLANS AND HYDROLOGY REPORT FOR ANY DESIGN REQUIREMENTS

ENCROACHMENT NOTE

AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.

IRC DRAINAGE NOTE

SURFACE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET, WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.



SITE INFORMATION

ADDRESS	4837 IDLEWILD DR
APN	009-802-04
LOT SIZE	18,789 S.F.
ZONING	MDS
WUI FIRE RISK RATING	MODERATE
SETBACKS (F/R/S)	20/20/8 (FT)

EARTHWORK ANALYSIS

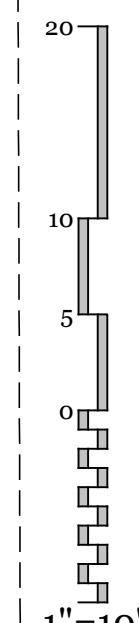
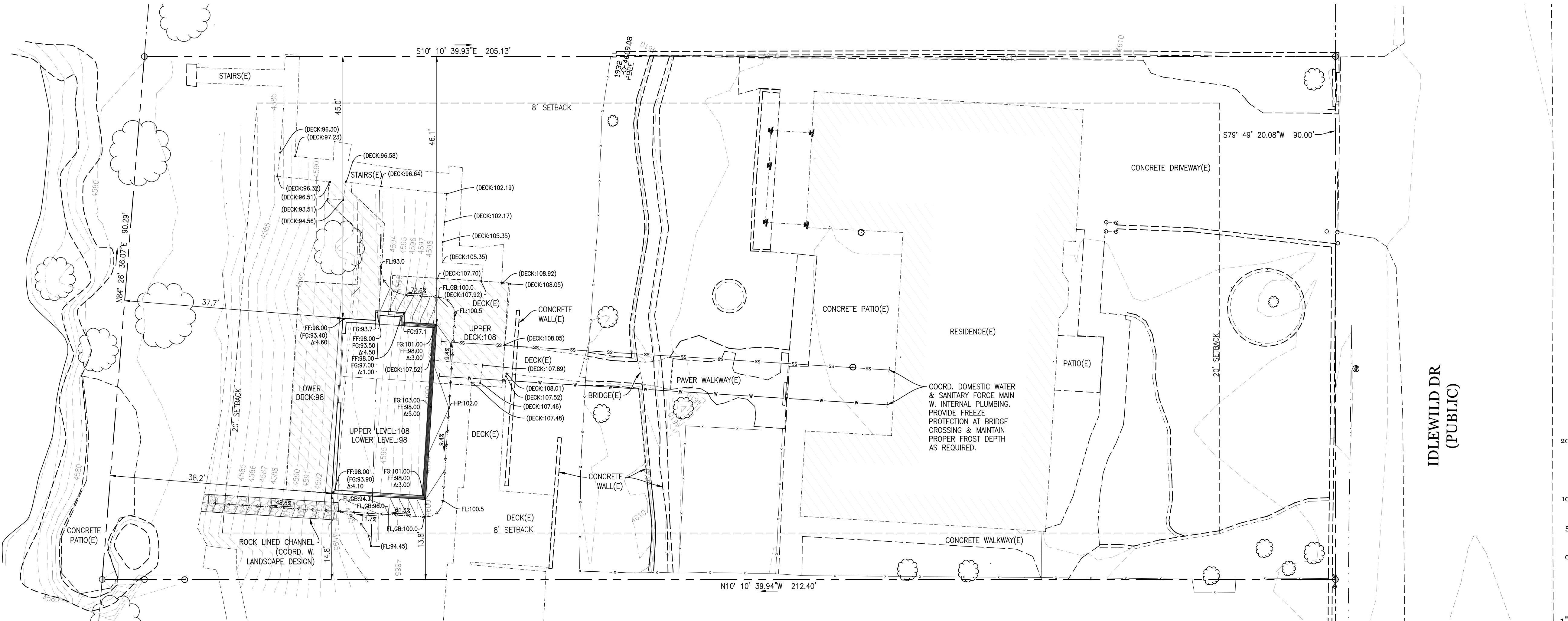
SITE AREA	0.40 AC
SITE DISTURBANCE	.05 AC
PROPOSED CUT	30 YD ³
PROPOSED FILL	0 YD ³
NET EARTHWORK	30 YD ³ CUT

THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR ANY OVER EXCAVATION, SHRINKAGE OR EXPANSION OF MATERIALS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.

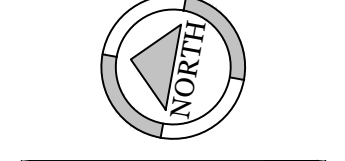
OWNER INFORMATION

WALKER FAMILY TRUST
PO BOX 530244
HENDERSON, NV 89053

TRUCKEE RIVER



MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7905
montevistaconsulting.com



VICINITY MAP
SCALE: N.T.S

Walker Guest House
Site Plan

4837 Idlewild Dr
APN: 009-802-04
Washoe County, Nevada

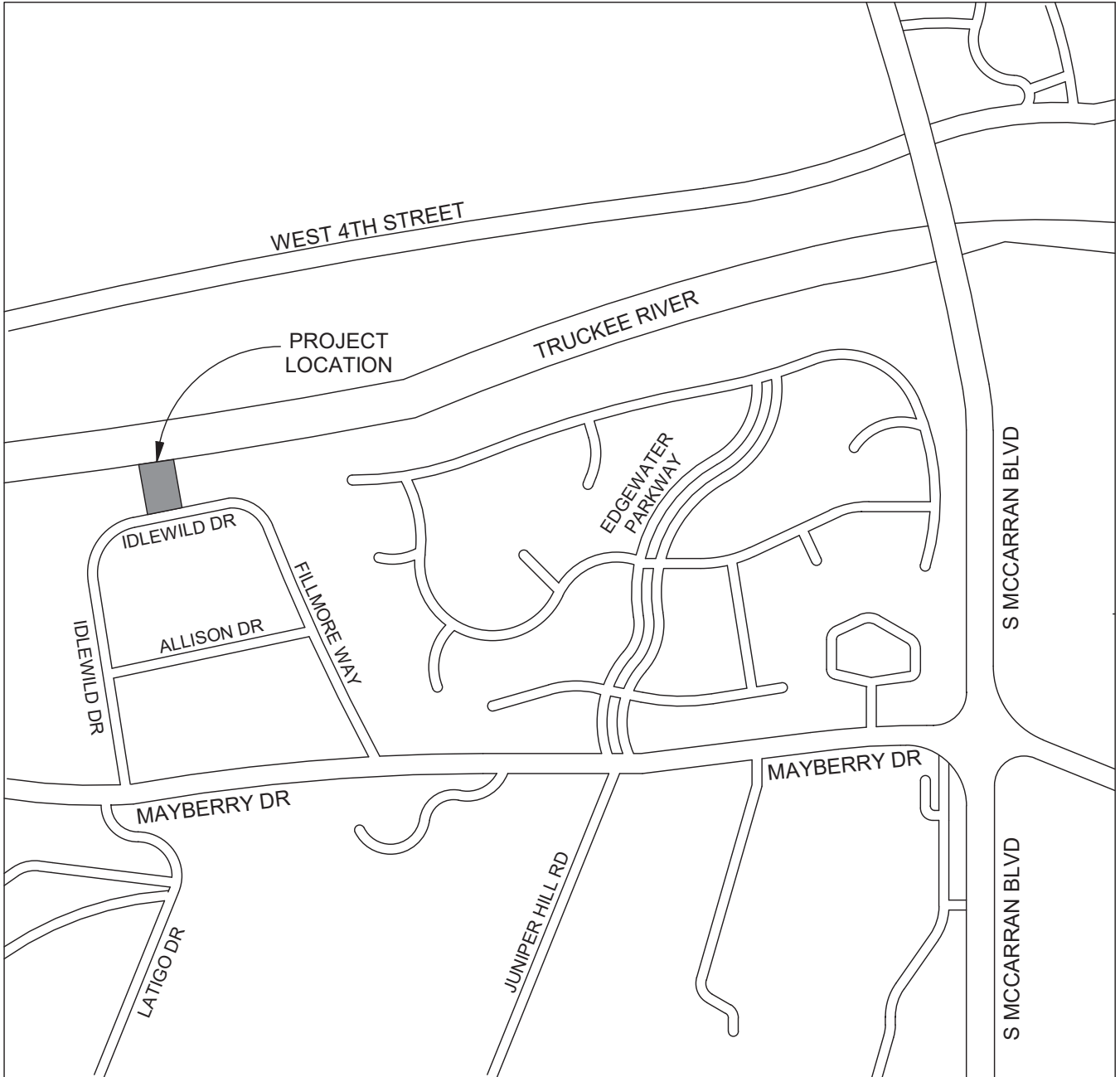
Project # 21.016
Drawn HBA
Checked MWV
Date 3.8.2021
Revisions

PROFESSIONAL ENGINEER-STATE OF NEVADA
MICHAEL VICKS
Exp. 6.30.2022
CIVIL
No. 21025
March 8, 2021

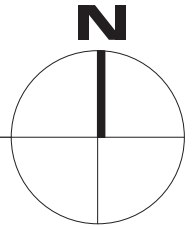


C1.0



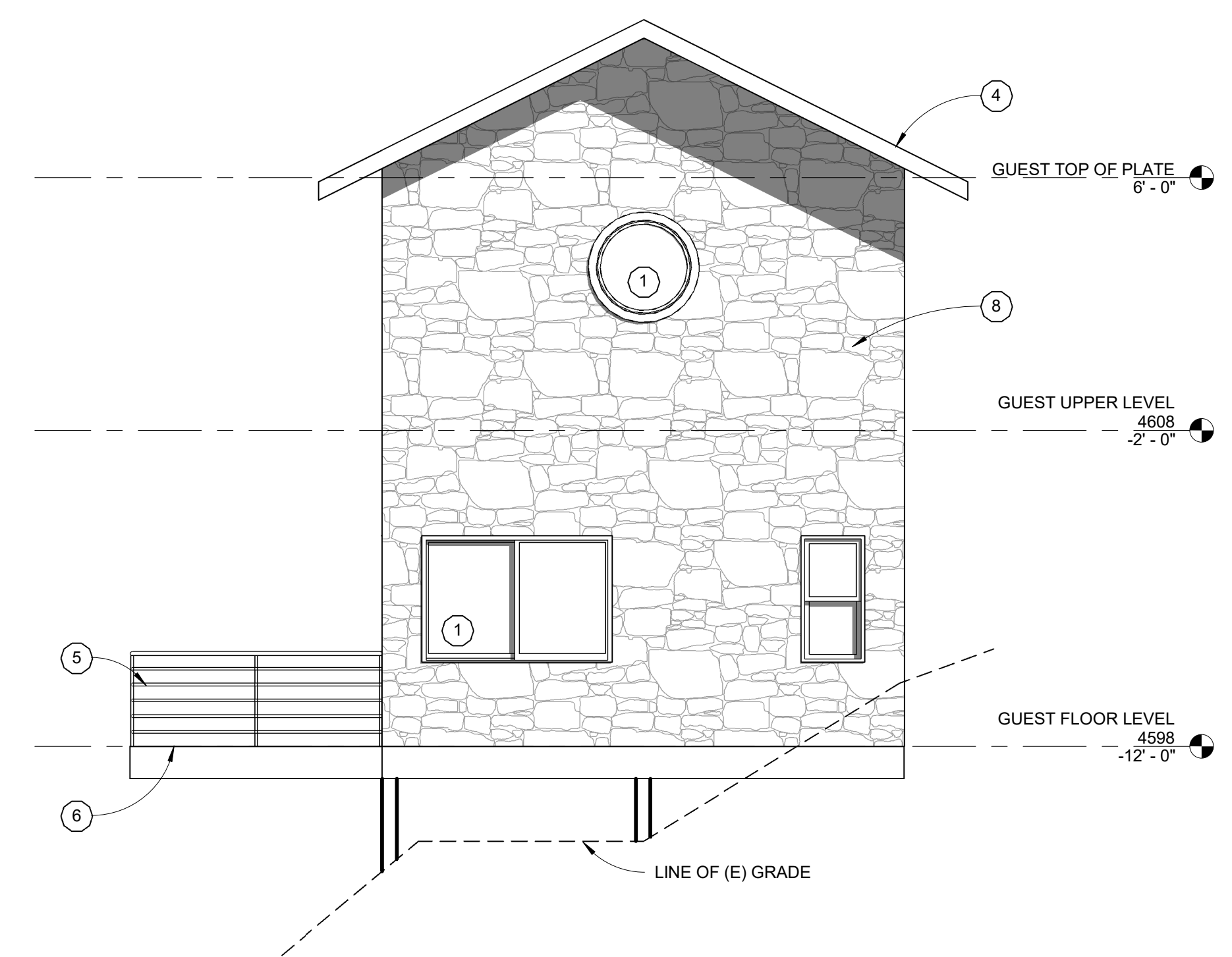


VICINITY MAP

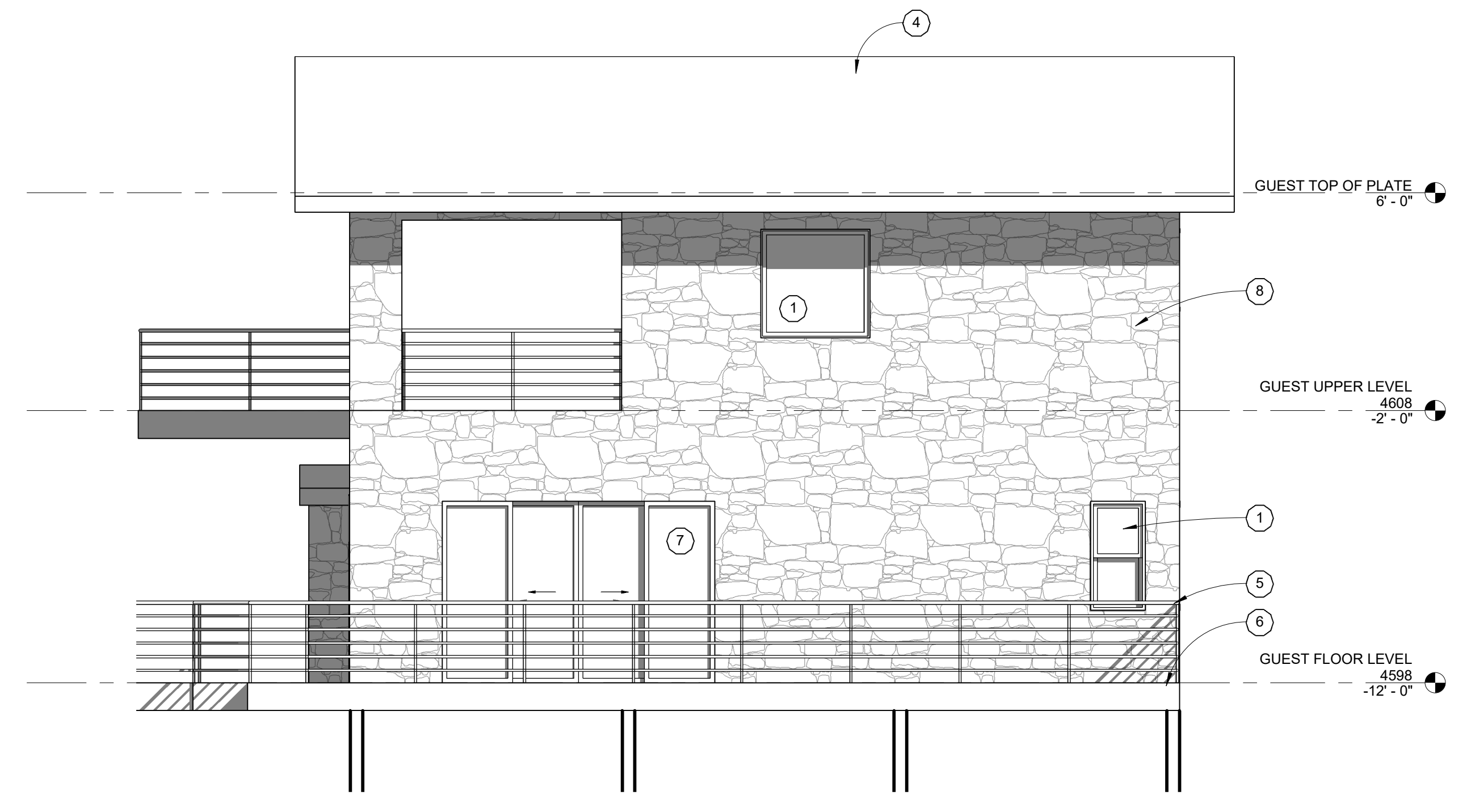


KEYNOTES

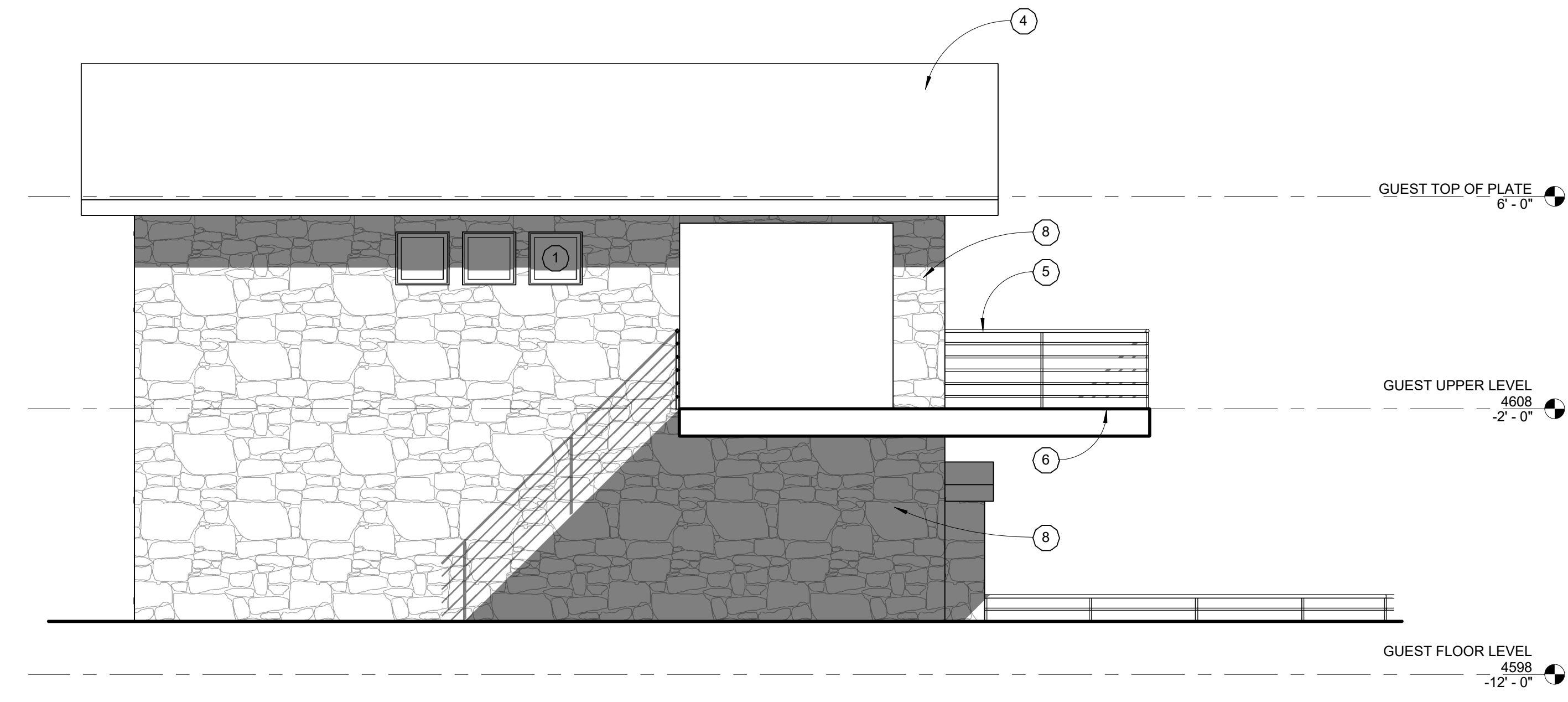
- 1 WINDOW TO MATCH (E) HOUSE
- 2 FRONT ENTRY DOOR TO BE SELECTED BY OWNER
- 3 ARCH TOP FRENCH DOORS
- 4 40-YEAR COMP. ROOFING
- 5 RAILING PER DETAIL
- 6 WOOD DECK
- 7 BI-PARTING SLIDING GLASS DOORS
- 8 MANUFACTURED STONE VENEER TO BE SELECTED BY OWNER



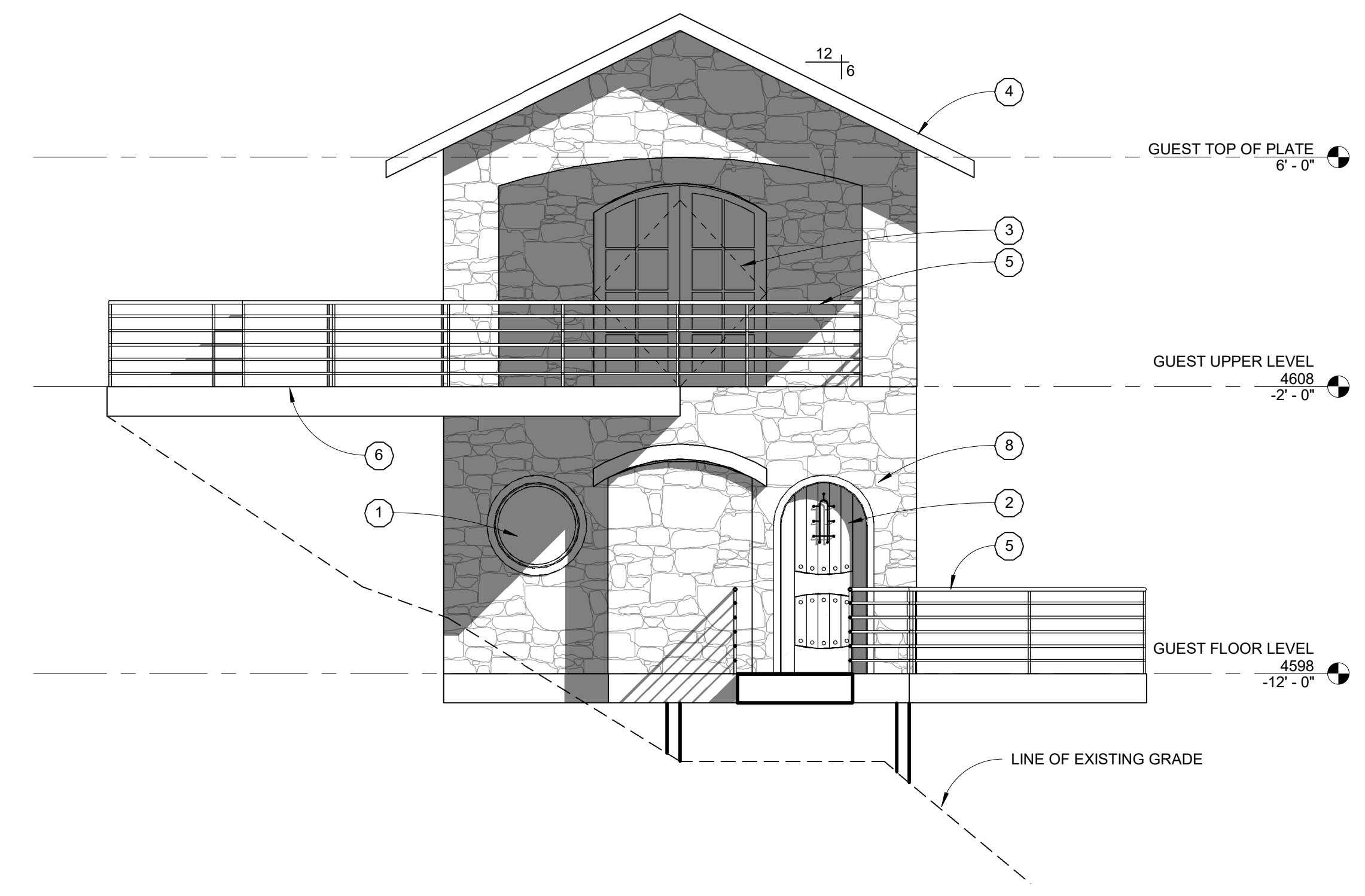
4 GUEST HOUSE WEST ELEVATION
1/4" = 1'-0"



3 GUEST HOUSE NORTH ELEVATION
1/4" = 1'-0"



2 GUEST HOUSE SOUTH ELEVATION
1/4" = 1'-0"



1 GUEST HOUSE EAST ELEVATION
1/4" = 1'-0"

**WALKER
RESIDENCE
REMODEL**
4837 IDLEWILD DRIVE



GUIDENBY, INCORPORATED
NV LIC. #0052260A
855 S. CENTER ST. RENO, NV 89501
PH. 775.324.5616 FAX 775.324.3239

1	A3.1
2	GUEST HOUSE ELEVATIONS
3	DRAWN BY: ADW
4	CHECKED BY: ADW
	DATE: 03/08/2021
	PROJECT: 20-035
	SCALE: PER PLAN

Walker Guest House SUP

Lighting Plan

The Walker Guest House project will include typical residential-type exterior lighting. Exterior lighting will be wall-mounted and dark-sky compliant. Fixtures will be similar to this fixture:



In addition to wall-mounted fixtures, there will be landscape lighting to light the steps down to the river and highlight landscaped areas. Landscape lighting will be low-voltage and intended to light paths and steps for safety.

All lighting will comply with the Washoe County Development Code.

Walker Guest House SUP

Signage Plan

The Walker Guest House project will not include any signage.