

# Mineikis Property

Application to Washoe County for a:

## *Special Use Permit Administrative Permit*

Prepared by:



John F. Krmpotic, AICP  
KLS Planning & Design Group  
1 East 1<sup>st</sup> Street, Suite 1400  
Reno, Nevada 89501



Michael Vicks, P.E.  
Monte Vista Consulting  
575 E. Plumb Lane, Suite 101  
Reno, NV 89502  
(775) 636-7905

Prepared for:

Aliks Mineikis  
643 US Highway 395 S  
Washoe County, NV 89704  
(530) 401-4687

**December 8, 2021**

**Table of Contents**

Project Requests.....1  
Project Location .....1  
Land Use and Zoning .....2  
Project Description .....4  
Special Use Permit Findings .....5  
Administrative Permit Findings .....6

**List of Figures**

Figure 1 – Vicinity Map .....1  
Figure 2 – Washoe County Master Plan Land Use.....2  
Figure 3 – Washoe County Zoning.....3  
Figure 4 – Conceptual Site Plan.....4

**Appendix**

**Application Materials**

- Washoe County Development Application
- Property Owner Affidavit
- Special Use Permit – Supplemental Information
- Administrative Permit – Supplemental Information
- Washoe County Fee Sheet
- Washoe County Treasurer – Tax Payment Records
- Preliminary Site Plan

## Project Requests

This application includes the following requests for the project:

- 1) **Special Use Permit** for a single family detached dwelling in the NC zone; and
- 2) **Administrative Permit** for a detached accessory structure that is larger than the main structure.

## Project Location

The site is composed of one parcel (APN: 050-231-04) totaling 4.31 acres and is located on US 395 at the intersection with Washoe View Lane in Washoe City. It is adjacent to residential on all sides. Current access to the site is from US 395, which is the primary access to the property.



Figure 1 – Vicinity Map

### Land Use and Zoning

The site is mostly surrounded by residential as the area is developed with single-family adjacent to the project site with commercial and residential land use designations. Commercial (C) was established for the site's land use in the Washoe County Master Plan, and regulatory zoning is Neighborhood Commercial (NC) (See Figures 2 and 3 below). The site is part of the South Valleys Area Plan and in the Old Washoe City Historic District SCMA.

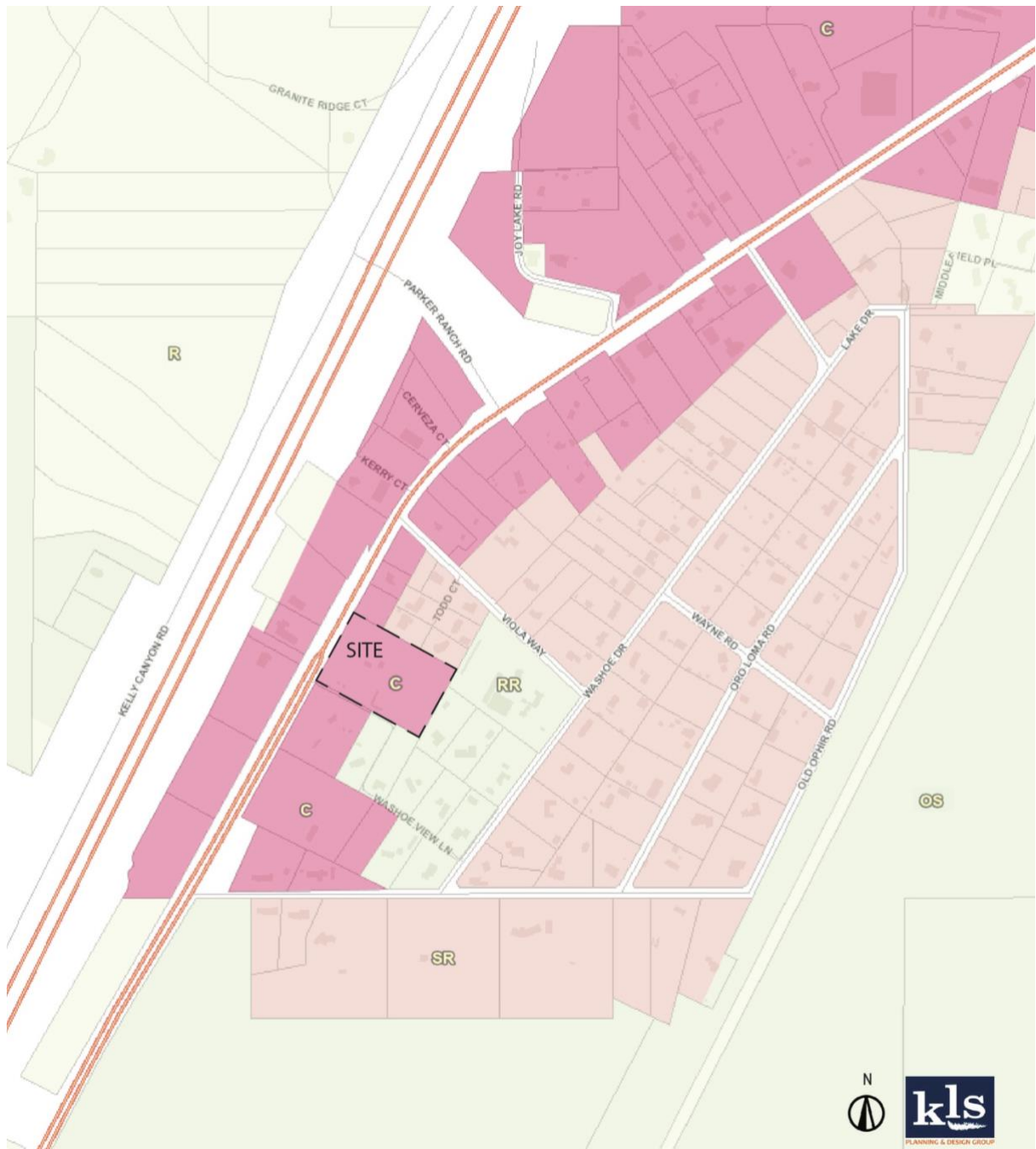


Figure 2 – Washoe County Master Plan

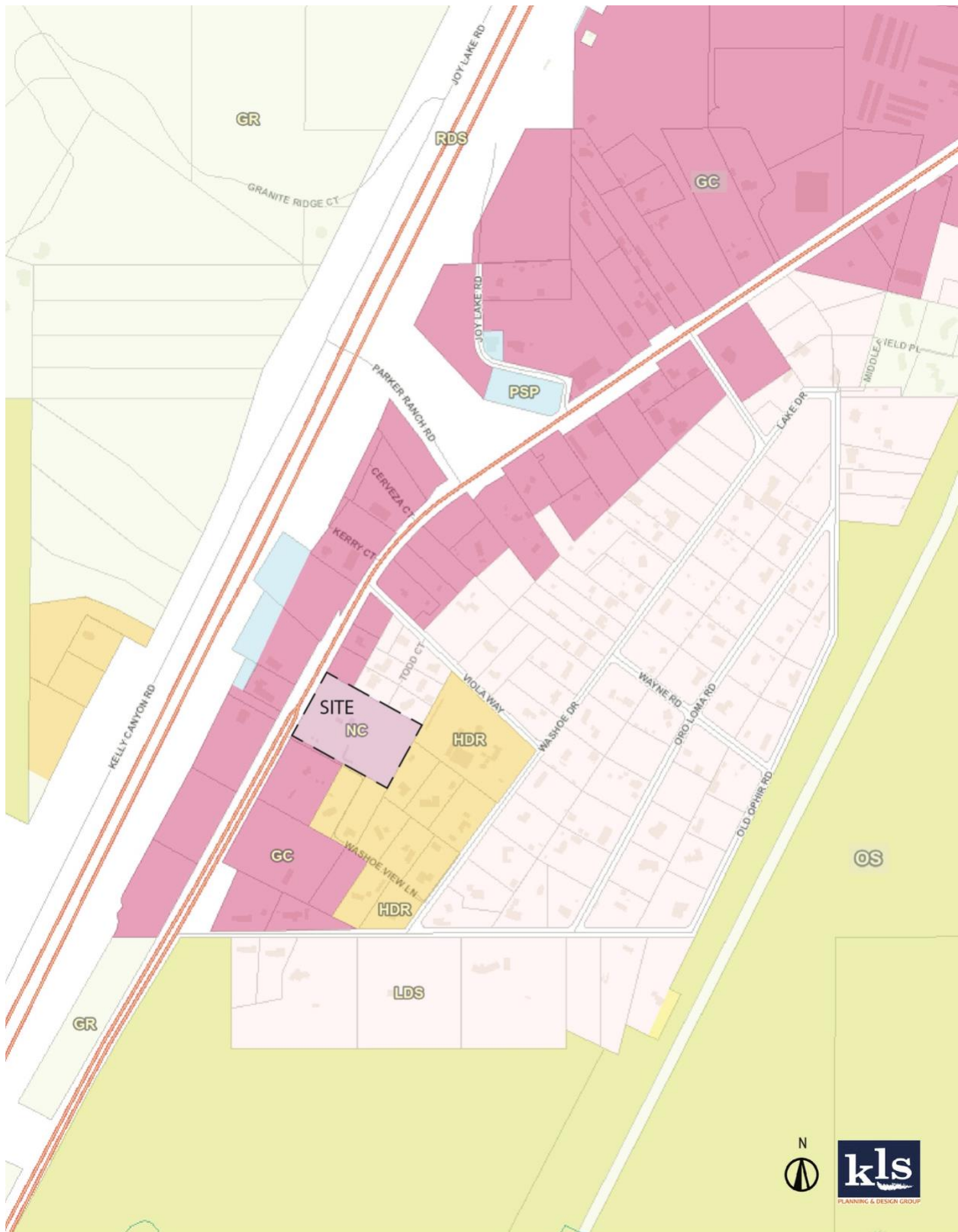


Figure 3 – Washoe County Zoning Map

### Project Description

The total project area of 4.31 acres proposes a single-family detached dwelling of approximately 2,500 square feet with an attached garage and a private indoor riding arena of 110' x 220', or 24,200 square feet. Existing driveways serve for site access and parking.



Figure 4 – Conceptual Site Plan

## Special Use Permit Findings

**Section 110.810.30 Findings.** Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

*The primary vision of the South Valleys Area Plan is to preserve the natural scenic character of the area, including a rural residential feel and the existence of livestock. Further, the Old Washoe City Historic District establishes regulatory zone uses to reflect community character, which allows for detached single-family dwelling and accessory structures with the requested permits. Both of these policies make the proposed low-density residential and private riding arena uses consistent with the plan's goals.*

- (b) Improvements. 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;

*Existing roadways will serve the site as seen in the project's site plan. The site is served by private well and septic systems. Any additional utility improvements needed will be provided upon construction. Drainage improvements are outlined in the attached site plan.*

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

*The site has very little slope and is in an area of minimal flood hazard, making it ideal for the proposed development. The single dwelling on the 4.3-acre site is well below the NC zoning's allowed density of five units per acre and allows for a large amount of open space to be preserved on the site.*

- (d) Issuance Not Detrimental. 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; and

*Issuance of the permit has no conceivable detriment to the public health, safety, or welfare; is not injurious to the property or improvements of adjacent properties; and is not of detrimental character to the surrounding area.*

- (e) 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.

*Issuance of the permit will not have a detrimental effect on the location, purpose, or mission of the military installation.*

## Administrative Permit Findings

**Section 110.808.25 Findings.** Prior to approving an application for an administrative permit, the hearing examiner or the Board of Adjustment shall find that all of the following, if applicable, are true:

- (a) Consistency. The proposed use is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plan;

*The primary vision of the South Valleys Area Plan is to preserve the natural scenic character of the area, including a rural residential feel and the existence of livestock. Further, the Old Washoe City Historic District establishes regulatory zone uses to reflect community character, which allows for detached single-family dwelling and accessory structures with the requested permits. Both of these policies make the proposed low-density residential and private riding arena uses consistent with the plan's goals.*

- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be 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;

*Existing roadways will serve the site as seen in the project's site plan. The site is served by private well and septic systems. Any additional utility improvements needed will be provided upon construction. Drainage improvements are outlined in the attached site plan.*

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of the development;

*The site has very little slope and is in an area of minimal flood hazard, making it ideal for the proposed development. The single dwelling on the 4.3-acre site is well below the NC zoning's allowed density of five units per acre and allows for a large amount of open space to be preserved on the site.*

- (d) Issuance Not Detrimental. 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; and

*Issuance of the permit has no conceivable detriment to the public health, safety, or welfare; is not injurious to the property or improvements of adjacent properties; and is not of detrimental character to the surrounding area.*

- (e) Effect on a Military Installation. If a military installation is required to be noticed pursuant to this article, the effect of the issuance of the permit will not be detrimental to the location, purpose and mission of the military installation.

*Issuance of the permit will not have a detrimental effect on the location, purpose, or mission of the military installation*



## **Appendix**

### **Application Materials**

Washoe County Development Application

Property Owner Affidavit

Special Use Permit – Supplemental Information

Administrative Permit – Supplemental Information

Washoe County Fee Sheet

Washoe County Treasurer – Tax Payment Records

Preliminary Site Plan

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## 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>Mineikis Property</b>			
Project Description: A 2,500 square foot single family residence and a 24,200 square foot private indoor riding area.			
Project Address: 643 US Highway 395 S, Washoe County, NV 89704			
Project Area (acres or square feet): 4.309 ac			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>In Washoe City at the intersection of US-395 and Washoe View Lane.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-231-04	4.309		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). WBLD19-100216			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Alik & Julia Mineikis		Name: John Krmpotic, KLS Planning & Design	
Address: 643 US Highway 395 S		Address: 1 East 1st Street, Suite 1400	
Washoe County, NV	Zip: 89704	Reno, NV	Zip: 89501
Phone: 530-401-4687	Fax:	Phone: 775-852-7606	Fax:
Email: mineikisa@yahoo.com		Email: johnk@klsdesigngroup.com	
Cell:	Other:	Cell: 775-857-7710	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Alik & Julia Mineikis		Name: Michael Vicks, Monte Vista Consulting	
Address: 643 US Highway 395 S		Address: 575 E. Plumb Lane #101	
Washoe County, NV	Zip: 89704	Reno, NV	Zip: 89502
Phone: 530-401-4687	Fax:	Phone: 775-636-7905	Fax:
Email: mineikisa@yahoo.com		Email: mike@montevistaconsulting.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Aleks Mineikis

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, Aleks Mineikis  
(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): 05023104

Printed Name Aleks Mineikis

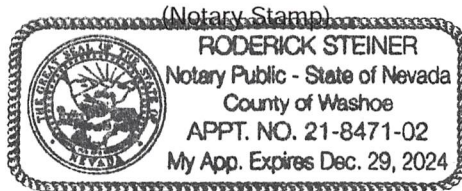
Signed [Signature]

Address 643 US HIGHWAY 395 S  
NV 89704

Subscribed and sworn to before me this 18 day of November, 2021.

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

My commission expires: 12/24/2024



\*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: Julia Mineiki's

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 )

Julia Mineiki's  
(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): 05023104

Printed Name Julia Mineiki's

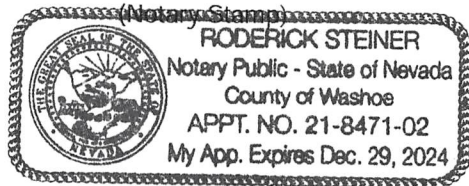
Signed [Signature]

Address 643 US HWY 395 S  
NV 89704

Subscribed and sworn to before me this 18 day of November, 2021.

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

My commission expires: 12/29/2024



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

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

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

An approximately 2,500 square foot single-family detached residence in the NC regulatory zone.

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.)

See the site plan attached.

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

There is no intended phasing schedule for the construction of this project as this is a single-family detached dwelling unit.

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

The site's surroundings are primarily of low-density residential use, and the site itself is nearly flat. Existing roadways serve the site and the dwelling will be located where a demolished structure had previously existed, making it suited for the same proposed use.

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

The project will keep in character with the surrounding residential uses and keep a majority of the site undisturbed. The effects of the proposed project will be very similar in nature to those of the surrounding single-family parcels.

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

The only anticipated negative impacts of the project would be during the construction phase, all of which would be temporary.

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.

Undisturbed vegetation will meet landscaping requirements. An attached garage and existing driveway provide required parking.

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	Private
b. Electrical Service	NVE
c. Telephone Service	None
d. LPG or Natural Gas Service	None
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	Private

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	Truckee Meadows Fire Station 32
b. Health Care Facility	Saint Mary's Galena Urgent Medical Center
c. Elementary School	Pleasant Valley Elementary School
d. Middle School	Herz Middle School
e. High School	Damonte Ranch High School
f. Parks	Davis Creek Regional Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Herz Boulevard / Mount Rose Highway

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

1. What is the type of project or use being requested?

The permit is requested for a detached accessory structure that is larger than the main structure. It will be a private indoor riding arena.

2. What section of the Washoe County code requires the Administrative permit required?

Section 110.306.10(d) - any detached accessory structure larger than the main structure requires an Administrative Permit.

3. What currently developed portions of the property or existing structures are going to be used with this permit?

The portion of the property to be used for this permit is currently undeveloped.

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

A new structure with necessary utilities will be constructed. Roads are existing. See site plan for details.

5. Is there a phasing schedule for the construction and completion of the project?

**There is no phasing schedule needed for this project.**

6. 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 is a large, flat site of over four acres. The area for the arena had previously had this use and will not require grading.

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

The project provides an enclosed space for riding activities as to not disturb any neighbors.

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

There is no anticipated negative impacts on adjacent properties rather than temporary construction noise.

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

Voluntary conditions of approval will be address with staff upon application review.

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

No improved parking spaces are provided as this is for private use. An existing driveway will be used for personal parking.

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

The area around the arena portion of the site will remain undisturbed and be landscaped with the site's natural vegetation.

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signage or intense lighting is needed nor will be provided for this project.

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

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

a. Sewer Service	Private
b. Water Service	Private

For most uses, the 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:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. 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):



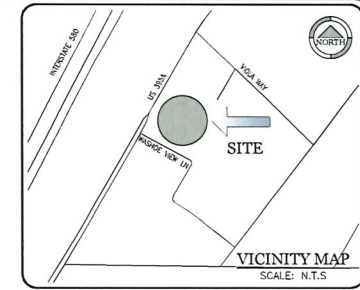
SITE PLAN LEGEND	
	DRIVEWAY/PAVED AREA
	DECK AREA
	INFILTRATION TRENCH/DRYWELL
	MANHOLES/DRYWELL INFILTRATION AREA
PROPERTY LINE	
	PROPERTY CORNER
	UTILITY LINE W. DESCRIPTION
	EXISTING UTILITY LINE W. DESCRIPTION
	FIRE HYDRANT ASSEMBLY
	WATER SERVICE
	MANHOLE W. DESCRIPTION
	CLEANOUT
	SANITARY SEWER LATERAL
	YARD DRAIN
	DIRECTIONAL FLOW LINE
GRADE BREAK	
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	FLOW DIRECTION ARROW
	SPOT ELEVATION (EXISTING) - PROPOSED
	FIBER ROLL (SC-1)
	SILT FENCE (SC-5)
	CONSTRUCTION ENTRANCE (SC-8)
	REVEGETATION (EC-8)
	RPRAP (EC-7)
SOLID WASTE MANAGEMENT (CM-3)	
	STREET SURFACE CLEANING (CM-5)
	VEHICLE & EQUIPMENT CLEANING (CM-7)
	VEHICLE & EQUIPMENT FUELING (CM-8)
	CONCRETE WASHOUT (CM-9)
	MATERIAL DELIVERY & STORAGE (CM-10)
	SANITARY WASTE MANAGEMENT (CM-14)
	TREE/TREE TO BE REMOVED

**SITE NOTES**

1. THIS PLAN IS NOT FOR CONSTRUCTION. IT IS INTENDED FOR ENTITLEMENT PURPOSES ONLY.
2. THE BOUNDARY SURVEY PREPARED BY VCS SURVEYING IS THE BASIS OF THIS DESIGN. A TOPOGRAPHICAL SURVEY WAS NOT PERFORMED FOR THIS SITE. THE TOPOGRAPHY SHOWN IS FROM THE WADSWORTH REGIONAL MAPPING SYSTEM IMPROVEMENTS AND/OR UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES ARE APPROXIMATE ONLY AS PROVIDED BY A SITE PLAN PREPARED BY THE OWNER. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. A FULL SURVEY WILL BE REQUIRED PRIOR TO PREPARATION OF CONSTRUCTION DOCUMENTS.
3. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE 100' RIGHT-OF-WAY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD OPERATIONS & DETAILS.
4. THIS SITE IS SERVICED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
5. THE SITE IS ADJACENT TO EXISTING TRADITIONS AT EXTERIOR DOORS. SHOULD ANY ENCROACHMENTS BETWEEN THIS PLAN AND THE ARCHITECTURAL PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY VCS PRIOR TO PROCEEDING WITH CONSTRUCTION. REFERENCE DESIGN BY OTHERS.
6. BACKFILL ESTABLISHING EXPOSITION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (6" MIN SEPARATION TYPICAL). REFERENCE DESIGN BY OTHERS.
7. PROVIDE SIX INCHES (6" ON CONCRETE SURFACES) TO SIX INCHES (6" ON OTHER SURFACES) SLOPE AWAY FROM PROPOSED STRUCTURE TOWARDS THE DRAINAGE SWALE OR APPROVED DRAINAGE OUTFALL (6" MIN. FROM STRUCTURE. (UNLESS OTHERWISE NOTED).
8. DRAINAGE SWALE SHALL MAINTAIN A MINIMUM SLOPE OF 1% TOWARDS AN APPROVED DRAINAGE OUTFALL.
9. SLOPE LAWN AREAS 2 (2) MIN. TOWARDS THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE OUTFALL.
10. THE CONTRACTOR SHALL TRAVEL ALL POINT ALONG TO SLOPE FLOWS WITH MECHANICALLY STABILIZED WATER SPREADING AT THE TERMINATION OF ANY SWALE. NO STABILIZATION IS REQUIRED ON PAVED SURFACES.
11. ALL LANDSCAPE AND LANDSCAPING SURROUNDING THE STRUCTURE SHALL BE FINISHED PER OWNER'S REQUIREMENTS.
12. THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (2001/C13500). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 1%-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
13. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE FORMS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
14. SHOULD ANY CAVE OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHREVEPORT 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.
15. ADD 5000' TO ALL ELEVATIONS.

**IRC DRAINAGE NOTE**

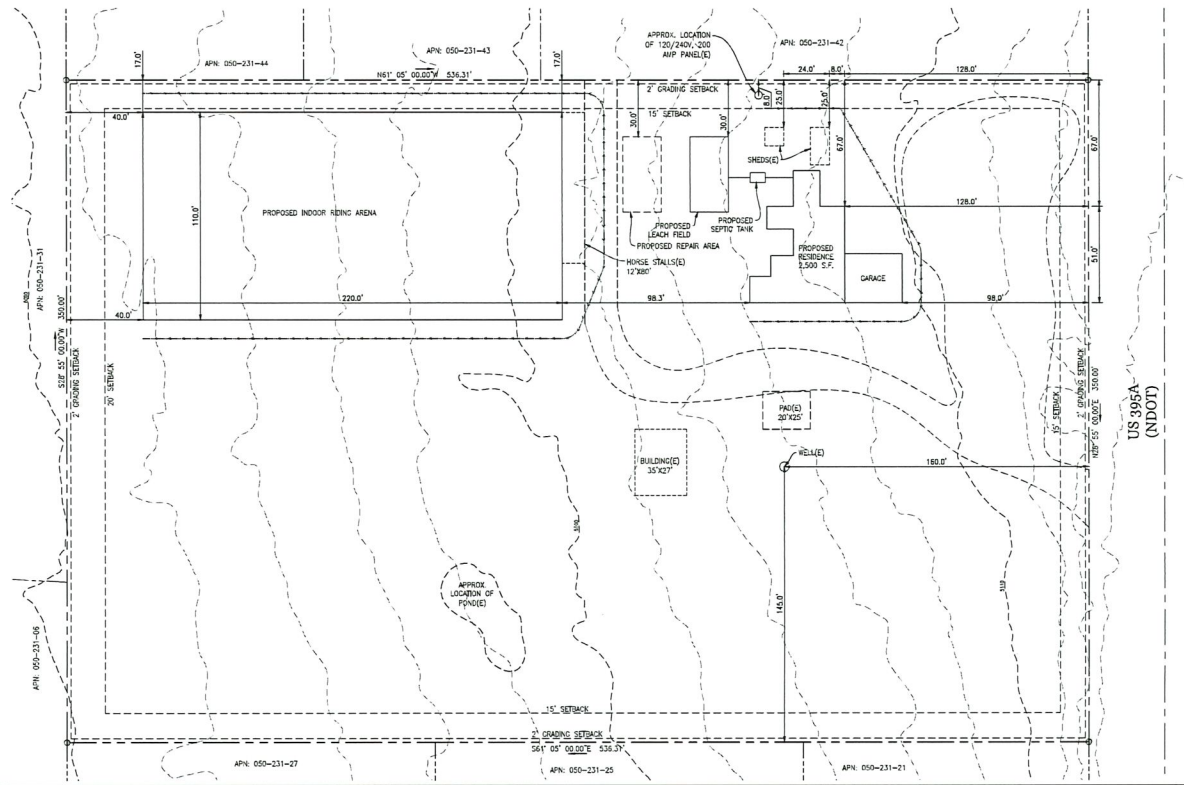
SURFACE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES VARY, SLOPES OR OTHER PHYSICAL BARRIERS PROMPT 6 INCHES OF FALL WITHIN 10'. DRAINAGE 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	643 US HIGHWAY 395 S
APN	050-231-04
LOT SIZE	4.3 AC
ZONING	NC
WLR FIRE RISK RATING	HIGH
SETBACKS (F/R/S)	15/20/15 (FT)

**OWNER INFORMATION**

VINIKES, ALKS & JULIA  
215 SURREY DR  
FRING, NV 89521



**MONTE VISTA CONSULTING**  
575 E. Flamb Lane #101  
Palo Alto, CA 94301  
773.636.7903  
montevistaconsulting.com

**Mineikis Residence**  
Preliminary Site Plan

643 US Highway 395 S	APN 050-231-04	Waller County Nevada
Project #	21 090	
Drawn	HEA	
Checked	MVV	
Date	12.8.2021	Revision

SEE ATTACHMENT DRAWING FOR THE CONSTRUCTION



**C1.0**  
1 of 1

