

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Special Use Permit
WSUP22-0030
(Rabe Grading SUP)

December 1, 2022

2410 La Mancha Dr.

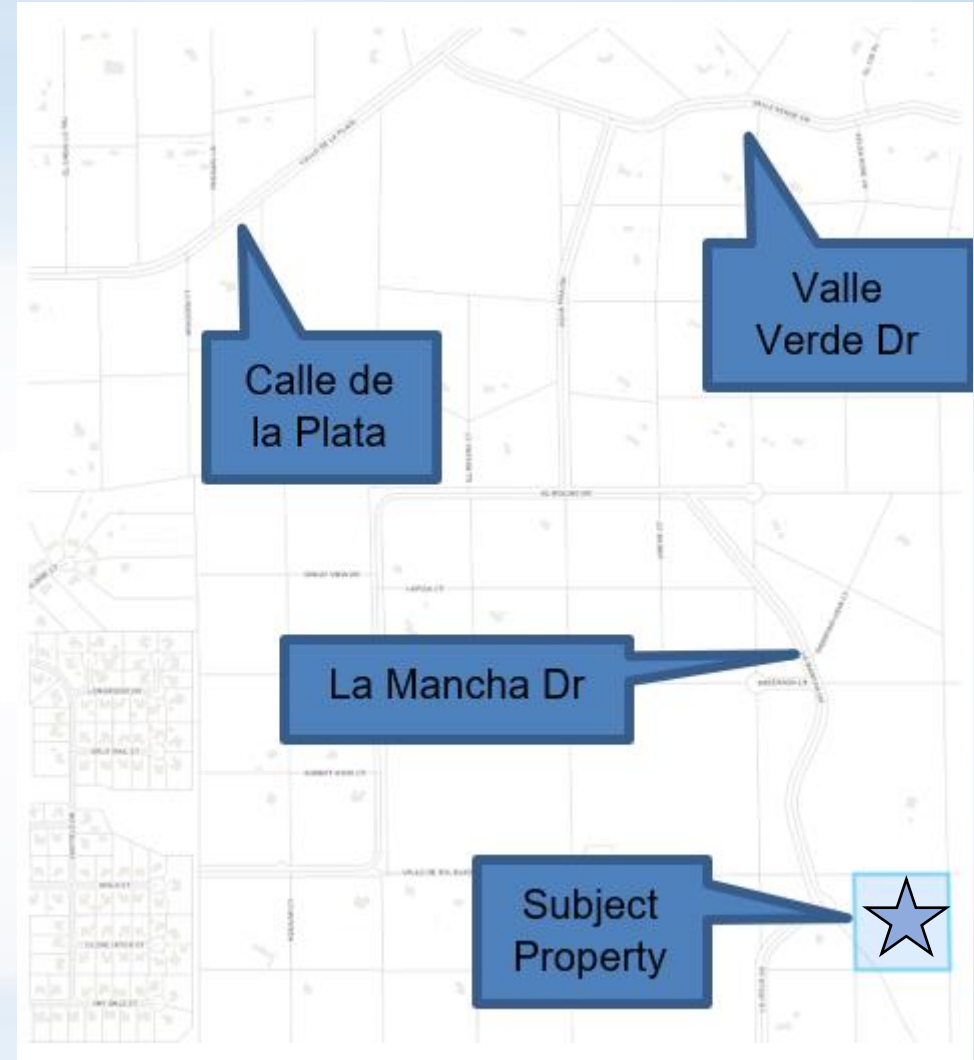
APN 076-381-53



Vicinity Map



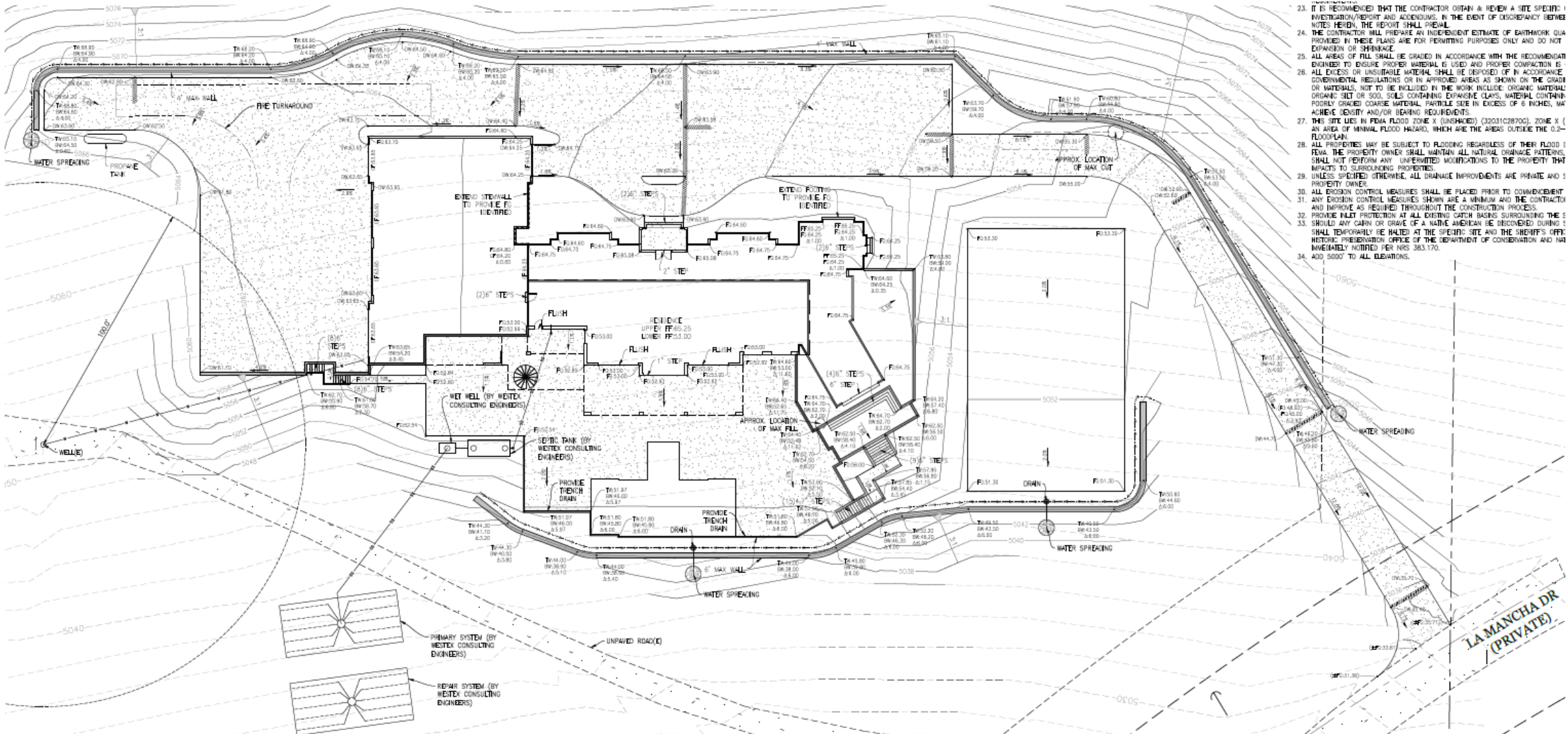
- Spanish Springs Area Plan
- General Rural (GR)
- Surrounding parcels similar size (10 acres) or larger and developed with single-family dwellings or vacant



Request

- Grading for an SFD and site improvements resulting in more than half an acre of disturbance and excavation of more than 5,000 cubic yards.
- Request to vary standard WCC 110.438.45 (c) for a difference from natural grade of 19'

Request



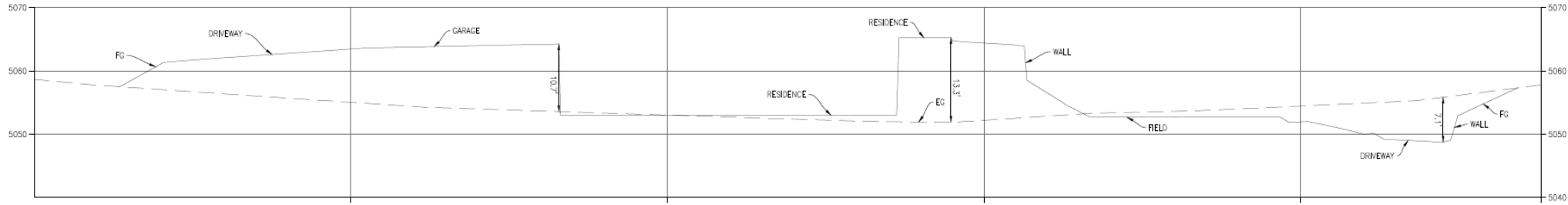
23. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN & REVIEW A SITE SPECIFIC INVESTIGATION/REPORT AND ADDENDUMS. IN THE EVENT OF DISCREPANCY BEFORE NOTES HEREIN, THE REPORT SHALL PREVAIL.
24. THE CONTRACTOR WILL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITY PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT EXPANDED OR SHRINKAGE.
25. ALL AREAS OF FILL SHALL BE GRADED IN ACCORDANCE WITH THE RECOMMENDATION PROVIDED TO ENSURE PROPER MATERIAL IS USED AND PROPER COMPACTION IS OBTAINED.
26. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DEPOSITED OF IN ACCORDANCE WITH GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLANS. NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIAL, ORGANIC SILT OR SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING POORLY GRADED COARSE MATERIAL PARTICLE SIZE IN EXCESS OF 6 INCHES, MAXIMUM DENSITY AND/OR BEARING REQUIREMENTS.
27. THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C28700), ZONE X (AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-FLOODPLAIN).
28. ALL PROPERTIES MAY BE SUBJECT TO FLOODING REGARDLESS OF THEIR FLOOD (FEMA). THE PROPERTY OWNER SHALL MAINTAIN ALL NATURAL DRAINAGE PATTERNS, SHALL NOT PERFORM ANY UNAUTHORIZED MODIFICATIONS TO THE PROPERTY THAT IMPACTS TO SURROUNDING PROPERTIES.
29. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND THE PROPERTY OWNER.
30. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
31. ANY EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR SHALL IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
32. PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE. SHOULD ANY CURB OR GRADE OF A WATER COURSE BE DISOBTAINED DURING THE CONSTRUCTION, IT SHALL TEMPORARILY BE MAINTAINED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE OF HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
34. ADD 5000' TO ALL ELEVATIONS.

Parcel Background

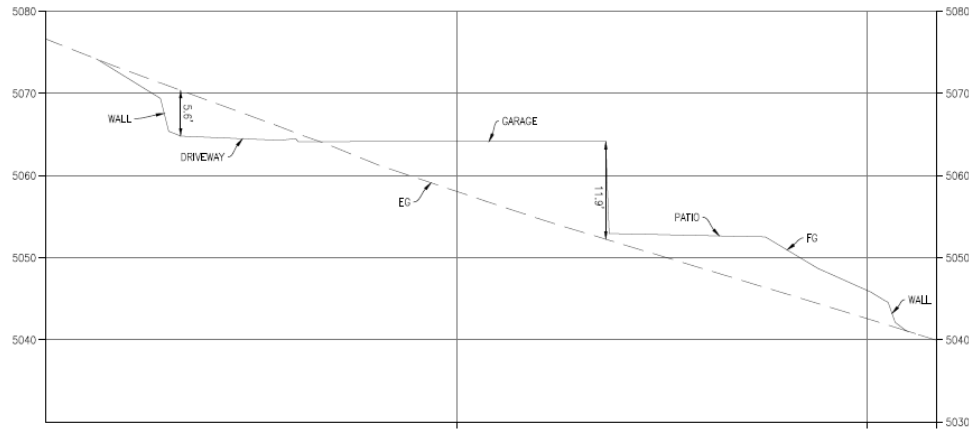
- Slopes 10-40%
- Generally vegetated with brush
- Site visible for 1+ miles downhill



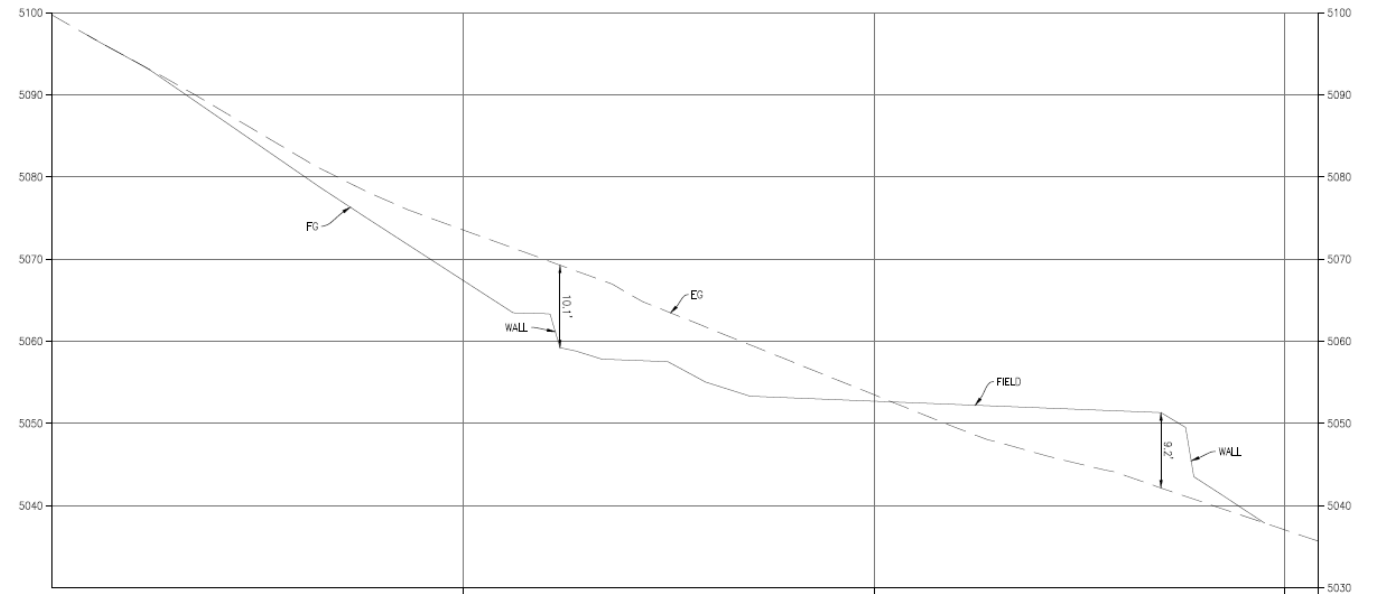
Cross Sections



A-A
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'



B-B
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'

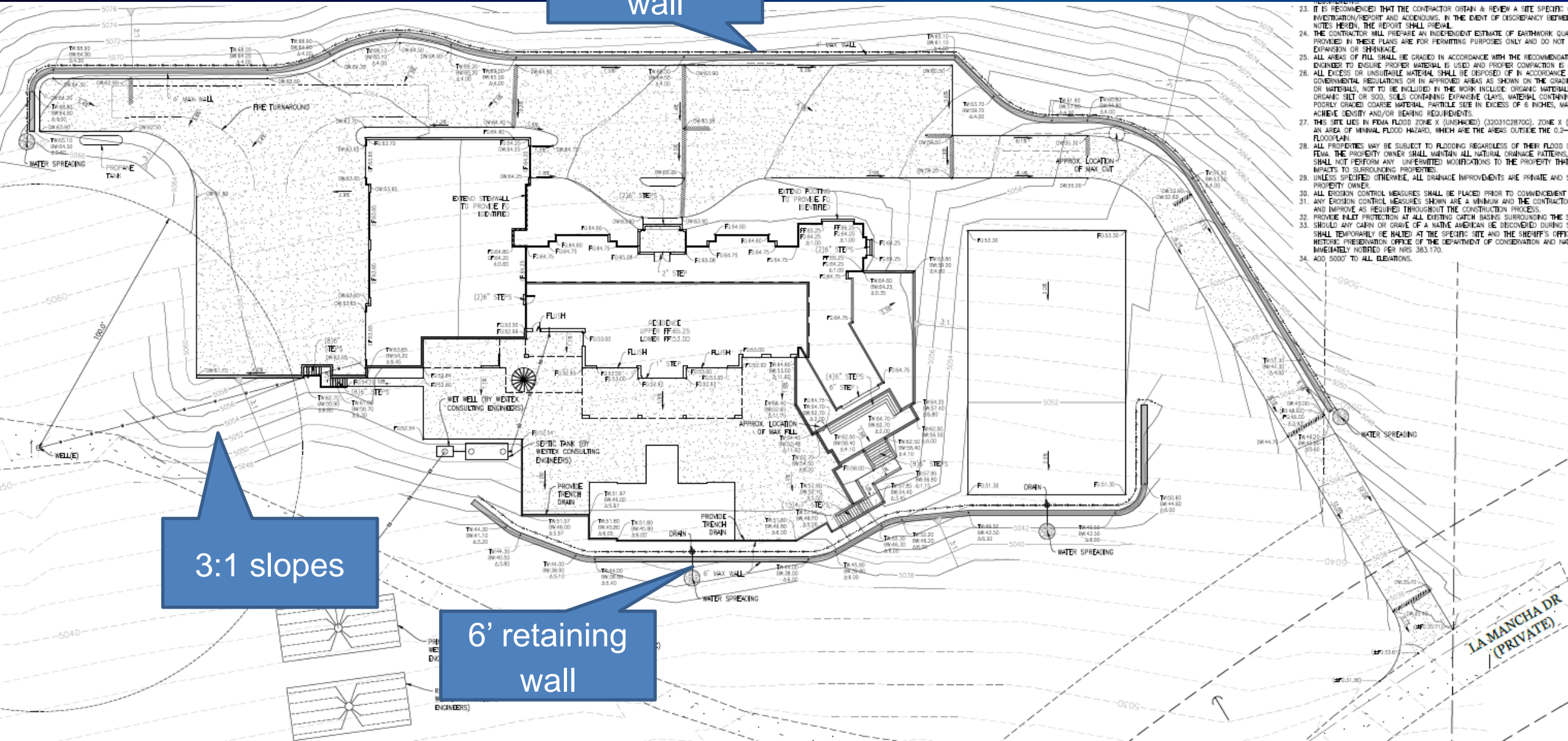


C-C
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'

4' retaining wall

3:1 slopes

6' retaining wall



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- 24. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITIES PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT EXPANDED OR SHRINKAGE.
- 25. ALL AREAS OF FILL SHALL BE GRADED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE ENGINEER TO ENSURE PROPER DRAINAGE AND PROPER COMPACTION IS MAINTAINED. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE REMOVED IN ACCORDANCE WITH GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLAN OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIAL, DRIVING SILT OR SOIL, SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING POORLY GRADED COARSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES, MATERIAL WITH HIGH MOISTURE AND/OR HEAVY REQUIREMENTS.
- 27. THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C28700), ZONE X (AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-FLOODPLAIN).
- 28. ALL PROPERTIES MAY BE SUBJECT TO FLOODING REGARDLESS OF THEIR FLOOD ZONE. THE PROPERTY OWNER SHALL MAINTAIN ALL NATURAL DRAINAGE PATTERNS, AND SHALL NOT PERFORM ANY UNPERMITTED MODIFICATIONS TO THE PROPERTY THAT IMPACTS TO SURROUNDING PROPERTIES.
- 29. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND NOT TO BE MAINTAINED BY THE CITY.
- 30. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF ANY EXCAVATION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR SHALL IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
- 32. PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE. SHOULD ANY CATCH OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING CONSTRUCTION, THE WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AND HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
- 34. ADD 5000' TO ALL ELEVATIONS.

LA MANCHA DR (PRIVATE)

Recommended Condition Modification



Condition 1.f: All rockery retaining walls not shielded by structures as shown in the application shall be shielded by a landscaping buffer consisting of an **average** of one tree every 50 feet. A combination of plantings and trees shall shield at least **90% of the upper rockery wall and 50% of the lower rockery wall**. In the case where there is not sufficient space for landscaping between the rockery retaining wall and site improvements, the trees shall be planted directly west of the subject improvements. All tree plantings shall meet the planting requirements of WCC.110.412.60.h. The trees shall be at least 60% coniferous. Should such landscaping conflict with defensible space requirements, other planting varieties shall be accepted so long as they provide equal or greater shielding of the rockery retaining walls.

Reviewing Agencies



Sent to 15 agencies for review

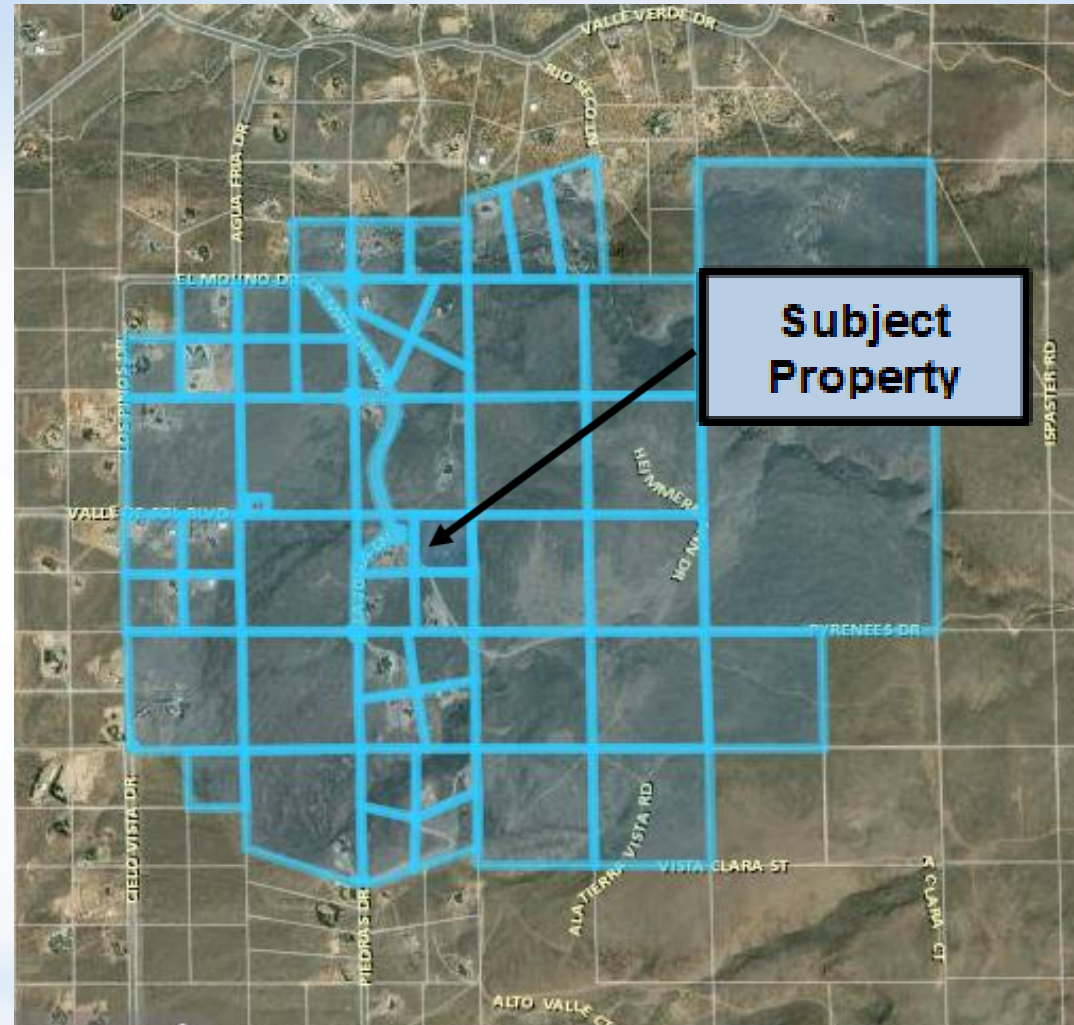
Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwayne Smith, desmith@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X			
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@gmail.com
Truckee Meadows Water Authority	X			

Public Notice



COMMUNITY
SERVICES DEPARTMENT

Notice sent to 47
unique property
owners within
3,000 ft



Staff is able to make all findings:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development;
- (d) 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;
- (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.

Approve with Conditions:

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 WSUP22-0030 for Jonathan & Amanda Rabe with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

Thank you

Kat Oakley, Planner
Washoe County CSD – Planning Division
koakley@washoecounty.gov
775-328-3628



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