

# Special Use Permit Re-submittal Cheyenne Drive

Re-Submitted to Washoe County

July 8, 2021

Prepared for

American Patriot Homes LLC

979 Melba Drive

Reno, NV 89503

Prepared by



**WOOD RODGERS**

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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: Cheyenne Drive Special Use Permit			
Project Description: A Special Use Permit for Major Grading and variance to standards for the construction of three (3) single-family detached units and a private driveway on Low Density Suburban (LDS) regulatory zoning.			
Project Address: 145, 155, & 165 Cheyenne Drive Washoe County, NV 89521			
Project Area (acres or square feet): 3.29 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project area is located along Cheyenne Drive approximately 500 ft west of the intersection of Cheyenne Drive and US395 Alt.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-221-06	1.15	045-221-08	1.1
045-221-07	1.04		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). None			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: American Patriot Homes LLC		Name: Wood Rodgers Inc.	
Address: 979 Melba Drive		Address: 1361 Corporate Drive	
Reno, NV	Zip: 89503	Reno, NV	Zip: 89502
Phone: 775-762-2027	Fax:	Phone: 827-7742	Fax:
Email: nnnexchange@gmail.com		Email: dkirkland@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Douglas Barker		Contact Person: Derek Kirkland	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
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:** American Patriot Homes LLC

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, Douglas Barker  
(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): 045-221-06, 07, & 08

Printed Name Douglas Barker

Signed [Signature]

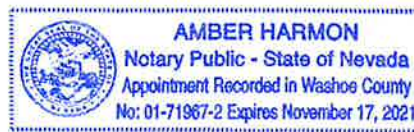
Address 979 Melba dr.  
RENO, NV 89503

Subscribed and sworn to before me this 7<sup>th</sup> day of April, 2021.

(Notary Stamp)

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

My commission expires: 11-17-2021



\*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?

A special use permit for major grading resulting in the disturbance of 0.42 acres of slopes greater than 15% and a total excavation of 3,170 cubic yards of material and a variance in standards to the front yard setbacks in anticipation for the construction of three single-family detached homes and a private driveways.

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.)

A site plan that identifies the proposed disturbed area including cuts and fills has been provided with this application.

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

The proposal is intended to be completed in one phase.

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 project is located along Cheyenne Drive. A driveway, retaining walls, and a pad that has been graded in anticipation of future residential development for each parcel. Adequate supporting infrastructure including drainage and electric services are available within the adjacent properties.

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

The proposal will provide the community with an increase in housing supply and help the County meet the housing availability needs. The proposal will also improve drainage infrastructure. Capturing onsite flows and directing them to existing infrastructure along Cheyenne Drive.

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

The proposal is similar in intensity and density to the existing community and is expected to have minimal impact to the adjacent properties. Mitigation efforts include less than 13% of the project site form being developed. Other mitigation measures are discussed in the project description included with this submittal.

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.

Specifics including landscaping and all other code requirements are detailed in the project description included with this application.

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	Septic
b. Electrical Service	NV Energy
c. Telephone Service	Spectrum Communications
d. LPG or Natural Gas Service	Propane Tank
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum Communications
g. Water Service	Well

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).

The required amount of water rights will be obtained prior to the occupation of the homes.
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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 36, 6 miles northwest
b. Health Care Facility	Saint Marys Urgent Care, 2 miles northwest
c. Elementary School	Pleasant Valley Elementary School, 3 miles southwest
d. Middle School	Herz Middle School, 3.5 miles northwest
e. High School	Damonte Ranch High School, 3.5 miles northeast
f. Parks	South Valleys Regional Park, 1.5 miles north
g. Library	South Valleys Library, 1.5 miles north
h. Citifare Bus Stop	South Virginia and South Meadows Parkway, 3.5 miles north

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

1. What is the purpose of the grading?

The grading is for three (3) single-family detached manufactured homes as well as three (3) private driveways that will serve each individual units. Each driveway connects to Cheyenne Drive.

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

The request is proposing to excavate 3,330 cubic yards of material total. This includes 3,250 cubic yards of cut and 80 cubic yards of fill; which will require the exportation of 3,170 cubic yards of material.

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

The proposed grading will impact 0.42 acres or less than 13% of the project site.

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

The excavation is anticipated to result in the net export of approximately 3,170 cubic yards of material. This will include 3,250 cubic yards of cut and 80 cubic yards of fill.

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

No, the entire site is over 15% slopes. To minimize the grading a variance to reduce the front setback from 30 ft to 10 ft, as well as providing walls and a step construction building pad for each unit will greatly reduce the overall amount of grading required for each parcel but would not eliminate the need of the special use permit.

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, please refer to the project description and aerial map included with this application.

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

Yes, please refer to the grading plan included with this application.

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

Yes, the disturbed area will be able to be seen from the properties to the south and east including Cheyenne Drive and Alternative US 395.

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, each proposed driveway is only intended to serve each individual parcel.

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?

The proposed slope will not exceed 3:1. Methods including the use of walls, revegetation, ground cover and formal landscaping as required by Washoe County municipal code will help to establish permanent erosion control once grading is complete. BMPs will be used during grading activities.

11. Are you planning any berms?

Yes	NoX	If yes, how tall is the berm at its highest?
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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)?

There will be pads for each parcel in anticipation of a traditional stick built home that will utilize step construction to minimize grading, (see project description for more detail). Walls are proposed be a maximum 10 feet tall sheet pile walls with colors similar to the natural landscape.

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

Visual mitigation will include formal and informal landscaping. Sloping contours to match the natural slopes found on the property, and using colors of material that blend with the natural landscape and surrounding development.

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

No, there are no trees on the existing project site.

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?

Native seed mix use for revegetation will be a mix of native grasses and shrubs similar to existing vegetation.



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

Temporary irrigation will be provided to the area either through a well or will be transported in in order to establish viable plants to the disturbed area. Other areas will be formally landscaped and have permanent irrigation.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

Yes, the applicant has reviewed the revegetation plan outlined in the Washoe Storey Conservation District and will incorporate all applicable suggestions.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	Nox	If yes, please attach a copy.
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## **Project Description**

### **Location**

The project site totals 3.29± acres and is located within unincorporated Washoe County, in the South Valleys Area Plan. Specifically, the site includes Washoe County Assessor Parcel Numbers (APN's) 045-221-06, 045-221-07, & 045-221-08. The site is located along Cheyenne Drive approximately ±500 feet west of its intersection of Cheyenne Drive and US 395A. Furthermore, the site is identified to be within the South Valleys Area Plan/Steamboat Rural Transition Mixed Use Character Management Area. The site is vacant with steep slopes and located in an area with similar single-family homes, (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

### **Project Request**

The applicant is requesting a Special Use Permit (SUP) to allow for the grading that exceeds the thresholds that trigger a Major Grading Permit in accordance with Section 110.438.35 of Washoe County Municipal Code. Specifically, the request will result in the disturbance of 0.42 acres of slopes greater than 15% and a total excavation of 3,170 cubic yards of material. In addition to the SUP, the applicant is requesting a variance to decrease the setbacks from 30-feet to 10-feet and to allow grading and walls within the setbacks. Further details of the variance to the standards are detailed below. The variance is required due to the previous grading to Cheyenne Drive and to greatly reduce the required grading to the site. The proposed grading will allow for a private driveway on each of the parcels off of Cheyenne Drive and will provide a pad for a single-family detached unit on each parcel resulting in a total of three (3) units. As this application is specific to the grading, no homes are proposed at this time. However, the site will be graded in anticipation of future single-family detached units. The future homes are proposed on mapped lots and are an allowed use within the Low Density Suburban (LDS) zoning designation according to the South Valleys Area Plan (SVAP).

### **Washoe County Master Plan and Zoning**

According to Washoe County mapping, the current land use designation is Suburban Residential (SR) which conforms with the current zoning designation of Low Density Suburban (LDS). The proposed use, single-family detached homes on each parcel, is an allowed use within the zoning designation and meets the minimum lot density of one dwelling unit per acre, (*Refer to Section 3 of the submittal packet for Zoning and Master Plan Maps*).

### **Site Characteristics**

The entire parcel is in excess of fifteen percent slopes generally sloping from the northwest to the southeast. The southeastern boundary of the site is bound by Cheyenne Drive. The portion of Cheyenne Drive adjacent to the project site is currently graded with a drainage ditch. Although some of the site appears to have signs of disturbance, the site is generally characterized by native vegetation consisting primarily of native shrubs, sagebrush, and grasses, (*Refer to Site Aerial in Section 3 of this submittal packet*).

### **Land Use Compatibility**

The project site is currently vacant on existing mapped lots surrounded by developed parcels to the southeast of Cheyenne Drive. Specifically, surrounding development includes existing single family residential. Vacant undeveloped land surrounds the rest of the project site to the south, west and north. The current and proposed land use and zoning designations are conforming with and allowed within the SSAP with the approval of a Special Use Permit (SUP).

<b>ADJACENT PROPERTY DESCRIPTION</b>			
	<b>Land Use Designation</b>	<b>Zoning</b>	<b>Use</b>
<b>North</b>	GR/SR	GR/LDS	Vacant Land
<b>South</b>	SR	LDS	Single-Family Detached
<b>East</b>	SR	LDS	Single-Family Detached
<b>West</b>	GR	GR	Vacant Land

**Project Details**

The project includes grading on each individual lot in anticipation of three (3) single-family detached homes with access onto Cheyenne Drive. Each lot will include a driveway that provides access onto Cheyenne Drive and a pad for a single-family home. The grading is in anticipation of a step construction home, a multi-level home that will include the garage on the bottom floor with the living space on the second floor to minimize grading. Single-Family detached is an allowed use within the current regulatory zoning designation; however, a Major Grading Permit/Special Use Permit is required as grading will exceed the thresholds established in Section 110.438.35 of the Washoe County Municipal Code. It should be noted that this request is specific to the grading of the site and is not proposing any homes at this time. The grading will be in anticipation of stick-built homes with a permanent foundation. Since a majority of the site is in excess of 15% slopes, and due to the elevation and grading of Cheyenne Drive, a variance is required as part of this SUP request. Furthermore, the variance will help to minimize the grading required to the project area.

The variance is requesting to reduce the required setbacks within the LDS zoning of 30-foot front setback and allowing a 10-foot front setback along Cheyenne Drive. This will result in a significant reduction to the required grading. This reduced setback will only impact the front setback along Cheyenne Drive and will not be applied to the side or rear setbacks which will remain at 12-feet and 30-feet respectively. This portion of the request will have little to no impact on surrounding parcels as the structures adjacent to Cheyenne Drive to the southeast are well below the proposed homes due to the grade of the site. To reduce the grading further, walls are proposed along each driveway. These walls will not exceed 10-feet in height and are proposed primarily along the northwest end of each of the three driveways. These walls will require additional variances, including retaining walls greater than 6 feet. The third part of the variance is required due to the elevation of Cheyenne Drive in relation to the project site and will require fills exceeding 4 feet within the front yard setback. The variances are a result of minimizing the amount for grading on each parcel. Resulting in a net disturbed area of only 0.42± acres, or 13 percent of the entire site. Below is a summary of the Variance Request:

**Variance to Standards:**

1. Sec 110.406.05 (Table 110.406.05.1) – 30-foot front yard setbacks in the LDS zoning.
  - Minimum front yard setback proposed at 10 feet.
2. Sec 110.438.45(b) - fills exceeding 4 feet within yard setbacks.
  - Maximum fill within yard setbacks proposed at up to 4.5 feet.
3. Section 110.438.45(e) - retaining walls > 6 ft
  - Maximum wall height proposed at up to 10-feet tall within setbacks. Minimal use of walls taller than 6-feet and only where absolutely necessary.

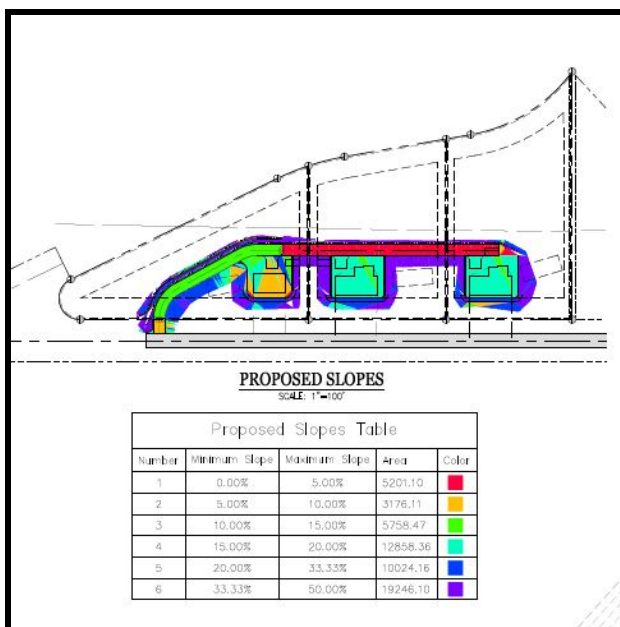
Graded slopes will not exceed 3:1 and will be stabilized using a combination of a native seed mix and formal landscaping along Cheyenne Drive and each driveway. Grading on slopes greater than 15% includes a total disturbance of 0.42± acres (approximately 13% of the project site). Furthermore, it is anticipated that a total cut of 3,250 cubic yards and a total fill of 80 cubic yards will be required. This will result in the exportation of 3,170 cubic yards of material from the site. The homes will utilize step construction that will put the garage and a portion of the house on the first floor and the main living area on the second floor. The homes will match the character of the surrounding area and the grading is designed to minimize the total amount of disturbance of the site.

The proposed grading has been designed to incorporate the vision as well as the goals and policies outlined in the South Valleys Area Plan. A detailed analysis of the property, including incorporating aspects to minimize the cuts and fills required has been conducted as part of this request. To minimize the total grading area, walls have been proposed and where possible incorporating slopes that are similar to the natural slopes found on the property. This will help minimize disruption to the natural topography and complement the natural characteristics of the landscape as stated in Policy SV.2.2 of the South Valleys Area Plan.

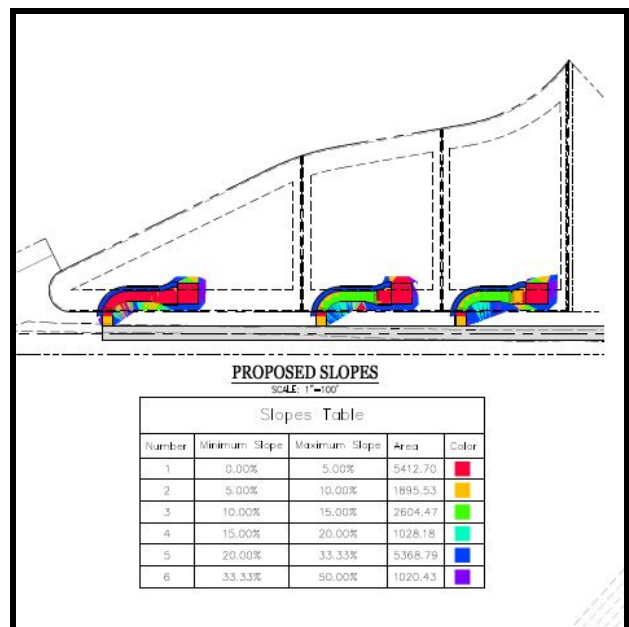
Reduction in Grading:

This is a resubmittal based on the original SUP that was submitted on April 8, 2021. In the original submittal the project proposed a single driveway that provided access to all three parcels and grading pads for three single family manufactured homes. Below is a comparison of the two projects showing that the new proposal and variance will greatly reduce the amount of grading:

Previous Site Plan



Current Site Plan



**Fig. 1:** Comparing the previous site plan (left) to the new site plan (right) shows the reduction in proposed disturbance on the three parcels, highlighting a majority of the site will be undisturbed, while other methods such as the proposed variance and the use of walls and step construction housing will further reduce the grading required on each lot.

<b>Proposed Site Plan Comparison</b>			
	<b>Previous Site Plan</b>	<b>Current Site Plan</b>	<b>Net Change</b>
Total Site Area (Acres)	3.29	3.29	-
Site Disturbance (Acres)	1.30	0.42	-0.88
Proposed Cut (Cubic Yards)	2,700	3,250	550
Proposed Fill (Cubic Yards)	3,700	80	-3,620
Front Yard Setback (Feet)	30	10	-20
Max Wall Height (Feet)	10	10	-
Total Wall Length (Linear Feet)	1,650	870	-780

Other details include:

- Stepped Home Construction: Grading for a stepped home pad will be in anticipation of a traditional stick-built home. However, rather than utilizing a flat pad, the pads will be stepped with foundations that allow a garage on the bottom floor or a ‘daylight garage’ with the main living portion on the second story above the garage. This method is often used to help reduce grading impacts.
- Building Architecture: Although the construction of the homes are not included with the application, future homes will be similar in style and colors of the surrounding area. Furthermore, the architecture will be subject to the standards outlined in the Character Statement outlined in the South Valleys Area Plan. Future plans will be submitted at final map.
- Ingress and Egress: Cheyenne Drive will be paved from the existing asphalt located to the north of the project site, to the connection of the last proposed driveway located to the south. Each proposed private driveway will also be paved and will connect to Cheyenne Drive at in front of each parcel. Each driveway is proposed to be a minimum of 20 feet wide.
- Landscaping: Landscape will include formal landscaping of the front yard along Cheyenne Drive and be calculated based on 20% of the total developable land area for each parcel in accordance with Section 110.412.35 of the Washoe County Development Code. This will include street trees every 50-feet. Landscaping will also be included along the driveways and retaining walls to minimize the impacts of the walls however, vegetation that is similar in color to the natural vegetation and ground cover can be provided in accordance with Goal SV 12.8.e of the South Valleys Area Plan. Formal landscape will be included after the construction of each individual home.
- Drainage: Flows from the site will be directed via drainage swales to the existing drainage ways located along Cheyenne Drive. These will be improved as needed to meet Washoe County standards along with the grading of the site. Other improvements include new drainage ways that will capture flows uphill of the proposed walls and pads and convey them into the existing infrastructure along Cheyenne Drive. Similar drainage ways are proposed along the base of the home foundations and will be designed to capture flows during the 5-year and 100-year storms (*Refer to Grading Plan in the Map Pocket of this submittal packet*).
- Utilities: Utilities will include the extension of electric from adjacent properties. Water will be provided from a well. Each parcel will have its own well and septic tank. Wells and septic tank locations will be

processed and permitted through the Health District prior to issuance of occupation. A preliminary location for each septic tank has been identified on the site plan included with the application.

- Public Services: Fire service is currently provided by Truckee Meadows Fire District. The closest fire station is Truckee Meadows Fire Station 36 located approximately 6 miles to the northwest at the intersection of Arrowcreek Parkway and Thomas Creek Road. There is an existing fire turnaround at the end of Cheyenne Drive. Police is provided by Washoe County Sheriff.
- Traffic Impacts: The three proposed dwelling units will be constructed on existing lots. No new traffic impacts are associated with this development.

## **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;**

Response: The proposed project is consistent with the current Master Plan designation of Suburban Residential and meets all applicable goals and policies of the Washoe County Master Plan and the South Valleys Area Plan, specifically Goal Twelve to minimize the impact of hillside development in a manner that implements the community character. This is accomplished by minimizing the amount of disturbance to only 13 percent of the project site as well as incorporating other elements to minimize the grading area via a reduction of the setbacks, stacked retaining walls, and contour shaping as described above in the project description.

**(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;**

Response: Cheyenne Drive, the main access road, has already been graded in anticipation of future development. A private driveway connected to Cheyenne Drive will be the point of ingress and egress for each of the three parcels. Drainage infrastructure will run parallel with Cheyenne Drive and connect to existing infrastructure to the north. Electric will be extended to the project from adjacent properties and the parcels will each have a well and septic tank to serve each unit. Since the project is only proposing three single-family homes, there is very little increase in demand associated with this request. Therefore, all of the surrounding infrastructure and public facilities are adequately sized to handle the projected level of service that is generated from this request.

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

Response: The intensity of the proposed development is within the minimum lot standards for the LDS zoning designation. The density associated with this project is 0.9 dwelling units per acre (9du/ac), which is under the maximum of 1.0 du/ac allowed within the LDS zoning. The site will be graded so that only 13% (0.42 acres) will be disturbed to help minimize the impact to the entire site and to minimize the impacts of grading in accordance with the goals and policies outlined in the South Valleys Area Plan. A reduction in the setbacks as well as the use of stacked walls and sloped pads will allow the proposed development to minimize grading impacts while fitting the contours of 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**

Response: The project will not be detrimental to public health; it will help the County meet the needs of the housing issue facing the region by allowing single-family detached homes in a zoning designation that is permitted by right to allow this type of development.

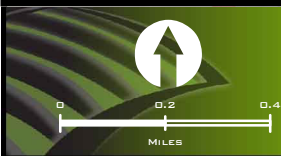
**(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.**

Response: Not applicable to the project.





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Vicinity Map

## Cheyenne Drive SUP

April 2021



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Tel: 775.823.4068  
 Reno, NV 89502 Fax: 775.823.4066



**Legend**

 Project Area

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Aerial Map

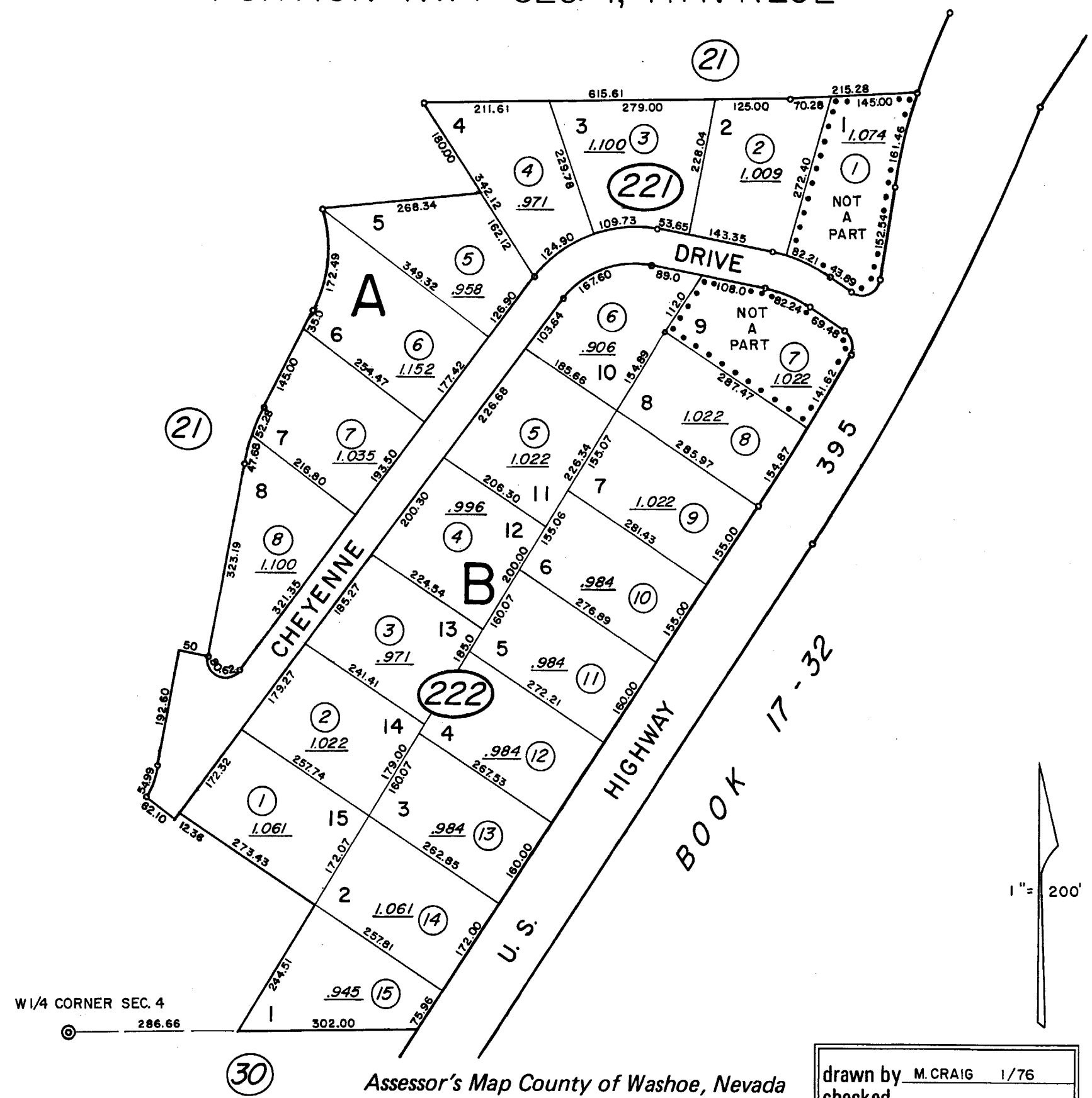
## Cheyenne Drive SUP

April, 2021



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1361 Corporate Boulevard Tel: 775.823.4068  
Reno, NV 89502 Fax: 775.823.4066

FOOTHILL ACRES UNIT NO. 1  
PORTION NW 1/4 SEC. 4, T17N-R20E

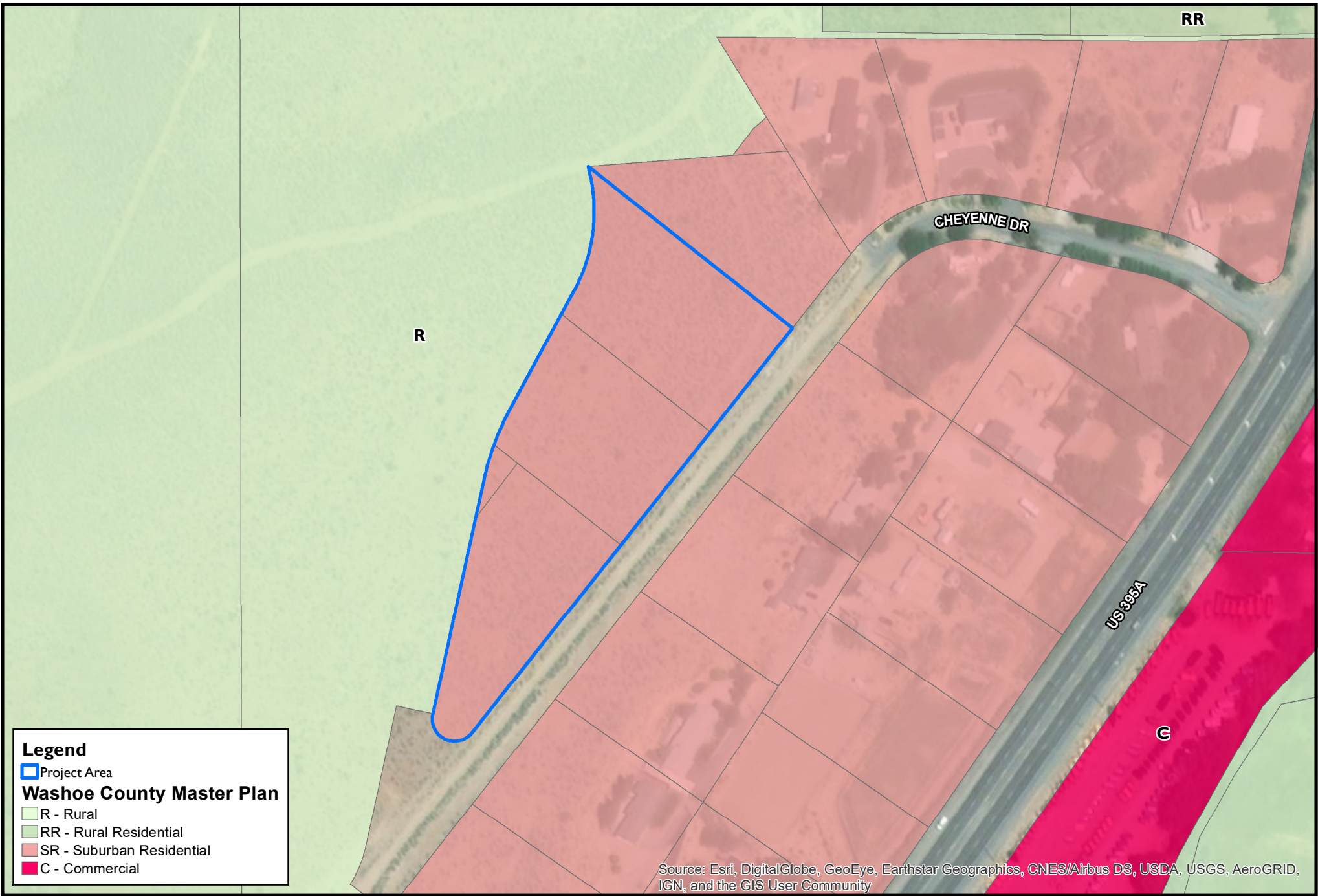


NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Assessor's Map County of Washoe, Nevada

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by	M.CRAIG	1/76
checked		
revised		
superseded		

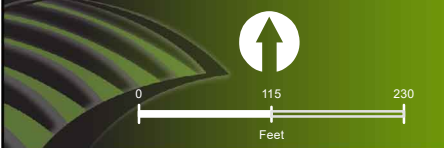


**Legend**

- Project Area
- R - Rural
- RR - Rural Residential
- SR - Suburban Residential
- C - Commercial

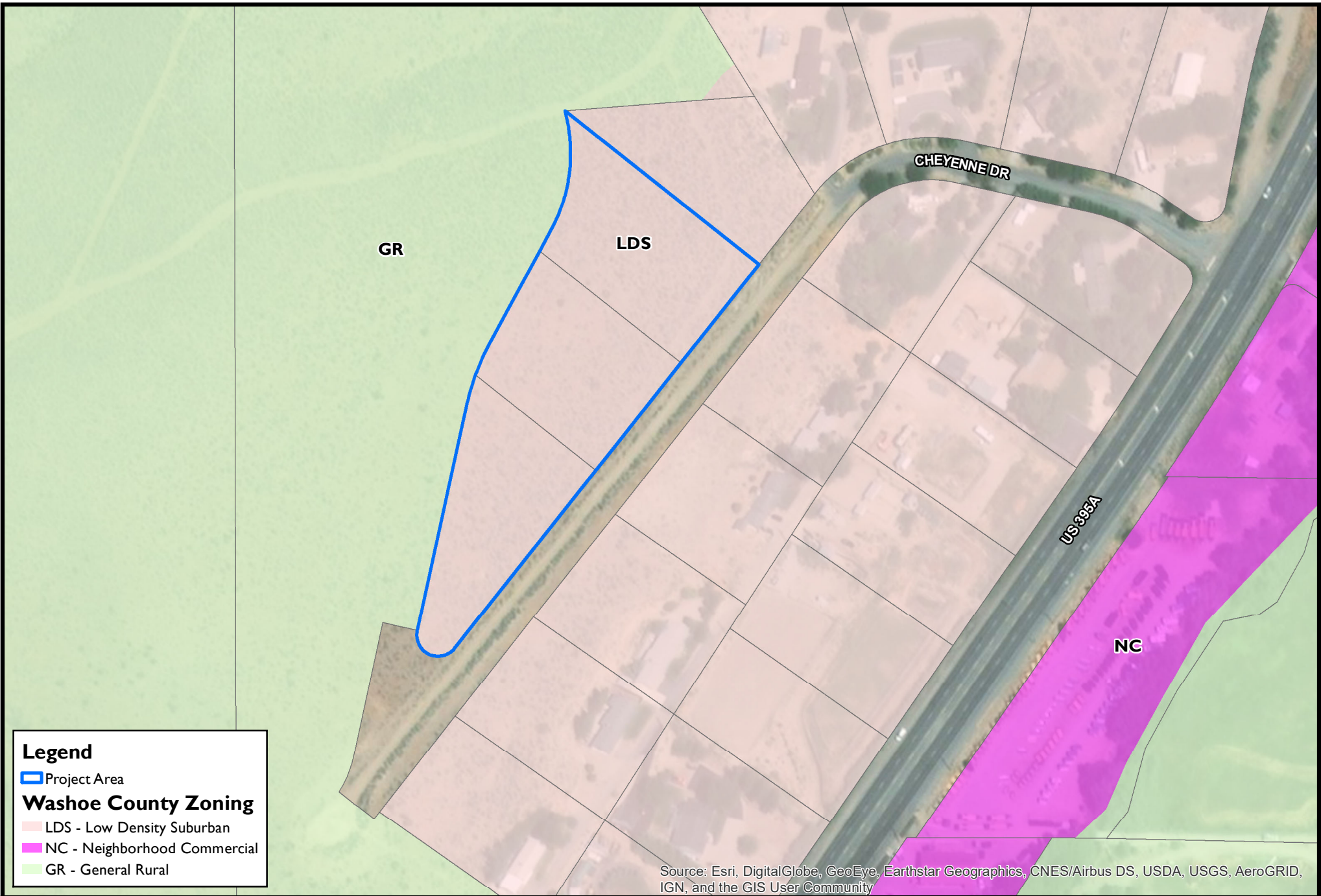
**Washoe County Master Plan**

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Land Use**  
**Cheyenne Drive SUP**  
 April 2021

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Reno, NV 89502  
 Tel: 775.823.4068 Fax: 775.823.4066

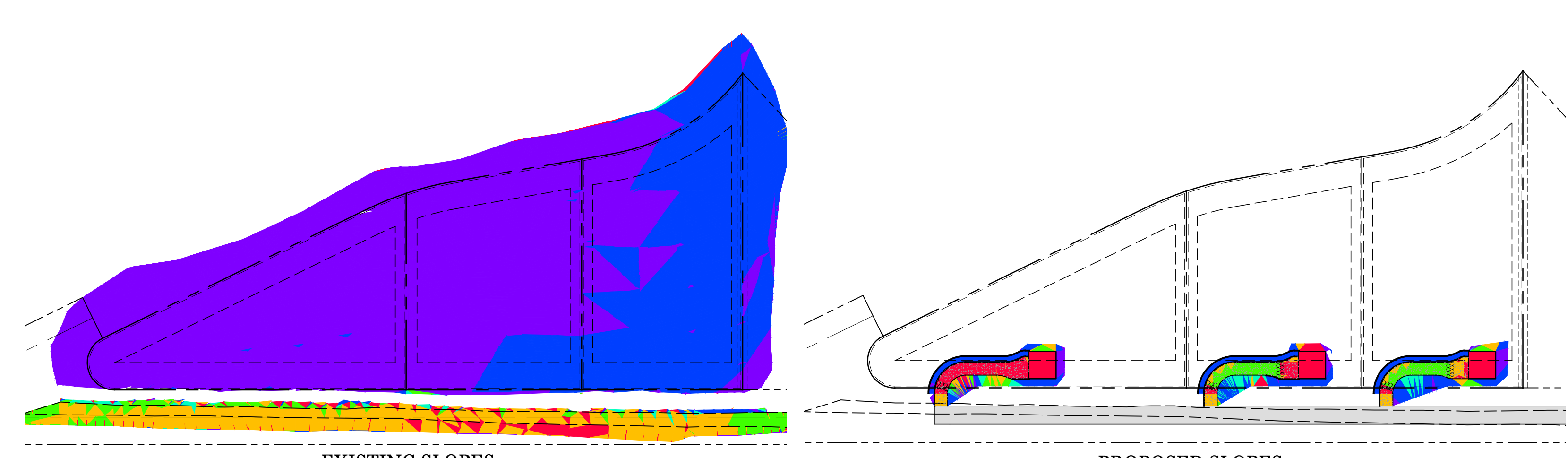
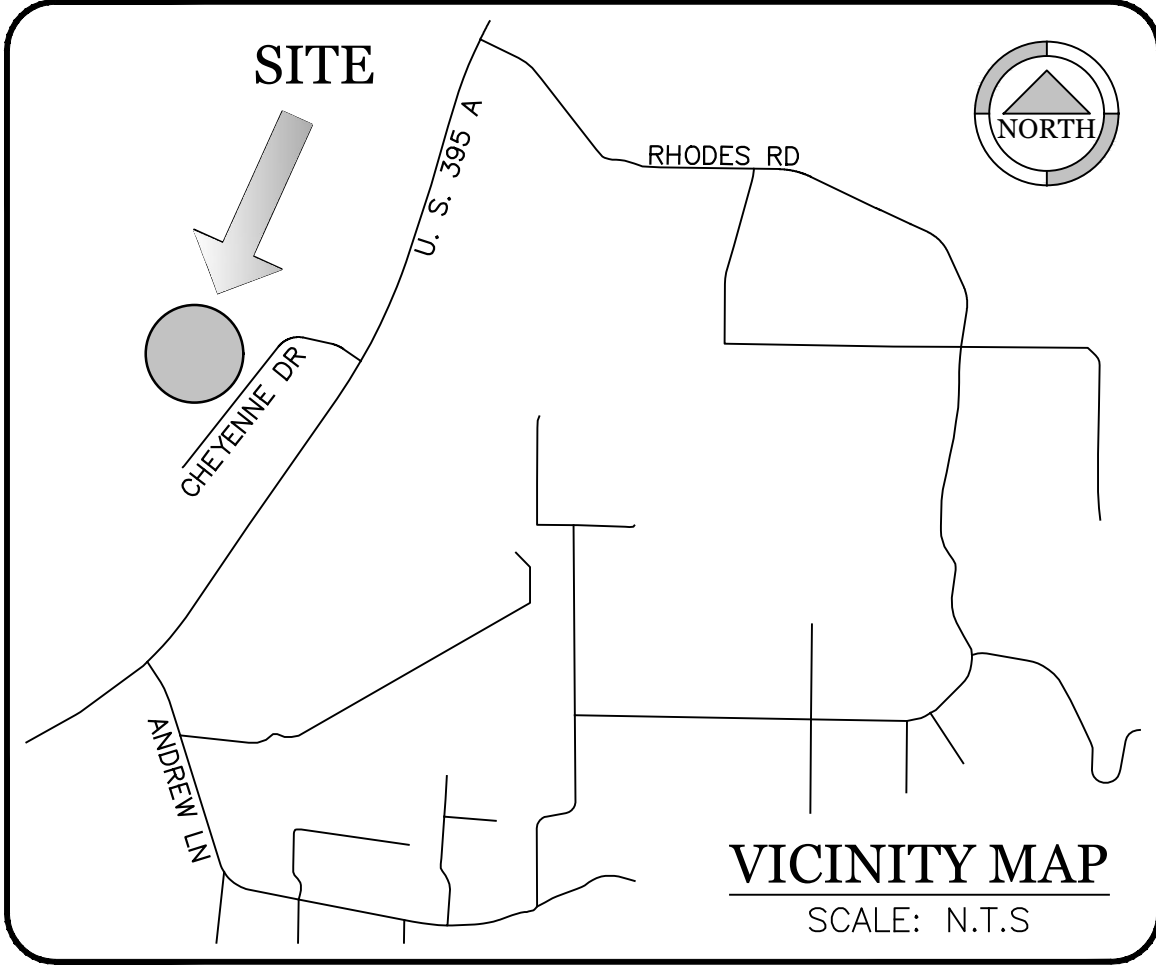


**Zoning**  
**Cheyenne Drive SUP**  
 April 2021

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### LEGEND

- A.C. PAVEMENT AREA
- CONCRETE AREA
- PROPOSED UTILITY LINE W. DESCRIPTION
- EXISTING UTILITY LINE W. DESCRIPTION
- FIRE HYDRANT ASSEMBLY (EXISTING/PROPOSED)
- FLUSH VALVE ASSEMBLY (EXISTING/PROPOSED)
- DUAL/SINGLE WATER SERVICE (EXISTING/PROPOSED)
- AIR RELEASE VALVE ASSEMBLY (EXISTING/PROPOSED)
- WATER MAIN TEE W. GATE VALVES & THRUST BLOCK
- BACKFLOW PREVENTION ASSEMBLY
- ELBOW W. THRUST BLOCK
- MANHOLE W. DESCRIPTION (EXISTING/PROPOSED)
- CLEANOUT (EXISTING/PROPOSED)
- SANITARY SEWER LATERAL
- CATCH BASIN/DROP INLET
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
- PEDESTRIAN ACCESS RAMP
- ACCESSIBLE ROUTE
- INLET PROTECTION
- FIBER ROLL (SC-1)
- SILT FENCE (SC-5)
- CONSTRUCTION ENTRANCE (SC-8)
- REVEGETATION (EC-8)
- RIPRAP (EC-7)
- SOLID WASTE MANAGEMENT (GM-3)
- STREET SURFACE CLEANING (GM-5)
- VEHICLE & EQUIPMENT CLEANING (GM-7)
- VEHICLE & EQUIPMENT FUELING (GM-8)
- CONCRETE WASHOUT (GM-9)
- MATERIAL DELIVERY & STORAGE (GM-10)
- SANITARY WASTE MANAGEMENT (GM-14)
- FLOW DIRECTION ARROW
- SPOT ELEVATION (EXISTING) ~ PROPOSED
- KEYNOTE (REF. CORRESPONDING LEGEND)



#### EARTHWORK ANALYSIS

LOT 1	1.08 AC
SITE DISTURBANCE	0.14 AC
PROPOSED CUT	900 YD <sup>3</sup>
PROPOSED FILL	30 YD <sup>3</sup>
NET EARTHWORK	870 YD <sup>3</sup> 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.

#### EARTHWORK ANALYSIS

LOT 2	1.05 AC
SITE DISTURBANCE	0.14 AC
PROPOSED CUT	850 YD <sup>3</sup>
PROPOSED FILL	30 YD <sup>3</sup>
NET EARTHWORK	820 YD <sup>3</sup> 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.

#### EARTHWORK ANALYSIS

LOT 3	1.16 AC
SITE DISTURBANCE	0.14 AC
PROPOSED CUT	1,500 YD <sup>3</sup>
PROPOSED FILL	20 YD <sup>3</sup>
NET EARTHWORK	1,480 YD <sup>3</sup> 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.

- ### NOTES
- THE FIELD SURVEY PREPARED BY MST SURVEYING IS THE BASIS OF THIS DESIGN. MCV TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY. 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.
  - ALL EXISTING ON-SITE STRUCTURES AND ASSOCIATED SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONCRETE FLOWWAYS, DRIVEWAY APRONS, WALKWAYS, LANDSCAPING AND UTILITY SERVICES SHALL BE DEMOLISHED.
  - ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
  - ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) REQUIREMENTS.
  - EACH LOT IS INTENDED TO BE PERMITTED INDIVIDUALLY.
  - EACH LOT WILL BE SERVICED BY INDIVIDUAL PRIVATE WELL AND SEPTIC.
  - THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C33326 & 32031C33516). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

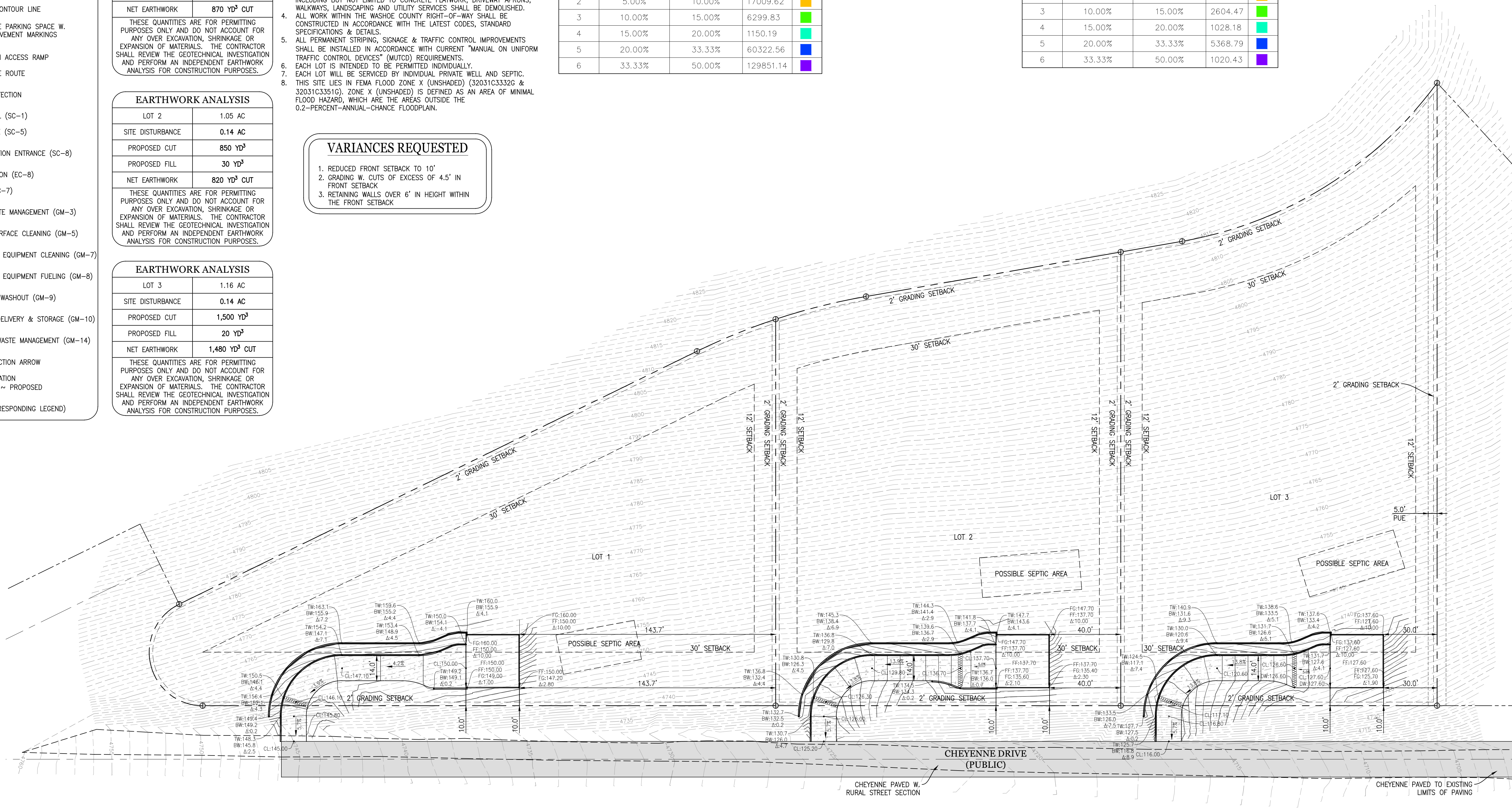
#### Existing Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	2928.61	Red
2	5.00%	10.00%	17009.62	Orange
3	10.00%	15.00%	6299.83	Yellow
4	15.00%	20.00%	1150.19	Green
5	20.00%	33.33%	60322.56	Blue
6	33.33%	50.00%	129851.14	Purple

#### Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	5412.70	Red
2	5.00%	10.00%	1895.53	Orange
3	10.00%	15.00%	2604.47	Yellow
4	15.00%	20.00%	1028.18	Green
5	20.00%	33.33%	5368.79	Blue
6	33.33%	50.00%	1020.43	Purple

- ### VARIANCES REQUESTED
- REDUCED FRONT SETBACK TO 10'
  - GRADING W. CUTS OF EXCESS OF 4.5' IN FRONT SETBACK
  - RETAINING WALLS OVER 6' IN HEIGHT WITHIN THE FRONT SETBACK



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



# Barker Cheyenne

## Preliminary Site & Grading Plan

145, 155, 165 Cheyenne Dr  
APN: 045-221-06, -07, -08  
Washoe County, Nevada

Project # 20.050  
Drawn HBA  
Checked MWV  
Date 7.7.2021  
Revisions

FOR PRELIMINARY ESTIMATE ONLY  
NOT FOR CONSTRUCTION

# C1.0

1 of 1

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