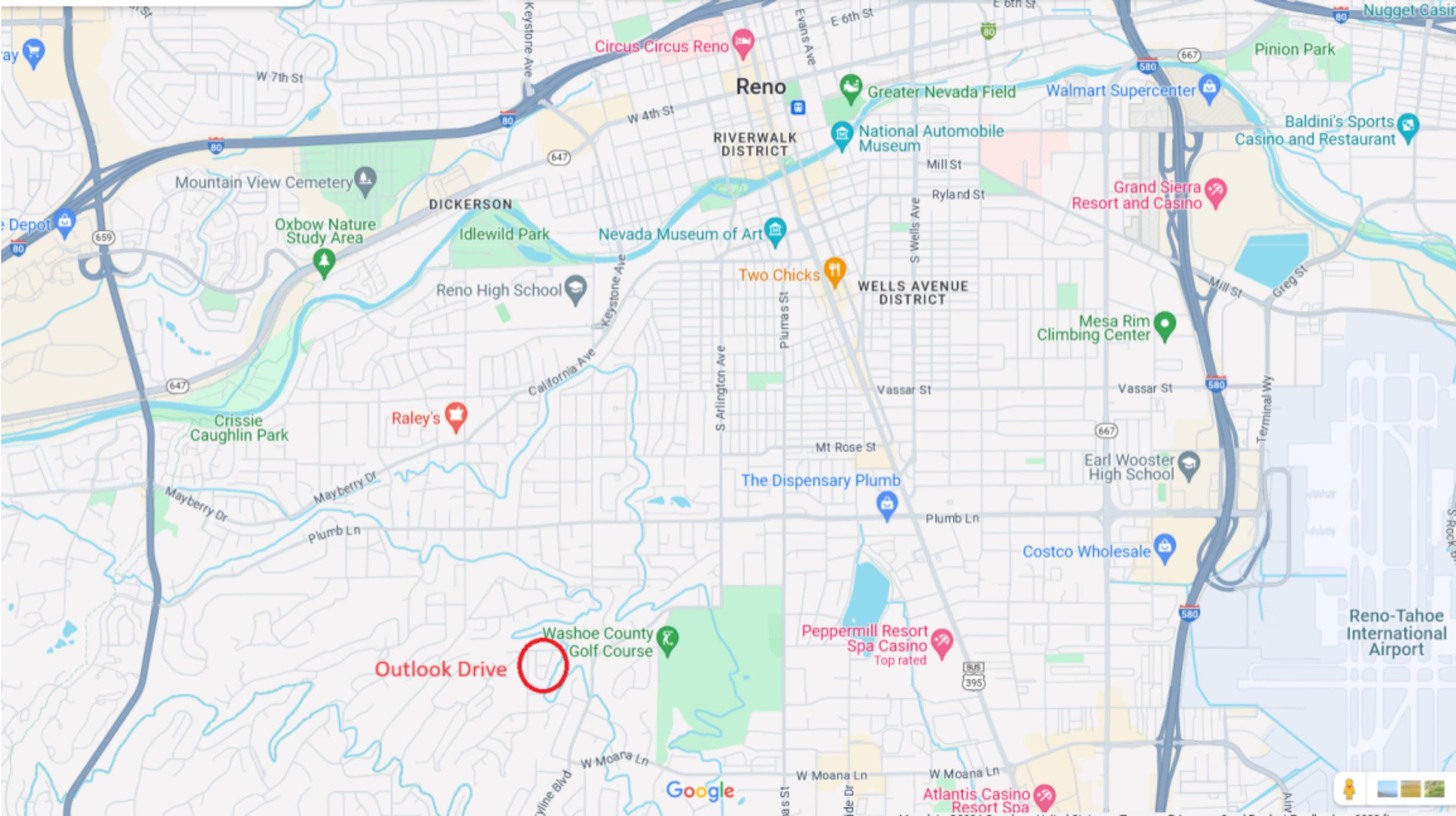


Appeal of
BLDG23-03075 (wall &
fence)
BLDG23-05279 (grading)
at 2600 Outlook Drive

By Michael (and Susan) Powell
Owners of 2640 Outlook Drive



Reno

Circus Circus Reno

Greater Nevada Field

Walmart Supercenter

Pinion Park

Baldini's Sports Casino and Restaurant

Grand Sierra Resort and Casino

Mountain View Cemetery

DICKERSON

Oxbow Nature Study Area

Idlewild Park

Nevada Museum of Art

Reno High School

Two Chicks

WELLS AVENUE DISTRICT

Mesa Rim Climbing Center

Crissie Caughlin Park

Raley's

The Dispensary Plumb

Earl Wooster High School

Costco Wholesale

Reno-Tahoe International Airport

Outlook Drive

Washoe County Golf Course

Peppermill Resort Spa Casino
Top rated

Atlantis Casino Resort Spa

Google



Last Chance Ditch

2600

2640

Slope

Washoe County Golf Course

Action Glass

Google



Belford Rd

Belford Rd

Outlook Dr

Outlook Dr

2600

2640

Google

2600 OUTLOOK DR.
APN: 018-253-15
RENO LIVING TRUST
LOT: 0.60 AC

SEE GRADING PERMIT WBLD 23-05279

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

(E) RESIDENCE
FFE: 4653.0±

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

FLOW LINE NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

5' SIDE YARD SETBACK

S71° 35' 25"E 236.18' (C)

CONST. 70 LF OF CONCRETE WALL
PER DETAIL WITH 4' TALL FENCE

TRANSITION FROM 6' TALL FENCE
TO 4' TALL FENCE FOR FRONT SETBACK

CONST. 85 LF OF CONCRETE WALL
PER DETAIL WITH 6' TALL FENCE

PROJECT AREA LIMIT

L=43.53' R=35'
D=70°26'04"

S18° 24' 35"W 66.12' (C)

30' FRONT YARD SETBACK

A654.08
MATCH

A654.61
MATCH

A649.96
MATCH

A646.53
MATCH

A644.63
MATCH

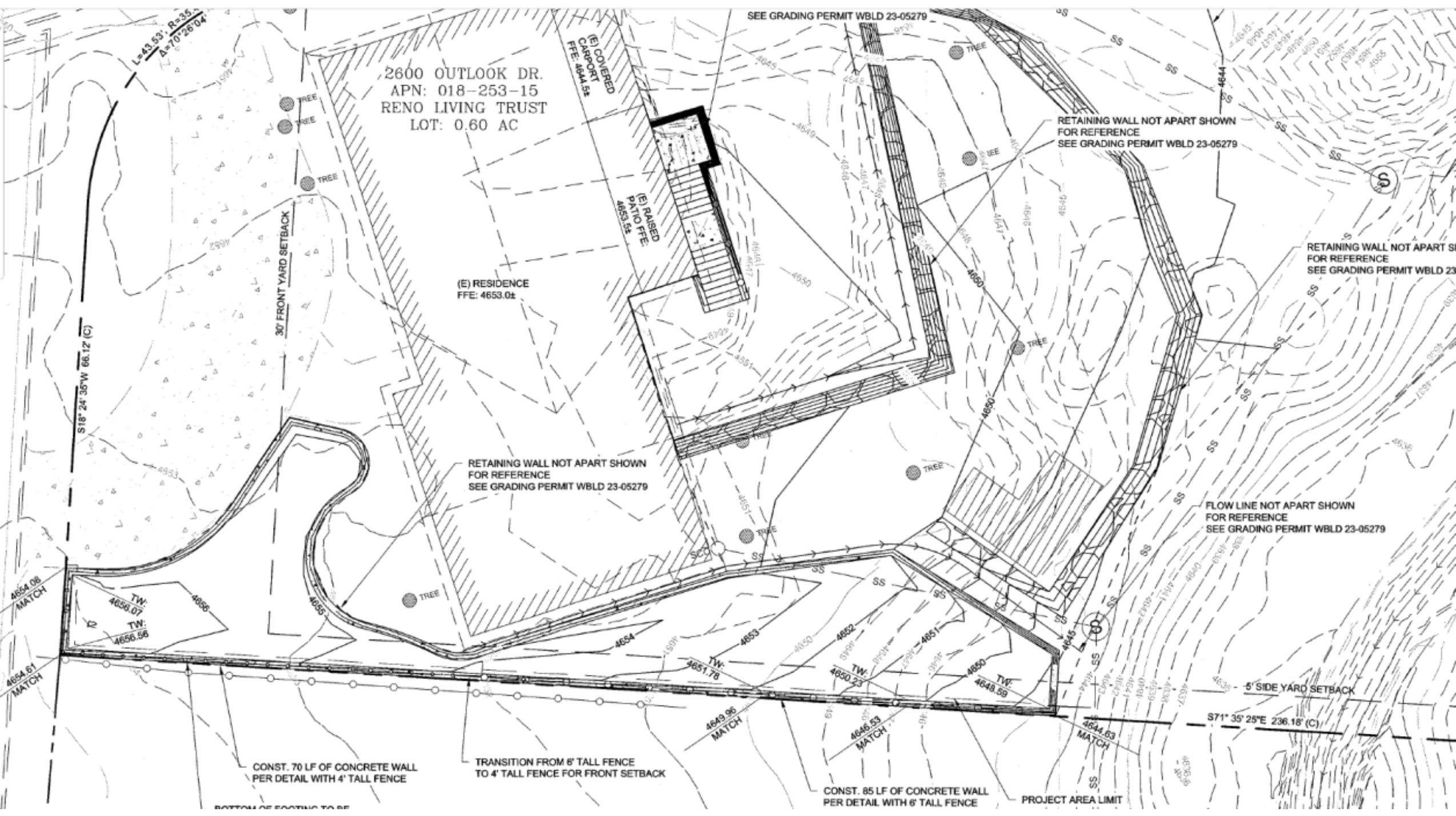
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4656.07
TW:
4656.56

TW:
4651.78

TW:
4650.23

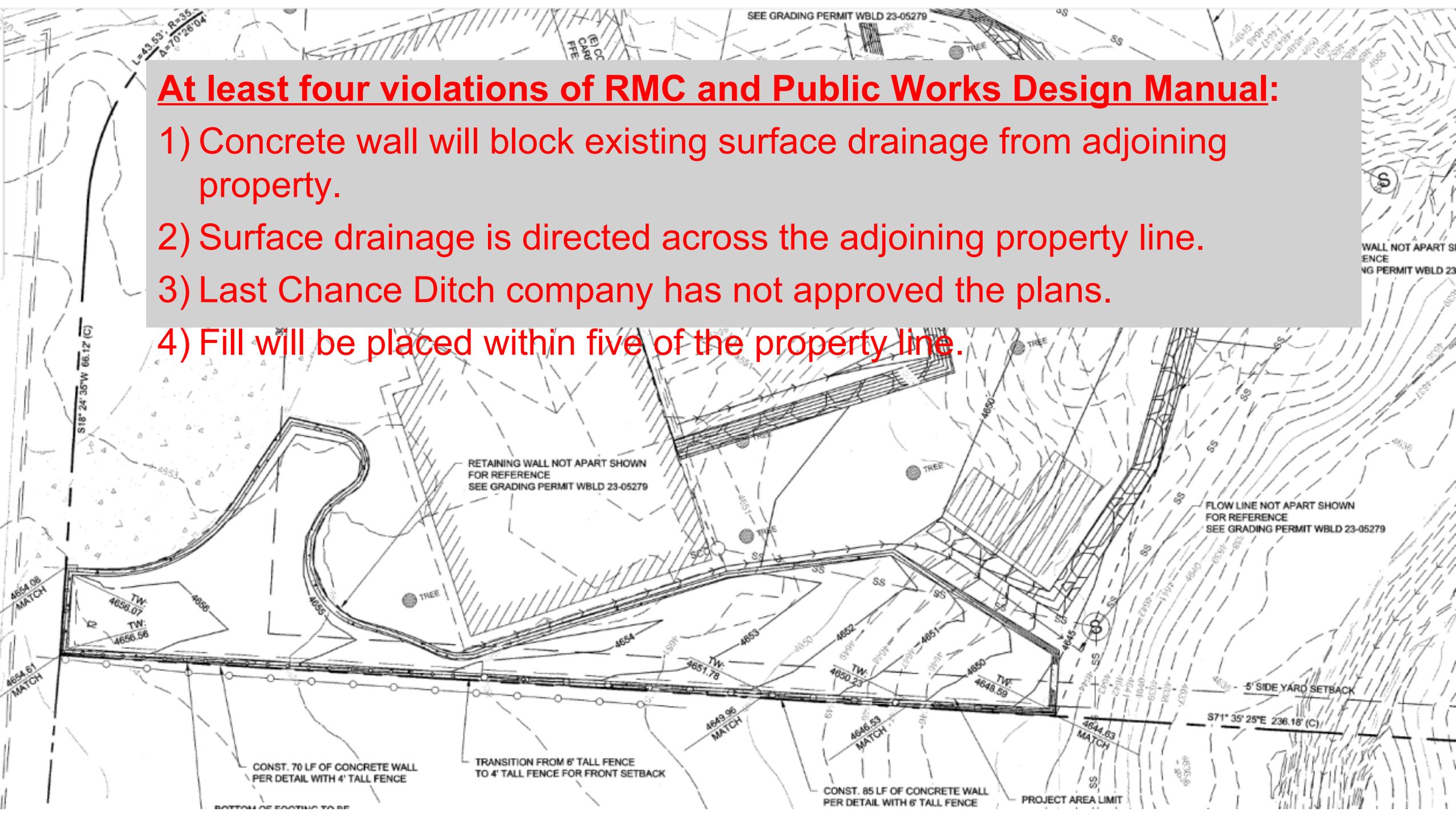
TW:
4648.59

BOTTOM OF FOOTING TO BE



At least four violations of RMC and Public Works Design Manual:

- 1) Concrete wall will block existing surface drainage from adjoining property.
- 2) Surface drainage is directed across the adjoining property line.
- 3) Last Chance Ditch company has not approved the plans.
- 4) Fill will be placed within five of the property line.



Applicability of Public Works Design Manual

Article 3 Grading, Erosion Prevention, and Sedimentation Control

RMC 18.04.301 states:

“All land-disturbing activity, including without limitation, grading or tree/vegetation clearance, shall comply with all applicable city standards, including without limitation, the Public Works Design Manual.”

City of Reno Public Works Design Manual (PWDM) Introduction states:

“The requirements herein, unless otherwise noted, apply to public and private improvements.”

“The requirements herein apply to ... excavation/encroachment permit or building permit.”

2600 OUTLOOK DR.
APN: 018-253-15
RENO LIVING TRUST
LOT: 0.60 AC

SEE GRADING PERMIT WBLD 23-05279

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

(E) RESIDENCE
FFE: 4653.0±

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SEE GRADING PERMIT WBLD 23-05279

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FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

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PER DETAIL WITH 6' TALL FENCE

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S18° 24' 35"W 66.12' (C)

30' FRONT YARD SETBACK

A654.08
MATCH

A654.61
MATCH

A649.96
MATCH

A646.53
MATCH

A644.63
MATCH

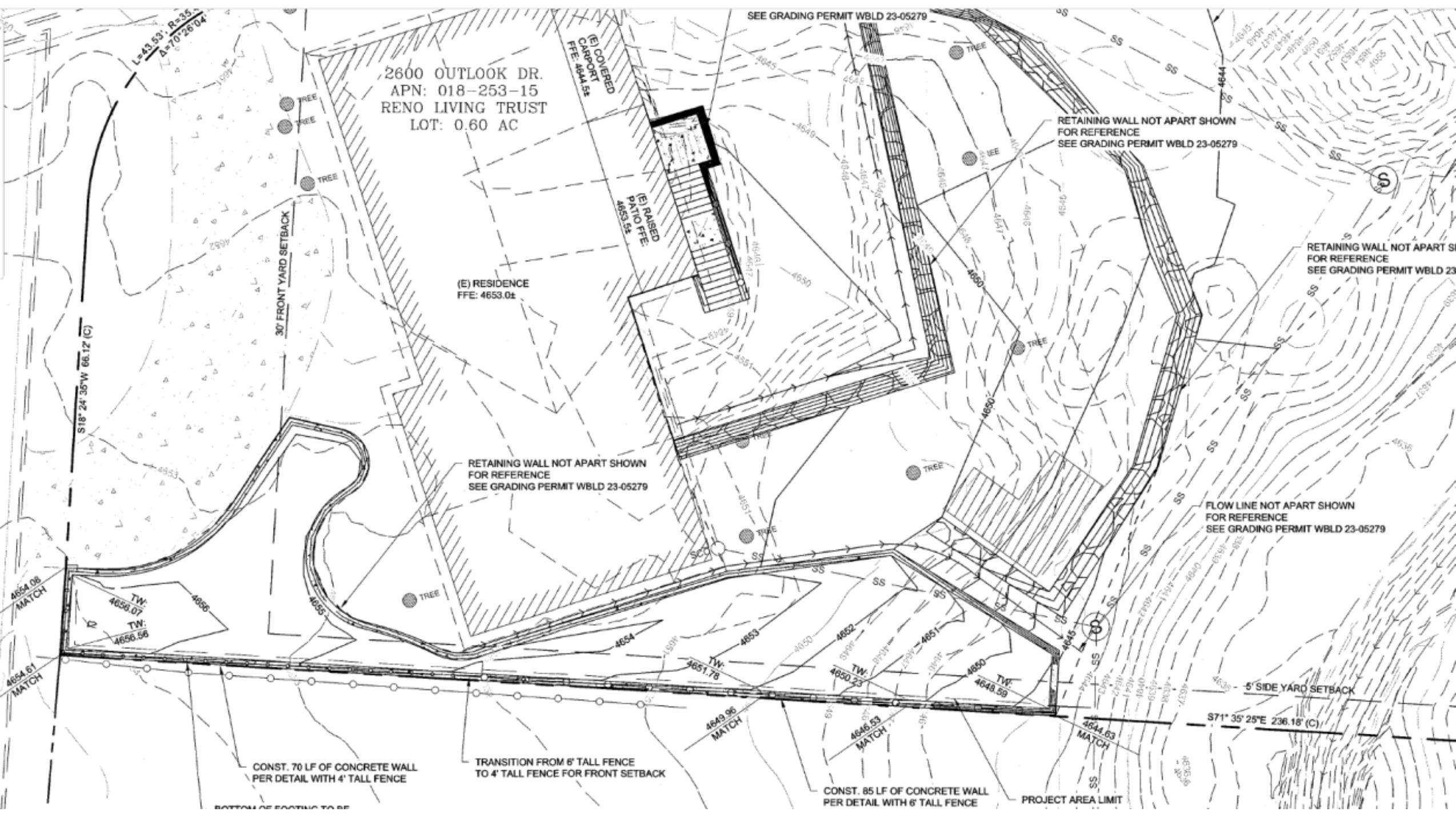
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4656.56

TW:
4651.78

TW:
4650.23

TW:
4648.59

BOTTOM OF FOOTING TO BE



**“Existing surface drainage from adjoining property shall be perpetuated through the development.”
(PWDM 202.2.2.2)**

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

4654.08
MATCH

4654.61
MATCH

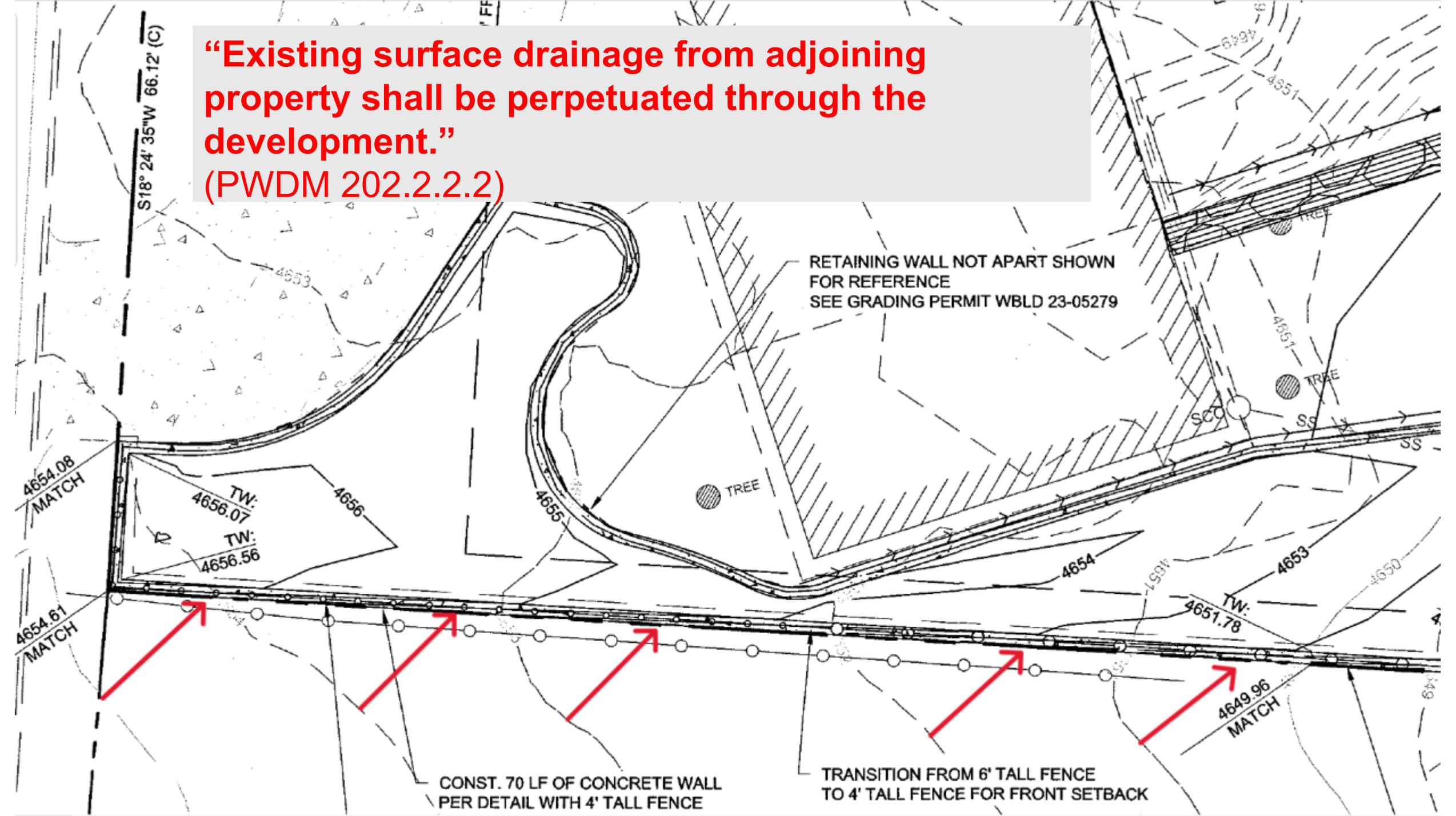
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4651.78

4649.96
MATCH

CONST. 70 LF OF CONCRETE WALL
PER DETAIL WITH 4' TALL FENCE

TRANSITION FROM 6' TALL FENCE
TO 4' TALL FENCE FOR FRONT SETBACK



2600 OUTLOOK DR.
APN: 018-253-15
RENO LIVING TRUST
LOT: 0.60 AC

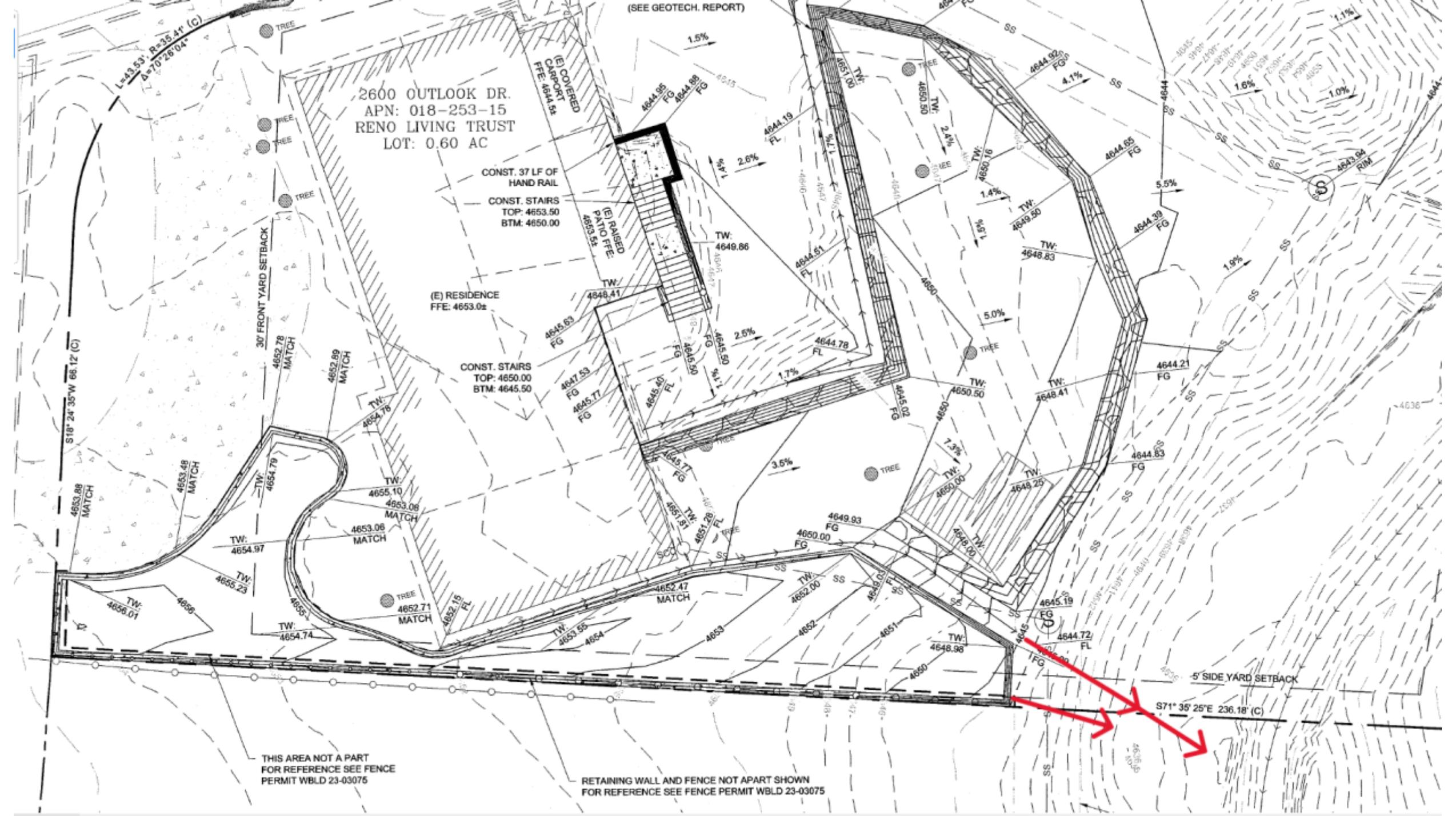
CONST. 37 LF OF
HAND RAIL
CONST. STAIRS
TOP: 4653.50
BTM: 4650.00

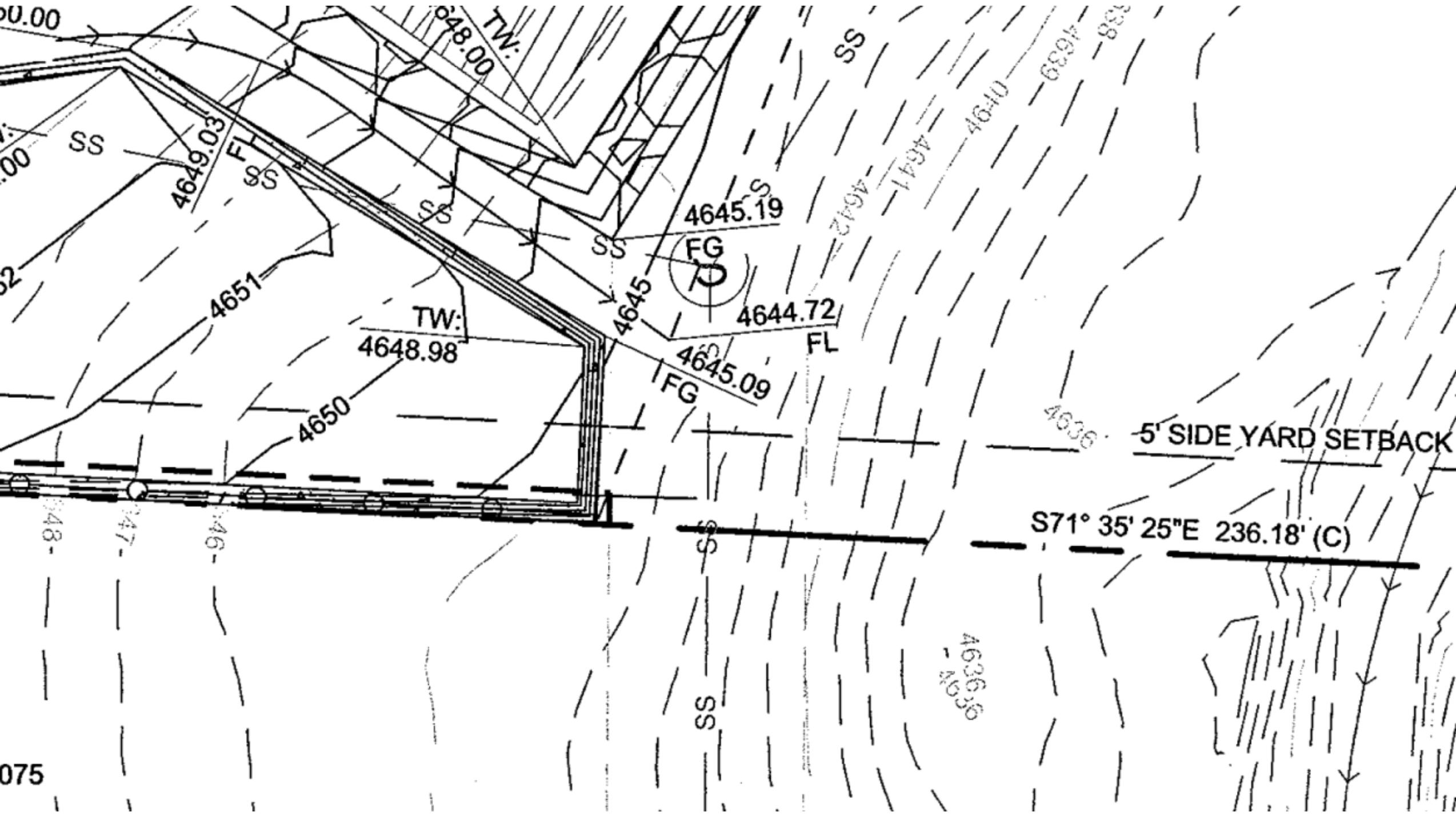
(E) RESIDENCE
FFE: 4653.0±

CONST. STAIRS
TOP: 4650.00
BTM: 4645.50

THIS AREA NOT A PART
FOR REFERENCE SEE FENCE
PERMIT WBLD 23-03075

RETAINING WALL AND FENCE NOT APART SHOWN
FOR REFERENCE SEE FENCE PERMIT WBLD 23-03075





00.00

00.00

52

448

075

TW:
4648.00

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4651

TW:
4648.98

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4645.19

FG
D

4645

4644.72
FL

4645.09
FG

5' SIDE YARD SETBACK

S71° 35' 25"E 236.18' (C)

SS

4636
4636

SS

SS

SS

SS

SS

SS

4636

4639

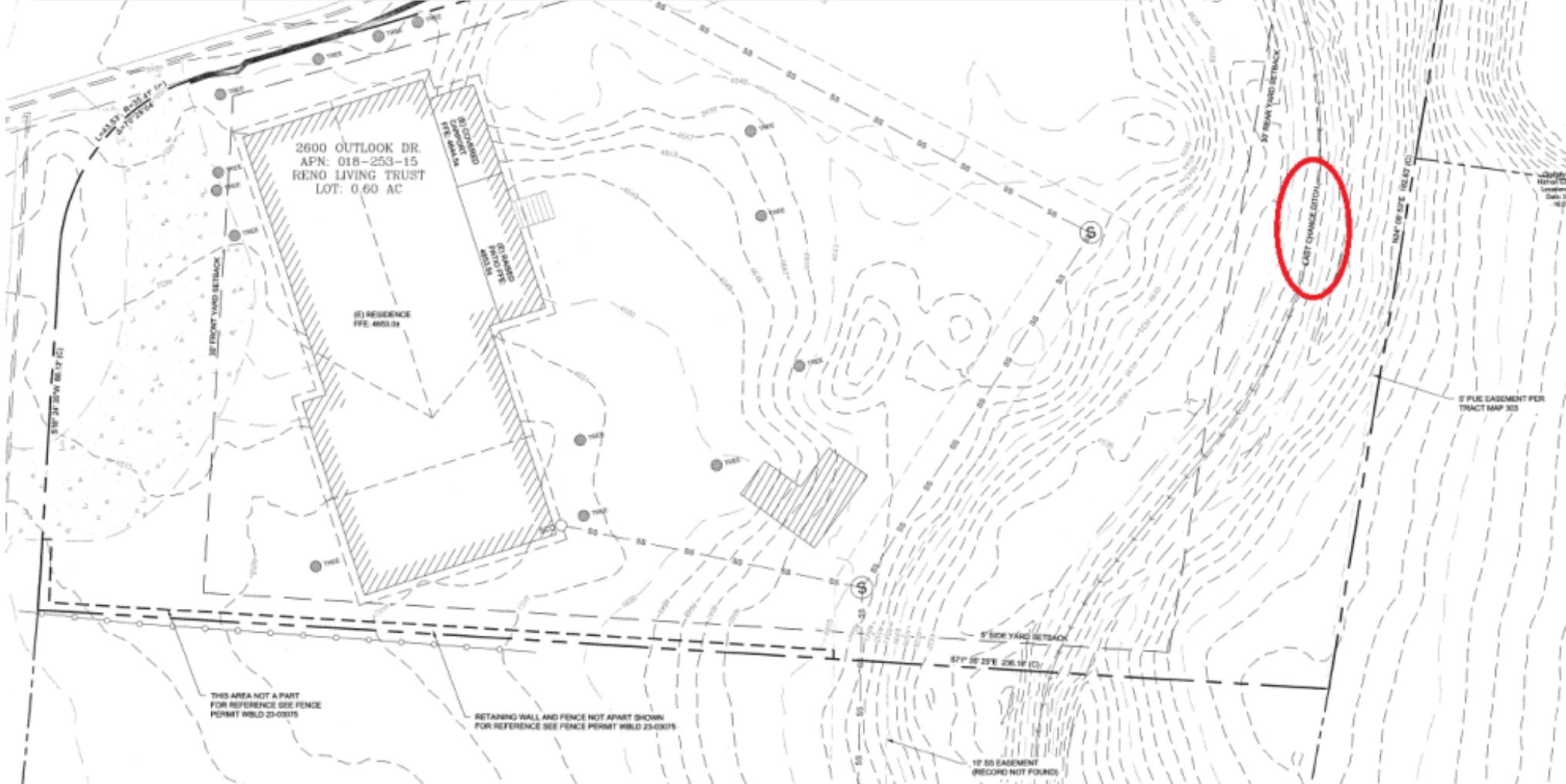
4638

4640

4641

4642

“All plans adjacent to or containing an irrigation or water supply ditch shall require the signature of the ditch company on the face of the plans.” (PWDM 202.2.2.6.)



2600 OUTLOOK EX. TOP
PRE DEVELOPMENT TOPO MAPPING
CITY OF RENO
PROJECT NO. 1-2023-01-001

THE CITY ENGINEER HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE CITY OF RENO PLANNING AND ZONING ORDINANCES AND LOCAL ORDINANCES. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PREPARED FOR:
TONY RENO
2600 OUTLOOK DR.
RENO, NV, 89505
(775) 813-7300

Robinson Engineering
AN INDEPENDENT FIRM
1715 W. 16TH ST.
RENO, NV 89502
CIVIL ENGINEER
CIVIL ENGINEER
NO. 81208

City of Reno
REVIEWED
SEP 28 2023
CITY OF RENO
Community Development Dept.

NO.	DATE	BY	CHKD	DESCRIPTION
1	2023-08-01	BMF	MEH	REV-0 FOR COUNTY REVIEW
2	2023-08-06	BMF	MEH	REV-1 FOR COUNTY REVIEW
3	2023-09-15	BMF	MEH	REV-1 FOR COUNTY REVIEW

1. SUR. DIV. MAP GREEN ACUTE RIBS
2. RENO. TOPOGRAPHIC SURVEY

REFERENCES

NO.	DATE	BY	CHKD	DESCRIPTION
1	2023-08-01	BMF	MEH	REV-0 FOR COUNTY REVIEW
2	2023-08-06	BMF	MEH	REV-1 FOR COUNTY REVIEW
3	2023-09-15	BMF	MEH	REV-1 FOR COUNTY REVIEW

REVISIONS

March 3, 2023

Received 26 Jan 2024

Tony:

Attached is the signed document. I attached the photos you sent to the last pages as the exhibit.

Thank you for everything. You are approved to build your wall as noted in the pictures provided and per the agreement.

If you need anything else from us, please let me know.

Tami Wittich
Last Chance Irrigation Co.
P. O. Box 40692
Reno, NV 89504
(775)323-5224

APN: 018-253-15

When Recorded Return To:
Last Chance Irrigation Company
c/o McDonald Carano LLP
100 W. Liberty St., 10th Floor
Reno, NV 89501
Attn: Eric Duhon

REVISED

MAR 06 2023

CITY OF RENO
Community Development Dept

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the Social Security number of any person or persons (per NRS 239B.030)

LICENSE AND INDEMNIFICATION AGREEMENT

THIS LICENSE AND INDEMNIFICATION AGREEMENT (the "Agreement"), dated for identification purposes as of the date last executed by the parties below (the "Effective Date"), is entered by and between LAST CHANCE IRRIGATION COMPANY, a Nevada corporation ("Last Chance") and Carol Reno, as trustee of the Reno Living Trust, dated September 9, 2013 ("Licensee").

Recitals

WHEREAS, Last Chance operates a canal system within Washoe County, Nevada, in an area generally known as the "greater Truckee Meadows" pursuant to certain easements, the location of which has been established by eminent domain, statutory dedication, prescription or grant, and the scope of which variously includes the channel of the canal ("Last Chance Canal"), along with associated canal banks, bank slopes, adjacent access roads or trails, and seepage in, under and through adjacent property (collectively, the "Last Chance Easement").

WHEREAS, Licensee owns that certain real property commonly known as 2600 Outlook Dr., in Reno, NV, with the APN 018-253-15 and more particularly described in Exhibit "A" (the "Property").

WHEREAS, Licensee desires to construct and maintain the Improvements, defined below, across a portion of the Property located within a portion of the Last Chance Easement.

WHEREAS, Last Chance is willing to grant Licensee access to the Last Chance Canal and to permit the construction, operation and maintenance of the Improvements within the Last Chance Easement subject to the terms and conditions set forth in this Agreement, each of which terms and conditions is a material inducement for Last Chance's consent.

REVISED

MAR 06 2023

CITY OF RENO
Community Development Dept



City of Reno - Building and Safety Division
Application Status Trail Report

Case Number: BLD23-03075
 Owner: RENO LIVING TRUST
 Address: 2600 OUTLOOK DR
 Parcel Number: 018-253-15

Division	Comments	Sent Date	Returned Date	Status	Assigned To	Reviewed By
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Planning Review

Dear Applicant:	06/12/2023	06/22/2023	On Hold	Joseph Marynak	Joseph Marynak MarynakJ@reno.gov
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Below are Planning comments for this building permit. Please demonstrate in written and/or graphic form, as applicable, how the following comments are being satisfied. Once comments from all reviewers have been received, please provide a written response letter and make the appropriate revisions. Please contact me, Joseph Marynak, at marynakj@reno.gov with questions.

1. No fence details shown on the plans.
2. Provide a site plan showing the locations and heights of all fences and walls.
3. Show that the fence height is not higher than four (4) feet above grade in the front yard and no higher than six (6) feet above grade in the rear yard.
4. If the fence will be mounted on top of a retaining wall, please show the location of the wall using a different symbol than the fence. Note that if the wall is not retaining soil, it would be considered a decorative wall and would need to be included in the total fence height.

City of Reno - Building and Safety Division
Application Status Trail Report

Case Number: BLD23-05279
 Owner: RENO LIVING TRUST
 Address: 2600 OUTLOOK DR
 Parcel Number: 018-253-15

Division	Comments	Sent Date	Returned Date	Status	Assigned To	Reviewed By
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Planning Review

Dear Applicant:

06/12/2023

06/22/2023

On Hold

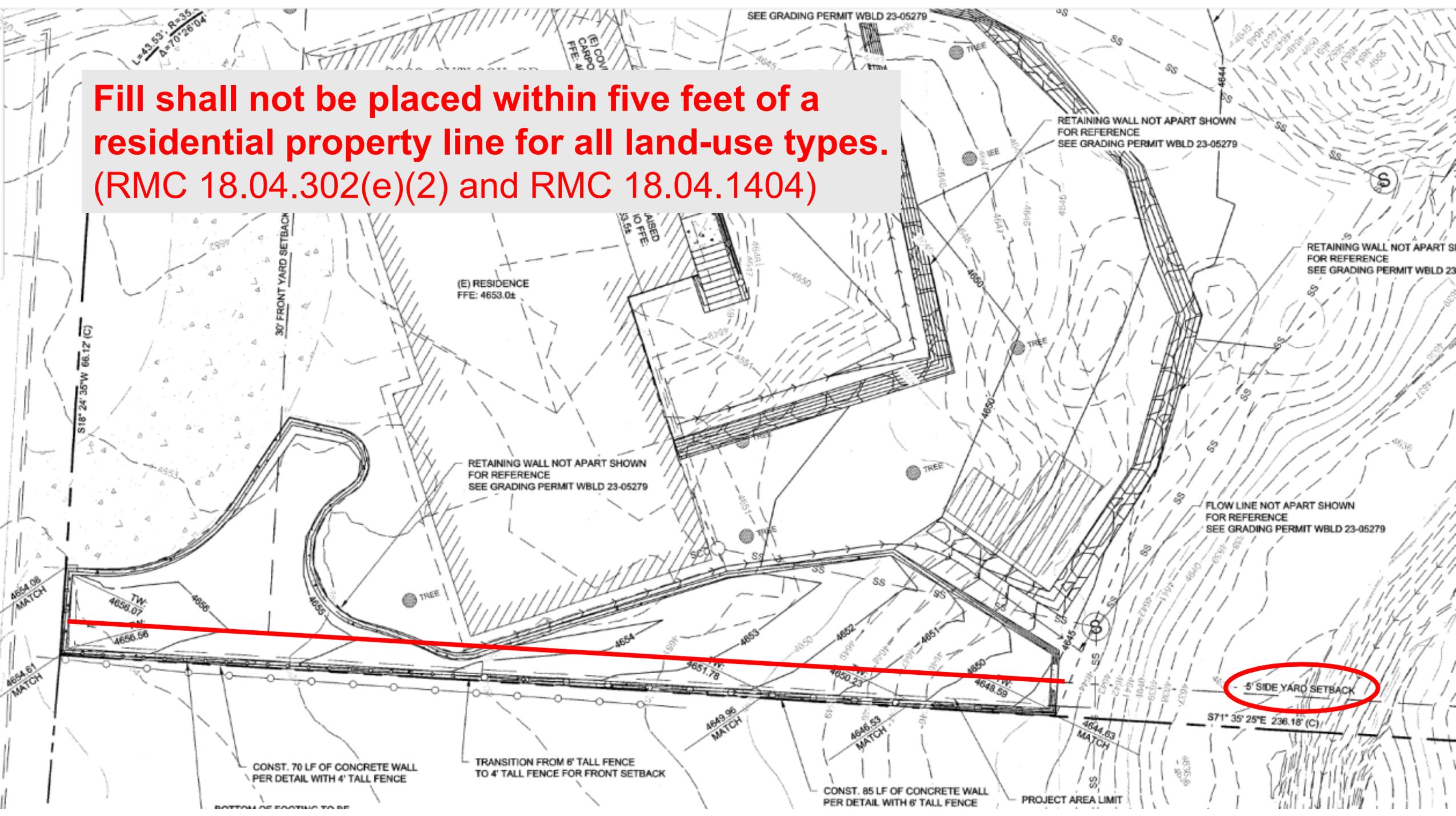
Joseph Marynak

Joseph Marynak
Marynak.J@reno.gov

Below are Planning comments for this building permit. Please demonstrate in written and/or graphic form, as applicable, how the following comments are being satisfied. Once comments from all reviewers have been received, please provide a written response letter and make the appropriate revisions. Please contact me, Joseph Marynak, at marynakj@reno.gov with questions.

- The plans show that only a small portion of the property line will have a retaining wall, but the revision letter says that this wall will stretch the entire length of the southern property line. Since there is no grade change between this property and the property to the south. Please clarify where the retaining wall will be and match this up with the fencing permit BLD23-03075.

Fill shall not be placed within five feet of a residential property line for all land-use types. (RMC 18.04.302(e)(2) and RMC 18.04.1404)



Five-Foot Rule

- Article 3 Grading, Erosion Prevention, and Sedimentation Control, Section 18.04.302 Limits on Grading (Cut and Fill), subparagraph 18.04.302(e)(2) states:

“Fill slopes adjacent to residentially zoned property shall comply with the standards in Section 18.04.1404, Grading, for all use types.”

- Section 18.04.1404 Grading subparagraph (a)(1) states:

“All grading ... shall not place any fill for a distance of 5 feet from the shared property line.”

Article 3 Grading, Erosion Prevention, and Sedimentation Control

18.04.301 General Compliance with City Standards

In addition to the grading, erosion prevention, and sedimentation control provisions in this article, all land-disturbing activity, including without limitation, grading or tree/vegetation clearance, shall comply with all applicable city standards, including without limitation, the Public Works Design Manual.

18.04.302 Limits on Grading (Cut and Fill)

- (a) **Authority** NRS Section 278.250 and NRS Chapter 445A authorize the adoption of grading regulations.
- (b) **Purpose** The purpose of this section is to:
 - (1) Minimize environmental damage associated with grading;
 - (2) Encourage balancing the site and reduce importing and exporting soil;
 - (3) Limit visual scarring;
 - (4) Limit unnecessary site disturbance; and
 - (5) Limit impacts to water quality during grading.

review that cut and fill slopes are justified and necessary in the overall design of an otherwise acceptable development.

- (2) **Fill Slopes** Fill slopes adjacent to residentially zoned property shall comply with the standards in Section 18.04.1404, Grading, for all use types.

(3) **Location of Cut and Fill Slopes**

- a. Wherever feasible, cut and fill slopes adjoining parcel boundaries shall be located within the parcel that the slope is visible from or within a common area.
- b. Tops and toes of cut and fill slopes steeper than 5:1 at property boundaries shall not encroach into the right-of-way.
- c. Tops and toes of cut and fill slopes steeper than 5:1 shall be located at least 18 inches behind a sidewalk and at least six feet behind the face of a curb where no sidewalk is provided.
- d. Cut and fill slopes exceeding 5:1 shall not be located within ten feet of sewer or storm drain access locations.
- e. The Administrator may approve exceptions to these standards in consultation with the City Engineer for hillside developments and other situations where level areas are not warranted for future sidewalk construction or infrastructure maintenance purposes.

- (4) **Noxious Weed Abatement** Applications proposing grading activities on sites with noxious weeds, as defined by the State of Nevada, shall prepare and implement a noxious weed monitoring and management plan. The plan shall address construction and post construction activities to monitor,

Article 14 Residential Adjacency

18.04.1401 Purpose

The purpose of this article is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when mixed-use and nonresidential development is located near residential zoning districts.

18.04.1402 Applicability

This article applies to all nonresidential development built on or within 150 feet of any property in a residential zoning district, exempting nonresidential developments that are no greater than three stories in height or 10 acres in size and are separated from residentially zoned property by a freeway or major arterial. For mixed-use development, this article applies to nonresidential project components, including access and circulation routes.

18.04.1403 Use Limitations

- (a) Where these residential adjacency standards apply, the following uses or features shall be prohibited as principal or accessory uses:
 - (1) Public address systems that exceed the limits established in Section 18.04.1408, Noise; and
 - (2) Outdoor storage located between a principal building and a residentially zoned property.
- (b) Drive-through lanes shall not be located within 100 feet of residentially zoned property unless separated by a principal building, or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.

18.04.1404 Grading

- (a) All grading for subdivision improvements, conditional use permits, or other discretionary or building permits shall:
 - (1) Not place any fill for a distance of 5 feet from the shared property line.
 - (2) For a distance of 20 feet from the shared property line with a residentially zoned property, fill depths shall not exceed the natural grade by more than 4 feet.
 - (3) For a distance of 50 feet from the shared property line with residentially zoned property, fills depths shall not exceed the natural grade by more than 8 feet. See Figure 4-42, below.

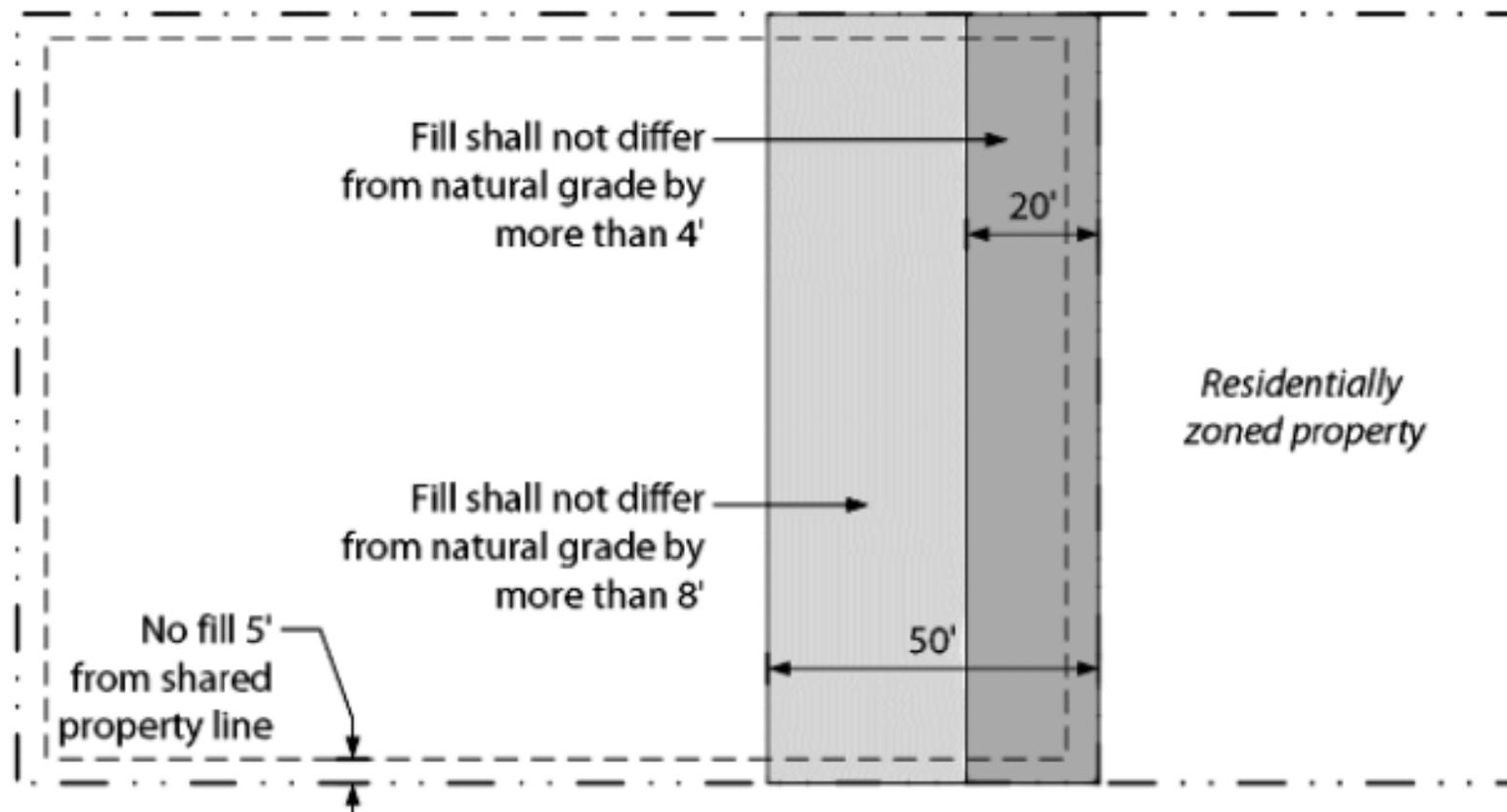


Figure 4-42: Grading Near Property Line

- (b) Grading for nonresidential development adjacent to single-family zoned property shall not include fill slopes which exceed the pad grades of the adjoining single-family residences within 20 feet of the property line of the single-family residence.
- (c) Exceptions or variations from these standards may be approved with written consent of the adjoining residential property owner or when the decision-making body determines that the proposed variation from the strict application of these standards is consistent with development patterns in the area and would not significantly impact the adjoining residence. Alternative features for compatibility may be required when approving exceptions.

Code Violations

- **“Existing surface drainage from adjoining property shall be perpetuated through the development.”** (PWDM 202.2.2.2)
- **“Surface drainage from a developed area shall not cross any property line.”** (PWDM 202.2.2.2 item 2)
- **“All plans adjacent to or containing an irrigation or water supply ditch shall require the signature of the ditch company on the face of the plans.”** (PWDM 202.2.2.6.)
- **Fill shall not be placed within five feet of a residential property line for all land-use types.** (RMC 18.04.1404 and RMC 18.04.302(e)(2))

2600 OUTLOOK DR.
APN: 018-253-15
RENO LIVING TRUST
LOT: 0.60 AC

(E) RESIDENCE
FFE: 4653.0±

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

RETAINING WALL NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

FLOW LINE NOT APART SHOWN
FOR REFERENCE
SEE GRADING PERMIT WBLD 23-05279

5' SIDE YARD SETBACK

$L=43.53'$, $R=35'$
 $D=70'26"04'$

$S18^{\circ}24'35"W$ 66.12' (C)

30' FRONT YARD SETBACK

4654.08
MATCH

4654.61
MATCH

TW
4656.07
4656.56

4649.96
MATCH

4646.53
MATCH

4644.63
MATCH

CONST. 70 LF OF CONCRETE WALL
PER DETAIL WITH 4' TALL FENCE

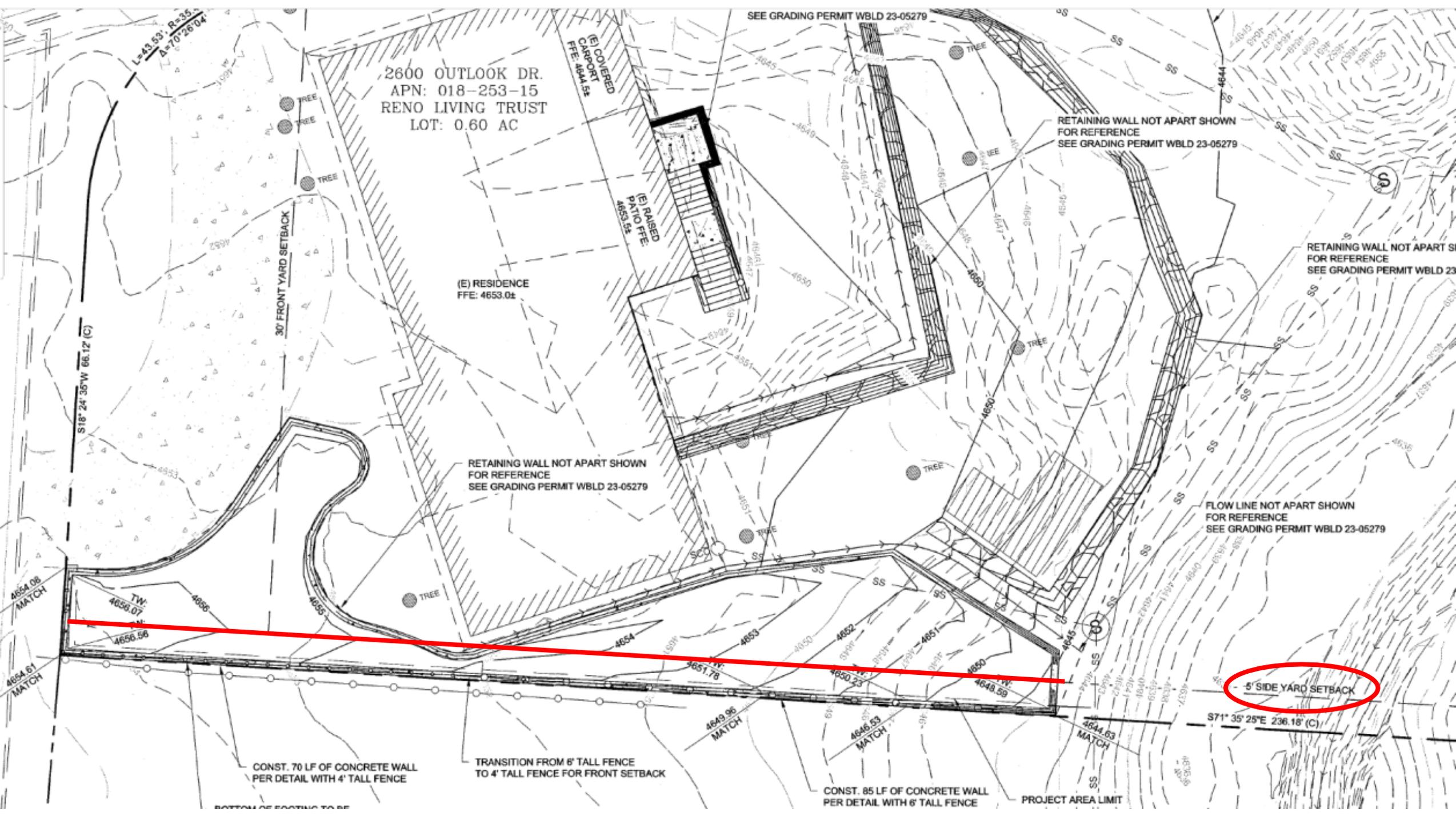
TRANSITION FROM 6' TALL FENCE
TO 4' TALL FENCE FOR FRONT SETBACK

CONST. 85 LF OF CONCRETE WALL
PER DETAIL WITH 6' TALL FENCE

PROJECT AREA LIMIT

$S71^{\circ}35'25"E$ 236.18' (C)

BOTTOM OF FOOTING TO BE



Remedy

- Rescind both permits immediately.
- Do not reissue the permits until all code requirements are met.

Back Up Slides

202.2.2.2 Flow Paths

Surface drainage from any developed area shall not cross any property line except by way of a natural watercourse, major drainage facility, an approved drainage system within a public storm drain easement, or a permanent surface drainage easement. Historic drainages will require new easements, even if no easement existed before.

Existing surface drainage from adjoining property shall be perpetuated through the development, or other means of disposal provided, acceptable to the City Engineer.

202.2.2.3 Future Connections

Storm drain facilities (and post construction storm water quality treatment controls) shall be extended with a subdivision or development to adjacent undeveloped properties for future extensions in accordance with approved drainage plans (or an approved post construction stormwater management plan), unless otherwise approved by the City Engineer.

202.2.2.4 Curb, Gutter and Swales

Reinforced concrete interceptor swales are to be provided along the top of retaining walls and cut slopes to intercept drainage. Discharge swales and wall drains into approved drainages. When required by the City Engineer, reinforced concrete swales shall be provided to intercept drainage from adjacent property.

All drainage from impermeable surfaces on retail, commercial, industrial or similarly developed sites shall be contained by Portland Cement concrete curb and gutter or longitudinal valley gutter to City standards, except where required for LID features as part of the post construction stormwater quality treatment approach.

Surface drainage swales collecting runoff from the area of 2 or more lots are to be addressed through either a paved swale in accordance with City standards, or an LID feature which addresses drainage concerns, and are to be maintained and perpetuated by the property owners. Paving is not required for common side lot swales serving only 2 adjacent lots.

Easements for rear lot drainage swales shall be established by a note on the official plat substantially as follows:

the maintenance road shall be located at the bottom of the channel or on both sides at the channel top. Deviations from this are subject to approval by the City Engineer. Access to the bottom of the channel for maintenance shall be provided at approximately every ¼ mile.

Easements for access shall be dedicated "For Public Use" and shall provide for access by other public entities.

202.6 Irrigation or Water Supply Ditches

Irrigation flows and public storm drain flows shall be conveyed by separate systems, unless specifically approved by ditch companies. All plans adjacent to or containing an irrigation or water supply ditch shall require the signature of the ditch company on the face of the plans.

No public storm drainage runoff shall be allowed to flow or discharge into any irrigation or water supply ditch. Private storm drainage runoff shall be allowed to flow or discharge into an irrigation or water supply ditch only with the approval of the ditch or utility company. Where allowed, discharge of private storm drain flows into an irrigation or water supply ditch are not to be a contributing factor insofar as increasing the peak flow or total volume of water for a 24-hour, 5-yr frequency storm in said facility above existing conditions.

All approved stormwater discharges to a natural waterway, irrigation ditch or water supply ditch must show that source controls have been applied to the maximum extent practicable. See chapter on Post Construction Stormwater Quality Management for additional requirements.

Where irrigation or water supply ditches are located within or adjacent to a subdivision/development, improvements and access as required for the operation and maintenance of the ditch shall be provided to the ditch company's approval. Any improvements within the ditch company's easements are subject to the ditch company's approval.

Any irrigation or water supply ditch adjacent to residential units is to be fenced with 54" fencing, approved by the City Engineer, to safeguard the general public [RMC 18.12.604].

Article 3 Grading, Erosion Prevention, and Sedimentation Control

18.04.301 General Compliance with City Standards

In addition to the grading, erosion prevention, and sedimentation control provisions in this article, all land-disturbing activity, including without limitation, grading or tree/vegetation clearance, shall comply with all applicable city standards, including without limitation, the Public Works Design Manual.

18.04.302 Limits on Grading (Cut and Fill)

- (a) **Authority** NRS Section 278.250 and NRS Chapter 445A authorize the adoption of grading regulations.
- (b) **Purpose** The purpose of this section is to:
 - (1) Minimize environmental damage associated with grading;
 - (2) Encourage balancing the site and reduce importing and exporting soil;
 - (3) Limit visual scarring;
 - (4) Limit unnecessary site disturbance; and
 - (5) Limit impacts to water quality during grading.
- (c) **Grading Permit Required** No person shall excavate, fill, or otherwise alter the existing grade of any property without first obtaining a grading permit according to the procedures and criteria stated in subsection 18.08.606(b).
- (d) **Major Site Plan Review Required** An applicant shall obtain a major site plan review permit when engaged in any grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height, for a hillside development meeting the criteria in Section 18.04.402, Applicability; within a major drainageway meeting the criteria in Section 18.04.104(c), Applicability; or within the Parks, Greenways, and Open Space (PGOS) District, except for paths, public recreational amenities, or environmental restoration.
 - (1) **Findings** For developments ten acres or more in area, the following findings shall be made prior to granting a major site plan review, in addition to the general major site plan review findings:
 - a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;
 - b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;
 - c. The proposed project provides open space based on hillside constraints;
 - d. The proposed project adheres to applicable hillside development design standards and to Master Plan provisions related to development in sloped areas; and
 - e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.
- (e) **General Grading (Cut and Fill) Standards**
 - (1) **Preservation of Stable Steep Slopes** On all projects that include slopes steeper than three to one, existing stable slopes shall be preserved unless the City determines during subdivision or development

review that cut and fill slopes are justified and necessary in the overall design of an otherwise acceptable development.

- (2) **Fill Slopes** Fill slopes adjacent to residentially zoned property shall comply with the standards in Section 18.04.1404, Grading, for all use types.
- (3) **Location of Cut and Fill Slopes**
 - a. Wherever feasible, cut and fill slopes adjoining parcel boundaries shall be located within the parcel that the slope is visible from or within a common area.
 - b. Tops and toes of cut and fill slopes steeper than 5:1 at property boundaries shall not encroach into the right-of-way.
 - c. Tops and toes of cut and fill slopes steeper than 5:1 shall be located at least 18 inches behind a sidewalk and at least six feet behind the face of a curb where no sidewalk is provided.
 - d. Cut and fill slopes exceeding 5:1 shall not be located within ten feet of sewer or storm drain access locations.
 - e. The Administrator may approve exceptions to these standards in consultation with the City Engineer for hillside developments and other situations where level areas are not warranted for future sidewalk construction or infrastructure maintenance purposes.
- (4) **Noxious Weed Abatement** Applications proposing grading activities on sites with noxious weeds, as defined by the State of Nevada, shall prepare and implement a noxious weed monitoring and management plan. The plan shall address construction and post construction activities to monitor, eradicate, and prevent the spread of noxious weeds. The plan shall be implemented and enforced throughout the life of the project.
- (5) **Re-Vegetation Required After Final Grading**
 - a. Temporary stabilization shall be applied in accordance with the Truckee Meadows Construction Site Best Management Practices Handbook and in accordance with the State's General Permit.
 - b. Cut and fill slopes steeper than 3:1 shall have riprap (class 400) and revegetation. Riprap shall be backfilled with topsoil to the average depth between placed riprap filling the voids and creating planting pockets.
 - c. Soil tests shall be conducted after final grading operations are complete and prior to planting to determine required soil amendments that may be needed for the site.
 - d. Re-vegetation shall commence the following late fall with approved security and temporary irrigation (if necessary) provided to ensure proper re-establishment of disturbed areas.
 - e. All slopes disturbed by grading, including on site/in-lot slopes that are not necessary for construction staging, shall be reseeded with native shrubs, grasses, etc., consistent with existing on-site native vegetation upon completion of final grading. These areas shall be bonded to ensure proper re-establishment of the vegetation, with temporary irrigation if deemed necessary, based on seed mix, and time of year.
 - f. The re-vegetation plan shall include plans to stockpile existing topsoil and vegetative strippings and reapply the material to all disturbed areas that are not formally landscaped.
 - g. Re-vegetation shall be a uniform perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the unpaved areas and areas not covered by permanent structures.

Article 14 Residential Adjacency

18.04.1401 Purpose

The purpose of this article is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when mixed-use and nonresidential development is located near residential zoning districts.

18.04.1402 Applicability

This article applies to all nonresidential development built on or within 150 feet of any property in a residential zoning district, exempting nonresidential developments that are no greater than three stories in height or 10 acres in size and are separated from residentially zoned property by a freeway or major arterial. For mixed-use development, this article applies to nonresidential project components, including access and circulation routes.

18.04.1403 Use Limitations

- (a) Where these residential adjacency standards apply, the following uses or features shall be prohibited as principal or accessory uses:
 - (1) Public address systems that exceed the limits established in Section 18.04.1408, Noise; and
 - (2) Outdoor storage located between a principal building and a residentially zoned property.
- (b) Drive-through lanes shall not be located within 100 feet of residentially zoned property unless separated by a principal building, or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.

18.04.1404 Grading

- (a) All grading for subdivision improvements, conditional use permits, or other discretionary or building permits shall:
 - (1) Not place any fill for a distance of 5 feet from the shared property line.
 - (2) For a distance of 20 feet from the shared property line with a residentially zoned property, fill depths shall not exceed the natural grade by more than 4 feet.
 - (3) For a distance of 50 feet from the shared property line with residentially zoned property, fills depths shall not exceed the natural grade by more than 8 feet. See Figure 4-42, below.

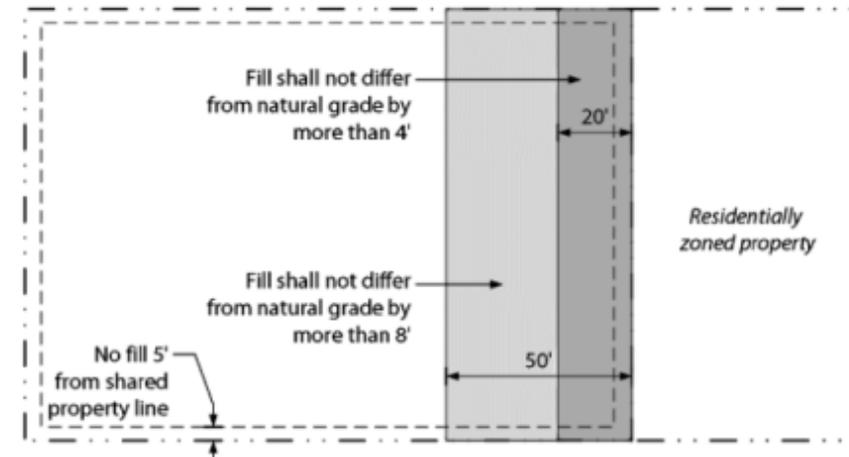


Figure 4-42: Grading Near Property Line

- (b) Grading for nonresidential development adjacent to single-family zoned property shall not include fill slopes which exceed the pad grades of the adjoining single-family residences within 20 feet of the property line of the single-family residence.
- (c) Exceptions or variations from these standards may be approved with written consent of the adjoining residential property owner or when the decision-making body determines that the proposed variation from the strict application of these standards is consistent with development patterns in the area and would not significantly impact the adjoining residence. Alternative features for compatibility may be required when approving exceptions.

18.04.1405 Site and Building Orientation

- (a) **Site Orientation**
 - (1) To the extent feasible, nonresidential developments shall be designed with higher activity areas, such as parking, circulation, loading, and delivery areas, oriented away from any abutting residential uses.
 - (2) Where site limitations necessitate higher activity levels abutting residential uses, additional landscaping and/or screening may be required.
- (b) **Building Configuration**
 - (1) Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses.
 - (2) Horizontally integrated mixed-use developments shall locate nonresidential uses away from the adjacent residential district.
- (c) **Building Facades** Developments shall be constructed such that the facade design, including roof lines and roof treatments, is consistent on all sides of the building that are visible from public streets or residential districts.

LEGEND

	SUBJECT PL		(E) FENCE		(E) RETAINING WALL		(E) AC
	ADJACENT PL		(P) FENCE		(P) RETAINING WALL		(P) AC
	SETBACK		(E) SANITARY SEWER		(E) FLOW LINE		(E) PCC
	EASEMENT		(P) SANITARY SEWER		(P) FLOW LINE		(P) PCC
	(E) ROAD CL		(E) STORM DRAIN		(P) GRADE BREAK		(E) STRUCTURE
	(P) ROAD CL		(P) STORM DRAIN				(P) STRUCTURE
	(E) MAJOR CONTOUR		(E) WATER LINE				
	(E) MINOR CONTOUR		(P) WATER LINE				
	(P) MAJOR CONTOUR		(E) GAS LINE				
	(P) MINOR CONTOUR		(P) GAS LINE				



2600 OUTLOOK DR. - APN: 018-253-15

FENCE PERMIT

FOR

RENO, TONY

2600 OUTLOOK DR.
GRADING PLAN
TITLE SHEET
CITY OF RENO
PROJECT NO. 12424048

PROJECT SUMMARY

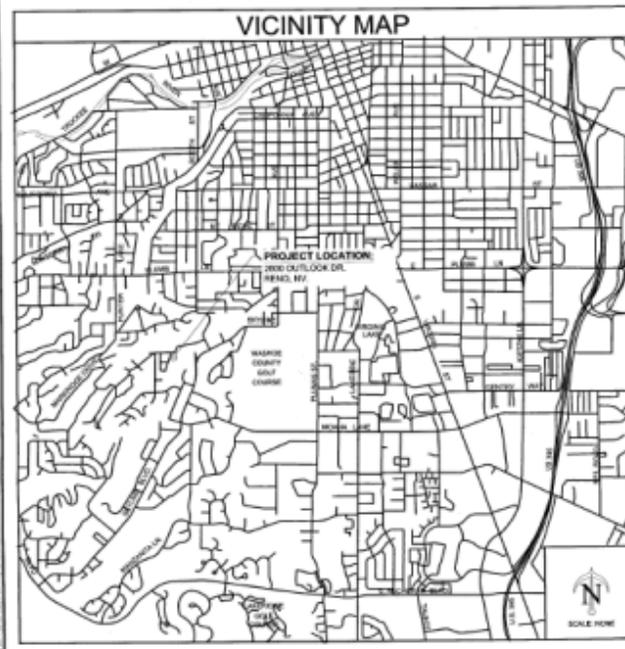
JURISDICTION	CITY OF RENO
COUNTY	WASHOE COUNTY
APN	018-253-15
ADDRESS	2600 OUTLOOK DR. SPARKS
ZONING	R-1
FEMA FLOOD ZONE	X (UNSHADED)
PROJECT SUMMARY	FENCING PERMIT
PROJECT ACREAGE	0.00

SHEET LIST

GENERAL	T1 TITLE SHEET
CIVIL	01 EXISTING CONDITIONS AND BMP PLAN
	02 SITE AND FENCE PLAN
DETAILS	01 CIVIL DETAILS

PROJECT AUTHORITY

CIVIL ENGINEER	SURVEYOR	OWNER
ROBSON ENGINEERING COMPANY NATHAN ROBSON, P.E. 846 VICTORIAN AVE, SUITE 20 SPARKS, NV 89431 (775) 852-2251 x 700 nrobson@robsoneng.com	ME VICTORIAN AVE, SUITE 20 SPARKS, NV 89431 (775) 852-2251 x 700 mehard@robsoneng.com	TONY RENO 2600 OUTLOOK DR. RENO, NV 89511 (775) 815-7300 tonyr202@gmail.com



NOTES

GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND STANDARDS, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, AND ORDINANCES OR STANDARDS SPECIFIED BY THE PERMITTING JURISDICTION. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND PERMITTING STANDARDS, PROMPTLY NOTIFY THE ENGINEER OR ADOPT THE MORE CONSERVATIVE STANDARD CONSISTENT WITH THE INTENT OF THE PLANS. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR BEARS SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
- IF THE CONTRACTOR OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBSON ENGINEERING AT 775-852-2251 x 700 FOR RESOLUTION.
- THE ENGINEER SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS, ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.
- IN THE EVENT ELECTRONIC FILES (CAD, ETC.) ARE PROVIDED BY ROBSON ENGINEERING, AN INDICATOR/AGREEMENT IS IMPLIED BY THAT USE, AND IF THERE IS ANY CONFLICT BETWEEN ELECTRONIC DATA AND THE STAMPED PERMIT PLAN SET, THE STAMPED DRAWINGS SHALL GOVERN AND DIRECT THE WORK. IT IS THE SOLE RESPONSIBILITY OF THE CLIENT TO ACQUIRE APPROVED PLANS FROM THE GOVERNING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOOR LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJACING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CONTACT "USA NORTH 611" BY CALLING THAT NUMBER (611) NO LESS THAN 2 WORKING DAYS BEFORE EXCAVATION IS PROPOSED TO BEGIN.
- CONSTRUCTION WORK HOURS WILL BE LIMITED TO 8AM TO 5PM MONDAY TO SATURDAY.
- ANY IMPORTED EARTHEN MATERIALS SHALL BE "CERTIFIED WEEB FREE" IN ORDER TO PREVENT THE SPREAD OF HORSEHEADS WITHIN THE COUNTY.
- ALL PROJECTS, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE, PAVEMENT, AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.

ROBSON AND SEDIMENT CONTROL NOTES

- TOTAL DISTURBANCE AREA IS EXPECTED NOT TO EXCEED 1 ACRE. THEREFORE A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS NOT ANTICIPATED TO BE REQUIRED. THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE CARE TO COMPLY TO AT LEAST:
 - THE STATE OF NEVADA GENERAL PERMIT NWR10000
 - THE "TRUCKEE MEADOWS HANDBOOK"
 - WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND/OR CONTRACTOR TO PREVENT EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.

GRAZING NOTES:

- ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE CITY OF RENO, WASHOE COUNTY STANDARDS, AND NOT SUR STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.039 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.
- CONTRACTOR SHALL CAREFULLY INSPECT DETAILS, THE CONTENTS OF PLANS, AND MAKE APPROPRIATE CORRECTIVE MEASUREMENTS AGAINST EXISTING CONDITIONS PRIOR TO SETTING SUBGRADE, AND SHALL COORDINATE WITH SURVEYOR TO SET ELEVATION AND LOCATION CONTROL, PROPERLY TO ESTABLISH SUBGRADE PRIOR TO FINAL SURFACE TREATMENTS.
- ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED. ADDITIONAL DISTURBANCE NOT PART OF PLANNED LANDSCAPING SHALL BE ESTABLISHED, BROADCAST AND MAINTAINED DURING OCTOBER-NOVEMBER, OR HYDROSEEDING IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.
- IN EXTREME CASE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
- THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE-CONSTRUCTION MEETING BETWEEN OWNER, ENGINEER OF RECORD, MATERIALS TESTING LABORATORY, AND GENERAL CONTRACTOR HAS OCCURRED.
- THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY ORANGE BOOK STANDARDS AND SITE SPECIFIC SOILS REPORT AS APPLICABLE. THIRD PARTY TESTING AGENCY SHALL BE NOTIFIED 24 HOURS PRIOR TO REQUIRED TESTING. ALSO, ON-LINE INSPECTION REQUEST TO SPINQ TO BE SUBMITTED 24 HOURS PRIOR TO ALL INSPECTIONS. SHOULD ANY GASES OR GROUND OF A NATURE AMONGER BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER MRS 363.170.

PROJECT NOTES:

- ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE CITY OF RENO OR ROAD 2008 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION.
- REFER TO CIVIL IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION ON SITE, UTILITY, GRADING AND DRAINAGE, AND EROSION AND SEDIMENT CONTROL. REFER TO APPROVED FEMA PLANS FOR ADDITIONAL INFORMATION ON DOMESTIC AND FIRE WATER.
- IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE GRADING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANINGS OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.
- SUBMITTALS INCLUDING SHOP DRAWINGS, MANUFACTURER'S DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (PROOFING, ETC.) WITHOUT EXCEPTION, SHALL BE OFFERED FOR REVIEW AND APPROVAL TO OWNER PRIOR TO THEIR INCORPORATION INTO THE PROJECT. WHERE QUANTITATIVE JUDGEMENT IS REQUIRED (E.G. MATERIALS WITH SPECIFIC STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.) THESE MATERIALS SPECIFICATIONS SHALL BE PROVIDED TO THE PROFESSIONAL AUTHORITY (E.G. PLUMBER, CIVIL ENGINEER, ETC.) RESPONSIBLE FOR THEIR AUTHORITY FOR THE SPECIFIED USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY ALL ENTITIES INVOLVED (PUBLIC AND PRIVATE) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, AND PROVIDE 48 HOURS PRIOR NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION.
- THE WORK IN THIS CONTRACT INCLUDES ALL ON-SITE AND OFF-SITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY KNOWN. THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURBS & GUTTERS, SEWERAGE, LANDSCAPING, STORAGE, STORM & SANITARY SEWERS, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE FIRE CONTR. AGENCY.
- ALL QUANTITIES SUPPLIED WITH THESE PLANS ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION IF THEY ARE. THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUALITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.

LEGEND

--- SUBJECT PL.	--- (E) FENCE	--- (E) RETAINING WALL	--- (E) AC
--- ADJACENT PL.	--- (F) FENCE	--- (E) RETAINING WALL	--- AC/AC
--- SETBACK	--- (S) SANITARY SEWER	--- (E) FLOOR LINE	--- (E) PCC
--- BASEMENT	--- (S) SANITARY SEWER	--- (E) FLOOR LINE	--- (E) PCC
--- (E) ROAD CL.	--- (S) STORM DRAIN	--- (E) GRADE BREAK	--- (E) STRUCTURE
--- (F) ROAD CL.	--- (S) STORM DRAIN	--- (E) STRUCTURE	--- (E) STRUCTURE
--- (E) MAJOR CONTOUR	--- (W) WATER LINE	--- (E) STRUCTURE	--- (E) STRUCTURE
--- (E) MINOR CONTOUR	--- (W) WATER LINE	--- (E) STRUCTURE	--- (E) STRUCTURE
--- (F) MAJOR CONTOUR	--- (G) GAS LINE	--- (E) STRUCTURE	--- (E) STRUCTURE
--- (F) MINOR CONTOUR	--- (G) GAS LINE	--- (E) STRUCTURE	--- (E) STRUCTURE

ABBREVIATIONS

AC	ADHIAL CONCRETE	PH	FINISH GRADE	PVE	PUBLIC UTILITY EASEMENT
AC	ADHIAL CONCRETE	PH	PIPE HYDRANT	PVC	POLYVINYL CHLORIDE
APN	ASSESSOR'S PARCEL NO.	PI	POINT OF VERTICAL INTERSECTION	PR	PROFORMANCE
BSW/ROW	BACK OF WALK	HP	HIGH DENSITY POLYETHYLENE	ROW	RIGHT-OF-WAY
CD	CALCULATED	LE	LEARN ELEVATION	SCD	SEWER CLEAN-OUT
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	SD	STORM DRAIN
COTG	CLEARANCE TO GRADE	MD	MAXIMUM DRY DENSITY	SDR	STD. DIMENSION RATIO
CL	CENTER LINE	NDOT	NO. DEPT. OF TRANSPORTATION	SS	SANITARY SEWER
CL	CENTER LINE	OE	ON-SITE ELECTRICAL	TC	TOP OF CURB
CO	CURB	PE	PROPPOSED	TS	TOP OF WALL
CO	CURB	PGC	PORTLAND CEMENT CONCRETE	TYP	TYPICAL
CO	CURB	PL	POINT OF CONNECTION	UNP	UNLESS NOTED OTHERWISE
CO	CURB	POC	POINT OF CONNECTION		

PROPOSED FOR: TONY RENO
2600 OUTLOOK DR.
RENO, NV 89511
(775) 815-7300
tonyr202@gmail.com

DATE: 08/21/2023
BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/21/2023
BY: [Signature]

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD BY

REVISIONS



REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD BY

REVISED

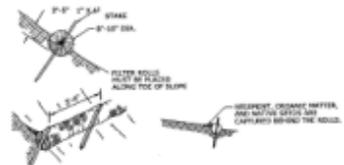
SEP 23 2023

CITY OF RENO
Community Development Dept.

APPROVALS

T1

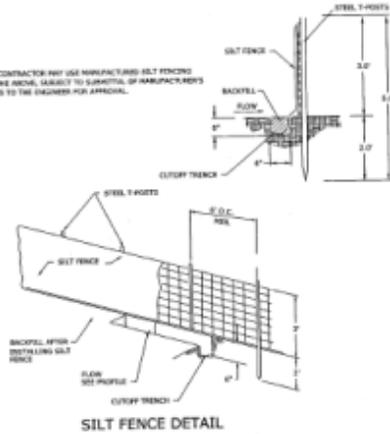
SHEET 1 OF 4



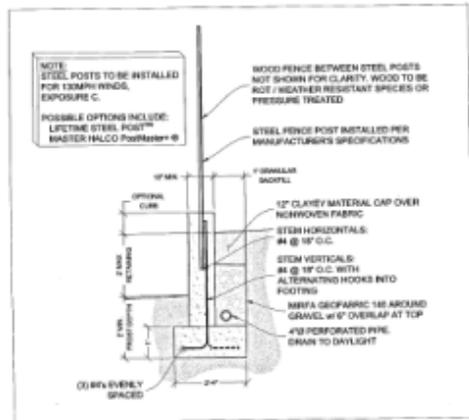
- NOTES:**
1. USE 3/8\"/>

FIBER ROLL DETAIL

NOTE: THE CONTRACTOR MUST USE MANUFACTURER'S SILT FENCING IN LIEU OF THE ABOVE, SUBJECT TO SUBMITTAL OF MANUFACTURER'S DATA SHEETS TO THE ENGINEER FOR APPROVAL.



SILT FENCE DETAIL



RETAINING WALL AND FENCE DETAIL

2600 OUTLOOK DR.
GRADING PLAN

CIVIL DETAILS

CITY OF RENO
PROJECT NO. 2020-01-001

PREPARED FOR
TONY RENO

2600 OUTLOOK DR.
RENO, NV 89505
(775) 783-7000



DRAWN BY
M. B. BROWN



Digitally signed by
M. B. BROWN
Location: Reno, NV
Date: 2023.09.12
16:08:00 -0700

NO.	DATE	DESCRIPTION
1	09/12/23	ISSUE SET
2		
3		
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REFERENCES

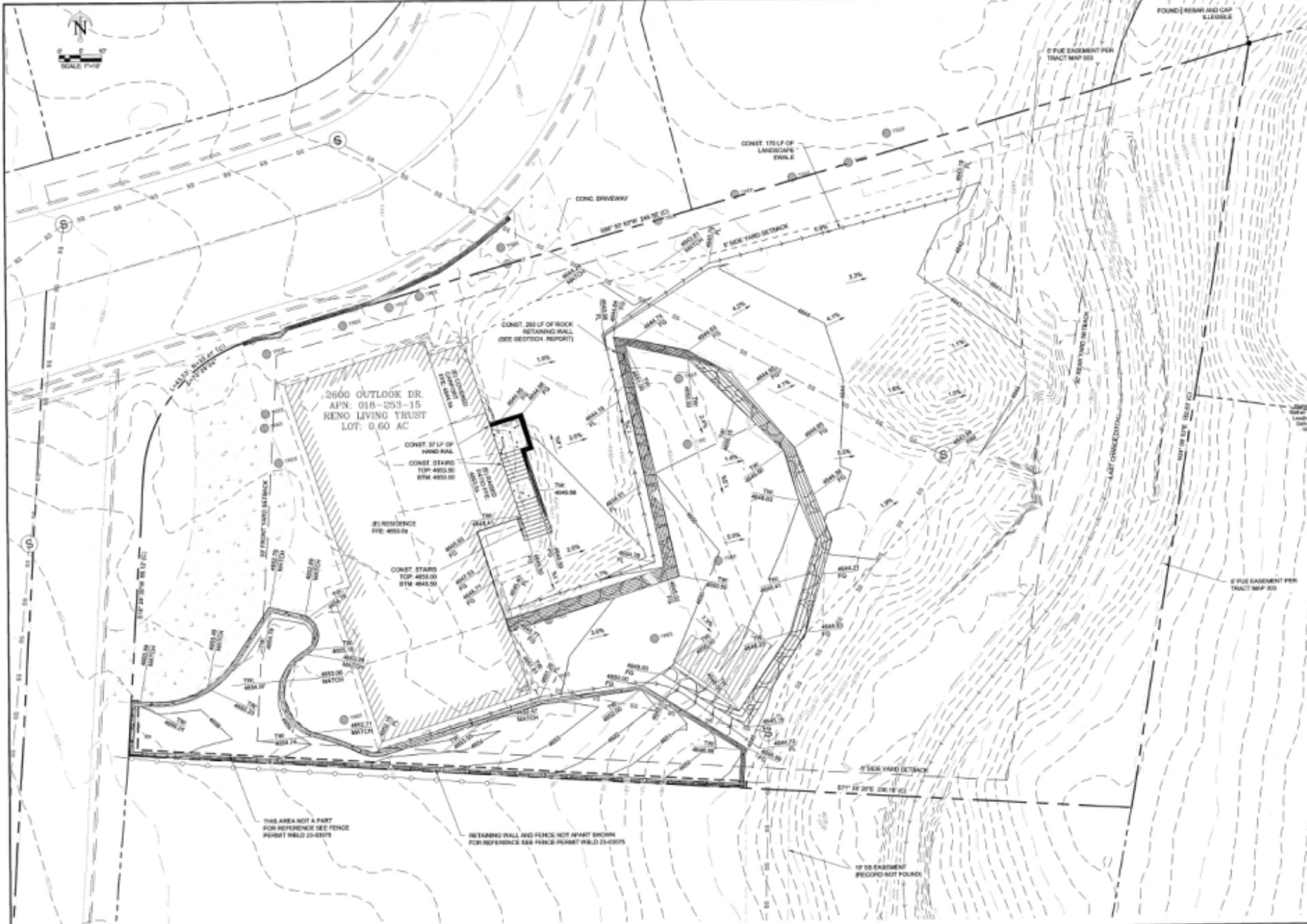
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REVISIONS

REVISED
SEP 23 2023
CITY OF RENO
Community Development Dept.

APPROVALS
D1

SHEET 4 OF 4



**2600 OUTLOOK DR.
GRADING PLAN**

CITY OF RENO
PROJECT NO. 2023021301

PREPARED FOR:
TONY RENO

PROJECT NO.:
2600 OUTLOOK DR.
RENO, NV 89505
(775) 783-7300

Robison
ENGINEERS
INCORPORATED
1000 W. 12TH ST.
RENO, NV 89502
TEL: 775-783-7300
WWW.ROBISONENGINEERS.COM

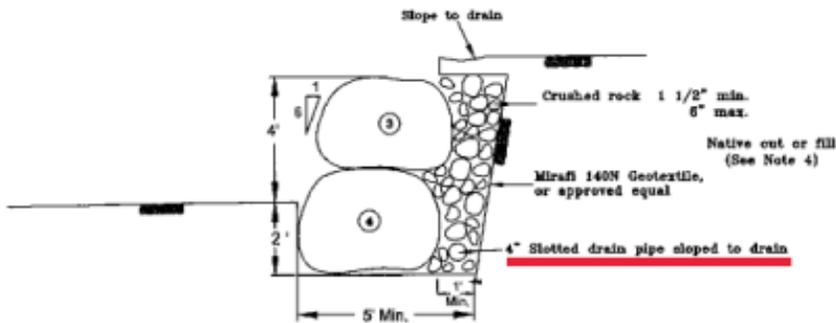
REGISTERED PROFESSIONAL ENGINEER
CIVIL
NO. 51208
EXPIRES 12-31-24

1	SCALE: 1/4" = 10'
2	REVISIONS
3	DATE
4	DESCRIPTION
5	NO.
6	REVISIONS

1. SCALE: 1/4" = 10' (GREEN AREA) 2. REVISIONS 3. DATE 4. DESCRIPTION 5. NO. 6. REVISIONS

FOR REVIEW: REV'D FOR COUNTY REVIEW REV'D FOR COUNTY REVIEW

REVISED
SEP 26 2023
CITY OF RENO
Community Development
APPROVAL: [Signature]
C2.1
SHEET 4 OF 5



Size	Diameter	Approx. Weight, lbs.
②	16"-25"	254-955
③	28"-36"	955-2029
④	36"-48"	2029-4809

Notes:

1. Fill voids larger than 3 inch diameter in front face of wall (within 6" of the face) with smaller rock full height of the wall.
2. Setback from top back of wall to any structure at or above the top of wall should be greater than, or equal to the total wall height.
3. Setback from bottom face of wall to any structure should be greater than or equal to the above-ground wall height.
4. All fill material shall be compacted to a minimum relative compaction of 90% per ASTM D1557.
5. A fence should be considered along the top of the wall for safety.
6. The grading and drainage are to ensure no water flows over the proposed walls.

**4 ft Above Ground
No Backslope
Wall A**



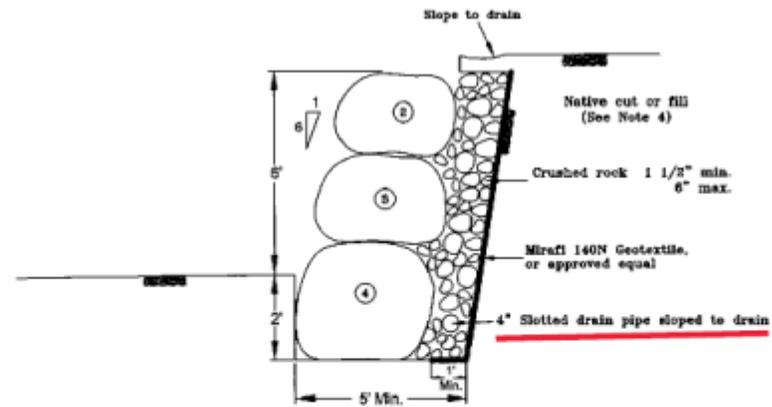
Rockery Retaining Wall Design

2600 Outlook Drive
A.P.N. 018-253-15
Reno, Nevada

Date:
9-11-2023

File No:
2108.047-A

Figure 1



Size	Diameter	Approx. Weight, lbs.
②	16"-25"	254-955
③	28"-36"	955-2029
④	36"-48"	2029-4809

Notes:

1. Fill voids larger than 3 inch diameter in front face of wall (within 6" of the face) with smaller rock full height of the wall.
2. Setback from top back of wall to any structure at or above the top of wall should be greater than, or equal to the total wall height.
3. Setback from bottom face of wall to any structure should be greater than or equal to the above-ground wall height.
4. All fill material shall be compacted to a minimum relative compaction of 90% per ASTM D1557.
5. A fence should be considered along the top of the wall for safety.
6. The grading and drainage are to ensure no water flows over the proposed walls.

**6 ft Above Ground
No Backslope
Wall A**



Rockery Retaining Wall Design

2600 Outlook Drive
A.P.N. 018-253-15
Reno, Nevada

Date:
9-11-2023

File No:
2108.047-A

Figure 2

Fence



lastchanceditch1940@gmail.com

To: You

Cc: Steve Foster

← ↶ ↷ ...
Mon 11/20/22 10:58 AM PST

Tony:

This email is to let you know that Last Chance Irrigation Company has no problems with you building your fence at 2600 Outlook Drive as long as the following is done:

All instructions given by Steve Foster, the Ditch Rider, are complied with.

Last Chance Irrigation will have access for the purpose of maintenance and repair of the ditch.

You agree that Last Chance Irrigation is not responsible for repair or maintenance of the fence to be constructed and you agree to hold Last Chance Irrigation harmless for any and all repairs to the fence that may be required.

With the above agreed upon, Last Chance Irrigation has no issues with your construction.

Sincerely,

Tami Wittich
Last Chance Irrigation Co.
P. O. Box 40692
Reno, NV 89504
(775)323-5224

REVISED

DEC 15 2022

CITY OF RENO
Community Development Dept.

March 3, 2023

Tony:

Attached is the signed document. I attached the photos you sent to the last pages as the exhibit.

Thank you for everything. You are approved to build your wall as noted in the pictures provided and per the agreement.

If you need anything else from us, please let me know.

Tami Wittich
Last Chance Irrigation Co.
P. O. Box 40692
Reno, NV 89504
(775)323-5224

APN: 018-253-15

When Recorded Return To:
Last Chance Irrigation Company
c/o McDonald Carano LLP
100 W. Liberty St., 10th Floor
Reno, NV 89501
Attn: Eric Duhon

REVISED

MAR 06 2023

CITY OF RENO
Community Development Dept

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the Social Security number of any person or persons (per NRS 239B.030)

LICENSE AND INDEMNIFICATION AGREEMENT

THIS LICENSE AND INDEMNIFICATION AGREEMENT (the "Agreement"), dated for identification purposes as of the date last executed by the parties below (the "Effective Date"), is entered by and between LAST CHANCE IRRIGATION COMPANY, a Nevada corporation ("Last Chance") and Carol Reno, as trustee of the Reno Living Trust, dated September 9, 2013 ("Licensee").

Recitals

WHEREAS, Last Chance operates a canal system within Washoe County, Nevada, in an area generally known as the "greater Truckee Meadows" pursuant to certain easements, the location of which has been established by eminent domain, statutory dedication, prescription or grant, and the scope of which variously includes the channel of the canal ("Last Chance Canal"), along with associated canal banks, bank slopes, adjacent access roads or trails, and seepage in, under and through adjacent property (collectively, the "Last Chance Easement").

WHEREAS, Licensee owns that certain real property commonly known as 2600 Outlook Dr., in Reno, NV, with the APN 018-253-15 and more particularly described in Exhibit "A" (the "Property").

WHEREAS, Licensee desires to construct and maintain the Improvements, defined below, across a portion of the Property located within a portion of the Last Chance Easement.

WHEREAS, Last Chance is willing to grant Licensee access to the Last Chance Canal and to permit the construction, operation and maintenance of the Improvements within the Last Chance Easement subject to the terms and conditions set forth in this Agreement, each of which terms and conditions is a material inducement for Last Chance's consent.

REVISED

MAR 06 2023

CITY OF RENO
Community Development Dept

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date and year stated below.

"LAST CHANCE"	"LICENSEE"
LAST CHANCE IRRIGATION COMPANY, a Nevada corporation	
By: <u>Thomas C. Giddens</u>	By: <u>Carol Reno</u> Carol Reno, as trustee of the Reno Living Trust, dated September 9, 2013
Printed Name: <u>Thomas Giddens</u>	Dated: <u>3/2/2023</u>
Its: <u>President</u>	
Dated: <u>3/2/2023</u>	

[Notary pages to follow]





Shade fabric structure at 334 Moran St., Reno.
Built by Tony Reno in 2022.
It does not extend to ground behind the existing
fence, but acts only to block view above existing
fence. It relies on existing fence to separate the
two yards at ground level.



334 Moran St.
Shade fabric does not
extend to ground.

