

September 21, 2023

Courtney Weiche, Senior Planner Planning & Building Division Washoe County Community Services Department 1001 E. 9th Street, Bldg A Reno, NV 89512

Subject: Lake Tahoe School Amendment of Special Use Permit Conditions

995 Tahoe Blvd., Incline Village, Washoe County APN #127-030-39

Dear Ms. Weiche,

As a follow-up to our meeting on September 11, 2023, the attached Amendment of Conditions Application is being submitted by Exline & Company, Inc. ("the Agent") on behalf of the Lake Tahoe School ("the Applicant") for the Subject Parcel. The Applicant is requesting an amendment to the Special Use Permit Operational Condition to increase student from 220 students to 250 students

The Lake Tahoe School believes that a maximum student enrollment of 250 would be a superior number that will accommodate the current wait list students and the future student enrollment numbers from the community. The table below represents the current allowed enrollment, anticipated number of students and proposed maximum allowed student enrollment.

Student Enrollment Breakdown			
Maximum Student Enrollment Capacity	220		
Current Families (Student/Siblings)	125		
Anticipated New Students (No Current Student Sibling)	15		
Anticipated Actual Student Enrollment	235		
Proposed Increase to Student Enrollment	250		

Most recently the student enrollment was allowed a one time 10% increase of enrollment. Per the Directors Modification (File# WDMOD21-0009), approved the following.

"Request for 10% expansion in the number of enrolled students from 200, per special use permit SB13-001, to 220 students in response to increased enrollment for the 2021-2022 school year."

Prior to the WDMOD21-0009, the maximum enrollment was 200 students per Amendment of Conditions (File# AC13-007) to Special Use Permit SW02-008, approved the following.

"The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 200 students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program."

The table below is for Staff's reference of the previously approved Special Use Permits and Amendments of Conditions.

Date	Ref. file #	Application	Approved Enrollment	Condition	Operational Condition of Approval
1/13/2022	WDMOD21-0009	Director's Modification - Increase in Enrollment, by 20 students / 10% increase in student enrollment from 200 students to 220 students	Total of 220 Students	None	None
4/6/2017	WSUP17-0004	Modify SW02-008 - Multi-purpose building addition	Total of 150 students, including Pre-K	e.iv.1.	The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 150 students in any one enrollment period (quarter semester or school year) including Pre-K.
9/3/2013	AC13-007	Amendment of Conditions to SW02-008 - Increase of Enrollment, increase by 15 Pre-K students & increase total by 50 students.	Total of 200 Students, including 40 Pre-K students	1.a.	The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 200 students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program.
4/2/2013	SB13-001	Modify SW02-008 - Conversion of Commercial Office Space to Public Facility	No Change to Student Enrollment - SW02-008 still in effect.	1.b.	All General and Operational Conditions of Approval from SW02-008 are still in effect and compliance with those conditions is required.
9/6/2006	AC06-006	Amendment of Conditions to SW02-008 - Increase of Enrollment, by 10 Pre-K students	Total of 150 Students & 25 Pre-K students	1.7.	The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 150 students in any one enrollment period (quarter, semester or school year) including Pre-K. The maximum enrollment in Pre-K shall not exceed 25 students in either the morning or afternoon program.
8/8/2002	SW02-008	Special Use Permit	Total of 150 Students & 15 Pre-K students	7	The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment shall not exceed 150 students in any one enrollment period (quarter, semester or school year) including, Pre-K. The maximum enrollment in Pre-K shall not exceed more than 15 student in either the morning or afternoon program.

Amendment of Conditions Application - Supplemental Information

- 1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.

The proposed amendment is to increase the Lake Tahoe School student enrollment from 220 students to 250 students. The increase in student enrollment is being requested to address the community's demand and accommodate the students currently on the enrollment wait list. The proposed amendment will modify the approval by 30 additional students. The additional 30 students would largely consist of siblings of a current student already attending the Lake Tahoe School.

b. Identify the specific Condition or Conditions that you are requesting to amend.

Per the Directors Modification (File# WDMOD21-0009), approved the following;

"Request for 10% expansion in the number of enrolled students from 200, per special use permit SB13-001, to 220 students in response to increased enrollment for the 2021-2022 school year."

Per the Amendment of Conditions (File# AC13-007) to Special Use Permit SW02-008, Planning and Development Division Operational Condition 1.a. approved the following;

"The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 200 students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program."

c. Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s).

The existing conditions of approvals are included in response 1.b. above.

The amended condition 1.a. proposed language to state:

"The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed <u>250</u> students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program."

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The Lake Tahoe School has diligently worked to address the parking and traffic situation, by relocating and reconfiguring the access driveway and recirculation of the drop-off and pick-up zone and parking lot. These recent site improvements have contributed to improved traffic flow and safety.

However, given that traffic will be one of the primary considerations regarding the proposed student enrollment increase. The additional 30 students would largely consist of siblings of a current student already attending the Lake Tahoe School therefore, it is not anticipated that the increase in students would generate 80 or more weekday peak hour trips. Based on the LSC report, no traffic growth along SR 28 has been observed over the past five (5) years as per NDOT's historical traffic volumes. The future volumes shown below, in and out of the school were increased by 25% in proportion to the proposed student enrollment growth.

	Northbound		Eastbound		Westbound			
Intersection	Left	Through	Right	Through	Right	Left	Through	Total
2023 Existing Design Volumes								
AM SR 28/School Driveway	72		63	238	86	60	349	867
PM SR 28/School Driveway	72	-	51	355	63	27	359	927
Future Design Volumes								
AM SR 28/School Driveway	90		79	238	108	75	349	938
PM SR 28/School Driveway	90		64	355	79	34	359	981

		LOS	Delay	
Scenario	Control Type	Threshold	,	LOS ¹
2023 Existing AM Peak Hour	TWSC	F	21.4	С
2023 Existing PM Peak Hour	TWSC	F	20.4	С
Future AM Peak Hour	TWSC	F	25.7	D
Future PM Peak Hour	TWSC	F	22.8	С

The School has further evaluated some traffic circulation improvements and mitigation measures to help address the congestion. These measures have either already been implemented or will be in the upcoming school year.

Traffic Management:

- The School is considering moving the traffic flow through the lower parking lot in order to get the drop-off traffic out of the main driveway.
- Two traffic officers will be conducting traffic management flow during School peak traffic times.
- More traffic lanes will be opened up to improve traffic flow & allow additional queue storage at pick-up.
- Restriping the parking and pick-up areas (planned to occur in October).

Measures to reduce trips, traffic and congestion:

- Staggered drop-off times for the coming school year between the upper and lower grade school release.
- All sibling students will be released and be picked up together. The School plans to have the lower grade siblings wait in the library or gym until upper grade lets out to reduce those trips.
- The school encourages other modes of transportation, when weather conditions permit and the number of vehicle trips saved per student is estimated below.

25
25
20
15
30
90

^{*}These numbers are to demonstrate trips saved per student by other modes of travel vs individual student vehicle trips. The numbers above are estimations are not exact calculations.

Amendment of Conditions to the Special Use Permit to increase student enrollment by 30 students from 220 to 250 students, will not cause or require construction expansion to floor area, alterations or modifications to the existing buildings or site nor have a substantial adverse effect on adjacent and surrounding properties.

The School is proactively managing the traffic improvements with public health and safety of the students being of the utmost importance.

Please feel free to contact us if you have any questions regarding this application request.

Sincerely,

Nick Exline

Principal Planner

Nicholas Eflins

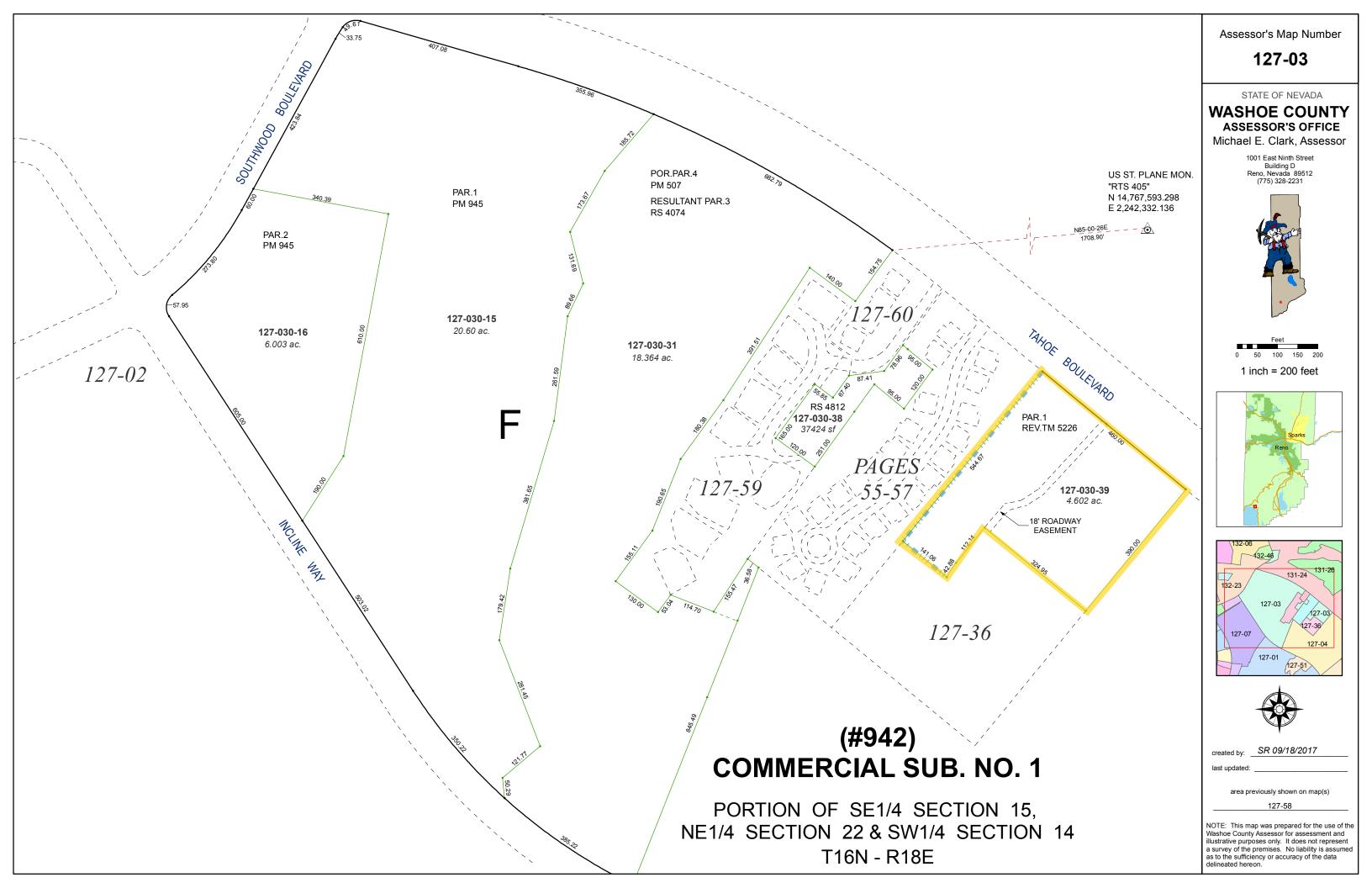
Enclosures:

- 1. Amendment to Conditions Application Form
- 2. Signed Property Owner Affidavit
- 3. Proof of Property Tax Payment
- 4. Site Plan

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information	S	Staff Assigned Case No.:			
Project Name: Lake Tahoe School					
Project Amendment to Description:	Special Use Con	ditions of Approval.			
Project Address: 995 Tahoe Bl	vd., Incline Village, I	NV 89451			
Project Area (acres or square fee	et): 4.602 acres or 20	0,463 sq.ft.			
Project Location (with point of re	ference to major cross	streets AND area locator):			
Tahoe Blvd. ar	nd Countr	y Club Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:		
127-030-39	4.6 ac				
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SW02-008, SB13-001, WSUP17-0004, WDMOD21-0009					
Applicant Inf	ormation (attach	additional sheets if necess	ary)		
Property Owner:		Professional Consultant:			
Name: Lake Tahoe School		Name: Exline & Company, Inc). 		
Address: 995 Tahoe Blvd.		Address: P.O. Box 16789			
Incline Village	Zip: 89451	South Lake Tahoe	Zip: 96151		
Phone: 775-831-5828	Fax:	Phone: 775-240-9361	Fax:		
Email: josh.palmer@laketaho	eschool.org	Email: nick@exlineandcompany.com; melissa@exlineandcomp			
Cell:	Other:	Cell: Other:			
Contact Person:		Contact Person:			
Applicant/Developer:		Other Persons to be Contacted:			
Name: Same as Property Own	ner	Name:			
Address:		Address:			
	Zip:		Zip:		
Phone:	Fax:	Phone:	Fax:		
Email:		Email:			
Cell:	Other:	Cell:	Other:		
Contact Person:		Contact Person:			
	For Office	Use Only			
Date Received:	Initial:	Planning Area:			
County Commission District:		Master Plan Designation(s):			
CAB(s):		Regulatory Zoning(s):			





July 5, 2023

1:2,257

0 145 290 580 ft
0 40 80 160 m

Washoe County GIS Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LAKE TAHOE SCHOOL, A NEVADA MONFROFT CORPORATION, IS THE CHARRE OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECOMPATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT OF THE PROVISIONS OF MRS. CHAPTER ZIS, MAD THEY SEEDSY CONSENT TO THE

I. REVERSION OF THE LOT LINES COMMON TO THE EAGLES LANDING CONDOMINIMES, TRACT MAP 4005, FILE NO. 260781601 WASHOE COUNTY OFFICIAL RECORDS AND PARCEL TO AS SHOWN ON RECORD OF SURVEY NO. 1261, FILE NO. 594556, MASHOE COUNTY OFFICIAL RECORDS.

2. REVERSION OF ALL CONDOMINION UNITS, COMMON AREAS, LIMITED COMMON AREAS AND BUILDING FOOTFRINK AS SHOWN ON THE ASLES LANDING CONDOMINING, TRACT MAY 405, FILE NO. 2607180, MASHOE COUNTY OFFICIAL

3. THE RELINGUISHMENT OF ALL EAST-WATTS DEDICATED IN THE EASILES LANDING CORDOMNUMS, TRACT MAP 4015, FILE NO. 250/1500, MASTICE COUNTY OFFICIAL RECORDS, EMPTING THOSE CERTAIN OF PULES SHOWN HEREON ON SHEET 2.

4. THE RELINGUISHMENT OF ALL EASEMENTS, COVENANTS, CONDITIONS &
RESTRICTIONS (CCERS) AND DEED RESTRICTIONS OF RECORD AS NOTED ON

BY Joseph Green THE TO TITLE TOUS tee.

NOTARY ACKNOWLEDGMENT:

STATE OF NEVADA COUNTY OF WASHOE)

THIS INSTRUMENT WAS ACCOUNLEDGED BEFORE ME ON 1210 25 - 2017, BY 2350 9(8) ARE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION

SECURITY INTEREST HOLDERS CERTIFICATE THE MRITTEN CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP BY THE HOLDERS OF SECURITY INTERESTS LISTED IN THE GUARANTEE OF THE TITLE COMPANY ARE SET FORTH ON SEPARATE DOCUMENTS FILED WITH THIS MAP AS DOCUMENT NOW

THE COMPANY CENTIFICATE
PROT CENTEMINAL
THIS COMPANY OF MANABA REPORTS AND CERTIFIES THAT IT
HAS ISSUED AS SUMANIFED DATED. LIGHT 20., 2017, FOR THE
EBBERT OF THE COMINY OF MANAGE, STATE OF MEYADA, THAT LISTS THE
MARES OF IN DEACH OWER OF RECORD OF THE LAND TO BE DIVIDED, AND
DE DIVIDED, IF THE SECURITY INTREST MAS CREATED BY A MORTIGAGE
OR DEED OF TRIST. THE GUARANTEE HAS SHOWN THAT THERE ARE IN
LIESS OF RECORD ASAINST THE COMPAN-INTEREST COMMINITY OR ANY
PART THEREOF FOR DELINGERT STATE, COUNTY, MINISTER, PEDERAL, OR
LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL
ASSESSMENTS.

THE INDERSIGNED HERBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN RAID TO AND THAT THE PILL ANGELY OF ANY EXPERTED PROPERTY TAXES HAVE BEEN PAID PLASMANT TO MS 361/365.

MASHOE COUNTY TREASURER 127-59-1, 127-59-21, 127-59-107

127-591-91, 127-591-02

WE Don't further Linda Jacobs

6-21-17

127-581-01, 127-581-02, 9517

TITLE COMPANY CERTIFICATE

FIRST CENTENNIAL TITLE COMPANY OF NEVADA ISSUING POLICIES OF STEWART TITLE GUARANTEE COMPANY

Br. Mantalia

TAX CERTIFICATE

Lisa Builici



ROTAL PUBLISHED MY COMMISSION EXPIRES. 11/2/2020

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS, SHOWN ON THIS PLAT TO BE RELINQUISHED OR TO REMAIN, TOGETHER WITH PIBLIC UTILITY EASEMENTS (PULE) HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE INDERSHONED PUBLIC UTILITY COMPANIES.

ACKNOWLEDGMENT:

STATE OF NEVADA COUNTY OF WASHOE)

6-21-17 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2017, BY Elias 2012 CHARTER SPECIT

Mago NOTARY PUBLIC

SIERRA, PACIFIC POWER COMPANY, D.B.A. NV ENERGY

ACKNOWLEDGMENT:

STATE OF NEVADA) COUNTY OF WASHOE !

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6-21-17 2011, BT MATH GINGLEICK. SIERRA PACIFIC POPER COMPANY, DBA NY ENERGY.



NEVADA BELL TEVERHONE COMPANY, D.B.A. ATET NEVADA

6/4/17

ACKNOWLEDGMENT: STATE OF NEVADA) COUNTY OF WASHOE!

THIS INSTRUMENT MAS ACKNOWLEDGED BEFORE ME ON JUNE 21 201, BY BOTAN HARLING DEA ATT TREATH OF THE PROPERTY OF



SOUTHWEST GAS CORPORATION

PRINTED NAME

ACKNOWLEDGMENT: STATE OF NEVADA)

COUNTY OF WASHOE! THIS INSTRUMENT HAS ACKNOWLEDGED BEFORE ME ON ________ COLOR OF 2017, BY 1/2 DOCUMENT CAS CORPORATION.



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT Joseph J. Pomeoy

ACKNOWLEDGMENT: STATE OF NEVADA)

COUNTY OF WASHOE! THIS INSTRUMENT, WAS ASKNOWLEDGED BEFORE ME ON APRIL 28 2017, BY JOSEPH J HOMETON INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

12 Medon



SITE -LAKE TAROE

NCLINE

VILLAGI

VICINITY MAP N.T.S.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT CERTIFICATE

THE DISTRICT HERBBY CERTIFIES THAT IT HAS REVIEWED THE MAP SHOWN HERECO, AND MATER AND/OR SEVER SYSTEMS ARE PRESENTLY AVAILABLE. AND CONNECTION HERBETO HOULD BE ALLOWED IF WOUNDED A PELLOWING, AND OWN THAT IN THE STATE OF THE STATE AND DISTRICT MATER REPORTS AND (2) THE AVAILABILITY OF THE STATE OF THE DISTRICT MATER REPORTS AND (2) THE AVAILABILITY OF THE STATE AND DISTRICT MATER AND STATE AND DISTRICT MATER AND SHEET AND DISTRICT MATER AND SHEET AND DISTRICT MATER AND SHEET STATE OF THE THE STATE OF THE S

Joseph & Kennson April 28, 2017

COUNTY SURVEYOR

DISTRICT BOARD OF HEALTH CERTIFICATE

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AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A CONMUNITY SYSTEM FOR DISPOSAL OF SENAGE.

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER GUARTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Etemilla 5-26-20/7

PLANNING AND DEVELOPMENT CERTIFICATE

THE INDERSIGNED SERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DIVISION OF

MOJRA HAUGHSTEIN DIRECTOR OF PLANNING AND DEVELOPHENT

SURVEYOR'S CERTIFICATE

I, KENNETH R. ARNETT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED INDER MY DIRECT SUPERVISION AT THE INSTANCE OF LAKE TAHOE SCHOOL, A NEVADA NONPROPIT CORPORATION.
- THE LANDS SURVEYED LIE MITHIN SECTION 15, TOWNSHIP 16 NORTH, RANGE 16 EAST, MDM, AND THE SURVEY WAS COMPLETED ON JANUARY 24, 2017.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS THIS MLATTING DESIGNATION OF THE COMPANY OF THE PROPERTY OF TH
- THIS MAP DOES NOT REPRESENT A FIELD SURVEY, AND NO MONUMENTS HERE SET.



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PILAT CONSISTING OF THO (2) SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE MONMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.



TAHOE REGIONAL PLANNING AGENCY CERTIFICATE

THIS REVERSION TRACT MAP CONFORMS TO TAHOE REGIONAL PLANNING AGENCY REQUIREMENTS.

Strugg (Lara 8/4/17

RECORDER'S CERTIFICATE

FILE NO. 4743449 FEE (3700 FILED FOR RECORD AT THE REQUEST OF Armest & Associates Inc. ON THIS LIKE DAY OF ASSECTATES 2017, AT 30 MINUTES PAST 9 O'CLOCK A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Lawi	ence	R BU	utness	:	
COUNTY	RECORDE	R /			_
_a.	Red	ples	2.		
DEPUTY		/			

REVERSION TO ACREAGE FOR

LAKE TAHOE SCHOOL

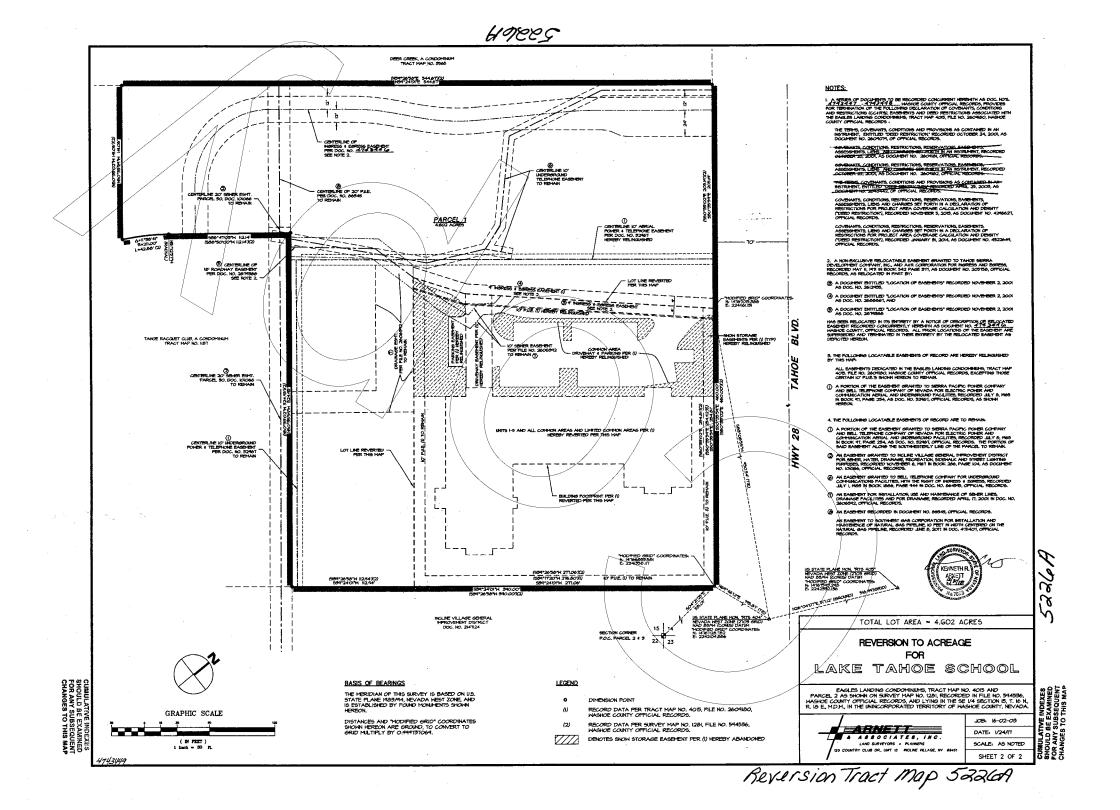
EAGLES LANDING CONDOMINIUMS, TRACT MAP NO. 4015 AND PARCEL 2 AS SHOWN ON SURVEY MAP NO. 1201, RECORDED IN FILE NO. 544536, MASHOE COUNTY OFFICIAL RECORDS, AND LYING IN THE SE IV 4 SECTION 15, T. 16 N. R. 10 E., M.D.M., IN THE UNINCORPORATED TERRITORY OF WASHOE COUNTY, NEVADA.

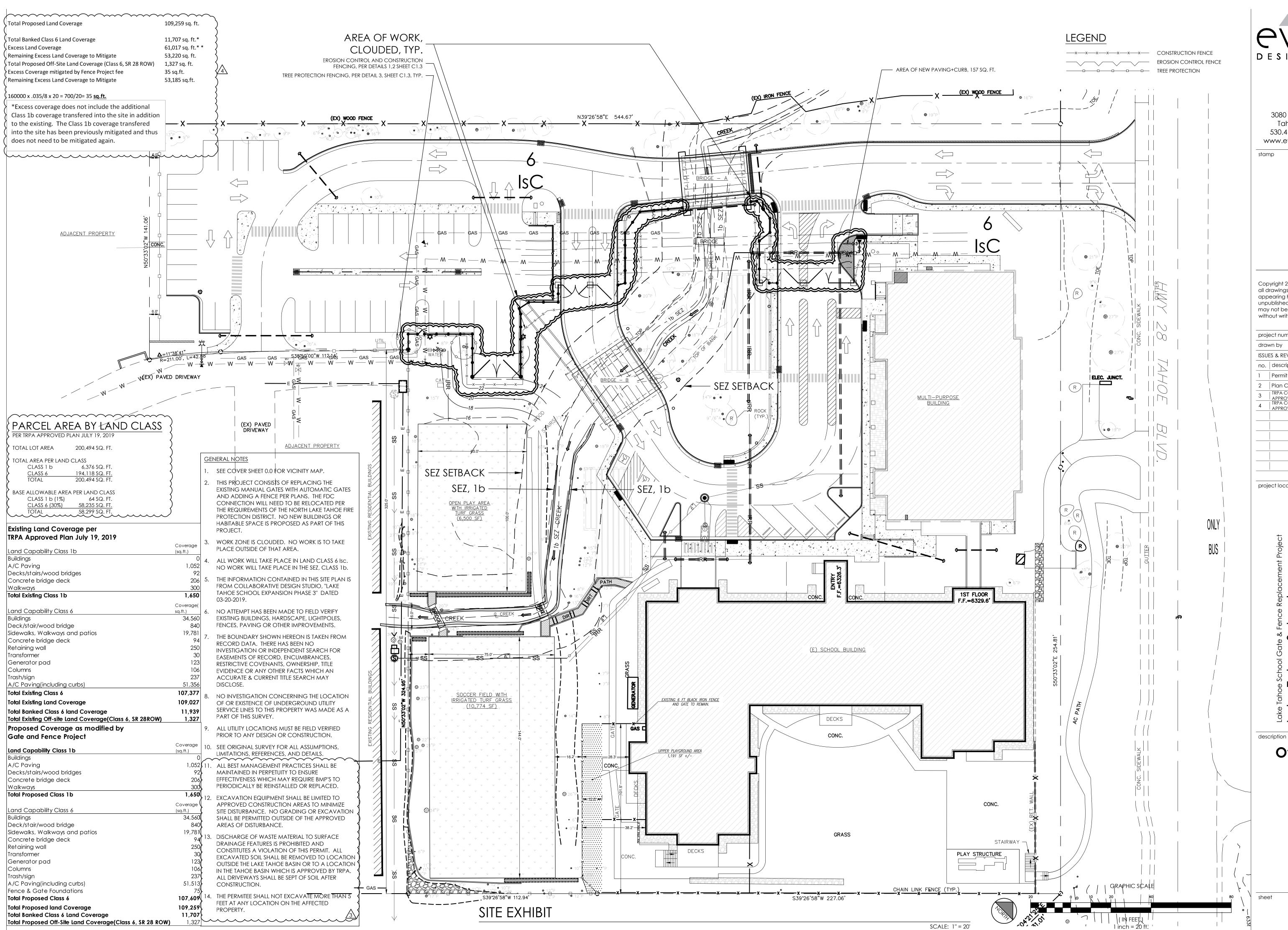


JOB: 16-02-05 DATE: 1/24/17 SCALE: AS NOTED SHEET 1 OF 2

4743449

Reversion Tract Map 5226





DESIGN WORKS california washington alaska

> PO Box 7586 3080 N. Lake Blvd. Suite A Tahoe City, CA 96145 530.412.1328, 530.318.0001 www.evolvedesignworks.com

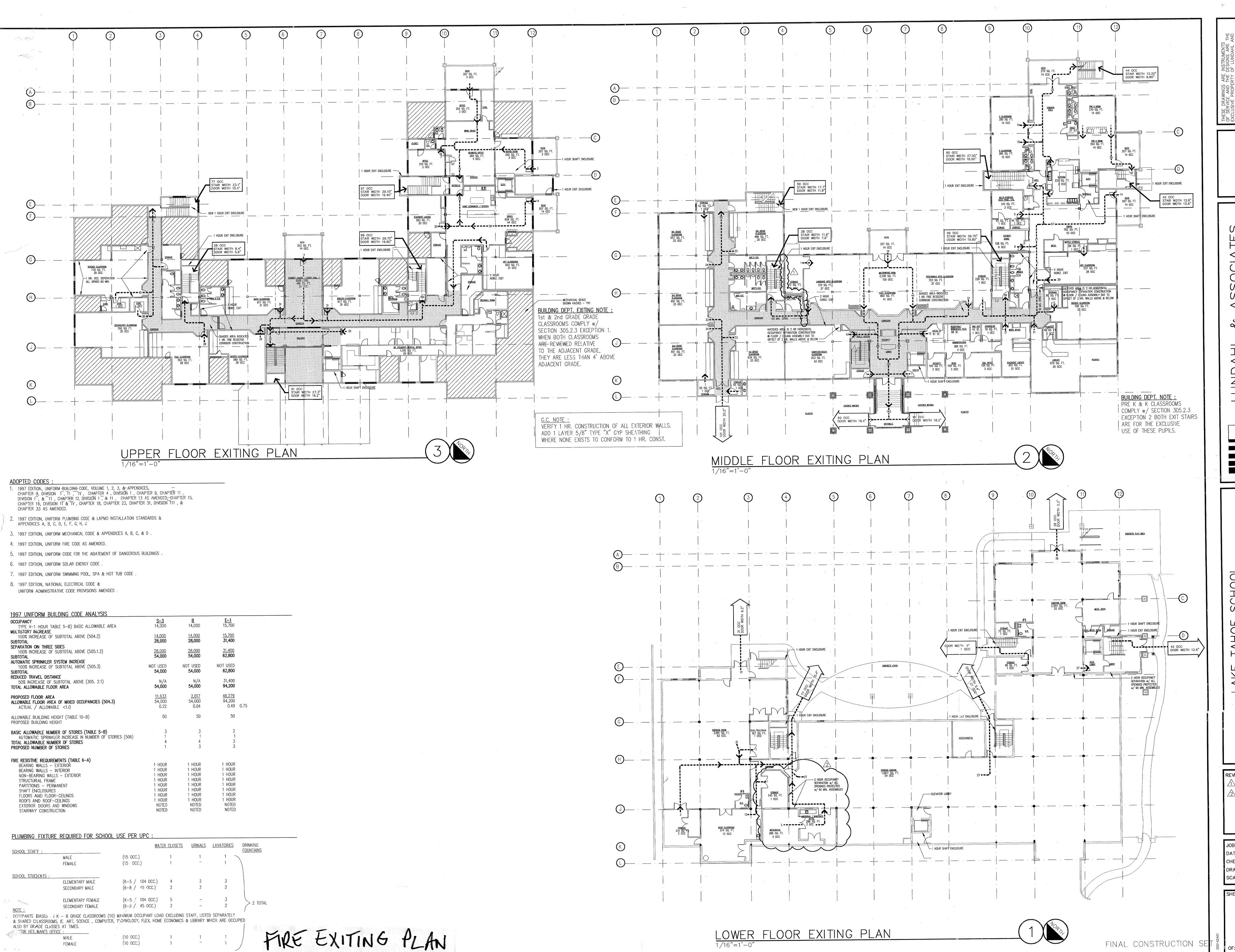
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date
21.07.06
21.09.14
21.10.13
22.03.18

project location

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Overall Site **Exhibit**



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AHL & ASSOCIATES

RE - PLANNING - INTERIOR DESIGN

SUITE B RENO, NEVADA (775) 348-090

44.6

AKE TAHOE SCHOOL

LES LANDING BUILDING REMODEL

FOR TMJDKC, LLC

APN 127-030-14

D WASHOE COUNTY INCLINE VILLAGE, NE

REVISIONS:

13 JAN. 2003
PLAN C.K. CORRECTIONS

14 JAN. 2003
ROOM REVISIONS

JOB NO: 200142
DATE: 6 DECEMBER 2002
CHECKED BY: TL
DRAWN BY: KR
SCALE: AS NOTED

A0.1