

Community Services Department

Planning and Building

SPECIAL USE PERMIT

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SPECIAL USE PERMIT FOR GRADING

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SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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		Staff Assigned Case No.: _____	
Project Name: 947 Tahoe Condominium			
Project Description: The project involves the development of 40 new residential condominiums on an approximately two-acre site comprised of two legal lots of record.			
Project Address: 941 and 947 Tahoe Boulevard (SR 28)			
Project Area (acres or square feet): 2 acres			
Project Location (with point of reference to major cross streets AND area locator): Corner of Tahoe Blvd and Southwood Blvd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
132-231-09	1.389		
132-231-10	0.598		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SPW2-7-96			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: PALCAP FFIF TAHOE 1, LLC		Name: Feldman Thiel LLP	
Address: 940 Southwood Blvd		Address: P.O. Box 1309	
Incline Village, NV Zip: 89451		Zephyr Cove, NV Zip: 89448	
Phone: 469.233.2260 Fax:		Phone: 775.580.7431 Fax:	
Email: cbutler@palominocap.com		Email: kara@fimmtahoe.com	
Cell: 214.269.3404 Other:		Cell: 530.545.3522 Other:	
Contact Person: Chuck Butler		Contact Person: Kara Thiel	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Special Use Permit for a new 40-unit residential condominium project at 941-947 Tahoe Blvd in Incline Village. Multiple-family dwelling is a special use in the Incline Village Commercial Regulatory Zone of the Tahoe Area Plan in which the project is located.

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.)

Enclosed.

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

No phasing is proposed. Intended construction start is May 1, 2022.

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?

High capability soils (Class 6) are well-suited for development. The site is in a Town Center, fronted by an improved bike path and close to parks, schools, golf course and other services.

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

The project will provide new, quality housing in an urban area served by recreation and commercial facilities. Condominiums will expand the variety of housing available in this area of Incline Village.

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

The only potential negative impacts would be to traffic. The project is anticipated to generate 174 new daily vehicle trips, a less than significant impact as defined by TRPA. Payment of an air quality mitigation fee will offset that potential impact. See enclosed Traffic and Air Quality Analyses for the Project.

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.

See Sheet L1.0 for landscaping. 118 parking spaces (below structure) and bicycle parking are provided. No signage is proposed. Lighting complies with development standards

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	IVGID
b. Electrical Service	Nevada Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Southwest Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum
g. Water Service	IVGID

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection District at 866 Oriole Way
b. Health Care Facility	Incline Village Community Hospital at 880 Alder Ave
c. Elementary School	Incline Elementary School at 915 Northwood Blvd
d. Middle School	Incline Middle School at 931 Southwood Blvd
e. High School	Incline High School at 499 Village Blvd
f. Parks	Incline Park at 939 Southwood Blvd
g. Library	Incline Village Library at 845 Alder Avenue
h. Citifare Bus Stop	TART Bus Stop HWY 28 AT NORTHWOODS 76 GAS STATION

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

1. What is the purpose of the grading?

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

See Sheet L1.0 for landscaping. 118 parking spaces (below structure) and bicycle parking are provided. No signage is proposed. Lighting complies with development standards

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

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

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

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.)

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

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

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)?

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?

11. Are you planning any berms?

Yes	No	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)?

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

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

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?

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

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

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

Yes	No	If yes, please attach a copy.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

See Sheet L1.0 for landscaping. 118 parking spaces (below structure) and bicycle parking are provided. No signage is proposed. Lighting complies with development standards

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

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

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

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

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

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

High capability soils (Class 6) are well-suited for development. The site is in a Town Center, fronted by an improved bike path and close to parks, schools, golf course and other services.

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

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

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

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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