

**From:** [Tone, Sarah](#)  
**Subject:** May Incline Village Crystal Bay: Resort At Tahoe Community Update  
**Date:** Tuesday, May 31, 2022 9:23:44 AM  
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May 31, 2022

Dear Crystal Bay, Incline Village, and Tahoe Basin Communities,

We invite you to contact Washoe County if this brief update on the Resort at Tahoe Commercial Project does not answer your regional and local permitting questions. Our intent is to be transparent in the local review process. Please feel free to email [development@washoecounty.gov](mailto:development@washoecounty.gov) if you have any questions or concerns.

The Resort at Tahoe Commercial project, formally named “Boulder Bay” is a long-term commercial project within the Crystal Bay, Nevada community. Very generally, the project is located at the current Biltmore location. The address is 5 State Route 28 and includes multiple surrounding parcels.

There is limited activity on the site for Spring and Summer 2022. The area continues to be used for public training purposes for the following entities including Washoe County Sheriff’s Office, North Lake Tahoe Fire Protection District, and Douglas County. Safety fencing installed in May and April 2022, mediates illicit use of the property, and discourages those same activities on surrounding properties. Additional site activities in early May included “pot holing” completed to confirm the location of utilities in their exact location and continued asbestos remediation. In addition, this week, the contractor has confirmed removal of onsite plastics and continued fire precautions.

Construction during the 2022 Tahoe Basin construction season is limited to issued building permits. Washoe County has a building permit for demolition of structures to the foundation ready to be issued. **This is the only additional construction activity approved at this time.** A resubmission of one building permit allowing for a limited portion of the project to be constructed is expected within the next two weeks and will depend on review, condition, and approval from reviewing agencies.

Washoe County partners with multiple regional and local agencies to facilitate the review and approval process. Currently *the Regional Tahoe Planning Agency (TRPA) Project Approval Permit* remains valid. TRPA has not received an application to revise the project. If you are interested in this process, please contact the Tahoe Regional Planning Agency, Paul Nielsen, TRPA Special Projects Manager at [pnielsen@trpa.org](mailto:pnielsen@trpa.org).

Other items under discussion with no final decisions include:

- Multi-agency coordinated effort with Nevada Department of Transportation on traffic plan,
- Coordinated transfer of six business licenses (business, gaming, liquor),
- Coordination with the Tahoe Regional Planning Agency on their active permit and

- requirements for the project,
- Coordination with Tahoe Transportation District regarding pedestrian and bike plan,
  - Coordination with Nevada Department of Transportation and local businesses on the status of the State Route 28 Crystal Bay Corridor improvements, and
  - Determining the required application, permit and review process to accommodate workforce housing for the Tahoe Biltmore.

Washoe County is also aware that Resort at Tahoe is working with Will Durham of the Nevada Neon Project to preserve the neon signs for exhibitions at local cultural institutions and a future museum. As with any commercial project, regional and local application, permitting, licensure and community integration is complex. Please feel free to contact [development@washoecounty.gov](mailto:development@washoecounty.gov) for information the review and approval process. For specific project information, please contact the project applicant.

Sincerely,



**Sarah M. Tone**

**Business Facilitator | Community Services Department**

**Email:** [stone@washoecounty.gov](mailto:stone@washoecounty.gov) | Main Line: 775.328.3600 | Direct Line: 775.433.0666

(Call/Text)

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