

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: Sky Tavern Snow-making retention pond.			
Project Description: Excavation of grass lake/ lower Sky Tavern parking lot for a snow making retention pond.			
Project Address: 21130 Mt. Rose Hwy Reno, NV 89511			
Project Area (acres or square feet): 3 acres			
Project Location (with point of reference to major cross streets AND area locator): Northwest corner of Mt. Rose Hwy and Bums Gulch Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-050-03 048-050-03	143.07		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sky Tavern Junior Ski Area		Name: Robison Engineering Company, Inc	
Address: 21130 Mt. Rose Hwy		Address: 846 Victorian Avenue, Suite 20	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89431
Phone: 775-323-5125	Fax:	Phone: 775-852-2251	Fax: 852-9736
Email: billhenderson@skytavern.com		Email: nathan@robisoneng.com	
Cell: 775-530-6266	Other:	Cell: 775-2407652	Other:
Contact Person: Bill Henderson		Contact Person: Nathan Robison, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

The proposed project consists of excavating a portion of the sediment filled Grass Lake, utilizing the appropriate material to construct additional parking at the lower parking lot of Sky Tavern property, and restoring the lake to a free water surface, and installing controlled drainage and plumbing for a snow making pump system.

The demolition of the existing lower lot maintenance building and the construction of a new 2,000 s.f. maintenance building and maintenance yard is also proposed.

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

The existing lower parking lot, roadway, and pond will remain, along with all other existing improvements outside of the work area.

3. What improvements (e.g. new structures, roadway 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?

The following improvements are proposed:

- constructing approximately 37,300 sf new asphalt paving for Sky Tavern parking
- constructing a 2000-sf maintenance building
- restored culvert for Browns Creek
- piping of spring to snowmaking pond
- installation of permanent snowmaking pump and support equipment, power, etc.
- excavation (without water storage above grade, which would otherwise constitute a dam subject to regulation by the Nevada Division of Water Resources; for tracking purposes at DWR request, a Notice of Construction of a Dam will be filed), See attached email from DWR.

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

The proposed construction is not anticipated to be phased, though it may take multiple years to achieve the complete snowmaking system due to limitations on construction time. The project is scheduled to begin construction in 2018.

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

"Grass Lake" is located at a natural saddle of Browns Creek, stabilized by the downstream State Route 431 (Mt Rose Highway). Browns Creek eventually drains into Galena Creek, thence to Washoe Valley and ultimately the Truckee River. The pond restoration will improve sediment control, reducing downstream impacts. The site has been envisioned for snowmaking since as early as the 1970s, has sufficient water rights which are allocated to the lake, and is generally ideal for the proposed uses. Sky Tavern regularly has overcrowded parking, and insufficient/out-dated equipment shop storage and maintenance space. The proposed project would improve those conditions.

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

Addition of pond which is attractive and suitable for summer recreation, and cleaning of rough brush which will reduce fire danger. The proposed additional parking will accommodate summer camps, private events (weddings, etc) and other offseason uses, and will benefit neighboring businesses and residences by providing overflow, visitor and staging parking.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

The proposed improvements constitute general cleanup and aesthetic enhancement, which should be a benefit to neighboring properties. Safety is of the utmost importance to Sky Tavern, and the proposed project will not be detrimental to or endanger the public health or general welfare of the community. Sky Tavern will achieve safety by providing additional roadway signage and traffic control. In addition, the proposed improvements have been designed to minimize stormwater runoff and dust impacts.

- Natural Resource protection and conservation will be assured by coordination with the Washoe Storey Conservation District, the US Army Corps of Engineers, and the Nevada Division of Wildlife.

- Community protection will be accomplished by as-built mapping of historical water conveyance systems, both potable water and fire protection, and by confirmation of fire flow capacity meeting current building code and Fire Department requirements.

- Traffic circulation (particularly for emergency vehicles) will be enhanced by a redesign of the parking lot and maintenance of existing travelways (repaving, etc) associated with the improvements.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Coordination with Curtis at the adjacent Ski Rental Shop and southerly neighbors to assure that construction does not inhibit their access and/or operations.

Best Management Practices (BMP's) in accordance with the Truckee Meadows Handbook and the Washoe County Stormwater Protection Ordinances and Standards shall be implemented throughout the site. BMP's will include but are not limited to silt fence, fiber rolls, rip-rap and re-vegetation.

Please see the attached letter requesting specific waivers from the requirement of Articles 410 and 412 appropriate to the Sky Tavern use with this application.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Approximately 276 parking spaces total are proposed. Of the 276 spaces, 90 are added as part of this project. See site plans.

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

Existing vegetation preserved and enhanced in all possible locations. Landscaped islands are not proposed as part of the scope of work due to the facility use. Landscaped islands are difficult to maintain during the winter months when snow plowing of the parking lot is required. It is requested that the landscaping requirements be waived as part of this SUP application. See Grading section of the SUP application for description of proposed revegetation practices outside of the vehicle areas.

11. 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.)

A waiver of standard signage and lighting requirements is requested. The operating hours for the Ski Resort are during daylight only (9am-4pm). In the event that operation hours are to increase with the addition of slope lighting, parking lot lights in accordance with the Washoe County Development Standards would be added as well.

12. 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.)

Yes No

13. Utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	NA
g. Water Service	Spring/ public water system # _____

For most uses, the 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 #	12566	acre-feet per year	9.4
i. Certificate #	4685	acre-feet per year	9.4
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

City of Reno and Washoe County. Rights will not be dedicated, but will have a change in manner and place of use for snowmaking and other public ski area purposes. Engineer is Water Rights Surveyor qualified to make these applications.

14. Community Services (provided and nearest facility):

a. Fire Station	Galena ____ Timberline rd
b. Health Care Facility	Renown
c. Elementary School	Hunsberger
d. Middle School	Pine
e. High School	Galena
f. Parks	Galena
g. Library	South Meadows
h. Citifare Bus Stop	n/a

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

Sediment storage capacity restoration, water retention for snowmaking, and parking lot expansion.

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

39,300 cy

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

111,000 s.f.

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

The earthwork on-site is balanced. The excavated granular material from the pond will be utilized as parking lot fill. The non-structural material that is excavated shall be distributed throughout the ski area for stabilization purposes, to restore eroded areas, or will be utilized as growth media.

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

No. A majority of the excavation work is for stormwater pond detention. Earthwork associated with stormwater detention is not an exempt activity and requires a special use permit.

Though pond sediment removal may be considered routine maintenance, and future routine sediment removal is not expected to exceed SUP or grading permit thresholds, the amount of sediment accumulated over approximately 100 years constitutes work subject to SUP review.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No.

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

Yes

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

Yes. Visible from both directions of traffic on Mt. Rose Hwy and adjoining properties on Burns Gulch Rd. Sky Tavern Rd, Old Mt. Rose Hwy. The proposed grading generally re-establishes grass lake and adjacent meadow areas which have been eroded over time. Vegetation screening, both preserved and re-established, will reduce visual impact.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No new driveways are proposed; however, grading includes stabilization of existing travelways around the site improving access for neighbors and emergency vehicles.

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?

3:1 maximum slopes are proposed throughout the site where earthwork does not occur within the storm drainage feature. Per Washoe County Development Code, 2:1 slopes are allowed in areas for storm drainage (i.e. the proposed pond slopes). Best Management Practices (BMP's) in accordance with the Truckee Meadows Handbook and the Washoe County Stormwater Protection Ordinances and Standards shall be implemented throughout the site. BMP's will include but are not limited to silt fence, fiber rolls, rip-rap and re-vegetation.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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)?

Not anticipated. An elevated stemwall at the back of the proposed maintenance shop building will be part of structural design, if its ideal location intrudes on the existing sloped area, as shown in the site plans.

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

Revegetation of similar beneficial species (trees and shrubs) to maintain wild/forested appearance, particularly from the highway which is currently screened by vegetation.

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

Roughly 50 small fir and pine 2"-10" diameter will be cleared and chipped for mulch as part of the BMPs for construction erosion prevention.

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?

Chipped fir mulch. Hand-planted native tree species plugs, willow and mountain mahogany shrubs, and broadcast seed and harrow of high-elevation forage grass mix outside of paved areas

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

Temporary pumps etc under permit #12566 to establish vegetation

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

The revegetation plan has not been reviewed with Washoe Storey Conservation District. The applicant requests that Washoe County coordinate plan review by WSCD and NRCS in the course of SUP consideration; it is our intent to promote conservation of natural resources consistent with the goals of WSCD.

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.

Washoe County Development Application

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048-050-03	143.07		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: City of Reno		Name: Robison Engineering Co., Inc.	
Address:		Address: 846 Victorian Ave. Suite 20	
Reno, NV	Zip: 89505	Sparks, NV	Zip: 89431
Phone: 775-334-2020	Fax:	Phone: (775) 852-2251	Fax:
Email: milesl@reno.gov		Email: julianne@robisoneng.com	
Cell: 775-334-3396	Other:	Cell: (775) 852-2251 x 710	Other:
Contact Person: Lori Miles, Property Agent		Contact Person: Julianne Zotter	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Sky Tavern		Name:	
Address: 21130 Mt. Rose Hwy		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-323-5125	Fax:	Phone:	Fax:
Email: bill.henderson@skytavern.com		Email:	
Cell: 775-530-6266	Other:	Cell:	Other:
Contact Person: Bill Hendereson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Sky Tavern

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)

COUNTY OF WASHOE)

I, John L. Flansberg
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 048-050-03

Printed Name John L Flansberg

Signed [Signature]

Address PO BOX 1900
Reno NV 89505

Subscribed and sworn to before me this
14th day of March, 2018.

[Signature]

Notary Public in and for said county and state

My commission expires: July 1, 2020

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
04805003	Active	3/6/2018 2:06:55 AM
Current Owner: RENO CITY OF PO BOX 1900 RENO, NV 89505	SITUS: 10000 MOUNT ROSE HWY WASHOE COUNTY NV	
Taxing District	Geo CD:	
Legal Description		
Section 17 Lot Block Range 19 SubdivisionName _UNSPECIFIED Township 17		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$886.53	(\$886.53)	\$0.00
Truckee Meadows Fire Dist	\$2,816.05	(\$2,816.05)	\$0.00
Washoe County	\$7,257.60	(\$7,257.60)	\$0.00
Washoe County Sc	\$5,937.17	(\$5,937.17)	\$0.00
Total Tax	\$16,897.35	(\$16,897.35)	\$0.00

Payment History

No Payment Records Found

Pay By Check

Please make checks payable to:
**WASHOE COUNTY
 TREASURER**

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste
 D140
 Reno, NV 89512-2845

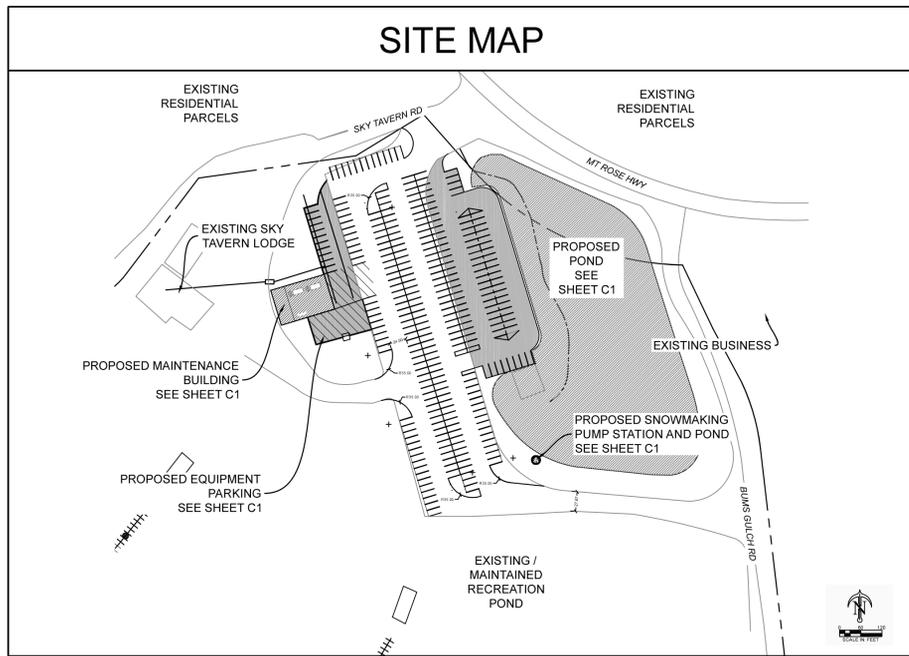
Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

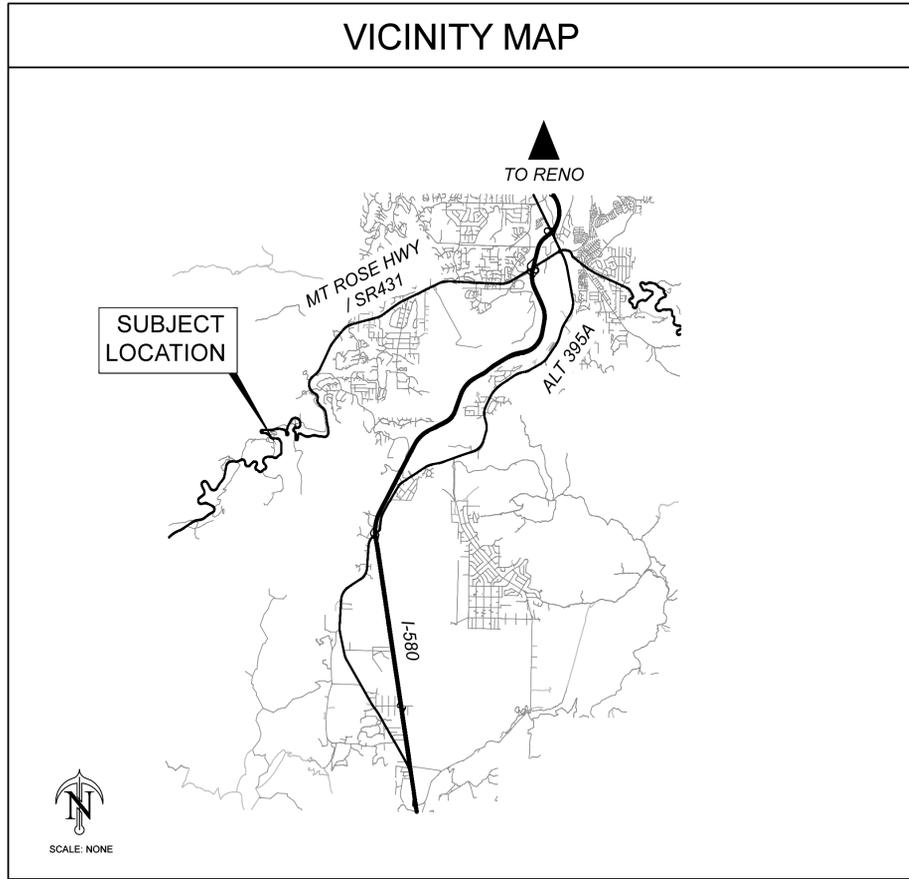
Address change requests may also be faxed to:
 (775) 328-2500

Address change requests may also be mailed to:
 Washoe County
 Treasurer
 P O Box 30039
 Reno, NV 89520-3039



PROJECT SUMMARY

JURISDICTION:	WASHOE COUNTY, NEVADA
COUNTY:	WASHOE COUNTY, NEVADA
ASSESSORS' PARCEL:	048-050-03
ADDRESS:	21130 MT. ROSE HWY, RENO, NV 89511
PROPERTY DESCRIPTION:	SKY TAVERN SKI RESORT
ZONING:	PR - PARKS AND RECREATION
FEMA FLOOD ZONE:	X
PROJECT SUMMARY:	EXCAVATION OF POND, PARKING LOT EXPANSION, AND DRAINAGE/PLUMBING INSTALLATION FOR SNOW MAKING PUMP SYSTEM



SPECIAL USE PERMIT - GRADING

FOR

SKY TAVERN

RENO, NEVADA

SHEET LIST

GENERAL	T1 TITLE SHEET
CIVIL	C0 EXISTING CONDITIONS
	C1 CIVIL SITE PLAN
	C2 PRELIMINARY GRADING PLAN
	C3 DETAILS AND PROFILES

PROJECT AUTHORITY

CIVIL ENGINEER	SURVEYOR	OWNER	SITE CONTACT
ROBISON ENGINEERING COMPANY NATHAN EARL ROBISON, PE 846 VICTORIAN AVE, STE 20 SPARKS, NV 89431 (775) 852-2251 x 700 (775) 852-9736 fax nathan@robisoneng.com	DAN KELSOE, PLS 846 VICTORIAN AVE, STE 20 SPARKS, NV 89431 (775) 852-2251 x 703 (775) 852-9736 fax dan@robisoneng.com	CITY OF RENO PO BOX 1900 C/O PROPERTY MANAGEMENT RENO, NV 89505 PROPERTY AGENT: LORI MILES (775) 334-3396	SKY TAVERN SKI RESORT 21130 MT. ROSE HWY RENO, NV 89511 CONTACT: BEN JONES (570) 269-1682

NOTES

<p>GENERAL NOTE:</p> <p>THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, STATE/LOCAL ORDINANCES, AND/OR COUNTY STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND STATE/LOCAL STANDARDS PROMPTLY NOTIFY ENGINEER. THE CITY STANDARDS SHALL APPLY. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.</p> <p>IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBISON ENGINEERING AT 775-852-2251 FOR RESOLUTION.</p> <p>THE ENGINEER SHALL NOT BE RESPONSIBLE FOR, 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.</p> <p>OBTAIN LATEST ELECTRONIC FILE FROM ROBISON ENGINEERING COMPANY PRIOR TO STAKING AND CONSTRUCTION.</p> <p>THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.</p> <p>CONTACT "USA NORTH 811" BY CALLING THAT NUMBER (8-1-1) NO LESS THAN 2 WORKING DAYS BEFORE EXCAVATION IS PROPOSED TO BEGIN.</p> <p>EROSION CONTROL NOTES</p> <p>1. TOTAL DISTURBANCE AREA IS EXPECTED TO EXCEED 1 ACRE, THEREFORE A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED. THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT TO CONFORM TO AT LEAST:</p> <ul style="list-style-type: none"> - THE STATE OF NEVADA GENERAL PERMIT NVR100000 - THE "TRUCKEE MEADOWS HANDBOOK" - WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS. <p>2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITES BEST MANAGEMENT PRACTICES HANDBOOK.</p>	<p>PROJECT NOTES</p> <ol style="list-style-type: none"> 1. ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY WASHOE COUNTY. 2. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION. 3. SUBMITTALS: SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURER'S DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (ROOFING, 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 SPECIFIED STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.) THESE MATERIALS' SPECIFICATIONS SHALL BE PROVIDED TO THE PROFESSIONAL AUTHORITY (E.G. PLUMBING, CIVIL ENGINEER, ETC.) RESPONSIBLE FOR THEIR SUITABILITY FOR THE SPECIFIED USE. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND OFFSITE. 5. 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. 6. 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. 7. CONTRACTOR TO PROVIDE ALL NECESSARY TRAFFIC CONTROL, MAINTAIN ACCESS TO ALL PARCELS, PROVIDE ALL TEMPORARY AND/OR PERMANENT PATCHING AS REQUIRED BY GOVERNING AGENCY. ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC DELINEATION TO CONFORM TO THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, "NEVADA WORK ZONE TRAFFIC CONTROL MANUAL" (LATEST EDITION). 8. THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED. 9. THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, 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. 10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE FIRE CONTROL AGENCY. 11. 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. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. 	<p>GRADING NOTES</p> <ol style="list-style-type: none"> 1. ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SPARKS AND WASHOE COUNTY STANDARDS. 2. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS. 3. CONTRACTOR SHALL CAREFULLY INSPECT DETAILS, THE CONTEXT OF PLANS, AND MAKE APPROPRIATE CONFIRMING 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. 4. ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED; ADDITIONAL DISTURBANCE NOT PART OF PLANNED LANDSCAPING SHALL BE STABILIZED, BROADCAST AND RAKED DURING OCTOBER-NOVEMBER, OR HYDROSEDED IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER. 5. USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS. 6. 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. 7. 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 SPWD TO BE SUBMITTED 24 HOURS PRIOR TO ALL INSPECTIONS. 8. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE DETERMINED BY CONSULTATION WITH THE APPROPRIATE JURISDICTION. <p>TOPOGRAPHIC MAP NOTES:</p> <ol style="list-style-type: none"> 1. THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY. NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER ANY OPINION THEREON. 2) BASIS OF BEARINGS AND ELEVATION: REFER TO ALTA/NSPS LAND TITLE SURVEY COMPLETED BY RED PLAINS SURVEYING COMPANY ON DECEMBER 4TH, 2017. <p>APPROXIMATE EARTHWORK BANK QUANTITIES:</p> <p>FILL: 2,700 CY CUT: 39,300 CY TOTAL ONSITE DISPOSAL: 36,600 CY</p>
--	--	---



SPECIAL USE PERMIT
SKY TAVERN SKI RESORT
SHEET T1
TITLE SHEET
WASHOE COUNTY
PROJECT NO. 1-0395-01-005
NEVADA

PREPARED FOR:
SKY TAVERN
21130 MT. ROSE HWY
RENO, NV 89511
ATTN: BEN JONES
(570) 269-1682

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	DATE	BY	CHKD	REFERENCES
1	ISSUED FOR CLIENT REVIEW	2018-03-27	BMD	NER	
2	ISSUED FOR PRELIM SUP REVIEW	2018-04-04	ESH	NER	
3					
4					
5					
6					

REVISIONS

T1



Know what's below.
Call before you dig.

SPECIAL USE PERMIT
SKY TAVERN SKI RESORT



PREPARED FOR:
SKY TAVERN
21450 MT ROSE HWY
ATTN: BEN JONES
(570) 289-1682



PRELIMINARY
NOT FOR
CONSTRUCTION

NO	PT	DESCRIPTION	DATE	BY	CHKD	1	2	3	4	5	6
		ISSUED FOR CLIENT REVIEW	2018-03-27	BMD	NER						

REFERENCES

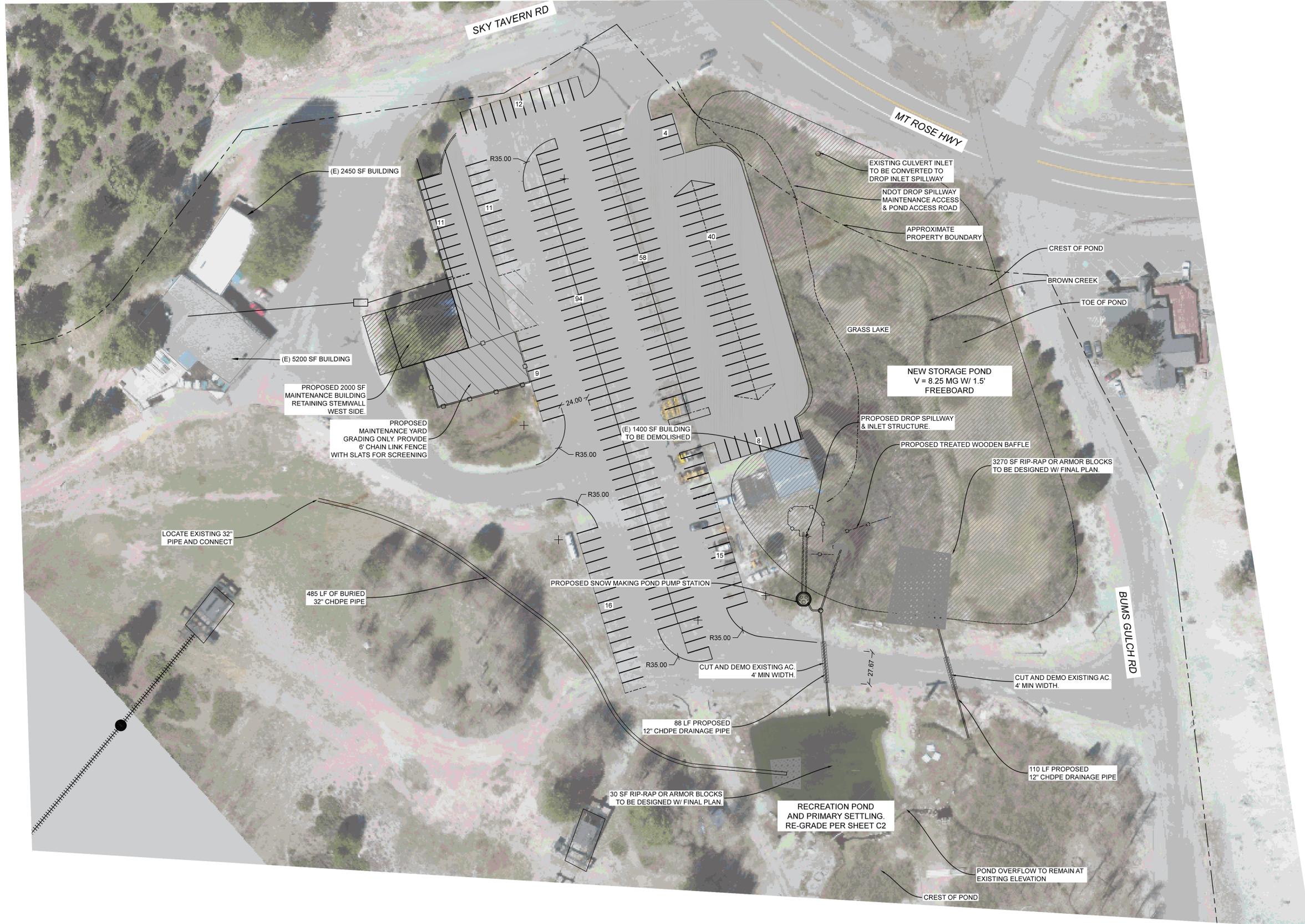
NO	PT	DESCRIPTION	DATE	BY	CHKD

REVISIONS
SHEET
C0

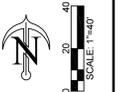
PROJECT NO. 1-0395-01-005
SHEET C0
EXISTING TOPOGRAPHY
JWASHOE COUNTY
NEVADA

SUMMARY	EXISTING	PROPOSED	UNITS
A BUILDING	5200	2000	SF
B PARKING LOT	73,500	37,300	SF
C NUMBER OF BUILDINGS	3	3	EACH

LEGEND	
	~ 45091 SF PROPOSED AC PARKING IMPROVEMENTS
	# PARKING SPACE COUNT
	RIP RAP
	STREET DEMO AREA
	APPROXIMATE PROPERTY LINE



SPECIAL USE PERMIT
 SKY TAVERN SKI RESORT
 SHEET C1
 CIVIL SITE PLAN
 WASHINGTON COUNTY
 PROJECT NO. 1-0898-01-008



PREPARED FOR:
 SKY TAVERN
 21450 MT ROSE HWY
 TELLER COUNTY
 ATTN: BEN JONES
 (570) 269-1682
 DRAWN: BMD
 DATE: PENDING

PRELIMINARY
NOT FOR
CONSTRUCTION

1	2	3	4	5	6
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REFERENCES

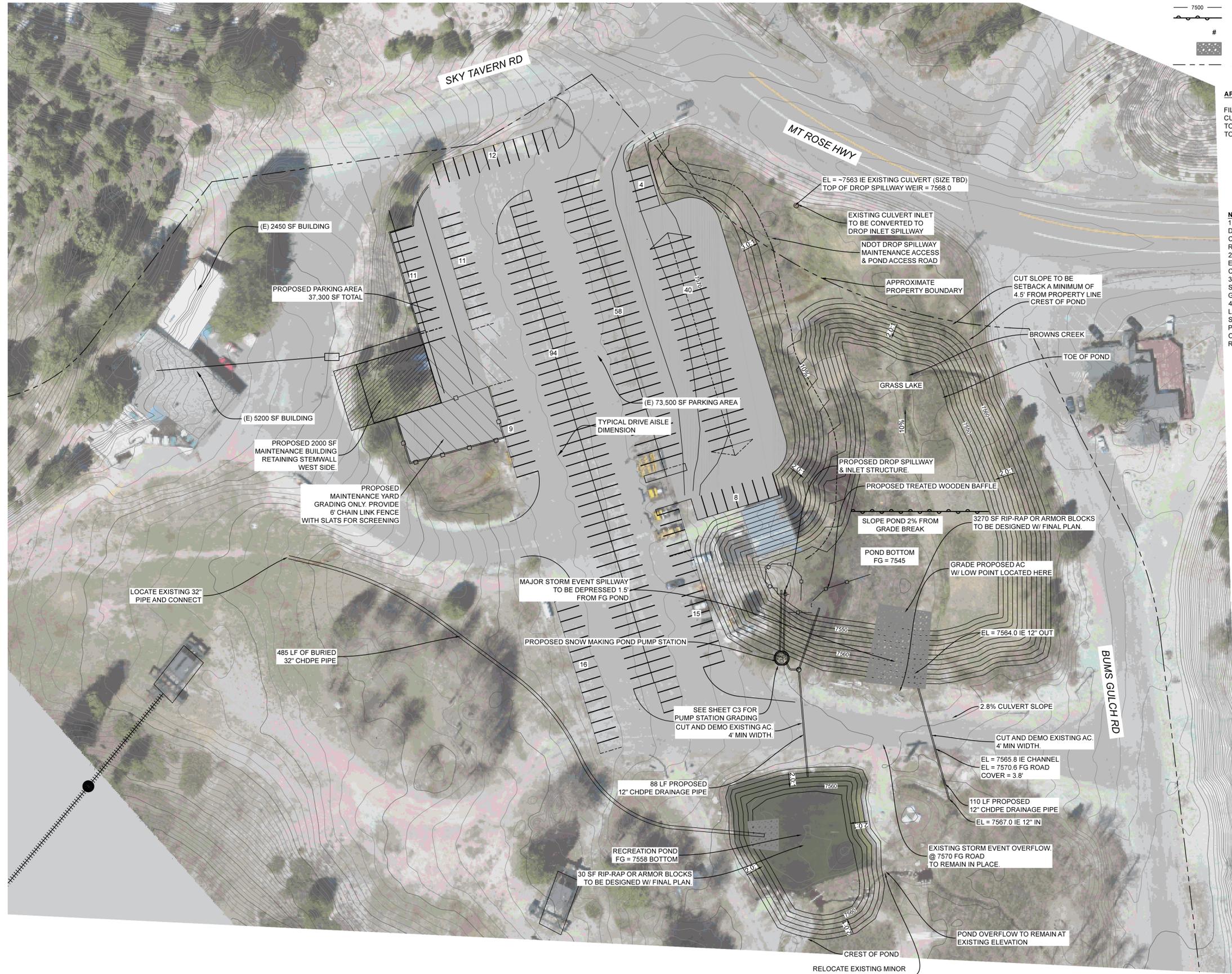
NO	DATE	BY	CHKD
	2018-03-27	BMD	NER

NO	DESCRIPTION
	ISSUED FOR CLIENT REVIEW

NO	REVISIONS
P1	

SHEET
C1





- ### LEGEND
- ~ 37,300 SF PROPOSED AC PARKING IMPROVEMENTS
 - 7500 EXISTING CONTOUR
 - 7500 FINISHED GRADE CONTOUR
 - GRADE BREAK
 - # PARKING SPACE COUNT
 - RIP RAP
 - APPROXIMATE PROPERTY LINE

APPROXIMATE EARTHWORK BANK QUANTITIES:

FILL: 2,700 CY
 CUT: 39,300 CY
 TOTAL ONSITE DISPOSAL: 36,600 CY
 TOTAL DISTURBED AREA: 111,000 SF

- NOTES:**
1. PER ARTICLE 418 OF THE WASHOE COUNTY DEVELOPMENT CODE, THE PROJECT AREA IS NOT CONSIDERED A SIGNIFICANT HYDROLOGICAL RESOURCE.
 2. US ARMY CORPS OF ENGINEERS APPROVAL IS EXPECTED TO BE REQUIRED. REVIEW PROCESS IS CURRENTLY UNDERWAY.
 3. EXISTING PUBLIC WATER SYSTEM COMPONENTS SHALL BE SURVEYED AND INCLUDED IN THE FINAL GRADING PLAN DESIGN.
 4. FIRE FLOW CALCULATIONS AND AS-BUILT LOCATIONS OF EXISTING FIRE AND PUBLIC WATER SYSTEM (ON AND OFF-SITE) FOR THE EXISTING AND PROPOSED BUILDING SHALL BE COMPLETED AS PART OF THE FINAL BUILDING DESIGN AND BUILDING PERMIT REQUIREMENTS.

SPECIAL USE PERMIT
 SKY TAVERN SKI RESORT
 WASHOE COUNTY
 PROJECT NO. 1-0399-01-005



PREPARED FOR:
 SKY TAVERN
 21450 MT ROSE HWY
 THERESA B. JONES
 ATTN: BEN JONES
 (770) 269-1682
 DRAWN: BMD
 DATE: PENDING

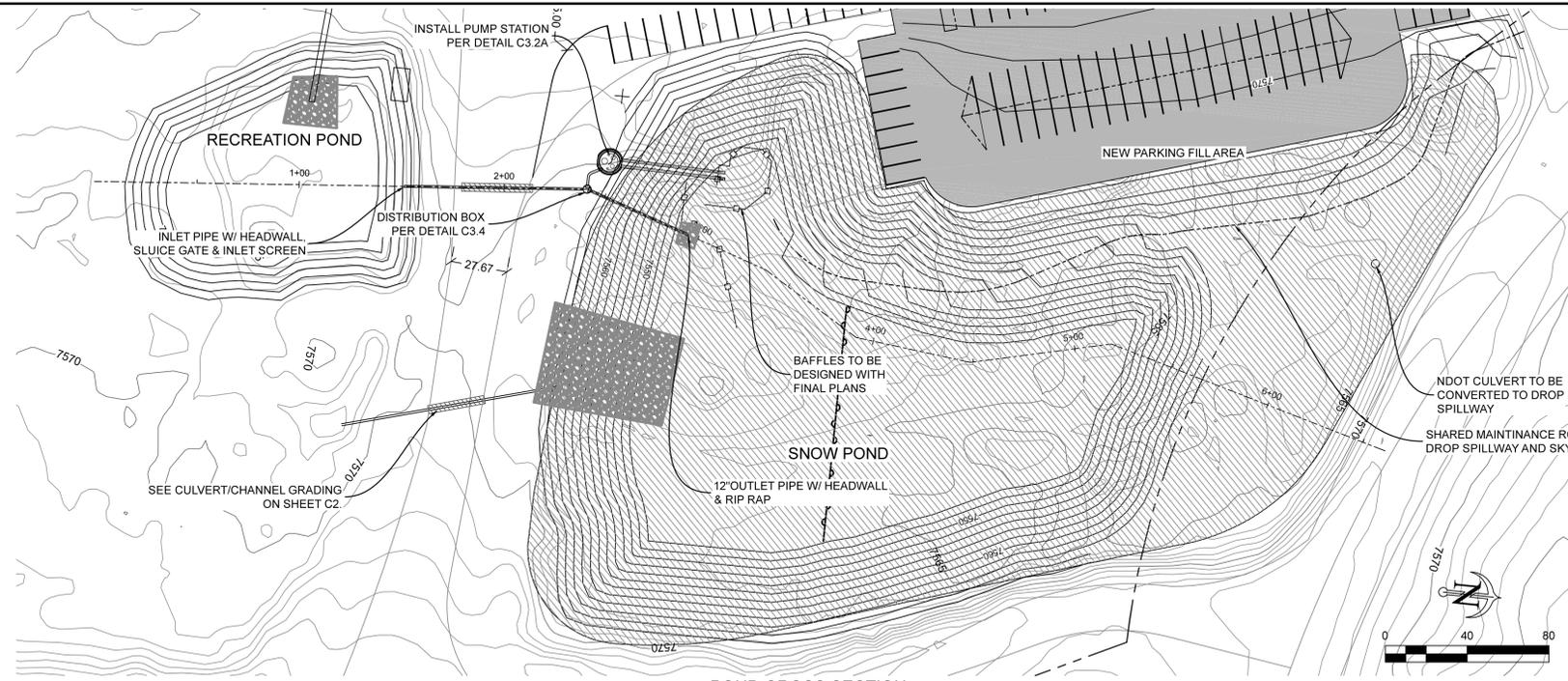
PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	CHKD	DESCRIPTION
1	2018-03-27	BMD	NER	ISSUED FOR CLIENT REVIEW
2				
3				
4				
5				
6				

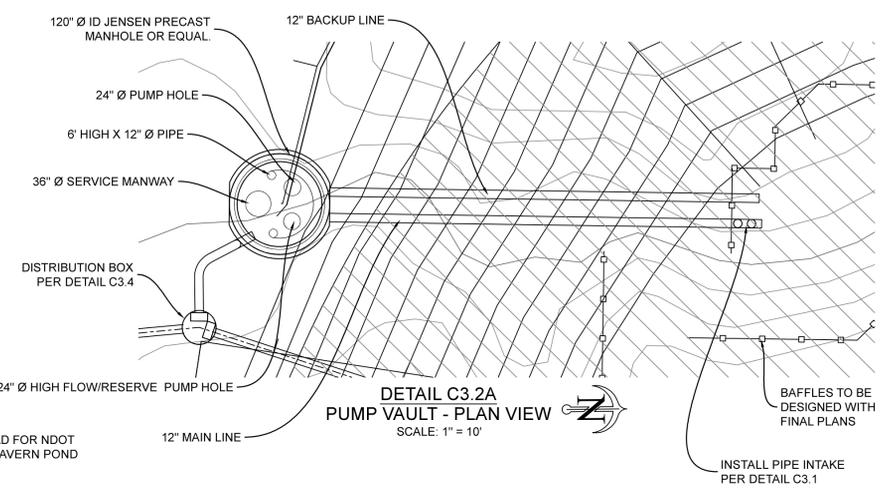
NO.	DATE	BY	CHKD	DESCRIPTION
1				



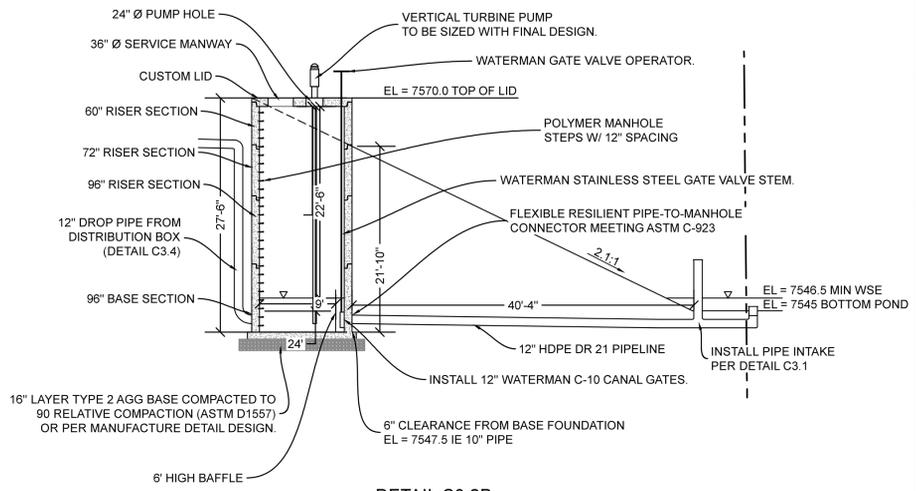
SHEET
C2



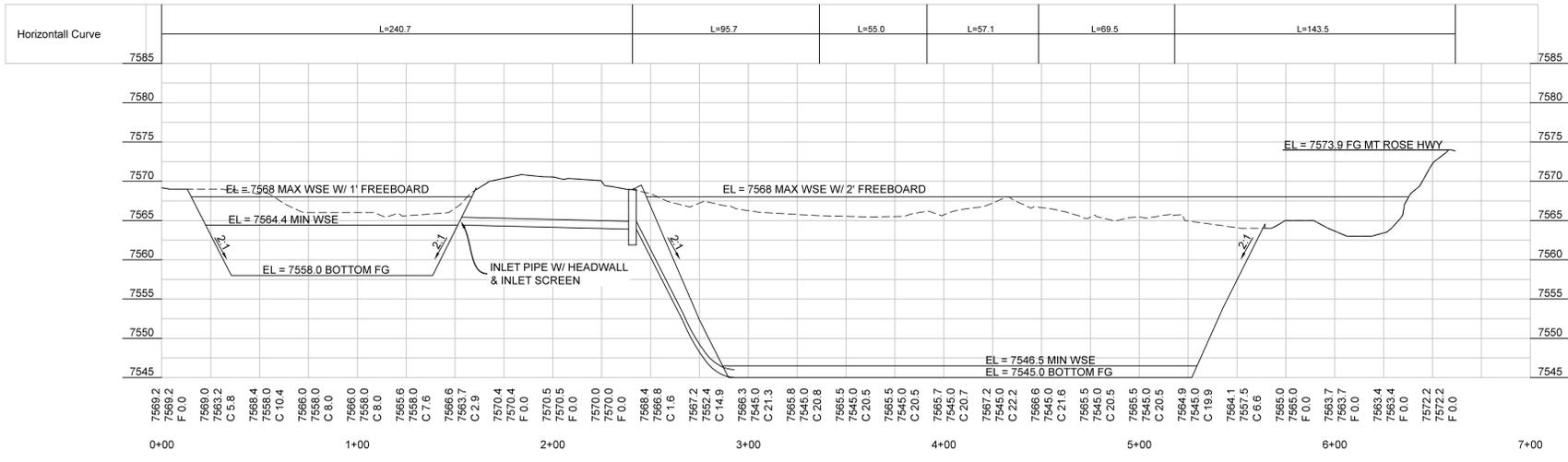
POND CROSS SECTION PLAN AND PROFILE
 1" = 40' (H)
 1" = 40' (V)



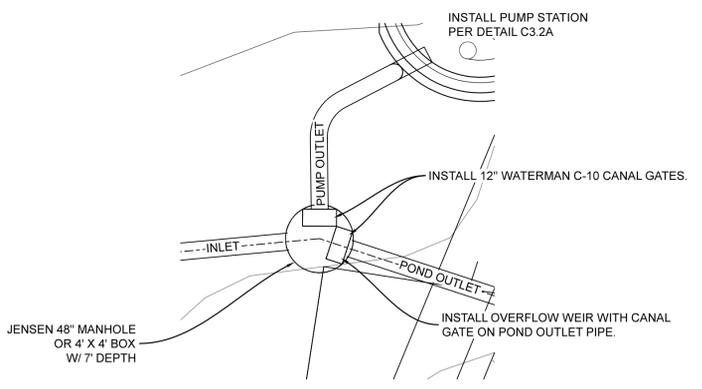
DETAIL C3.2A PUMP VAULT - PLAN VIEW
 SCALE: 1" = 10'



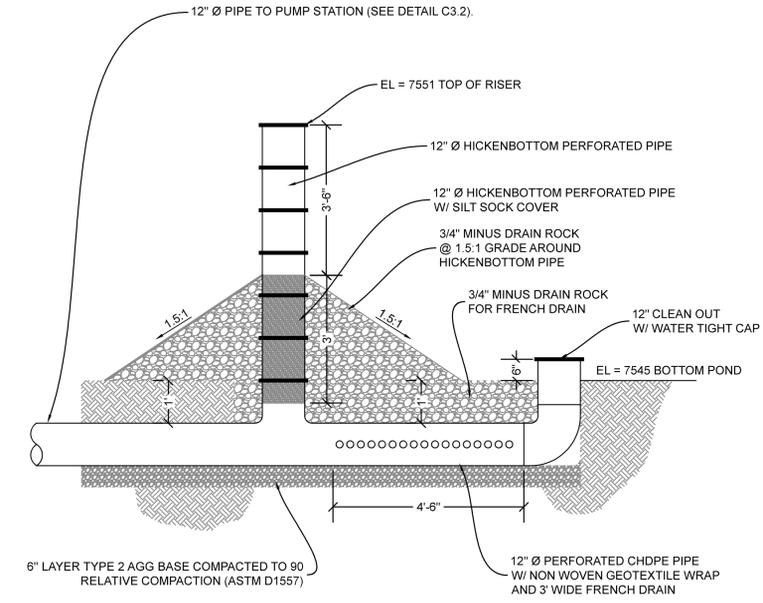
DETAIL C3.2B PUMP VAULT - PROFILE VIEW
 SCALE: 1" = 10'



Horizontal Scale = 1 : 40
 Vertical Scale = 1 : 10



DETAIL C3.4 DISTRIBUTION BOX
 SCALE: 1" = 5'



DETAIL C3.1 STANDARD PIPE INTAKE DESIGN
 SCALE: 1" = 2'

SPECIAL USE PERMIT
SKY TAVERN
 SKY TAVERN
 2150 MT ROSE HWY
 TELLER COUNTY
 ATTN: BEN JONES
 (570) 269-1682
 JWB/SJC COUNTY
 NEVADA
 PROJECT NO. 1-0399-01-005

PREPARED FOR:
SKY TAVERN
 2150 MT ROSE HWY
 TELLER COUNTY
 ATTN: BEN JONES
 (570) 269-1682
 DRAWN: BMD
 DATE: PENDING

PRELIMINARY NOT FOR CONSTRUCTION

1	2	3	4	5	6
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REFERENCES

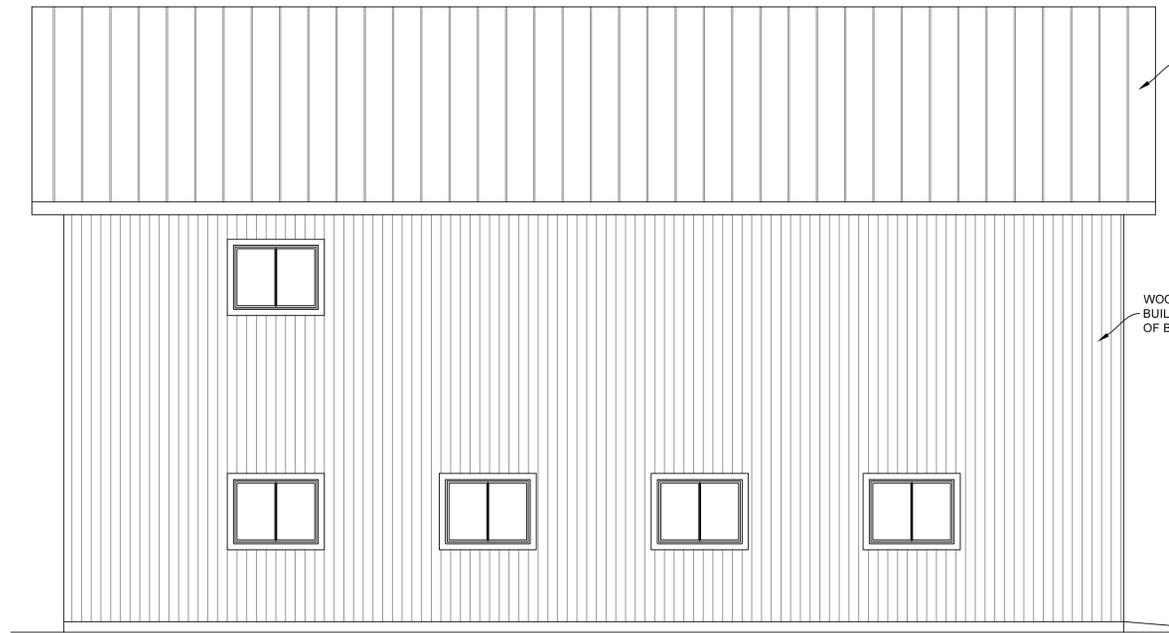
NO.	DATE	BY	CHKD
1	2018-03-27	BMD	NER

DESCRIPTION	ISSUED FOR CLIENT REVIEW
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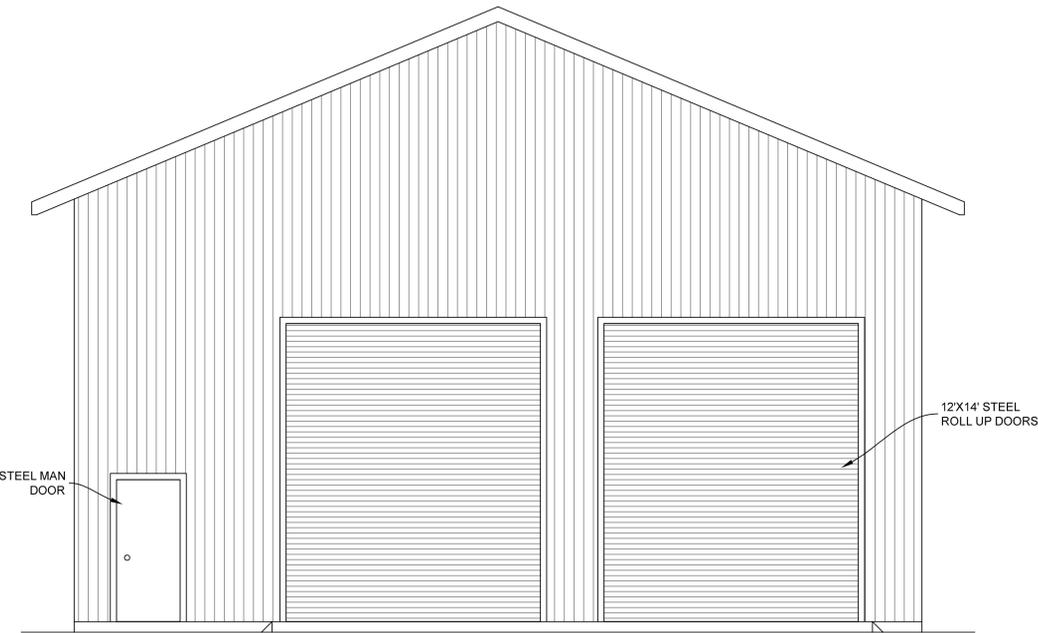
NO.	DATE	DESCRIPTION
1		

REVISIONS
 SHEET
C3

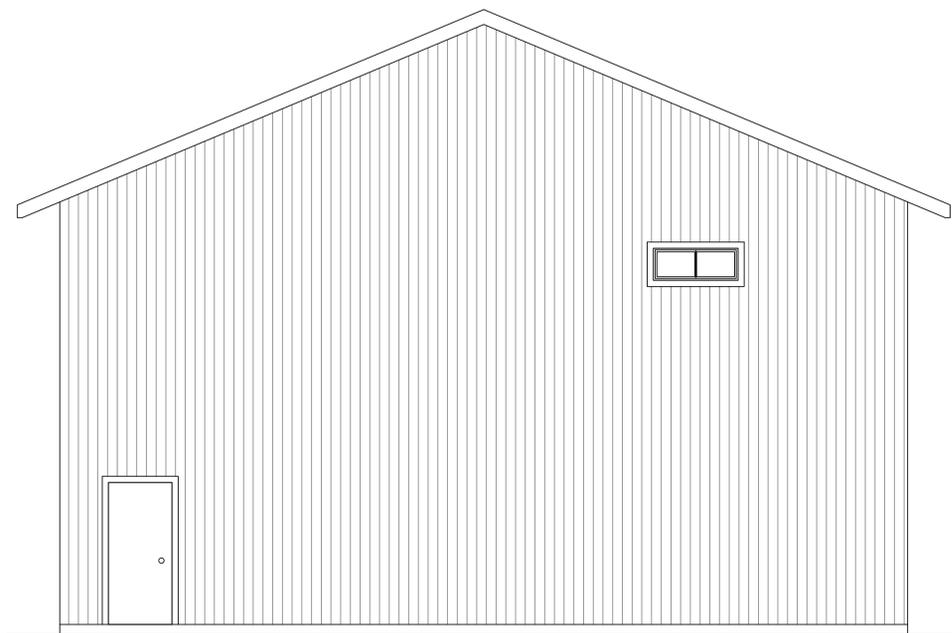




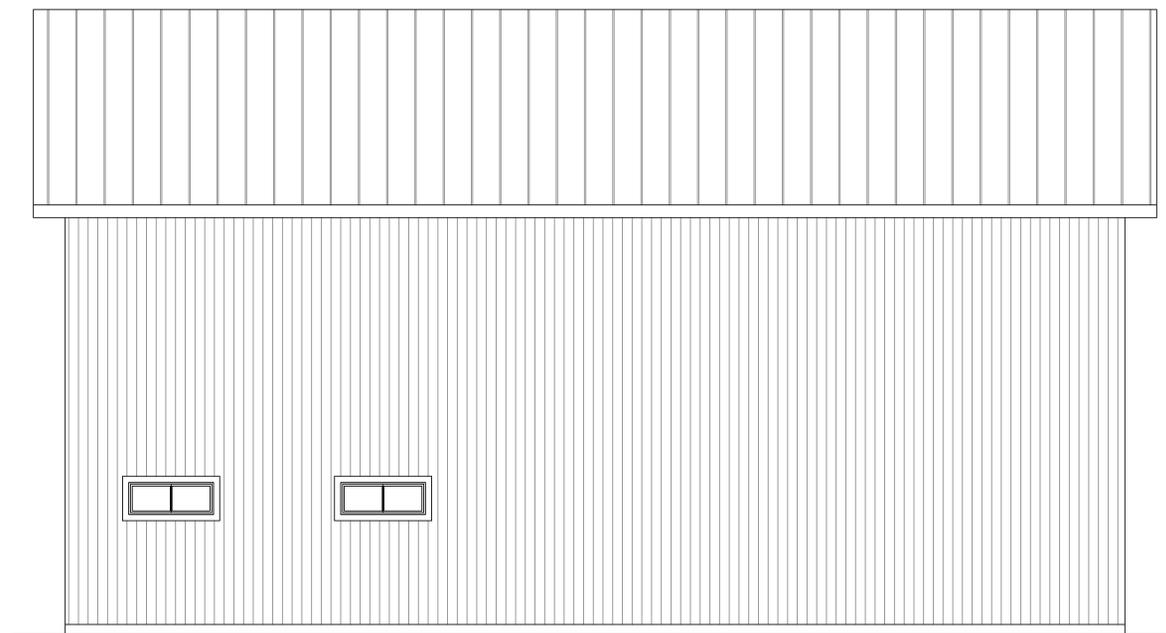
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SPECIAL USE PERMIT
 SKY TAVERN SKI RESORT
 SHEET A1
 ARCHITECTURAL ELEVATIONS
 WASHOE COUNTY
 PROJECT NO. 1-0399-01.005
 NEVADA

PREPARED FOR
 SKY TAVERN
 21130 MT. ROSE HWY
 RENO, NV 89511
 ATTN: BEN JONES
 (775) 285-1002

Robinson Engineering
 1310 FELLOWSHIP WAY
 SUITE 100
 RENO, NV 89509
 (775) 784-1111
 WWW.ROBINSONENGINEERING.COM

DRAWN: EJV
 DATE: PENDING

NO.	DESCRIPTION	DATE	BY	CHKD
1				
2				
3				
4				
5				
6				

REVISIONS
 SHEET
A1

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20, Sparks, NV 89431

775-852-2251 ~ www.robisoneng.com



Sky Tavern
Special Use Permit – APN: 048-050-03

TRAFFIC STATEMENT

Dear Washoe County

The restoration of Grass Lake and construction of additional parking for Sky Tavern Ski Area will not negatively impact traffic the surrounding area. The proposed improvements do not result in a change of use or increased intensity of use of the ski area.

Traffic is currently and will continue to be limited by personnel and equipment, not parking capacity. The proposed increase in parking capacity will alleviate hazardous condition of public parking off-site on SR-431 and Bum's Gulch, which has the potential to block emergency vehicle access.

Therefore, we request that a formal Traffic Study be waived for this Special Use Permit submittal.

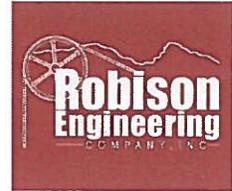
Please do not hesitate to contact me if you have any further questions or need further assistance.

Sincerely,
ROBISON ENGINEERING COMPANY

Nathan Earl Robison, PE, WRS
(775) 852-2251 x 700
nathan@robisoneng.com



2018-04-16



Sky Tavern
Special Use Permit – APN: 048-050-03

WAIVER REQUEST LETTER

Dear Washoe County

The subject application for a Special Use Permit to improve the historic and vibrant Sky Tavern Junior Ski Area, which many of us have either learned to ski or snowboard at, or volunteered for to teach our kids and others' (and in some cases both!) is an exciting opportunity to sustain a true community facility.

We have reviewed Washoe County Development Code Section 110, Articles 410 and 412 and request that certain specific conditions be waived, due to the unique community service and seasonal nature of the facility, as follows:

Article 410: Parking and Loading

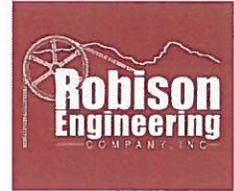
- 110.410.10 Required parking spaces based on formulas: historic use is a better predictor of parking loading: approximately 90 vehicles at peak "good snow days" have been forced to park off-site, therefore the plan accommodates these vehicles on site.
- 110.410.15 Motorcycles and bicycles cannot access the site during ski season. During off-season, the entire lot is available to these vehicles, though no special storage or facilities are appropriate for the highly irregular use. Handicapped parking is provided outside of the main parking area, at the lodge where physically impaired students regularly use the facilities to learn to ski: we request that no specific standard other than continuation of the existing successful use be applied.
- 110.410.25 General design provisions may not be applicable to expansion of existing parking to conform to restored site topography, and where most parking is on top of snow which obscures striping and other ground features. The quantity of parking proposed is based on the sizing of this section.

Article 412: Landscaping

- General exemption under 110.412.10(b) and or (c), except parking areas.
- 110.412.15 Required plans: irregular vegetation and natural revegetation, rather than planned plantings is appropriate to the generally wild site. No irrigation is necessary at this elevation, except temporary hand watering to establish seedlings.
- 110.412.50 Parking and Loading Area details are generally not adaptable to a parking lot conforming to natural and historic landforms and existing vegetation, and which is subject to intense disturbance such as heavy equipment snow removal which would destroy landscape islands, concrete curbing, and other features appropriate to public parking.
- 110.412.60 Appropriateness of species will be accomplished by replanting like species in areas appropriate for revegetation; therefore specific lists of plans other than those proposed in the SUP application is requested to be waived in the course of general landscape planning relief.
- 110.412.70 Bonding requirements are requested to be waived, in that a portion of the revegetation will be by natural reseeding.

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20, Sparks, NV 89431

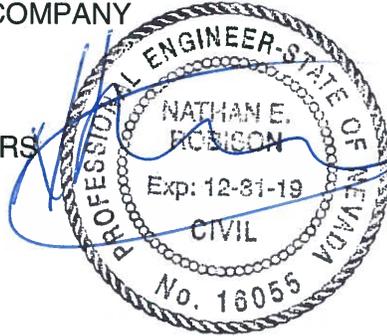
775-852-2251 ~ www.robisoneng.com



Please do not hesitate to contact me if you have any further questions or need further assistance.

Sincerely,
ROBISON ENGINEERING COMPANY

Nathan Earl Robison, PE, WRS
(775) 852-2251 x 700
nathan@robisoneng.com



2018-04-16

(9) The approximate number of animals watered by the claimant during the first year 1878,
Date
was cattle horses 3500 sheep or Other. The watering
was conducted during each of the following months May through November

The exact records are not available because the railroad company records
were destroyed in San Francisco, California earthquake and fire.

(10) The approximate number of animals watered by the claimant in subsequent years was as follows:

None during 1973 and 1974. This water right was purchased by claimants
If water was not used, or used in reduced quantity at any time, full information as to causes and duration of non-use should be given.
in order to make application for a change of point of diversion, change of
use (purpose) of said water, and that said water can be pumped to and used
anywhere on Sky Tavern land, for Sky Tavern purposes. Plans for said
application are not yet mature, but are being formulated.

(11) The amount of water which has been necessary to be diverted for this purpose has been 0.125
cubic feet per second.
448.83 gal. per min. equals 1 cubic foot per second.

(12) The works are located at NW 1/4 of the SE 1/4 of Section 17, T. 17N., R19E.
Describe as being within a 40-acre subdivision, section, township and range of public survey. If on unsurveyed
land, it should be stated.
M. D. B. & M., Washoe County, Nevada

Remarks See accompanying statement under "Conclusions" in Title Report on
pages 154 & 155.

Remarks.....

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by City of Reno & County of Washoe, Nevada are full and correct to the best of his knowledge and belief.

.....
If proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant.
.....

City of Reno, County of Washoe

Claimant

By: *John A. Modawell*

John A. Modawell, Water Rights
Surveyor #282, P.O. Box 1900

Street and No., or P.O. Box No.

Reno, Nevada, 89502

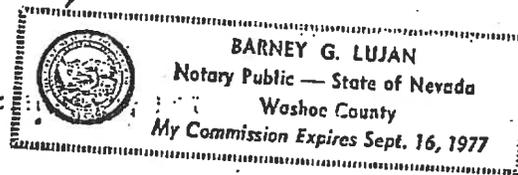
City, State, Zip Code No.

Subscribed and sworn to before me this 30TH day of JANUARY, 1975.

Barney G. Lujan

Notary Public in and for the County of WASHOE

My commission expires SEPT. 16, 1977



\$10 FILING FEE MUST ACCOMPANY PROOF



THE STATE OF NEVADA
PROOF OF APPROPRIATION OF WATER FOR
STOCK WATERING PURPOSES

FILED
Dec. 19, 1974
STATE ENGINEER'S OFFICE

AMENDED

(1) Name of claimant City of Reno & County of Washoe, Nevada

P.O. Box 1900 of Reno, Nevada 89502
Street and No. or P.O. Box No. City or town

State and Zip Code No.

(2) Source of water tributary streams and springs to Browns Creek

Name of natural water source.

(3) The water is diverted by.....

Dam, ditch, pipe line, natural channel, spring area, etc.

Not diverted

(4) The water is diverted at the following point(s).....

Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land it should

be stated. Diversion over a channel reach must be described by course and distance to a section corner for both the beginning and end of such

reach.

(5) The water is impounded in natural lake (Grassy Lake now known as Grass Lk)

Troughs, tanks, pools, reservoir, natural channel, etc.

(6) The construction of the ditch or other works was begun.....

Date

and completed.....

Date

(7) The nature of the claimant's title to the land upon which the source of water and place of

use are located is Deed Reservation - Document #8134

Patented, deeded, public domain with grazing permit, etc.

Book 46, "Deeds", Page 496 et seq.,

Washoe County, Nevada, Records

Also Book 718, "Official Records", Page 732

(8) The claimant's water right was (was not) recorded in the office of the County Recorder of

Washoe County, at Page 732 of Book 718 of "Official Records"

NOTE—Failure to record in the county in no way invalidates a water right, but if water right was so recorded, supply full information under (8).

(9) The approximate number of animals watered by the claimant during the first year.....
was.....cattle.....horses.....sheep or.....
The watering was conducted during each of the following months.....
Date
Other

Unknown

(10) The approximate number of animals watered by the claimant in subsequent years was as follows:

Unknown

If water was not used, or used in reduced quantity at any time, full information as to causes and duration of non-use should be given.

(Railroad Company Records were destroyed by
Fire)

(11) The amount of water which has been necessary to be ~~diverted~~ ^{used} for this purpose has been.....

0.125 cubic feet per second.
448.83 gal. per min. equals 1 cubic foot per second.

(12) The works are located at NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, T. 17 N., R.
Describe as being within a 40-acre subdivision, section, township and range of public survey. If on unsurveyed
19 E., M.D.B.&M., Washoe County, Nevada
land, it should be stated.

Remarks..... See accompanying statement under "Conclusions" in
Title Report

Remarks.....
.....
.....
.....
.....
.....

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by City of Reno & County of Washoe, Nevada are full and correct to the best of his knowledge and belief.

.....
If proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant.
.....

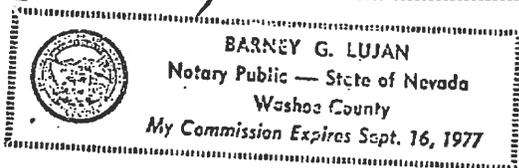
City of Reno, County of Washoe
Claimant

By John A. Modawell
John A. Modawell, Water Rights
Surveyor #282, P.O. Box 1900
Street and No., or P.O. Box No.
Reno, Nevada 89505
City, State, Zip Code No.

Subscribed and sworn to before me this 19TH day of DECEMBER, 1974.

Barney G. Lujan
Notary Public in and for the County of WASHOE

My commission expires SEPT 16, 1977



\$10 FILING FEE MUST ACCOMPANY PROOF

THE STATE OF NEVADA
PROOF OF APPROPRIATION OF WATER FOR
STOCK WATERING PURPOSES

FILED
MAY 12, 1972
STATE ENGINEER'S OFFICE

(1) Name of claimant..... Southern Pacific Transportation Co.
.....
Room 803, East First Street of Reno, Nevada 89501
Street and No. or P.O. Box No. City or town
.....
State and Zip Code No.

(2) Source of water..... tributary streams and springs to Browns Creek
.....
Name of natural water source.

(3) The water is diverted by.....
.....
Dam, ditch, pipe line, natural channel, spring area, etc.
Not diverted

(4) The water is diverted at the following point(s).....
.....
Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land it should
be stated.

(5) The water is impounded in..... natural lake (Grass Lake)
.....
Troughs, tanks, pools, reservoir, natural channel, etc.

(6) The construction of the ditch or other works was begun.....
.....
Date
and completed.....
Date

(7) The nature of the claimant's title to the land upon which the source of water and place of
use are located is..... Deed Reservation - Document #8134
.....
Patented, deeded, public domain with grazing permit, etc.
..... Book 46, "Deeds", Page 496 et seq.
.....
Washoe County, Nevada Records
SEE TITLE REPORT PAGE 3

(8) The claimant's water right was (was not) recorded in the office of the County Recorder of
.....
County, at Page..... of Book..... of.....

(9) The approximate number of animals watered by the claimant during the first year....., Date
was.....cattle.....horses.....sheep or..... The watering
Other
was conducted during each of the following months.....

UNKNOWN

(10) The approximate number of animals watered by the claimant in subsequent years was as follows:

UNKNOWN

(11) The amount of water which has been necessary to be diverted for this purpose has been.....
0.125.....cubic feet per second.
448.83 gal. per min. equals 1 cubic foot per second.

(12) The works are located at... NW¹/₄ of the NW¹/₄ of the SE¹/₄ of Section 17,
Describe as being within a 40-acre subdivision, section, township and range of public survey. If on unsurveyed
T. 17 N., R. 19 E., M.D.B.&M., Washoe County, Nevada
land, it should be stated.

Remarks... See accompanying statement under "Conclusions" in
Title Report

Remarks.....
.....
.....
.....
.....
.....

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by Southern Pacific Transportation Co. are full and correct to the best of his knowledge and belief.

.....
If proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant.
.....

Southern Pacific Transportation Co.
Claimant

By John A. Modawell
John A. Modawell, Water Rights
Surveyor #282, P.O. Box 1900
Street and No., or P.O. Box No.
Reno, Nevada 89505
City, State, Zip Code No.

Subscribed and sworn to before me this 12th day of May, 1972
Mrs. Heidi Sherwood
Notary Public in and for the County of Carson City
My commission expires July 1, 1973

THE STATE OF NEVADA
PROOF OF APPROPRIATION OF WATER FOR
STOCK WATERING PURPOSES

FILED
May 12, 1972
STATE ENGINEER'S OFFICE

(1) Name of claimant.....Southern Pacific Transportation Co.....

Room 803, East First Street.....of.....Reno, Nevada 89501
Street and No. or P.O. Box No. City or town

State and Zip Code No.

(2) Source of water. tributary streams and springs to Browns Creek
Name of natural water source.

(3) The water is diverted by.....
Dam, ditch, pipe line, natural channel, spring area, etc.
Not diverted

(4) The water is diverted at the following point(s).
Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land it should be stated.

(5) The water is impounded in.....natural lake.....
Troughs, tanks, pools, reservoir, natural channel, etc.

(6) The construction of the ditch or other works was begun.....
and completed.....
Date Date

(7) The nature of the claimant's title to the land upon which the source of water and place of use are located is.....Deed Reservation - Document #8134.....
Patented, deeded, public domain with grazing permit, etc.
Book 46, "Deeds", Page 496 et seq.,
Washoe County, Nevada, Records

(8) The claimant's water right ~~was~~ (was not) recorded in the office of the County Recorder of
.....County, at Page.....of Book.....of.....

(9) The approximate number of animals watered by the claimant during the first year.....
was.....cattle.....horses.....sheep or.....
Date
Other
The watering
was conducted during each of the following months.....

Unknown

(10) The approximate number of animals watered by the claimant in subsequent years was as follows:

Unknown

(11) The amount of water which has been necessary to be diverted for this purpose has been.....

0.125 cubic feet per second.
448.83 gal. per min. equals 1 cubic foot per second.

(12) The works are located at NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17,

Describe as being within a 40-acre subdivision, section, township and range of public survey. If on unsurveyed
T. 17 N., R. 19 E., M.D.B.&M., Washoe County, Nevada
land, it should be stated.

Remarks See accompanying statement under "Conclusions" in

Title Report

Remarks.....
.....
.....
.....
.....

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by..... Southern Pacific Transportation Co.....
are full and correct to the best of his knowledge and belief.

.....
If proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant.
.....

.....Southern Pacific Transportation Co.....
Claimant

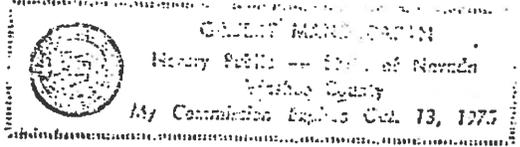
By *John A. Modawell*
John A. Modawell, Water Rights
Surveyor #282, P.O. Box 1900
Street and No., or P.O. Box No.
Reno, Nevada 89505
City, State, Zip Code No.

Subscribed and sworn to before me this *10TH* day of *MAY*, 1972.

Gilbert Mandagosa

Notary Public in and for the County of *WASHOE*

My commission expires.....



THE STATE OF NEVADA CERTIFICATE OF APPROPRIATION OF WATER

WHEREAS, Keston L. Ramsey has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from unnamed springs through ditches, tank and pipelines for domestic purposes. The point of diversion of water from the source is as follows: NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 17, T. 17 N., R. 19 E., M.D.R. & M., or at a point from which W $\frac{1}{4}$ corner of said Section 17 bears N. 46° 43' 20" W., 1,452.38 feet. situated in Washoe County, State of Nevada.

Now Know YE, That the State Engineer, under the provisions of NRS 533.425, has determined the date, source, purpose, amount of appropriation, and the place where such water is appurtenant, as follows:

Name of appropriator..... Mt. Rose Ip-Ski Corporation
 Post-office address..... Reno, Nevada
 Amount of appropriation..... 0.013 c.f.s.
 Period of use, from..... January 1st to..... December 31st of each year
 ** Date of priority of appropriation..... Prior to 1905

Description of works of diversion, manner and place of use:
Water is developed from springs and is piped to the place of use located within the N $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 17.

* This application changes the point of diversion of a portion of application and permit No. 11346.

** This application has been filed to change the point of diversion, manner and place of use under a claim of vested right that has never been determined; hence the date of priority of appropriation cannot be established.

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

IN TESTIMONY WHEREOF, I EDMUND A. MUTH, State Engineer

Compared As 116 of Nevada, have hereunto set my hand and the seal of my office, this

Recorded 4/4/58 Bk. 8 Page 61 9th day of April, A. D. 1958

Washoe County Records.

Edmund A. Muth
State Engineer.

