

December 8, 2021

File No. 1171.01.25

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

**RE: Tentative Subdivision Map Application - 947 Tahoe Condominium - at 941/947 Tahoe Blvd, Incline Village, NV**

Dear Ms. Weiche,

On behalf of the developer (Palcap FFIF Tahoe1, LLC), NCE is submitting a Tentative Map application for the 947 Tahoe Condominium project (project) located in Incline Village, Washoe County, Nevada. The project involves a new 40-unit residential condominium project on an approximately two-acre site located on the corner of 941 and 947 Tahoe Boulevard. Attached you will find the required materials for application submittal.

It is the intent of the Project Development Team to be before the Planning Commission on 2/1/2022 per the published schedule.

The following materials are attached to assist with your review of the Tentative Map application:

Attachment 1: Washoe County Development Application

- Supplemental Information Form
- Project Description and Required Findings

Attachment 2 – Copy of Fees Submitted

Attachment 3 - Owner Affidavit

Attachment 4 - Proof of Property Tax Payment

Attachment 5 – Maps (Topographic and Assessor's Parcel)

Attachment 6 – Title Report

Attachment 7 - Traffic Memorandum

Attachment 8 - Geotechnical Report

Attachment 9 - Soils/Hydrologic Scoping Report

Attachment 10 – 8.5x11 Tentative Map Engineered Drawing Plan Series (Civil, Mapping, Landscape)

- Full size engineered drawings provided separately

Lake Tahoe, NV  
P.O Box 1760  
Zephyr Cove, NV 89448  
(775) 588-2505

Please note the “Acknowledgement of Water Service” letter from Incline Village General Improvement District (IVGID) is in preparation and is forthcoming.

Please contact me anytime if you have any questions regarding this application.

Sincerely,



A handwritten signature in black ink, appearing to read "Mike Lefrancois".

Mike Lefrancois, PE  
Senior Engineer II

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>947 Tahoe Condominium</b>			
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 <b>AND</b> area locator): <b>Corner of Tahoe Blvd and Southwood Blvd</b>			
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			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: PALCAP FFIF TAHOE1, LLS		Name: NCE	
Address: 940 Southwood Blvd		Address: PO Box 1760	
Incline Village, NV	Zip: 89451	Zephyr Cove, NV	Zip: 89448
Phone: 469.233.2260	Fax:	Phone: 775-588-2505	Fax:
Email: cbutler@palominocap.com		Email: mlefrancois@ncenet.com	
Cell: 214.269.3404	Other:	Cell: 530-386-2772	Other:
Contact Person: Chuck Butler		Contact Person: Mike Lefrancois	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner		Name: Feldman Thiel, LLP	
Address:		Address: PO Box 1309	
	Zip:	Zephyr Cove, NV	Zip: 89448
Phone:	Fax:	Phone: 775-580-7431	Fax:
Email:		Email: kara@fmtahoe.com	
Cell:	Other:	Cell: 530-545-3522	Other:
Contact Person:		Contact Person: Kara Thiel	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** PALCAP FFIF TAHOE 1, LLC

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, RANDALL FLEISHER  
(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): 132-231-09 AND 132-231-10

Printed Name RANDALL FLEISHER, MANAGER  
Signed [Signature]  
Address 8333 DOUGLAS AVE, SUITE 100  
DALLAS, TX 75225  
(Notary Stamp)

Subscribed and sworn to before me this 1st day of December, 2021

[Signature]  
Notary Public in and for said county and state  
My commission expires: 3/1/2023



\*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

## Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

**941 AND 947 TAHOE BLVD**

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

**947 TAHOE CONDOMINIUM**

3. Density and lot design:

a. Acreage of project site	1.99 Acres
b. Total number of lots	1 lot / 40 condominium units
c. Dwelling units per acre	20 units/acre
d. Minimum and maximum area of proposed lots	condominium unit size: 1,525 sf min. - 4,425 sf max
e. Minimum width of proposed lots	n/a
f. Average lot size	n/a

4. What utility company or organization will provide services to the development:

a. Sewer Service	IVGID
b. Electrical Service	NV ENERGY
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	SOUTHWEST GAS
e. Solid Waste Disposal Service	IVGID
f. Cable Television Service	SPECTRUM
g. Water Service	IVGID

5. For common open space subdivisions (Article 408), please answer the following:

- a. Acreage of common open space:

n/a

- b. What development constraints are within the development and how many acres are designated slope, wetlands, faults, springs, and/or ridgelines:

NONE

- c. Range of lot sizes (include minimum and maximum lot size):

n/a

d. Proposed yard setbacks if different from standard:

N/A

e. Justification for setback reduction or increase, if requested:

N/A

f. Identify all proposed non-residential uses:

N/A

g. Improvements proposed for the common open space:

**lawn activity areas, spa, grills, and seating areas**

h. Describe or show on the tentative map any public or private trail systems within common open space of the development:

N/A

i. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

N/A

j. If there are ridgelines on the property, how are they protected from development?

N/A

k. Will fencing be allowed on lot lines or restricted? If so, how?

N/A

l. Identify the party responsible for maintenance of the common open space:

**Homeowner's Association**

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

**No**

7. Is the parcel within the Truckee Meadows Service Area?

Yes

No

8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, within what city? INCLINE VILLAGE
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9. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

No

10. Indicate the type and quantity of water rights the application has or proposes to have available:

a. Permit #	-	acre-feet per year	
b. Certificate #	-	acre-feet per year	
▣ c. Surface Claim #	-	acre-feet per year	
d. Other #	-	acre-feet per year	

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

**Credit will be given for water rights associated with the previous restaurant and service station uses. The balance, if any, required to serve the project will be purchased from IVGID.**

11. Describe the aspects of the tentative subdivision that contribute to energy conservation:

Triple paned glass in many windows, high efficiency radiant heating, electrical vehicle charging stations, bike room

12. Is the subject property in an area identified by Planning and Building as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

No

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

14. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply?

**Policies T2-2 through T2-5: The project incorporates on-site bicycle storage and parking and the site is fronted by existing pedestrian and bike paths and is close to parks, schools, a golf course and other services. Policies T3-1 and -2: Access on 28 is for emergencies only. Policy T4-1: The site driveway intersections and SR 28/Village operate at acceptable LOS with the project.**

15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

**Section 110.220.35, .145 and .150 apply to the Incline Village Commercial Regulatory Zone in which the project is located. The project complies with the applicable height, density, permissible use and land coverage standards.**

16. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

One phase

17. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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18. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include separate attachments.
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## Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

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

19,098 CY excavation
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20. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

18,325 export - out of Tahoe Basin
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21. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Visible from SR28. Disturbed areas to be landscaped or restored per TRPA.
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22. 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 max slopes to be landscaped or restored per TRPA
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23. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

No berms
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24. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

8.5' max high wall at driveway. Concrete proposed. Wall is below sight line from SR28.
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25. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

45 total trees to be removed. Summary on Sheet C2

26. 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?

Mulch of all disturbed areas as required of TRPA; Native pine needles or wood chips.

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

irrigation in right-of-way areas not proposed

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

No

# Tahoe Basin

Please complete the following questions if the project is within the Tahoe Basin:

29. Who is the Tahoe Regional Planning Agency (TRPA) project planner and what is his/her TRPA extension?

**Bridget Cornell, bcornell@trpa.gov, 775.589.5218**

30. Is the project within a Community Plan (CP) area? AREA PLAN:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, which CP? INCLINE VILLAGE COMMERCIAL
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31. State how you are addressing the goals and policies of the Community Plan for each of the following sections:

- a. Land Use:

**Multiple-family dwellings are permissible as a special use in the Incline Village Commercial Regulatory Zone at a minimum and maximum density of 15 and 25 units/acre, respectively. For the two-acre site, the minimum and maximum densities are 30 units and 50 units, respectively. At 40 units, the project complies with the applicable density standards**

- b. Transportation:

**The project incorporates on-site bicycle storage and parking and the site is fronted by existing pedestrian and bike paths. This will reduce reliance on the automobile.**

- c. Conservation:

**The project is located in high capability land. Existing land coverage banked onsite will be used to support the project. Additional land coverage, in the form of existing coverage, will be transferred from elsewhere in the Region to the project, which is located in a Town Center. Air quality impacts will be mitigated through payment of the applicable fee. Scenic impacts will be mitigated through the use of earth tone colors, natural materials and landscape screening**

- d. Recreation:

**The project incorporates on-site bicycle storage and parking and the site is fronted by existing pedestrian and bike paths and is close to parks, schools, a golf course and other services**

- e. Public Services:

**Significant growth is not anticipated under this area plan. As a result, the plan envisions maintaining existing service levels. No major facility expansions or relocations are envisioned.**

32. Identify where the development rights for the proposed project will come from:

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33. Will this project remove or replace existing housing?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how many units?
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34. How many residential allocations will the developer request from Washoe County?

**No residential allocations will be requested. However, an allocation of 1,800 sf of CFA will be requested from the Area Plan's development rights pool for conversion to 6 RUUs.**

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35. Describe how the landscape plans conform to the Incline Village General Improvement District landscaping requirements:

Limited turf area per ordinance; native/adaptive species
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# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: PALCAP FFIF TAHOE1, LLS

Address: 940 Southwood Blvd  
941 AND 947 TAHOE BLVD

Phone : \_\_\_\_\_ Fax: \_\_\_\_\_

Private Citizen                       Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

NONE REQUESTED	

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

## Location

Project Name: 947 Tahoe Condominium

Reno                       Sparks                       Washoe County

Parcel Numbers: \_\_\_\_\_

Subdivision                       Parcelization                       Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

## Washoe County Geographic Information Services

1001 E. Ninth Street  
Reno, NV 89512-2845

Phone: (775) 328-2325 - Fax: (775) 328-6133

### Project Description

*The project involves a new 40-unit residential condominium project on an approximately two-acre site located at 941 and 947 Tahoe Blvd in Incline Village. The site is comprised of two parcels. APN 132-231-09 is approximately 1.389 acres in size and APN 132-231-10 is approximately 0.598 acre in size. The parcels will be legally merged to facilitate the proposed development, and the 40 residential units will be subdivided, pursuant to separate application, review and approval, into 40 airspace condominiums and a common area parcel.*

*The residential units will be housed in a single U-shaped structure with a maximum height of 56 feet. Onsite amenities include below-grade parking (95 spaces, 4 of which are handicap accessible), bike storage/parking, fire pits, outdoor seating, a jacuzzi, landscaping, permanent BMPs and a rooftop terrace. The project is fronted by both an improved pedestrian pathway and an improved bike path and is close to parks, schools, a golf course and other services.*

*The site is situated within the Town Center of the Incline Village Commercial (IVC) Regulatory Zone of the Tahoe Area Plan. Multiple-family dwelling (MFD) is a special use in the IVC Regulatory Zone. Within the Town Center, MFD has a minimum density of 15 units per acre and a maximum density of 25 units per acre. For the two-acre site, the minimum and maximum MFD density are 30 units and 50 units, respectively.*

*The project area was previously developed with a gas station and a restaurant. The existing development has been demolished and the site has been restored. Existing verified land coverage within the project area is 34,411 sf, and 5,354 sf of CFA is banked onsite. The project area's land capability is verified as Class 6 with 30 percent allowable coverage, or 25,968 sf for the two-acre site. Maximum coverage (up to 70 percent of the project area) is 60,593 sf. Proposed coverage is 54,895 sf. The difference in coverage between existing & proposed will be transferred to the project.*

*The developer owns 4,926 sf of CFA banked on a property in Crystal Bay which will be transferred to this site. Together with the 5,334 sf of CFA banked onsite, the developer has 10,280 sf of CFA which it intends to convert to 34 RUUs for this project. The developer will request an allocation of 1,800 sf of CFA from the Tahoe Area Plan for conversion to six RUUs to make up the balance for the project 40 units.*

### Required Findings

#### Environmental Documentation

**3.3.2. Findings for Initial Environmental Checklist.** Based on the information submitted in the IEC, and other information known to TRPA, TRPA shall make one of the following findings and take the identified action:

- B. The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with Rules of Procedure Section 6.6;

*Per the enclosed Initial Environmental Checklist and traffic and air quality study, the project could not have a significant effect on the environment. A scenic analysis is being prepared to confirm the project will not have a significant effect on scenic quality. A finding of no significant effect should be prepared in accordance with Rule 6.6.*

### **Any Project**

**4.4.1 Findings Necessary to Approve Any Project.** To approve any project, TRPA must find that:

- A. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, plan area statements and maps, the Code and other TRPA plans and programs.

*The project involves a new 40-unit residential condominium project on an approximately two-acre site located at 941 and 947 Tahoe Blvd in Incline Village. The site is situated within the Town Center of the Incline Village Commercial (IVC) Regulatory Zone of the Tahoe Area Plan. Multiple-family dwelling (MFD) is a special use in the IVC Regulatory Zone. Within the Town Center, MFD has a minimum density of 15 units per acre and a maximum density of 25 units per acre. For the two-acre site, the minimum and maximum MFD density are 30 units and 50 units, respectively. At 40 units, the project complies with the applicable density standards.*

*The project area is comprised of two parcels that were previously developed with a gas station and a restaurant. The existing development has been demolished and the site has been restored. Existing verified land coverage within the project area is 34,411 sf, and 5,354 sf of CFA is banked onsite. The project area's land capability is verified as Class 6 with 30 percent allowable coverage, or 25,968 sf for the two-acre site. Maximum coverage (up to 70 percent of the project area) is 60,593 sf. Proposed coverage is 54,895 sf. The difference in coverage between existing & proposed will be transferred to the project, and the project area's excess coverage of 8,443 sf will be mitigated through payment of an excess coverage mitigation fee. No new coverage will be created by the project.*

*Excavation up to 23 feet below ground surface is proposed for the project. A soils/hydro application is being submitted concurrently with the project application. The soils investigation performed by Reno Tahoe Geo Associates, Inc. reveals groundwater will not be encountered at that depth.*

*Projects in the Town Center are permitted up to four (4) stories with a maximum height of 56 feet subject to certain findings including that the project reduces greenhouse gas and does not degrade scenic quality as viewed from scenic travel routes or Lake Tahoe. The project proposes a maximum of 56 feet and will be built to an industry recognized sustainable building construction and greenhouse gas reduction standard, such as Living Building Challenge (LBC), Net Zero Energy Building (NZEB), LEEDS, Energy Star,*

*Green Globes, National Green Building Standard, or other similar standard. Moreover, while the project is visible from SR 28, it will not cause a decrease in scenic quality due to landscaping, earthtone colors and approved materials.*

*The project will generate 174 DVTE, an insignificant increase under the Regional Plan. As a result, the project is exempt from a full VMT analysis and will generate about 670 total VMT. Air quality impacts will be mitigated through payment of the applicable fee. The project incorporates onsite bicycle storage and parking. The project site is fronted by an existing pedestrian path and an existing bike path and is close to parks, schools, a golf course and other services, all of which will reduce VMT*

*Based on the foregoing, the project is consistent with and will not adversely affect implementation of the Regional Plan.*

- B. The project will not cause the environmental threshold carrying capacities thresholds to be exceeded.

*The project area is located on State Route 28, a TRPA-designated scenic roadway. Potential scenic impacts will be mitigated with vegetative screening, building articulation and the use of earth tone colors and natural materials. Potential air quality impacts resulting from the project's trip generation will be mitigated through payment of an air quality mitigation fee, location near existing pedestrian and bicycle paths and inclusion of designated bike parking. Potential water quality impacts will be mitigated through installation of storm water infiltration facilities. The project is located in high land capability Class 6 and the project area's 8,443 sf of excess coverage will be mitigated through payment of a mitigation fee. No new land coverage will be created by the project. A soils investigation demonstrates excavation for the project will not intercept groundwater. Accordingly, the Project will not cause the environmental threshold carrying capacities to be exceeded.*

- C. Wherever federal, state or local air and water quality standards apply for the region, the strictest standards shall be attained, maintained or exceeded pursuant to Article V(d) of the Tahoe Regional Planning Compact.

*The Project complies with the strictest applicable air and water quality standards.*

## **Special Uses**

### **21.2.2 Special Uses.** Before issuing an approval, TRPA shall make the following findings:

- A. The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located;

*The project includes 40 residential units in a single U-shaped structure comprised of four stories. The maximum density for this site is 50 MFD units. The maximum height is 56*

*feet but complies with the height transition requirement prescribed in the Area Plan for Town Centers. Parking is located below grade so as not to be visible from SR 28 or Southwood Blvd. MFD is an appropriate use for this project site as it is fronted by bike and pedestrian paths and enjoys close proximity to schools, public parks, a golf course and other services. Extensive landscaping will screen the structure from public rights-of-ways.*

- B. The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners; and

*The MFD project will generate little noise and an insignificant increase in vehicle trips. The project will not create new land coverage. Water quality impacts will be mitigated with implementation of stormwater infiltration facilities and other BMPs. Extensive landscaping will screen the structure from public rights-of-ways. Parking will be located below grade and out of site. Earth tone colors and natural materials are proposed to blend the project with the natural surroundings. The project will not be injurious to the health, safety or general welfare of persons or property and impacts of the project will be entirely mitigated.*

- C. The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable local plan, and specific or master plan, as the case may be.

*The project will not change the character of the neighborhood but provide additional housing opportunities near existing schools, parks and other recreational facilities. The project complies with IVC Regulatory Zone's density, height, land coverage, scenic and other design standards. As such, it will not detrimentally affect or alter the purpose of the Tahoe Area Plan.*

## **Additional Height**

### **37.7.1. Finding 1**

When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.

*The project is visible from State Route 28, a TRPA-designated scenic travel route. When viewed from State Route 28, the structure will not extend above a forest canopy or ridgeline. The project is not visible from designated public recreation areas or Lake Tahoe.*

**37.7.3. Finding 3**

With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.

*The project is located in a Town Center and surrounded by urban development. No views of significance are located within this area. Nevertheless, building articulation, vegetative screening, transition of height across the building site and use of earth tone colors and natural materials will minimize interference with existing views.*

**37.7.5. Finding 5**

The portion of the building that is permitted additional building height is adequately screened, as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed. In determining the adequacy of screening, consideration shall be given to the degree to which a combination of the following features causes the building to blend or merge with the background.

A. The horizontal distance from which the building is viewed;

*The building is set back more than 30 feet SR 28, although the prescribed setback in TRPA Code Section 36.5.4.A for properties fronting scenic roadways is 20 feet.*

B. The extent of screening; and

*The project is heavily screened with vegetation along the SR 28 and Southwood Boulevard frontages. See Landscape Sheet L1.0.*

C. Proposed exterior colors and building materials.

*Proposed colors and building materials include dark grey single ply sheeting, rust red stucco dark knotty pine and walnut siding, dark grey slate roofing, natural stone and dark bronze window framing.*

**37.7.9. Finding 9**

When viewed from a TRPA scenic threshold travel route, the additional building height granted a building or structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory.

*No scenic resource in this area is identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory.*



Washoe County, NV  
Treasurer - Tammi  
Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV  
89520-3039  
ph: (775) 328-2510 fax:  
(775) 328-2500  
Email:  
tax@washoecounty.gov

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### Account Information

<b>Parcel/Identifier:</b> 13223109	<b>Status:</b> Active	<b>Last Update:</b> 12/1/2021 3:22:36 PM
<b>Owner:</b> PAL CAP FFIF TAHOE 1 LLC	<b>Property Address:</b> 941 TAHOE BLVD INCLINE VILLAGE	

### Tax Bills

Add to cart then select cart icon ( ) above to checkout.

Total Due: **\$0.00**

Pay Partial:

### Paid Bills

<b>2021   Bill No.: 2021287210   Property Type: Real   Net Tax: \$6,073.63</b> Paid <span style="float: right;"><a href="#">Tax Breakdown</a></span>
<b>2020   Bill No.: 2020461179   Property Type: Real   Net Tax: \$5,808.12</b> Paid <span style="float: right;"><a href="#">Tax Breakdown</a></span>
<b>2019   Bill No.: 2019103982   Property Type: Real   Net Tax: \$5,571.07</b> Paid <span style="float: right;"><a href="#">Tax Breakdown</a></span>
<b>2018   Bill No.: 2018095224   Property Type: Real   Net Tax: \$5,353.92</b> Paid <span style="float: right;"><a href="#">Tax Breakdown</a></span>
<b>2017   Bill No.: 2017104118   Property Type: Real   Net Tax: \$5,171.65</b> Paid <span style="float: right;"><a href="#">Tax Breakdown</a></span>

**Attention: Important Information, please be advised:**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.



Washoe County, NV  
Treasurer - Tammi  
Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV  
89520-3039  
ph: (775) 328-2510 fax:  
(775) 328-2500  
Email:  
tax@washoecounty.gov

Treasurer    Treasurer Home Page    Washoe County Home Page



- [← Return](#)
- [🔍 New Search](#)
- [📄 Change of Address](#)
- [🖨️ Print Page](#)
- [📊 Assessment Data](#)

### Account Information

<b>Parcel/Identifier:</b> 13223110	<b>Status:</b> Active	<b>Last Update:</b> 12/1/2021 3:27:03 PM
<b>Owner:</b> PAL CAP FFIF TAHOE 1 LLC	<b>Property Address:</b> 947 TAHOE BLVD INCLINE VILLAGE	

### Tax Bills

Add to cart then select cart icon ( ) above to checkout.

Total Due: **\$0.00**

Pay Partial:

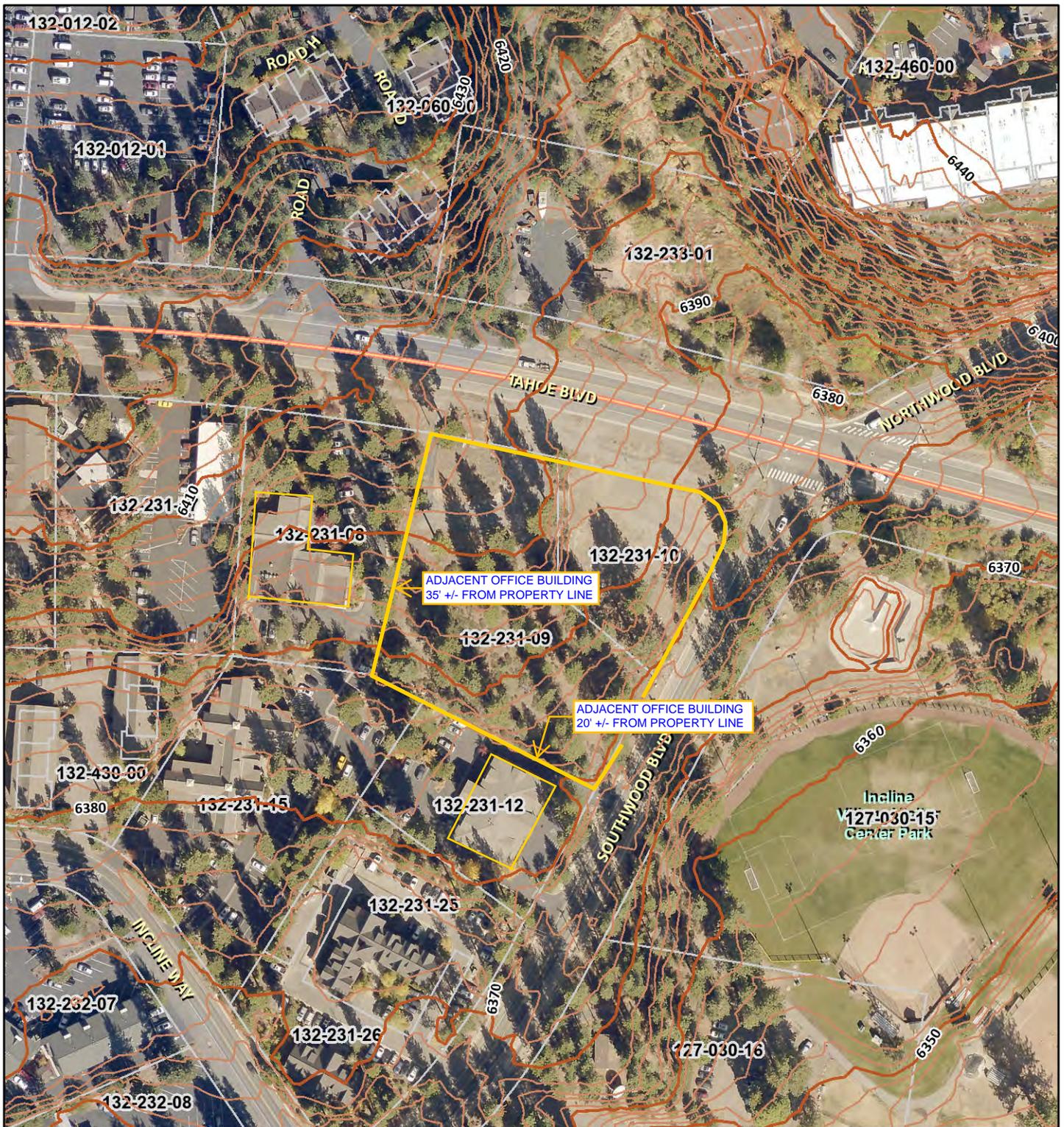
### Paid Bills

<b>2021   Bill No.: 2021287888   Property Type: Real   Net Tax: \$2,686.84</b> Paid <a href="#">Tax Breakdown</a>
<b>2020   Bill No.: 2020461763   Property Type: Real   Net Tax: \$2,734.01</b> Paid <a href="#">Tax Breakdown</a>
<b>2019   Bill No.: 2019103892   Property Type: Real   Net Tax: \$2,910.39</b> Paid <a href="#">Tax Breakdown</a>
<b>2018   Bill No.: 2018095967   Property Type: Real   Net Tax: \$2,907.81</b> Paid <a href="#">Tax Breakdown</a>
<b>2017   Bill No.: 2017104122   Property Type: Real   Net Tax: \$2,905.35</b> Paid <a href="#">Tax Breakdown</a>

**Attention: Important Information, please be advised:**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.

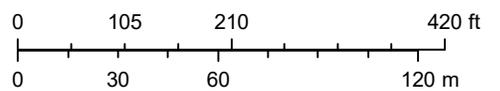
# 947 Tahoe



December 2, 2021

1:2,257

## Contour Mosaic (2013)



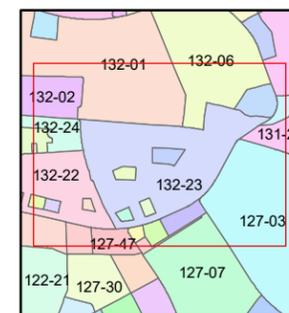
- INDEX
- INTERVAL
- APN

Washoe County  
 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,  
 USDA, USGS, AeroGRID, IGN, and the GIS User Community  
 Washoe County GIS

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.



1 inch = 200 feet



created by: KSB 4/13/2009

last updated: CFB 07/30/2010

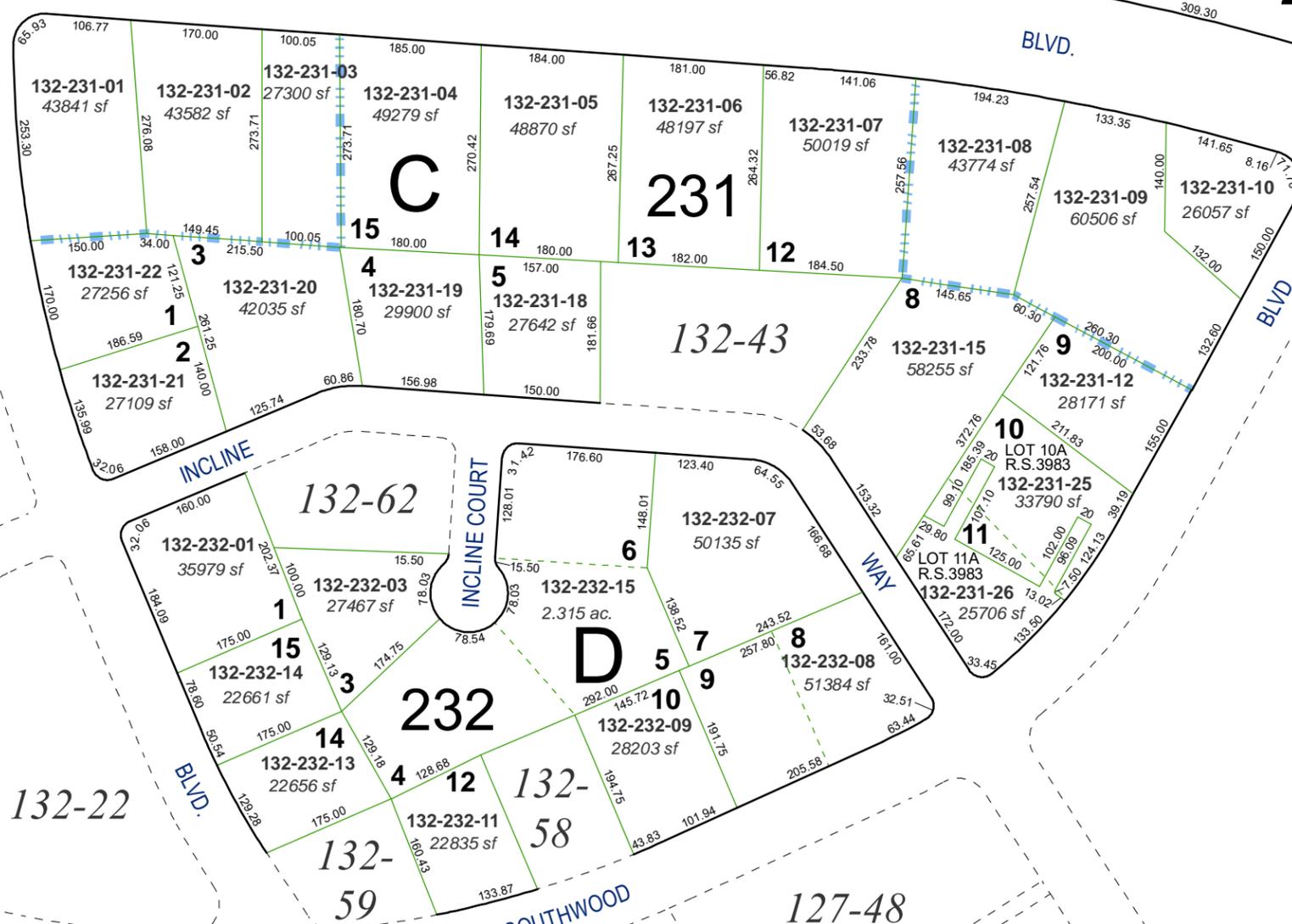
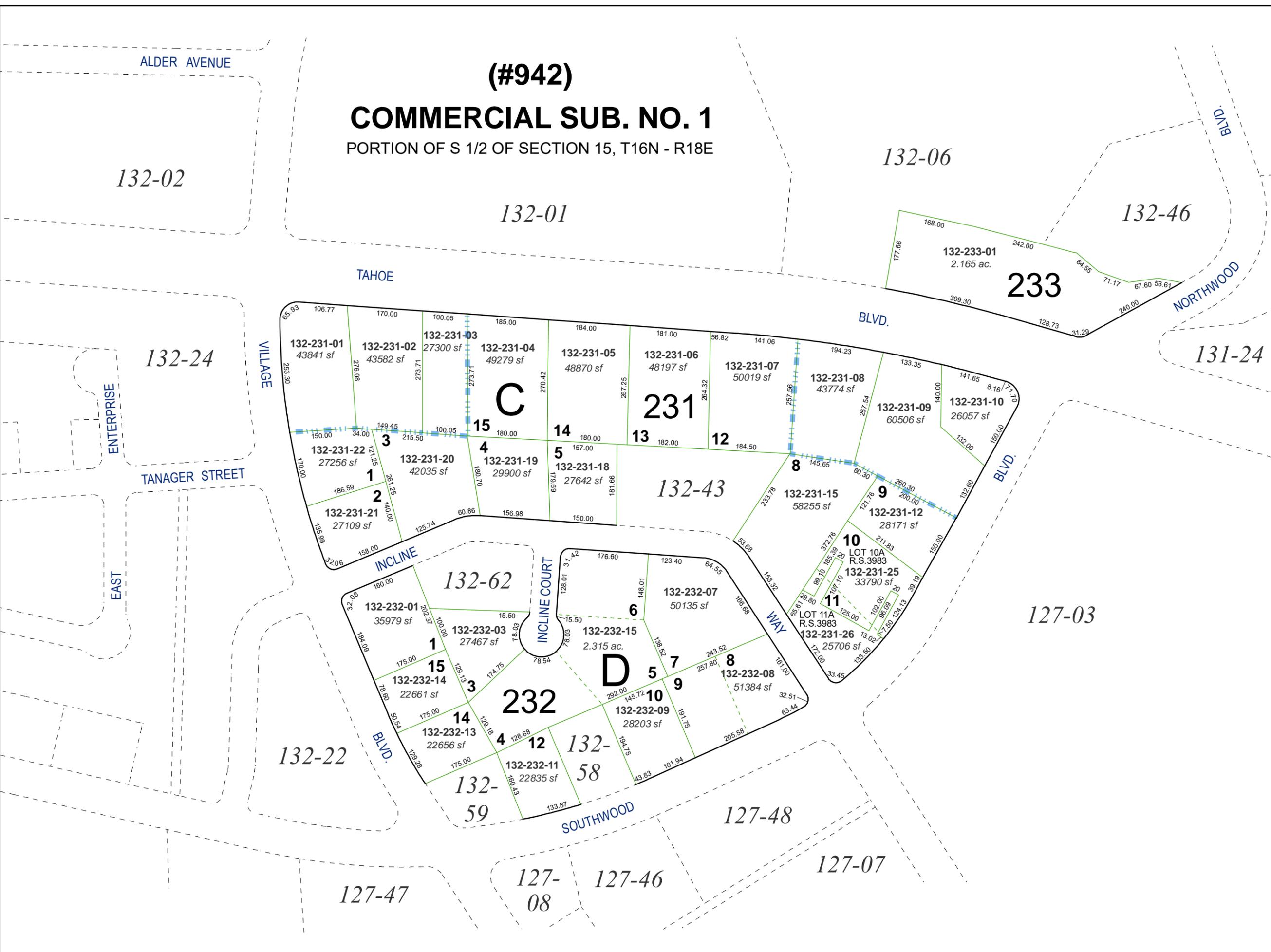
area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**(#942)**

**COMMERCIAL SUB. NO. 1**

PORTION OF S 1/2 OF SECTION 15, T16N - R18E



VILLAGE

TAHOE

BLVD.

NORTHWOOD

TANAGER STREET

INCLINE

INCLINE COURT

WAY

SOUTHWOOD

C

231

233

132-62

132-43

232

D

132-58

127-03

132-22

127-48

127-47

127-08

127-46

127-07

132-02

132-01

132-06

132-46

132-24

131-24

132-231-01

132-231-02

132-231-03

132-231-04

132-231-05

132-231-06

132-231-07

132-231-08

132-231-09

132-231-10

132-231-22

132-231-20

132-231-19

132-231-18

132-231-15

132-231-12

132-231-11

132-231-25

132-231-26

132-231-25

132-232-01

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132-232-01

132-232-14

132-232-13

132-232-11

132-232-09

132-232-08

132-232-07

132-232-06

132-232-05

132-232-04

132-232-03

132-232-02

132-232-01



## LSC Transportation Consultants, Inc.

2690 Lake Forest Road, Suite C

P.O. Box 5875

Tahoe City, CA 96145

530-583-4053 ▲ FAX: 530-583-5966

info@lsctrans.com ▲ www.lsctrans.com

December 3, 2021

Jodi Clouthier  
Greenwood Homes  
940 Southwood Blvd., Ste 101  
Incline Village, Nevada 89451

RE: Incline Village Residential Trip Generation Letter

Dear Ms. Clouthier:

This letter contains the findings of our trip generation review of the proposed 40 multi-family townhomes on the southwest corner of SR 28 (Tahoe Boulevard) and Southwood Boulevard in Incline Village, Nevada.

### **Trip Generation**

Trip generation is the evaluation of the number of vehicle-trips that will either have an origin or destination at the project site. Daily one-way vehicle-trips and peak-hour one-way vehicle-trips must be determined in order to analyze the potential impacts from the proposed project development. Since the project is located in the Tahoe Basin, daily rates are based on The *TRPA Trip Table* (April 2020) which is based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 10<sup>th</sup> Edition.

### **Reduction for Non-Auto Trips**

Non-auto trips, such as trips made to/from the site via bike, walking or transit, reduce the number of vehicle trips generated by the project. *2018 Summer TRPA Travel Mode Share Survey* data was reviewed. Data from the surveys conducted at locations at Incline Village near the Raley's and at the Incline Village Recreation Center. Based on responses from this group (with 60 data points), the non-automotive trip percentage was approximately 40 percent. Due to the project's location relative to commercial and shopping as well as the high school, the connecting bike and pedestrian paths, the nearby employment locations, a reduction of 20 percent non-auto travel is applied to the residential units. The non-auto reduction is less than that found at the commercial center (40 percent) due to the home to work trips and home to recreation trips which were not reflected in the commercial center area.

### **Trip Generation at Site Driveways**

Multiplying the land use quantities by the trip rates and applying reductions for non-auto trips yields the vehicle trips generated at the site driveways for proposed project conditions. As shown in Table A, the proposed land uses are forecasted to generate a total of approximately 174 one-way daily vehicle trips (DVTE) at the site driveways on a weekday, including 14 PM peak-hour vehicle-trips (9 inbound plus 5 outbound).

### **Conclusion**

The project's total peak hour trip generation of 14 trips is well below the 80 peak-hour vehicle-trip threshold where a full traffic study would be required as per the *Community Service Department Planning and Building Administrative Permit Development Application Submittal Requirements* (Washoe County, Nevada, December 2018). Therefore, no further analysis is required.



Please contact our office at (530) 583-4053 with any questions or comments pertaining to this analysis.

Respectfully Submitted,

LSC Transportation Consultants, Inc.

by 

Leslie Suen, PE, Senior Engineer

LSC Transportation Consultants, Inc.

Enclosure: Table A

**Table A: Incline Village Residential - Trip Generation**

Description	Quantity	Units	ITE Land Use Category	ITE Land Use Code	Trip Generation Rates <sup>1</sup>			Reduction for Non-Auto Access	Vehicle Trips at Site Driveways			
					Daily	PM Peak Hour			Daily	PM Peak Hour		
						In	Out			Total	In	Out
Multi Family Residence	40	DU	Multi Family Housing (Mid-Rise)	221	5.44	Fitted Curve		20%	174	9	5	14

DU= Dwelling Unit  
 Note 1: TRPA daily rates follow ITE for these land uses. ITE Peak hour rate.  
 Source: LSC Transportation Consultants, Inc., Tahoe Regional Planning Agency (TRPA) Trip Table, and Institute of Transportation Engineers Trip Generation (10th Edition)







947 TAHOE

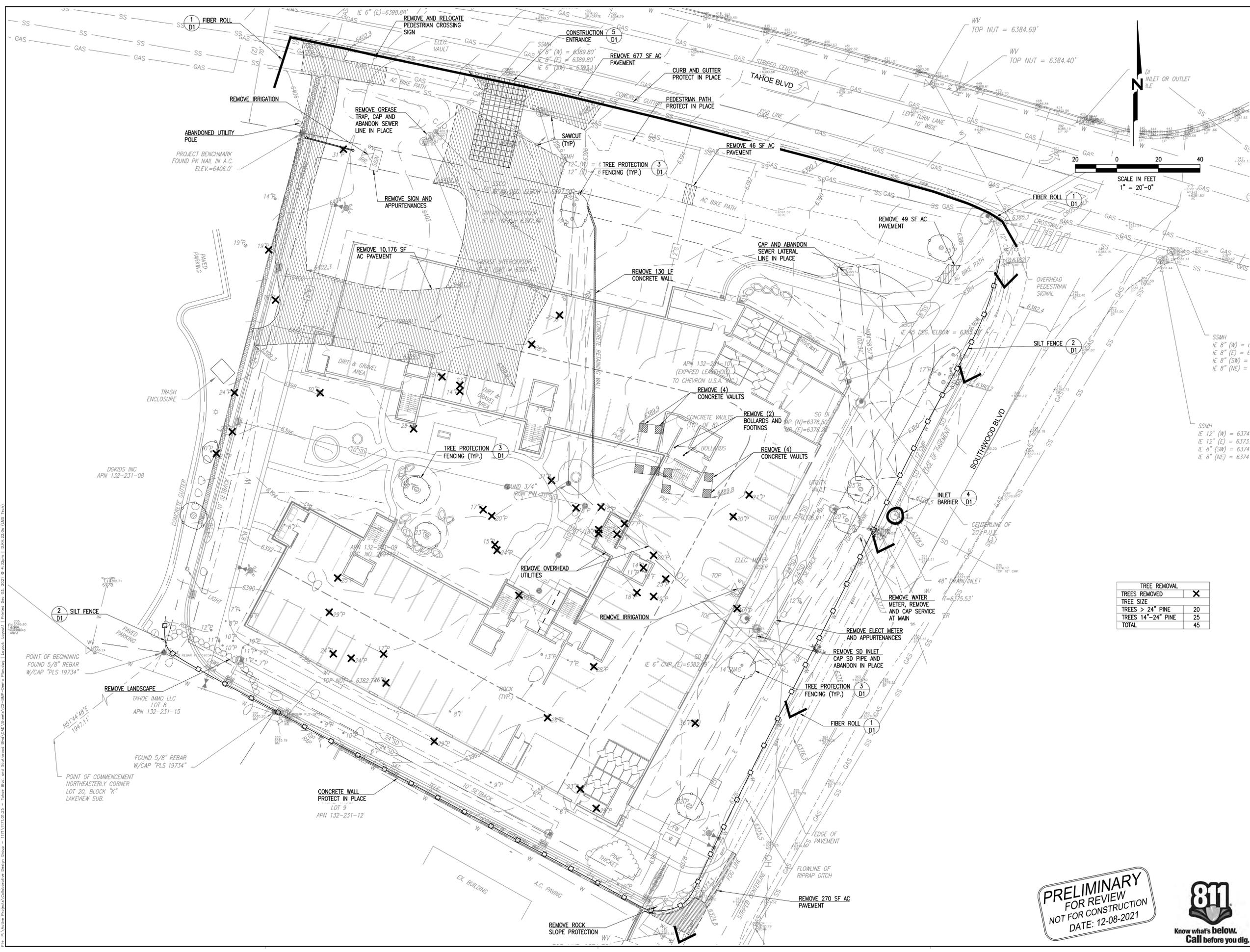
OWNER  
 PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

NO.	DATE	DESCRIPTION

PROJECT NO: 1171.01.25  
 DESIGNED BY: KH  
 DRAWN BY: KH  
 CHECKED BY: DATE  
 DATE: 12-08-2021

SHEET TITLE  
 BMP-DEMO  
 PLAN

DRAWING  
 C2  
 SHEET 3 OF 19



TREE REMOVAL	
TREES REMOVED	X
TREE SIZE	
TREES > 24" PINE	20
TREES 14"-24" PINE	25
TOTAL	45

**PRELIMINARY**  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021



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1885 S. Arlington Ave. Suite 111  
Reno, Nevada 89509  
(775) 329-4955 • Fax (775) 329-5098



947 TAHOE

OWNER  
**PALCAP FFIF TAHOE 1, LLC**  
940 SOUTHWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION

PROJECT NO: 1171.01.25  
DESIGNED BY: KH  
DRAWN BY: KH  
CHECKED BY: DATE  
DATE: 12-08-2021

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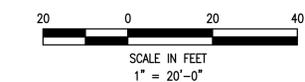
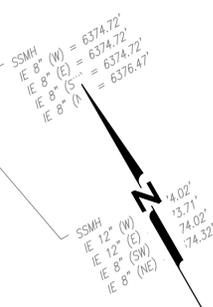
SHEET TITLE

**GRADING AND DRAINAGE**

DRAWING

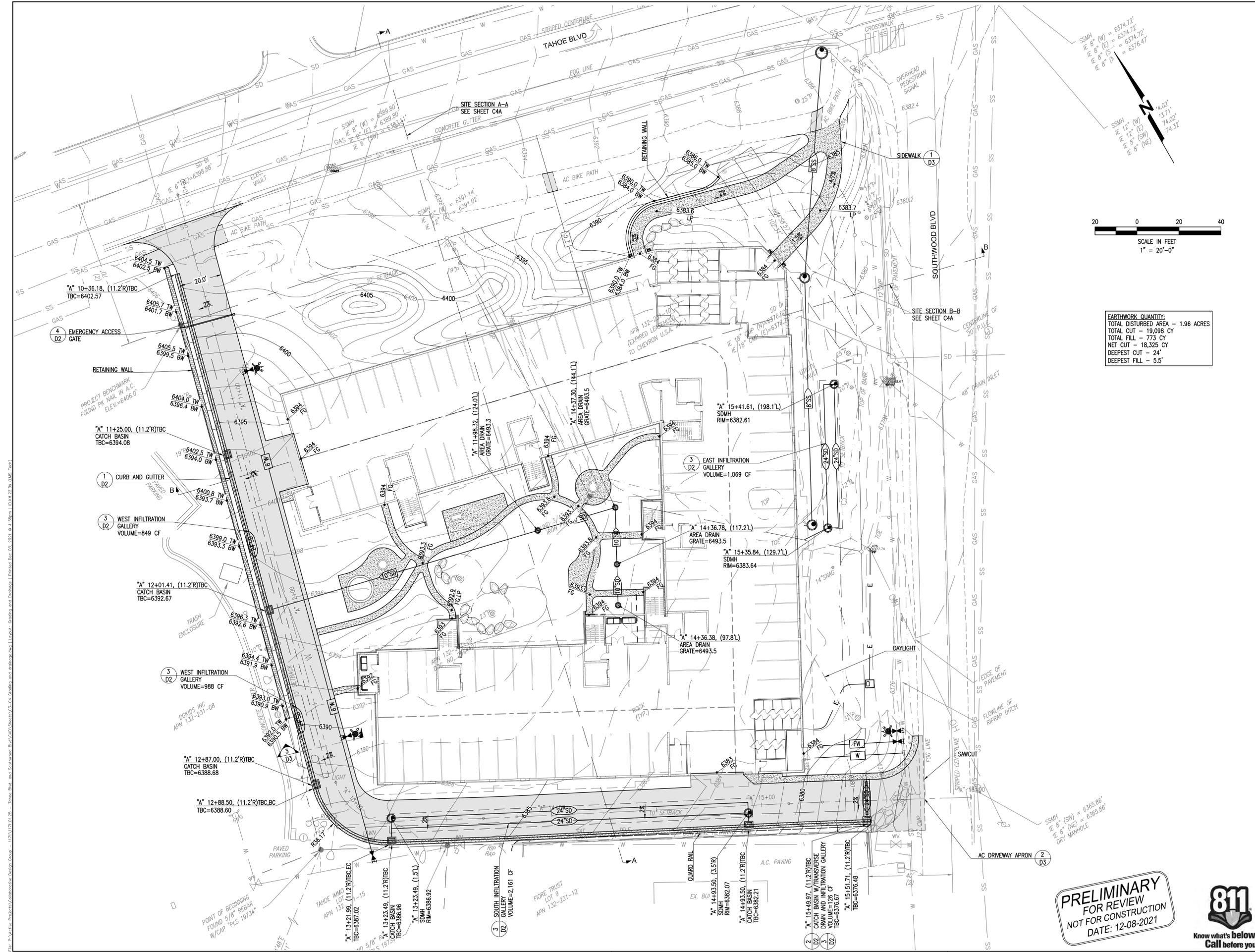
**C3**

SHEET 4 OF 19



**EARTHWORK QUANTITY:**  
TOTAL DISTURBED AREA - 1.96 ACRES  
TOTAL CUT - 19,098 CY  
TOTAL FILL - 773 CY  
NET CUT - 18,325 CY  
DEEPEST CUT - 24'  
DEEPEST FILL - 5.5'

**PRELIMINARY FOR REVIEW**  
NOT FOR CONSTRUCTION  
DATE: 12-08-2021



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947 TAHOE

OWNER  
 PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

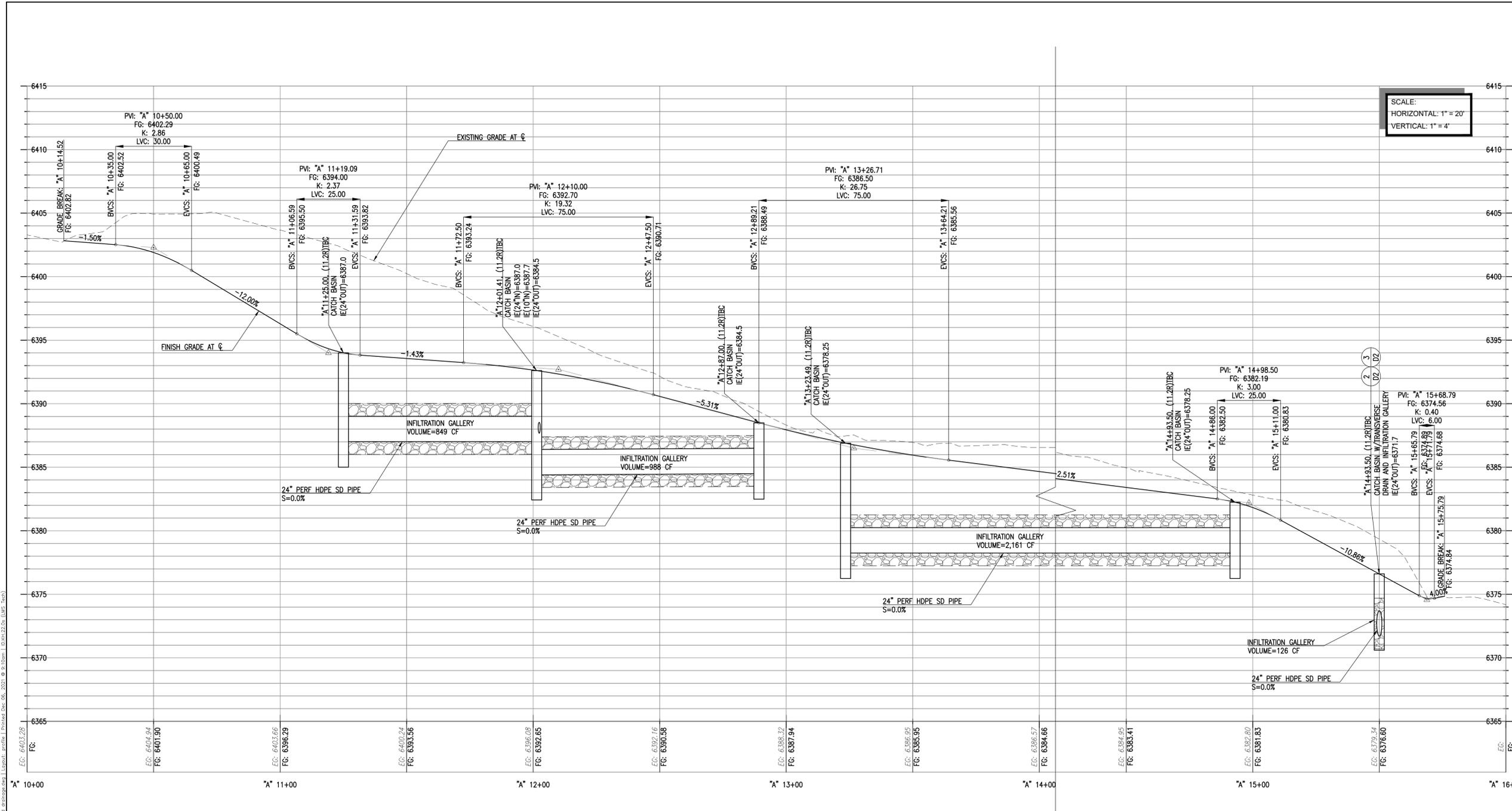
NO.	DATE	DESCRIPTION

PROJECT NO:	1171.01.25
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	__ DATE __
DATE:	12-08-2021

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SHEET TITLE  
**DRIVEWAY  
 ACCESS  
 PROFILE**

DRAWING  
**C4**  
 SHEET 5 OF 19



SCALE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 4'

**PRELIMINARY  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021**



File: P:\Active Projects\Collaborative Design Group - 1171\1171.01.25 - Tahoe Blvd. and Southwood Blvd\CAD\Sheets\C4-C4\_Ordina and drainage\Layout - profile.rvt (Printed Date: 06/20/2021 @ 9:10am) L:\04\22.04 (LMS Tech)



947 TAHOE

OWNER  
 PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

NO.	DATE	DESCRIPTION

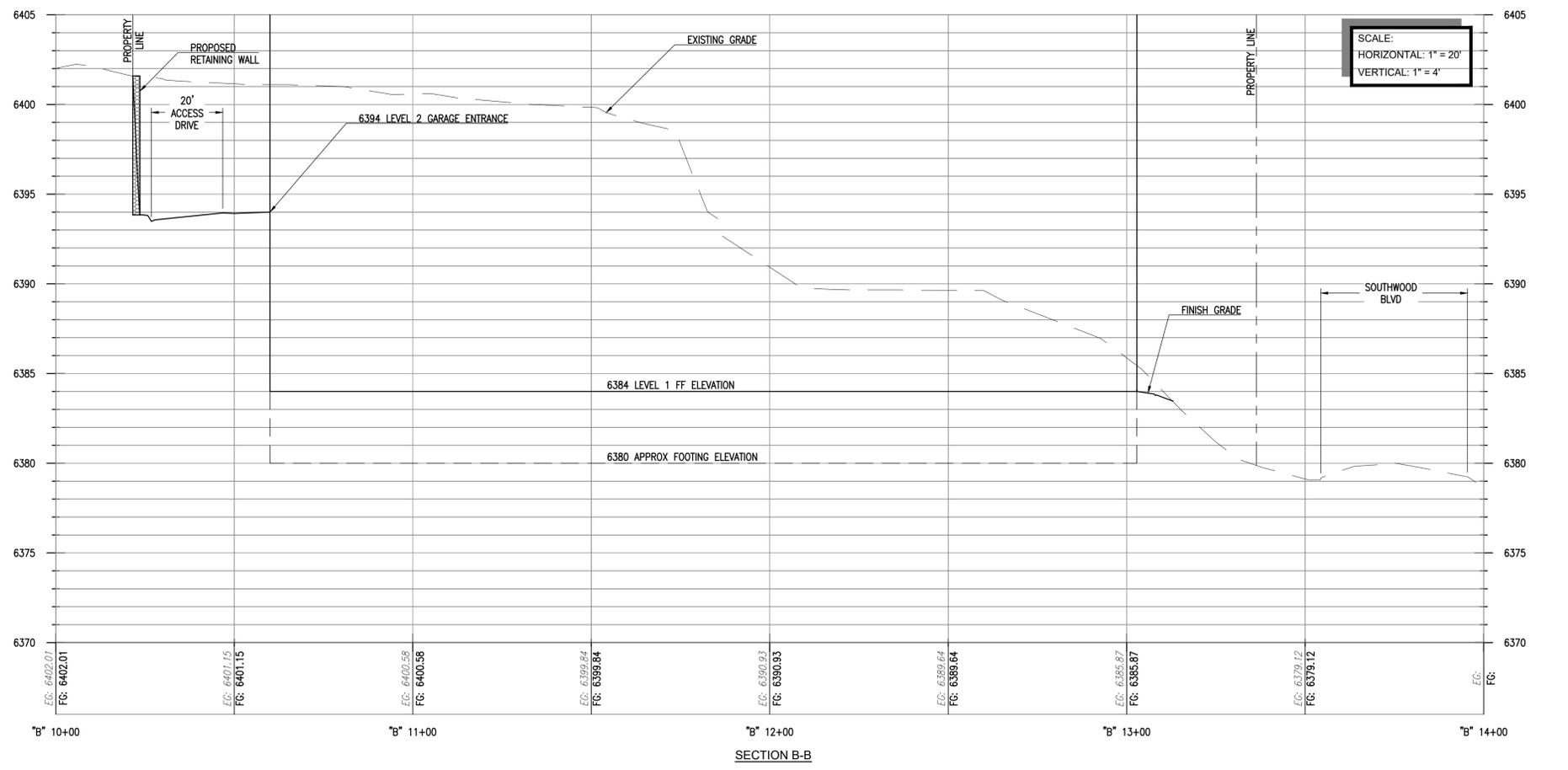
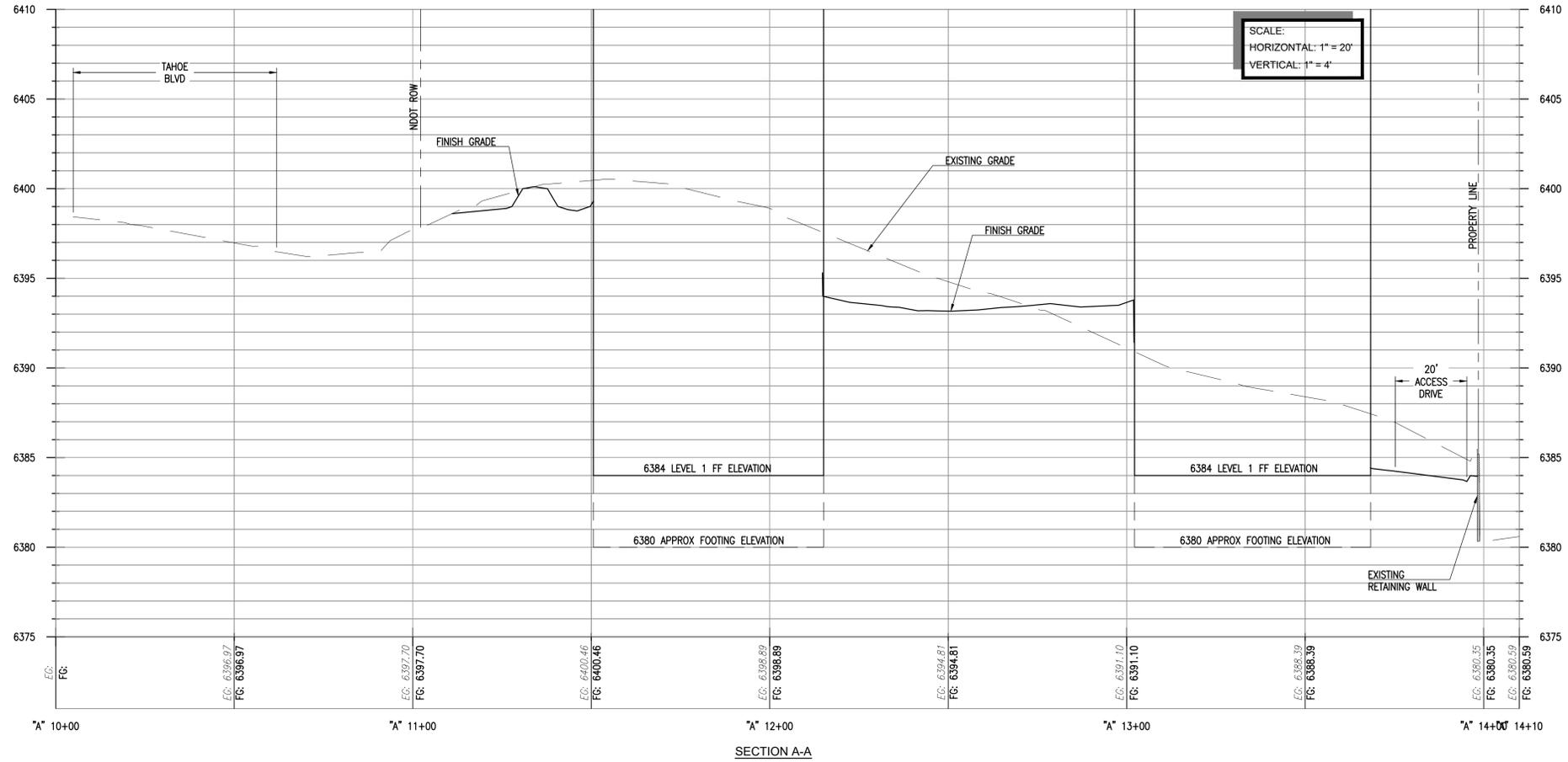
PROJECT NO: 1171.01.25  
 DESIGNED BY: KH  
 DRAWN BY: KH  
 CHECKED BY: \_\_ DATE: \_\_  
 DATE: 12-08-2021

SHEET TITLE

SITE  
 CROSS SECTIONS

DRAWING  
 C4A

SHEET 6 OF 19



**PRELIMINARY**  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021



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947 TAHOE

OWNER  
**PALCAP FFIF TAHOE 1, LLC**  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

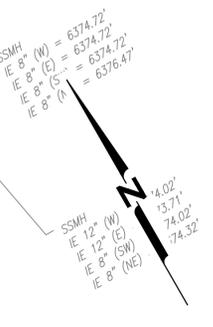
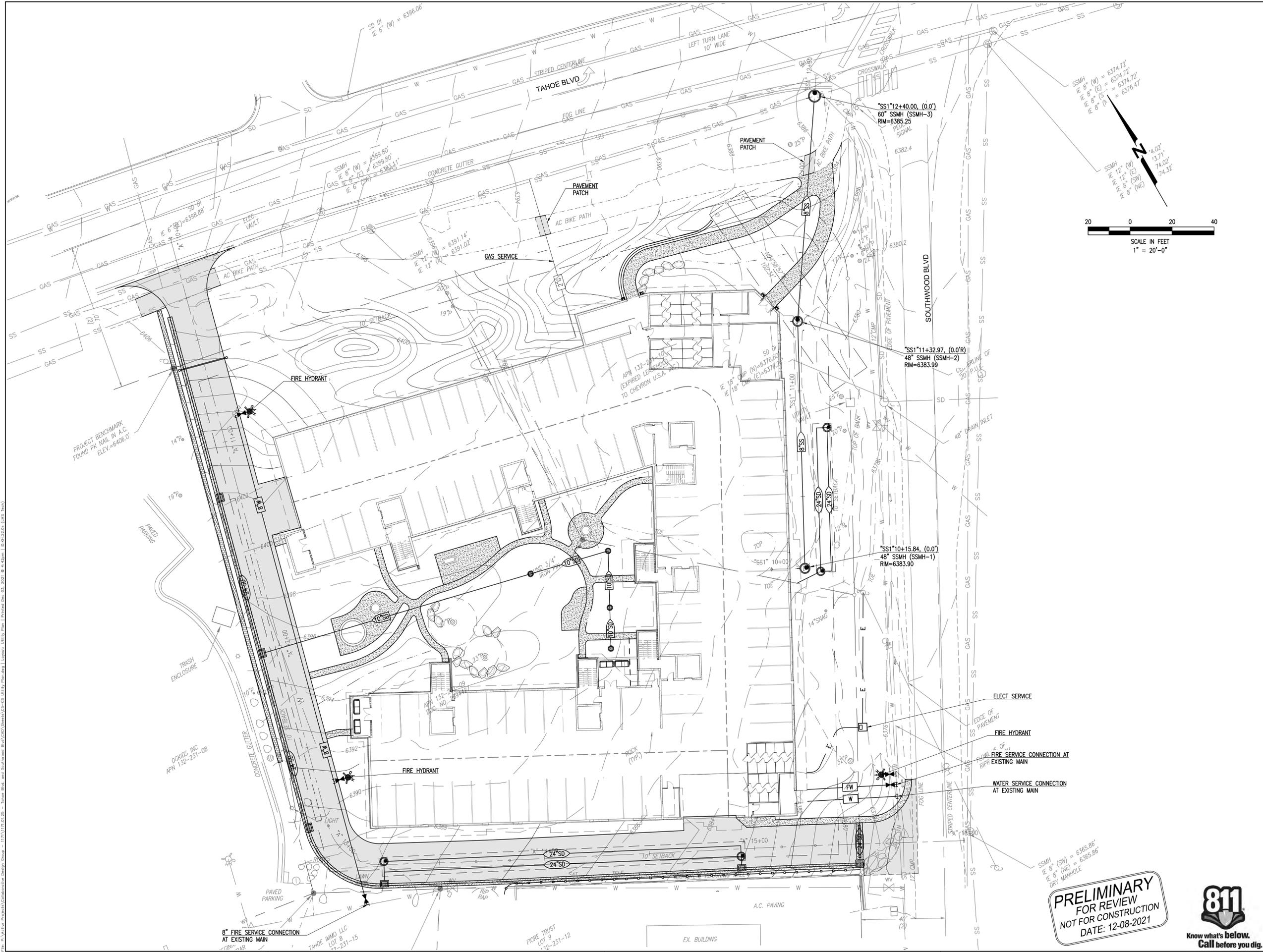
NO.	DATE	DESCRIPTION

PROJECT NO: 1171.01.25  
 DESIGNED BY: KH  
 DRAWN BY: KH  
 CHECKED BY: DATE  
 DATE: 12-08-2021

SHEET TITLE

UTILITY PLAN

DRAWING  
**C5**  
 SHEET 7 OF 19



**PRELIMINARY**  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021



File: P:\Active Projects\Collaborative Design Group - 1171\1171.01.25 - Tahoe Blvd. and Southwood Blvd\Sheets\12-08-2021\12-08-2021.dwg (LWG, Tech)



947 TAHOE

OWNER  
 PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451


NO.	DATE	DESCRIPTION

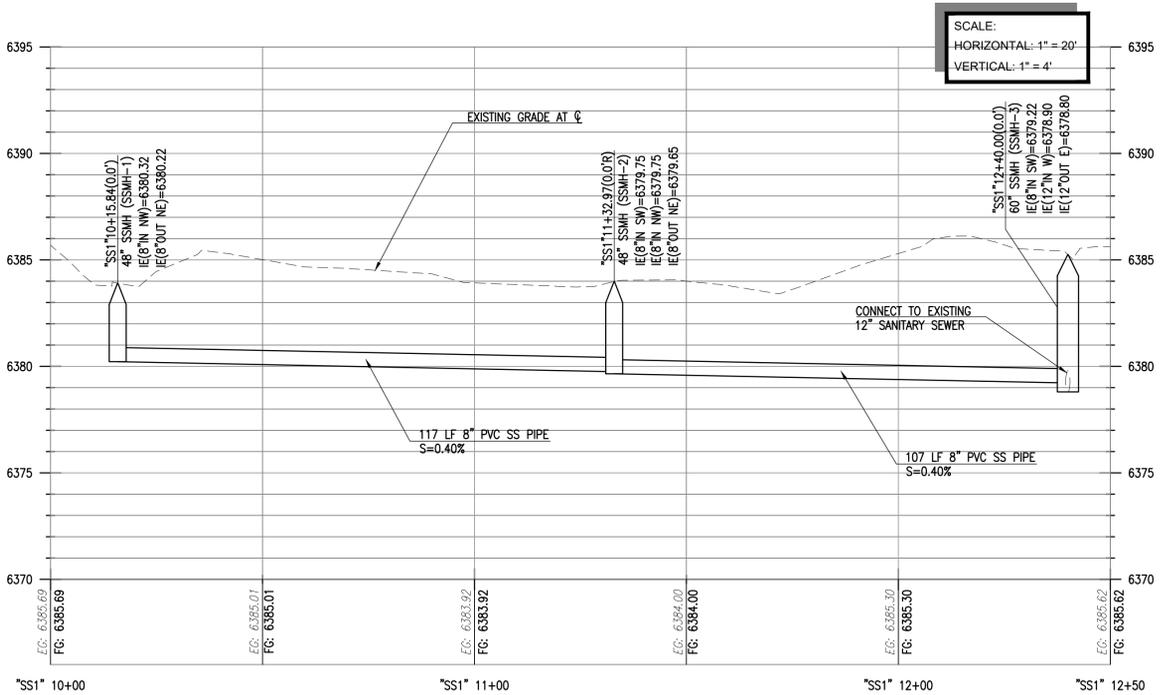
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 DESIGNED BY: KH  
 DRAWN BY: KH  
 CHECKED BY: -- DATE: --  
 DATE: 12-08-2021

SHEET TITLE

SANITARY  
 SEWER  
 PROFILE

DRAWING  
 C6

SHEET 8 OF 19



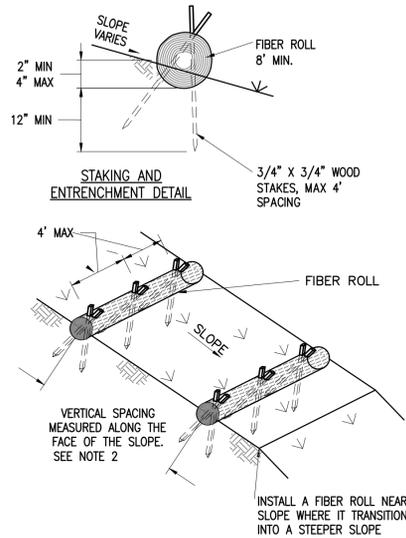
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**PRELIMINARY**  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021



**TEMPORARY EROSION, SEDIMENT, & POLLUTION CONTROL NOTES**

- THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) IN ACCORDANCE WITH THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE TEMPORARY EROSION, SEDIMENT AND POLLUTION CONTROL PLAN NOTES AND DETAILS INCLUDED IN THIS PLAN SET MAY BE INTEGRATED INTO THE PROJECT SWPPP.
- GRADING, EXCAVATION, BACKFILLING AND CLEARING OF VEGETATION OR OTHER DISTURBANCE OF SOIL SHALL NOT OCCUR BETWEEN OCTOBER 15 AND MAY 1.
- ALL CONSTRUCTION SITES SHALL BE WINTERIZED BY OCTOBER 15 TO REDUCE THE WATER QUALITY IMPACTS ASSOCIATED WITH WINTER WEATHER PER TRPA CODE CHAPTER 33.3.1.D.
- THE PROJECT SITE AND ALL TEMPORARY BMPs SHALL BE INSPECTED BY QUALIFIED PERSONNEL BEFORE AND AFTER EACH STORM EVENT AND DAILY DURING CONSTRUCTION WORK.
- THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY BMPs AT ALL TIMES.
- DUST CONTROL
  - DUST CONTROL MEASURES SHALL BE REQUIRED FOR ANY GRADING ACTIVITY CREATING SUBSTANTIAL DUST MEASURES SHALL BE APPROVED BY TRPA.
  - AT A MINIMUM THE CONTRACTOR SHALL PROVIDE A WATER TRUCK TO WATER AREAS AS NECESSARY TO CONTROL DUST.
  - STOCKPILES AND LOOSE SOIL MOUNDS SHALL BE PROTECTED FROM WIND OR WATER EROSION BY BEING APPROPRIATELY PROTECTED OR COVERED WHEN CONSTRUCTION IS NOT IN ACTIVE PROGRESS OR WHEN REQUIRED BY TRPA OR THE SWPPP.
- VEGETATION PROTECTION
  - ALL TREES AND NATURAL VEGETATION SHALL NOT BE DISTURBED, INJURED OR REMOVED EXCEPT AS SPECIFICALLY CALLED FOR IN THIS PLAN SET AND TRPA CODE CHAPTER 33.6.
  - TREES SHALL NOT BE USED FOR THE PURPOSE OF SIGN POSTS, TELEPHONE WIRES OR TEMPORARY POWER, BRACING FOR FORMS OR OTHER SIMILAR TYPES OF USES PER TRPA CODE CHAPTER 33.6.7.
  - VEGETATION PROTECTION FENCING SHALL BE CONSTRUCTED WITH METAL POSTS, INDUSTRY STANDARD ORANGE MESH FENCING, AND AT LEAST 4 FEET TALL, UNLESS AN ALTERNATIVE METHOD IS APPROVED BY THE COUNTY OR TRPA.
- EROSION CONTROL
  - MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL.
  - PHASE CONSTRUCTION ACTIVITY WHEN FEASIBLE.
  - CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT SITE.
  - DISTURBED AREAS SHOULD BE STABILIZED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ACTIVITIES AT THAT LOCATION HAVE CEASED.
  - IF ROLLED EROSION CONTROL PRODUCTS ARE USED FOR SOIL STABILIZATION, INSTALLATION AND STAKING SHALL BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - NO VEHICLE OR HEAVY EQUIPMENT SHALL BE ALLOWED IN A STREAM ENVIRONMENT ZONE OR WET AREA EXCEPT AS AUTHORIZED BY TRPA.
  - ONLY EQUIPMENT OF A SIZE AND TYPE THAT WILL DO THE LEAST AMOUNT OF DAMAGE, UNDER PREVAILING SITE CONDITIONS, AND CONSIDERING THE NATURE OF THE WORK TO BE PERFORMED, SHALL BE USED.
- SEDIMENT CONTROL
  - STORM DRAIN INLETS SHOULD BE PROTECTED AT ALL TIMES UTILIZING BMP - 12
  - SILT FENCE BMP - 10 OR FIBER ROLLS BMP - 9 SHOULD BE USED AS PERIMETER CONTROLS FOR THE PROJECT SITE AS DIRECTED BY THE SWPPP OR THE COUNTY AND TRPA IN THE FIELD.
  - EXCAVATED MATERIAL SHALL BE STORED UPGRADE FROM THE EXCAVATED AREA WHENEVER POSSIBLE. NO MATERIAL SHALL BE STORED IN ANY STREAM ENVIRONMENT ZONE OR WET AREA.
  - CONTRACTOR SHALL PROVIDE CRUSHED ROCK OR RUMBLE BOARDS IN AREAS OF CONSTRUCTION SITE ACCESS AND EXITS.
  - SOIL AND CONSTRUCTION MATERIAL SHALL NOT BE TRACKED OFF THE CONSTRUCTION SITE. GRADING OPERATIONS SHALL CEASE IN THE EVENT THAT A DANGER OF VIOLATING THIS CONDITION EXISTS.
  - STREET SWEEPING SHALL BE PERFORMED AS NEEDED TO KEEP TRAVELED WAYS FREE OF SEDIMENT (TYPICALLY DAILY).
- POLLUTION CONTROL
  - NO WASHING OF VEHICLES OR HEAVY EQUIPMENT, INCLUDING CONCRETE MIXERS, SHALL BE PERMITTED ANYWHERE ON THE SUBJECT PROPERTY UNLESS AUTHORIZED BY TRPA IN WRITING.
  - DISPOSAL OF ANY EXCAVATED OR WASTE MATERIAL (LIQUID OR SOLID) SHALL BE TO A SITE OUTSIDE THE TAHOE BASIN OR A LOCATION APPROVED BY TRPA IN WRITING.
  - STAGING AREAS SHOULD BE CLEARLY DELINEATED BY THE CONTRACTOR AND APPROVED BY TRPA PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL DEVELOP AND HAVE A SPILL PREVENTION AND RESPONSE PLAN WITH SPILL RESPONSE MATERIALS ONSITE AT ALL TIMES.
- TEMPORARY BMPs SHALL BE INSTALLED AND MAINTAINED PRIOR TO EXCAVATION AND DURING ALL PHASES OF THE PROPOSED PROJECT.
- PROJECT CONSTRUCTION SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED SOILS EXISTING AT ONE TIME. ADDITIONALLY ALL NEW AND EXISTING CONVEYANCE AND TREATMENT FACILITIES SHALL BE FITTED WITH TEMPORARY BMPs TO PREVENT THE TRANSPORT OF SEDIMENT DURING STORM EVENTS DURING CONSTRUCTION.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED EVERY 500 FEET MINIMUM IN EXCAVATED TRENCHES AND DITCHES. WHERE PRACTICAL, TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED EVERY 100 FEET. TEMPORARY EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL SITE IS STABILIZED.
- TEMPORARY BMPs SHOWN ON THE PLANS DO NOT FULFILL ALL REQUIREMENTS OF THE SWPPP. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE TEMPORARY BMPs ARE INSTALLED IN ALL AREAS NECESSARY TO COMPLY WITH THE SWPPP, NDEP, AND TRPA PERMITS.

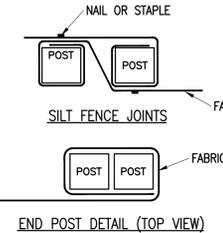


**TYPICAL FIBER ROLL INSTALLATION**

**NOTES:**

- FIBER ROLLS SHOULD CONSIST OF STRAW, FLAX, WOOD EXCELSIOR OR COCONUT FIBERS BOUND IN A TIGHT TUBULAR ROLL.
- LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
  - SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.
  - SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT.
  - SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT.
- TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
- FIBER ROLLS MAY BE USED FOR DRAINAGE INLET PROTECTION IF PROPERLY ANCHORED.
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE SEDIMENT STORAGE DEPTH.

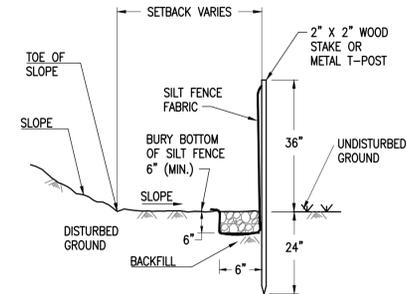
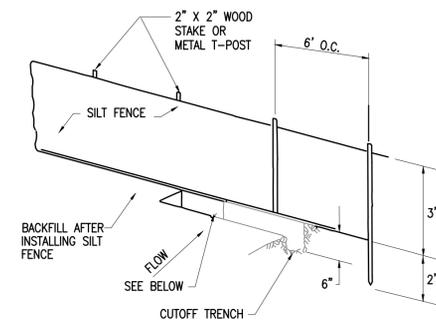
**1 FIBER ROLL (BMP-9)**  
D1 NTS



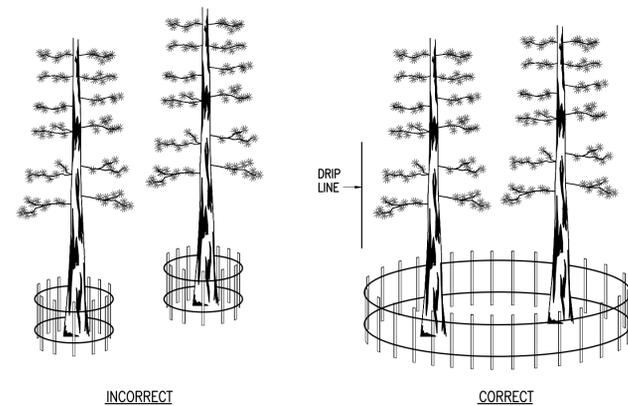
**END POST DETAIL (TOP VIEW)**

**NOTES:**

- SITE CONSIDERATIONS
  - DO NOT USE IN STREAMS, CHANNELS, DRAIN INLETS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE TO DIVERT FLOW.
  - MAXIMUM SLOPE LENGTH BEHIND FENCE LINE SHOULD NOT BE LONGER THAN 200'.
  - MAXIMUM SLOPE STEEPNESS BEHIND FENCE LINE SHOULD NOT BE STEEPER THAN 1:1.
  - WHERE POSSIBLE, MINIMUM LENGTH FROM TOE OF SLOPE TO FENCE SHOULD BE 6'-8'
- FABRIC
  - SILT FENCE FABRIC SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 48" AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE.
  - THE FABRIC SHOULD CONFORM TO THE REQUIREMENTS IN ASTM DESIGNATION D4632 AND SHOULD HAVE AN INTEGRAL REINFORCEMENT LAYER. THE REINFORCEMENT LAYER SHOULD BE A POLYPROPYLENE, OR EQUIVALENT, NET PROVIDED BY THE MANUFACTURER.
  - THE PERMITTIVITY OF THE FABRIC SHOULD BE BETWEEN 0.1 SEC-1 AND 0.15 SEC-1 IN CONFORMANCE WITH THE REQUIREMENTS IN THE ASTM DESIGNATION D4491.
- POSTS AND STAPLES OR WIRE
  - POSTS SHALL BE A MINIMUM OF 2" X 2" WOOD STAKES OF COMMERCIAL QUALITY LUMBER OR EQUIVALENT STRENGTH METAL T-POST OR GREATER.
  - STAPLES USED TO FASTEN THE FENCE FABRIC TO THE STAKES SHOULD NOT BE LESS THAN 1.75" LONG AND SHOULD BE FABRICATED FROM 15 GAUGE OR HEAVIER WIRE. PLASTIC WIRE TIES AND/OR STEEL BALING WIRE (9 GAUGE OR HEAVIER) MAY BE SUBSTITUTED. NOT LESS THAN 4 STAPLES/TIES SHALL BE USED IN EACH STAKE.
- INSTALLATION
  - EXCAVATE TRENCH A MINIMUM OF 6" X 6" ALONG THE ENTIRE LENGTH OF THE FENCE LINE.
  - STAKES SHALL BE SPACED AT 6'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
  - THE LAST 8' OF FENCE SHALL BE TURNED UPSLOPE.
  - CONNECTION/JOINING OF SILT FENCES SHALL BE COMPLETED BY TIGHTLY OVERLAPPING THE ENDS OF THE ROLLS A MINIMUM OF 12" OR BY OVERLAPPING THE END POSTS AND SECURING THE TWO POSTS TOGETHER TIGHTLY.
  - BOTTOM OF SILT FENCE SHOULD BE KEVED IN 12".
  - DO NOT INSTALL PERPENDICULAR TO ANY SLOPE OR ANY CONTOUR LINE.
- MAINTENANCE
  - SILT FENCES SHOULD BE LEFT IN PLACE, REGULARLY INSPECTED, AND MAINTAINED UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.
  - SEDIMENT SHOULD BE REMOVED BEFORE THE SEDIMENT ACCUMULATION REACHES ONE-THIRD OF THE BARRIER HEIGHT.



**2 SILT FENCE (BMP-10)**  
D1 NTS



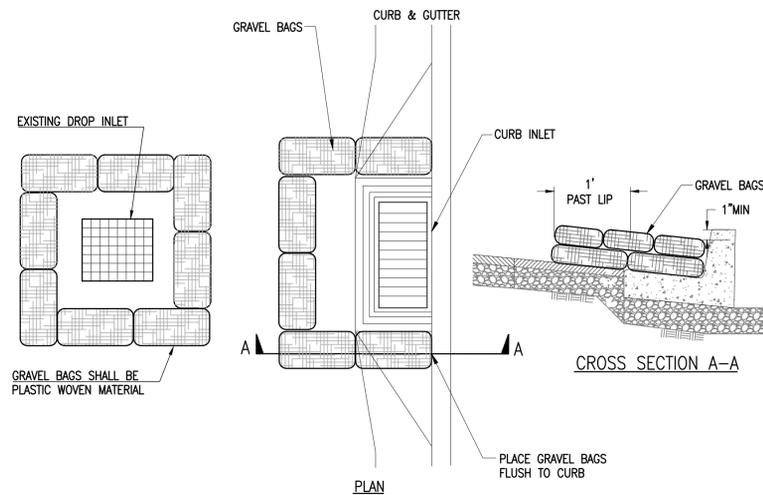
**INCORRECT**

**CORRECT**

**NOTES:**

- FENCING OF VEGETATION PROTECTION AREAS AND "NON-APPROVED" CONSTRUCTION AREAS SHALL BE AT LEAST 48 INCHES HIGH AND SHALL BE CONSTRUCTED OF METAL POSTS AND ORANGE CONSTRUCTION FENCING AT LEAST 48 INCHES HIGH.
- NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING OR OUTSIDE THE APPROVED CONSTRUCTION AREA WITHOUT PRIOR APPROVAL FROM THE COUNTY. FENCES SHALL NOT BE MOVED WITHOUT PRIOR APPROVAL.
- TREE PROTECTION FENCING SHOWN ON PLANS IS NOT TO SCALE.

**3 TREE PROTECTION/ CONSTRUCTION FENCING (BMP-8)**  
D1 NTS



**CROSS SECTION A-A**

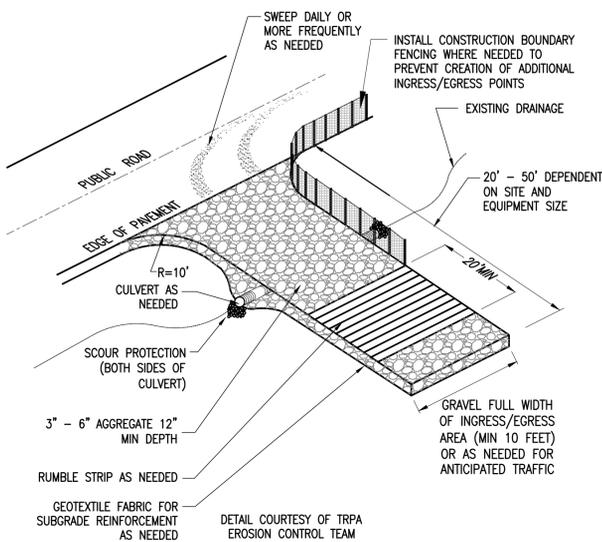
**NOTES:**

- GRAVEL BAG CONFIGURATION SHOWN SHALL BE USED FOR PAVED OR UNPAVED AREAS WITH SLOPES LESS THAN 5%. IF TWO LAYERS OF GRAVEL BAGS ARE INSTALLED, PROVIDE GAPS AS FOLLOWS:
  - LEAVE GAP OF ONE BAG DIRECTLY IN FRONT OF THE DROP INLET FOR DROP INLETS LOCATED IN A SUMP.
  - LEAVE GAP OF ONE BAG ON THE UPSLOPE SIDE FOR AREAS WITH SLOPES GREATER THAN 2% BUT LESS THAN 5%.
- GRAVEL BAGS SHALL BE FILLED WITH CLEAN, WASHED 3/8" GRAVEL OR EQUIVALENT.
- DAMAGED GRAVEL BAGS SHALL BE REPLACED PROMPTLY.
- GRAVEL BAG BERM HEIGHT SHALL EQUAL 5" OR 8" MINIMUM DEPENDENT ON CURB HEIGHT. MAINTAIN 1" MIN FROM TOP OF GRAVEL BAG TO TOP OF CURB.

**4 GRAVEL BAG CURB INLET SEDIMENT BARRIER (BMP-12)**  
D1 NTS

**NOTES:**

- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
- THE AGGREGATE SHALL BE 3" - 6" CRUSHED ROCK.
- THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND, WHERE FEASIBLE, AND LOCATED WHERE PERMANENT DRIVEWAY OR PARKING AREAS ARE PLANNED.
- TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED WHEN SURFACE VOIDS ARE NO LONGER VISIBLE OR WHEN THERE IS FREQUENT OFF-SITE TRACKING. FREQUENT OFF-SITE TRACKING MAY INDICATE THE NEED FOR GRAVEL REPLACEMENT.
- CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AT ALL TIMES.
- ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE SWEEPED AND REMOVED DAILY OR MORE FREQUENTLY AS NEEDED.
- LIMIT CONSTRUCTION TRAFFIC DURING WET WEATHER OR WHEN THE SITE IS SATURATED, MUDDY OR COVERED IN SNOW.
- LIMIT SPEEDS OF INGRESS/EGRESS VEHICLES TO 5 MPH OR LESS.
- GEOTEXTILE & ROCK SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION.
- ALL AREAS DISTURBED BY THE CONTRACTOR AND NOT OTHERWISE STABILIZED SHALL BE RESTORED WITH VEGETATION TO THE SATISFACTION OF THE COUNTY.



**5 CONSTRUCTION ENTRANCE**  
D1 NTS



1885 S. Arlington Ave. Suite 111  
Reno, Nevada 89509  
(775) 329-4955 \* Fax (775) 329-5098



947 TAHOE

OWNER

PALCAP FFIF TAHOE 1, LLC  
940 SOUTHWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION

PROJECT NO: 1171.01.25

DESIGNED BY: KH

DRAWN BY: KH

CHECKED BY: -- DATE: --

DATE: 12-08-2021

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SHEET TITLE

**BMP  
DETAILS**

DRAWING

D1

SHEET 9 OF 19

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FOR REVIEW  
NOT FOR CONSTRUCTION  
DATE: 12-08-2021**





947 TAHOE

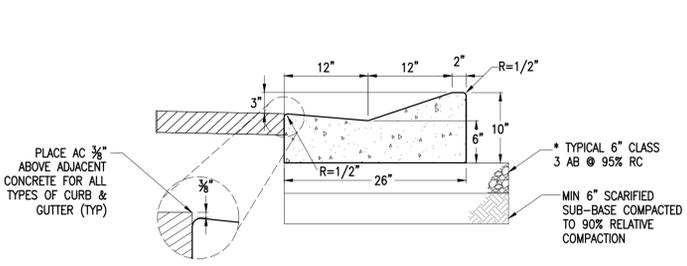
OWNER  
 PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

NO.	DATE	DESCRIPTION
PROJECT NO:	1171.01.25	
DESIGNED BY:		KH
DRAWN BY:		KH
CHECKED BY:	---	DATE ---
DATE:	12-08-2021	

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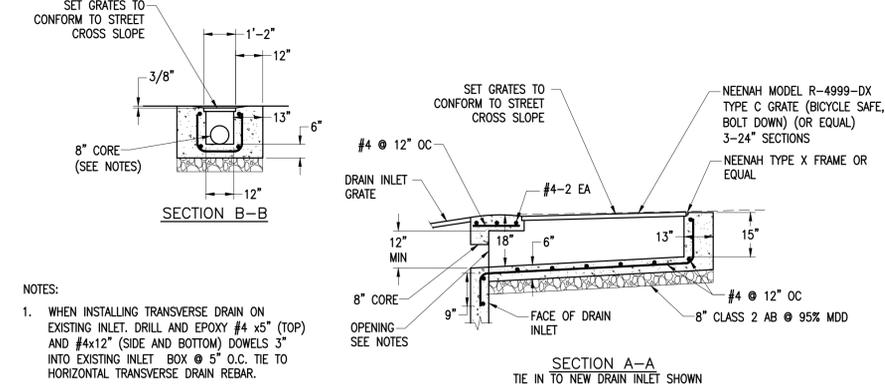
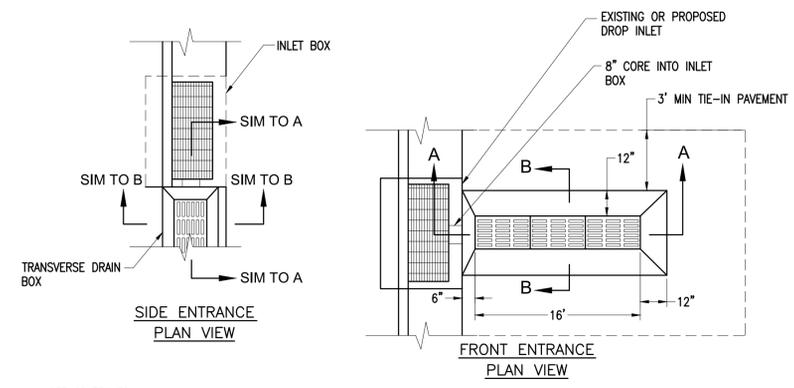
SHEET TITLE  
**DETAILS**

DRAWING  
**D2**  
 SHEET 10 OF 19



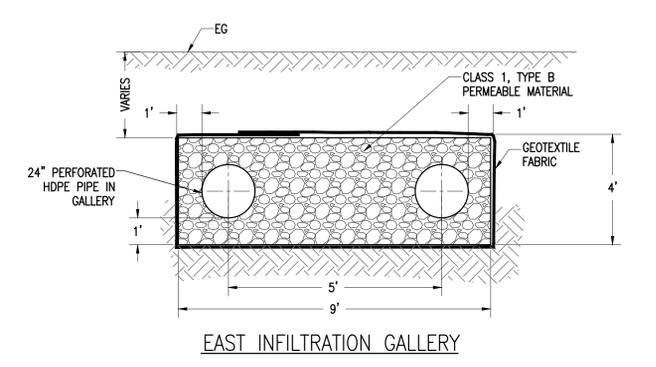
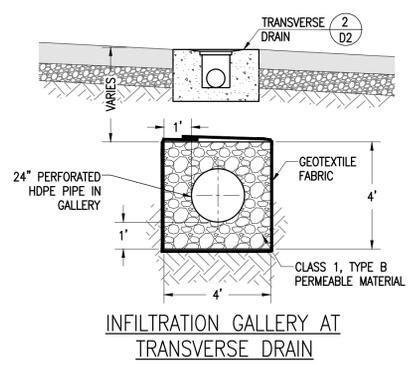
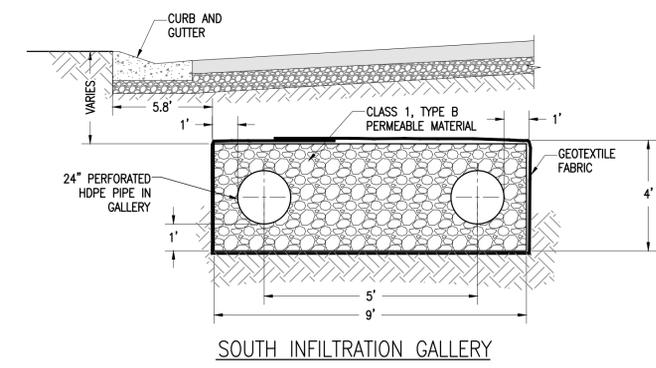
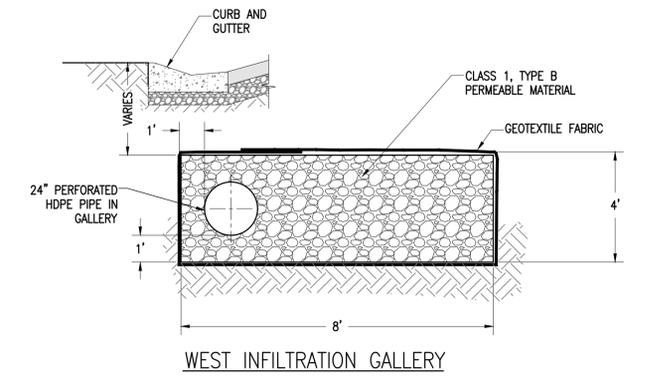
- NOTES:
- ALL BASE MATERIAL SHALL BE COMPACTED AND TESTED BY THE CITY OR BY A THIRD PARTY INSPECTOR AT THE CITY'S DISCRETION PRIOR TO CONCRETE POUR. NOTIFY THE CITY AT LEAST 24 HRS PRIOR TO CONCRETE POUR.
  - CONTRACTOR SHALL CONTACT INSPECTOR FOR SCHEDULING CURB STRINGLINE INSPECTION AT LEAST 24 HRS PRIOR TO CONCRETE POUR.
  - ALL FLOWLINES SHALL BE WATER TESTED BEFORE ACCEPTANCE FOR PAYMENT. CONTRACTOR SHALL CONTACT INSPECTOR TO SCHEDULE WATER TESTING.
  - LOCATE 2" DEEP TRANSVERSE SCORES AT 10' INTERVALS IN CURB AND GUTTERS. INSTALL EXPANSION JOINTS AT ALL COLD JOINTS.
  - (2) #5x12" DOWELS ARE REQUIRED AT ALL COLD JOINTS, INCLUDING WHERE NEW CURB AND GUTTER IS TO MEET EXISTING. DOWELS SHALL BE GREASED AND INSTALLED INTO THE CURED CONCRETE CURB AND GUTTER, CENTERED VERTICALLY AND 3" OFF OF EACH SIDE.
  - NO WASHOUT OF TRUCKS AND/OR EQUIPMENT WILL BE ALLOWED ON SITE UNLESS A BASIN IS PROVIDED AND APPROVED BY THE INSPECTOR. CONTRACTOR MUST TRENCH PLATE ALL DRIVEWAYS FOR 72 HOURS AFTER CONCRETE POUR.
  - CITY HAS THE RIGHT TO REJECT CURB FOR NON-COMFORMANCE AND/OR POST CONSTRUCTION DAMAGE.
  - CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BMPS, AC CUTS AND REPLACEMENT, REVEGETATION AND ALL OTHER INCIDENTALS ASSOCIATED WITH CURB INSTALLATION.

**1**  
 D2 CURB AND GUTTER  
 NTS

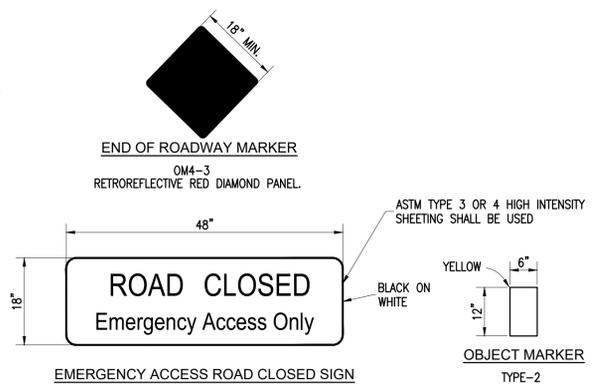
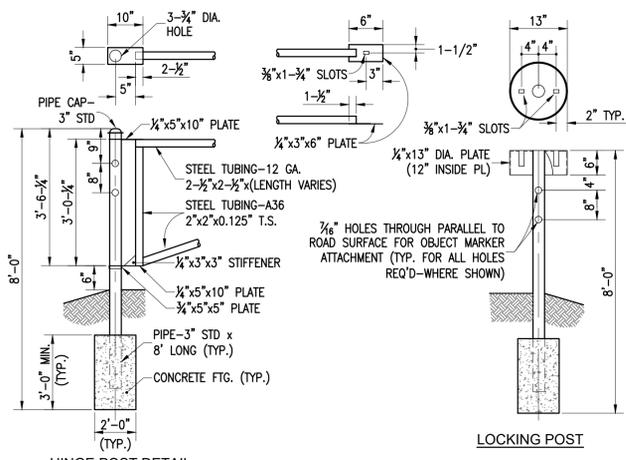


- NOTES:
- WHEN INSTALLING TRANSVERSE DRAIN ON EXISTING INLET, DRILL AND EPOXY #4 x5" (TOP) AND #4x12" (SIDE AND BOTTOM) DOWELS 3" INTO EXISTING INLET BOX @ 5" O.C. TIE TO HORIZONTAL TRANSVERSE DRAIN REBAR.

**2**  
 D2 TRANSVERSE DRAIN  
 NTS



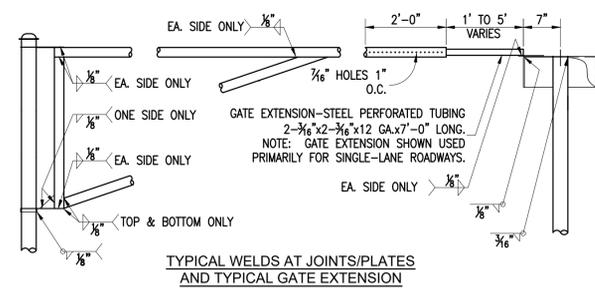
**3**  
 D2 INFILTRATION GALLERY  
 NTS



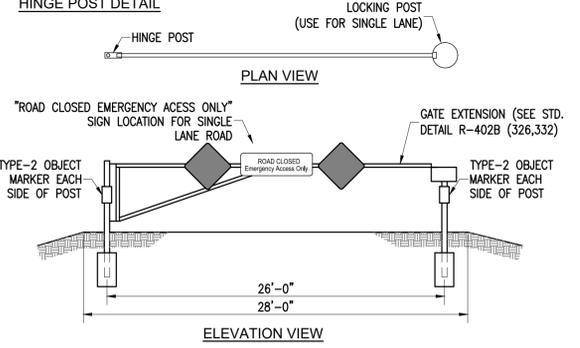
- NOTES:
- ALL HOLES DRILLED THROUGH TO BE 7/16" DIAMETER. HOLES TYPICALLY DRILLED VERTICAL OR HORIZONTAL TO TRAVELED WAY SURFACE.
  - ALL THREADS OF ALL BOLTS USED ARE TO BE PEENED AFTER INSTALLATION/USAGE TO PREVENT BOLT REMOVAL.
  - ALL MEMBERS OF THE GATE ASSEMBLY SHALL BE FABRICATED FROM THE STANDARD STEEL SECTIONS. FABRICATED MEMBERS SHALL RECEIVE ONE SHOP COAT OF ALUMINUM PAINT AFTER FABRICATION. ALUMINUM PAINT SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M69-70. HARDWARE SHALL BE CADMIUM PLATED.

MATERIALS LIST

ITEM NO.	NO. REQ'D	DESCRIPTION
1	1	GATES AND GATE EXTENSIONS
2	1	HINGE POST, WITH PIPE CAPS
3	1	MASTER LOCKING PINS
4	2	LOCKING POST
5	2	OM4-3 END OF ROADWAY MARKER
6	4	6"x12" TYPE-2 OBJECT MARKERS
7	2	3/8"x3" MACHINE BOLT FOR GATE EXTENSIONS
8	6	3/8"x4" CARRIAGE BOLT WITH 1 CUT AND 1 LOCK WASHER FOR SIGNS ON GATES
9	6	3/8"x6" CARRIAGE BOLT WITH 1 CUT AND 1 LOCK WASHER FOR OBJECT MARKERS
10	1	18"x48" ROAD CLOSED EMERGENCY ACCESS ONLY SIGN



**4**  
 D2 EMERGENCY ACCESS GATE  
 NTS



**PRELIMINARY**  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021

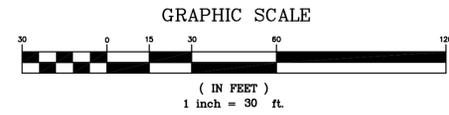
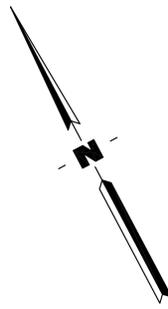


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**LEGEND**

- ⊕ SET 5/8" REBAR W/CAP STAMPED PLS 14734
- FOUND MONUMENT AS NOTED
- DIMENSION POINT - NOTHING FOUND OR SET
- (1) GRANT DEED TO PALCAP FFIF TAHOE I, LLC, RECORDED IN DOC. NO. 5104654, WASHOE COUNTY OFFICIAL RECORDS.



**RECORD DOCUMENTS:**

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY SIGNATURE TITLE, ESCROW NO. LAKEVIEW-110-CAI, DATED NOVEMBER 15, 2021.

THE FOLLOWING DOCUMENTS AFFECT THE PARCELS:

13. An easement as granted to Sierra Pacific Power Company and Bell Telephone Company of Nevada, to construct, operate and maintain electric power and communication lines and incidental purposes, by instrument recorded November 15, 1962, in Book 656, Page 313, as Document No. 371632 Deed Records. SAID EASEMENT APPEARS TO AFFECT A PORTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF SOUTHWOOD BLVD. AND DOES NOT ENCUMBER THE SUBJECT PARCEL.
14. Covenants, conditions and restrictions, as contained in a Deed recorded June 12, 1963, in Book 604, Page 160, as Document No. 306514, of Deed Records, Washoe County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. SEE DOCUMENT FOR PARTICULARS.
15. An easement for public utilities, and incidental purposes, as set forth in an instrument recorded June 12, 1963, in Book 604, Page 160, as Document No. 306514, Deed Records. SAID EASEMENT IS A STRIP OF LAND 20' IN WIDTH AS SHOWN HEREON.

**GENERAL NOTES**

1. THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
2. SEE ENGINEERING CIVIL PLANS FOR GRADING, DRAINAGE, EROSION CONTROL AND TOPOGRAPHIC INFORMATION.
3. SEE SHEETS 2-4 OF 5 FOR UNIT BOUNDARY INFORMATION.
4. SEE SHEET 5 OF 5 FOR UNIT VERTICAL BOUNDARY INFORMATION.

**BASIS OF BEARINGS AND COORDINATES**

NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94), NEVADA STATE PLANE WEST ZONE AS DETERMINED WITH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS, OBSERVED ON JULY 23, 2021, USING TRIMBLE R8 RECEIVER WITH CORRECTIONS RECEIVED FROM TRIMBLE R8 BASE STATION OCCUPYING NEVADA DEPARTMENT OF TRANSPORTATION CONTROL POINT "1503003A". ALL DIMENSIONS AND COORDINATES SHOWN ARE U.S. SURVEY FOOT GRID DISTANCES

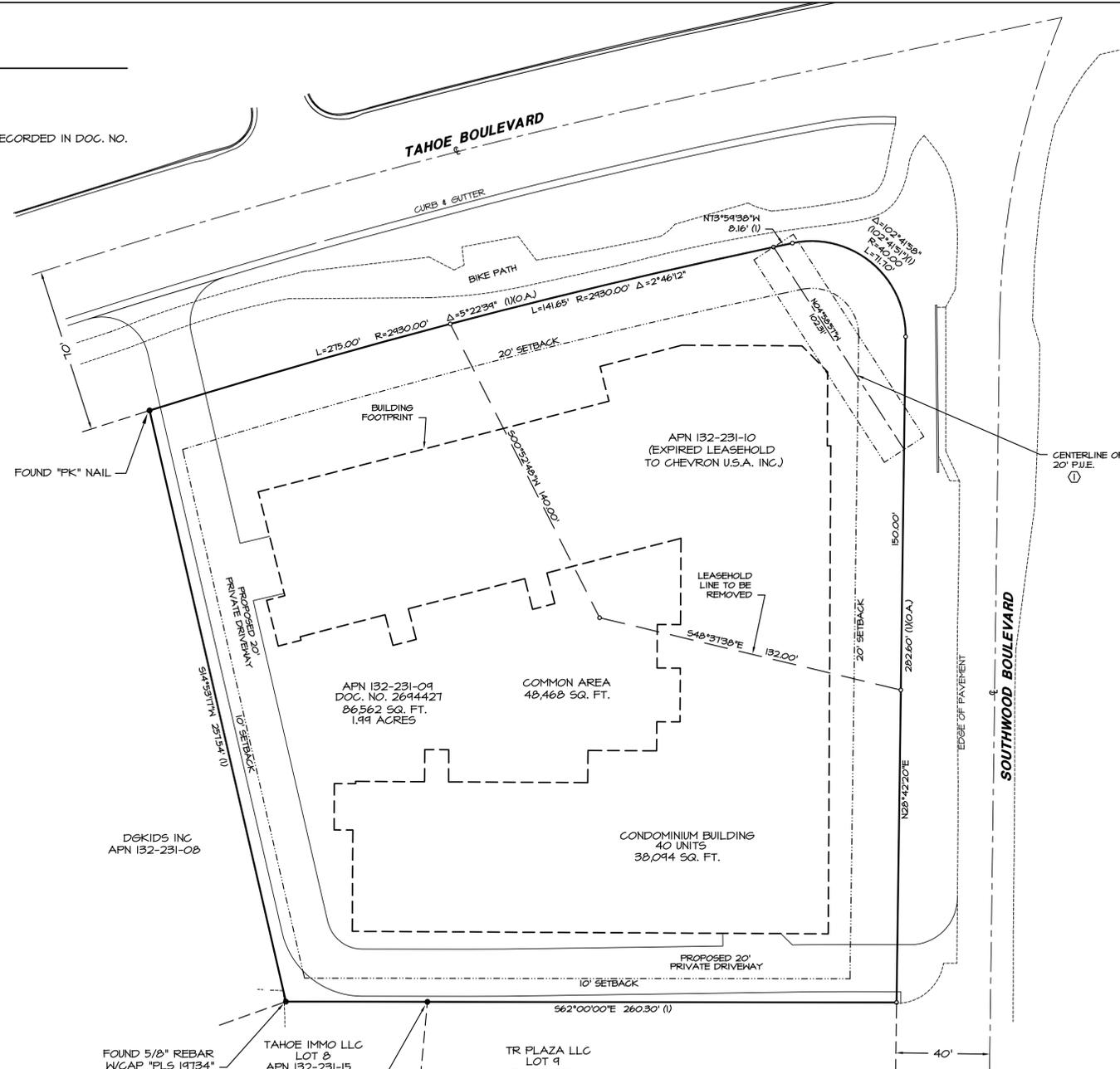
"1503003A" STATE PLANE GRID COORDINATES, NV WEST ZONE  
 N - 14764350.80  
 E - 22302471.57

**BASIS OF ELEVATION:**

A FOUND MAG NAIL AT THE NORTHWEST CORNER OF 941 TAHOE BOULEVARD (APN: 132-231-04) AS SHOWN ON THE SITE PLAN PREPARED BY ARNETT & ASSOCIATES.  
 "MAG NAIL"  
 ELEVATION - 6406.00'

**NOTES**

1. THE COMMON ELEMENT (CE) IS THE ENTIRE SUBDIVISION SHOWN HEREON INCLUDING ALL LAND BENEATH, EXCLUDING ALL UNITS, BUT INCLUDING ALL LIMITED COMMON ELEMENTS (LCE). ALL COMMON ELEMENTS SHALL BE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION. THE TERM COMMON ELEMENT IS SYNONYMOUS WITH "COMMON AREA" AS DEFINED IN NRS 117.010.
2. EXCEPT WHERE OTHERWISE NOTED, SANITARY SEWER AND STORM WATER DRAINAGE FACILITIES ARE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE OWNERS OF THE COMMON ELEMENT.
3. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
4. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL WATER & SEWER LINES WITHIN THE SHOWN COMMON AREA TO THE CONNECTION TAP AT I.V.G.I.D.'S PUBLIC SEWER & WATER MAINS.
5. DETENTION/INFILTRATION AND OTHER STORM DRAINAGE FACILITIES, AS WELL AS THE COMMON AREA AND THE PRIVATE DRIVEWAYS SHALL BE PERPETUALLY FUNDED AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



**SITE INFORMATION**

941 & 947 TAHOE BLVD.  
 INCLINE VILLAGE, NV  
 APN: 132-231-04 & 10, WASHOE COUNTY, NEVADA  
 LANDS DESCRIBED IN DOC. NO. 5104654, MGOR

**LAND USE INFORMATION**

TOTAL LOT AREA: 86,562 S.F. (1.99 ACRES)  
 COMMON AREA: 48,468 S.F. (1.11 ACRES)

LAND USE DESIGNATION: TOWN CENTER OF THE INCLINE VILLAGE COMMERCIAL (VC) REGULATORY ZONE OF THE TAHOE AREA PLAN

ZONING: MFD (MULTI-FAMILY DWELLINGS)

SETBACKS: (PER TRPA CODE SECTION 36.5.4.A)  
 FRONT - 20'  
 SIDE - 10'  
 REAR - 10'

**DENSITY**

TOTAL LOT AREA: 86,560 S.F. (1.99 ACRES)  
 TOTAL PROPOSED UNITS = 40  
 PROPOSED DENSITY = 20 UNITS/ACRE  
 ALLOWABLE DENSITY: (MULTI-FAMILY DWELLING (MFD))  
 20 UNITS/ACRE MINIMUM  
 50 UNITS/ACRE MAXIMUM

**SURVEYOR/ MAP PREPARER:** ARNETT & ASSOCIATES, INC.  
 120 COUNTRY CLUB DR. NO. 13  
 INCLINE VILLAGE, NV 89451  
 PHONE: (775) 831-8618  
 KENNETH R. ARNETT, P.L.S.  
 KEN@ARNETTCONSULTANTS.COM

**LANDOWNER:** PAL CAP FFIF TAHOE I LLC  
 940 SOUTHWOOD BLVD., SUITE 101  
 INCLINE VILLAGE, NV 89451  
 PHONE: (775) 831-0188  
 KEVIN HANNA  
 KEVIN@GREENWOOD-HOMES.COM

**CIVIL ENGINEER:** NCE  
 1805 S. ARLINGTON AVE. SUITE 111  
 RENO, NV 89504  
 PHONE: (775) 588-2505 (X 234)  
 MICHAEL LEFRANCOIS, PE  
 MLEFRANCOIS@NCENET.COM

**ARCHITECT:** COLLABORATIVE DESIGN STUDIO  
 4444 DOUBLE R BLVD., SUITE B  
 RENO, NV 89504  
 PHONE: (775) 348-7777  
 PETER GROVE, AIA  
 PETER@COLLABORATIVEDESIGNSTUDIO.COM

**ATTORNEY:** FELDMAN McLAUGHLIN THIEL, LLP  
 170 U.S. HIGHWAY 50  
 ZEPHYR COVE, NV 89448  
 PHONE: (775) 580-7431  
 KARA THIEL  
 KARA@FMITTAHOE.COM



947 TAHOE  
 A CONDOMINIUM

OWNER

PALCAP FFIF TAHOE 1,  
 LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

NO.	DATE	DESCRIPTION

PROJECT NO:	00-09-05
DESIGNED BY:	KA
DRAWN BY:	JT
CHECKED BY:	__ DATE __
DATE:	12-01-2021

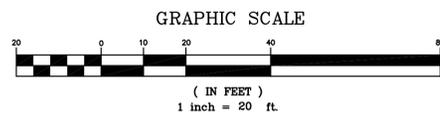
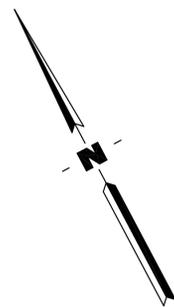
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SHEET TITLE

TENTATIVE  
 SUBDIVISION MAP

DRAWING

TM-1



NOTE: THERE ARE 95 PARKING SPACES TOTAL, 4 OF WHICH ARE HANDICAP ACCESSIBLE (2 ON THE BASEMENT LEVEL AND 2 ON LEVEL 1). THE VAN ACCESSIBLE SPACE IS ON LEVEL 1.



947 TAHOE  
A CONDOMINIUM

OWNER

PALCAP FFIF TAHOE 1,  
LLC  
940 SOUTHWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION

PROJECT NO: 00-09-05

DESIGNED BY: KA

DRAWN BY: JT

CHECKED BY: \_\_\_ DATE: \_\_\_

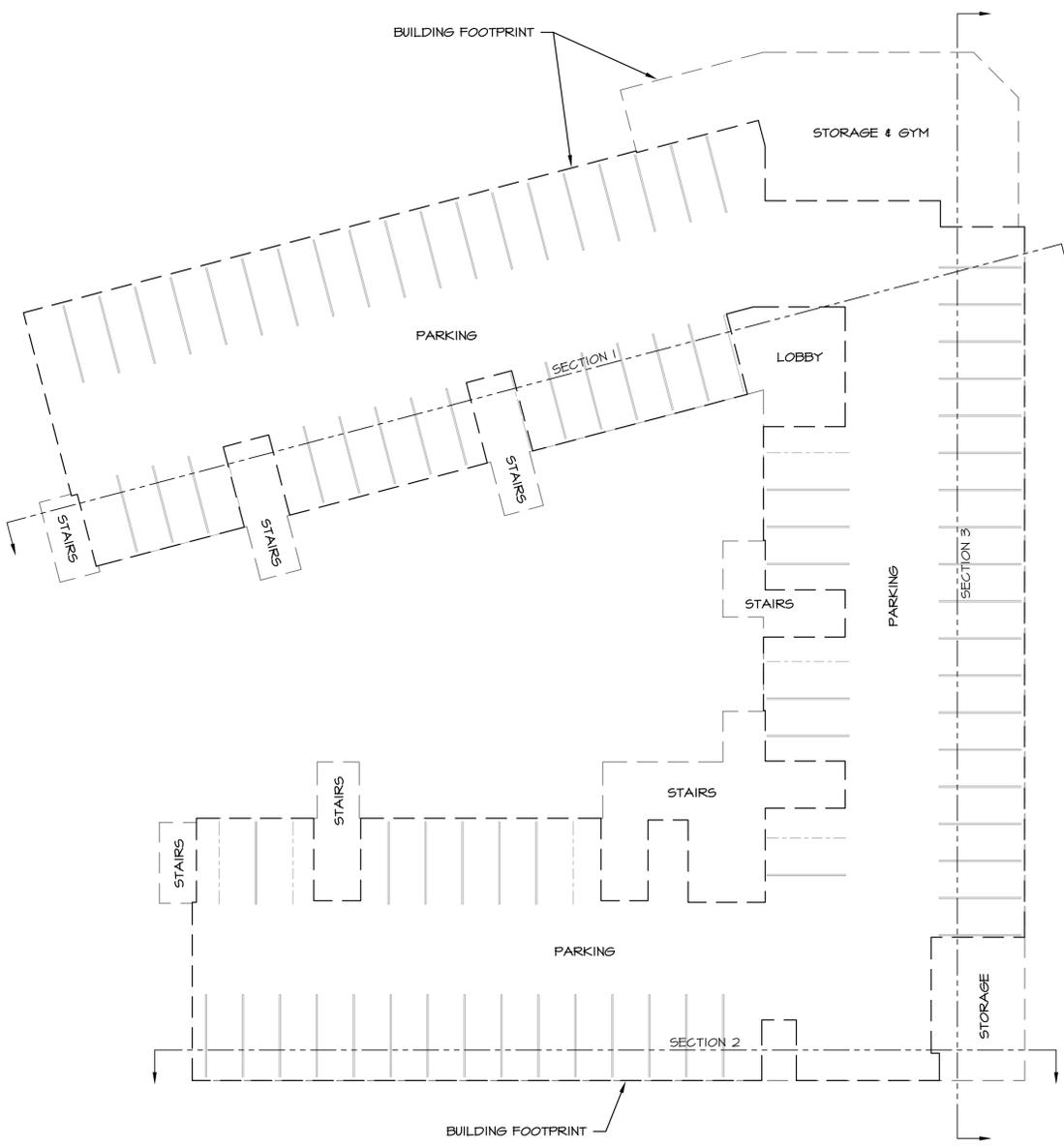
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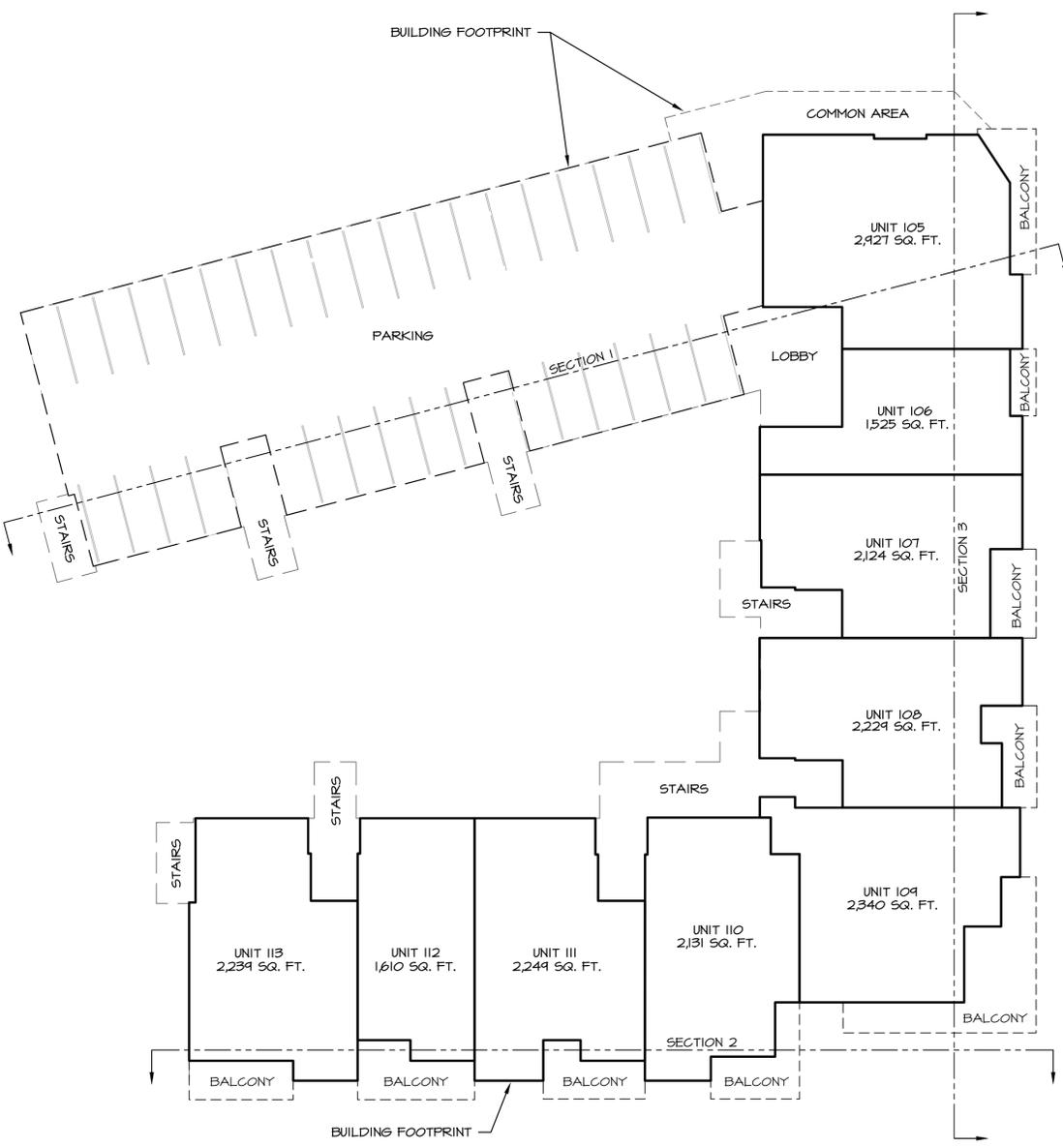
TENTATIVE  
SUBDIVISION MAP

DRAWING  
TM-2

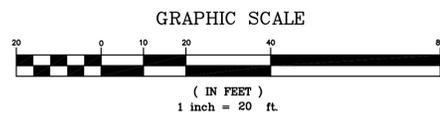
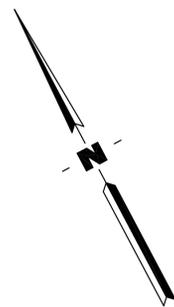


BASEMENT LEVEL

NOTE: SEE SHEET TM5 FOR SECTIONS



1ST FLOOR



947 TAHOE  
A CONDOMINIUM

OWNER

PALCAP FFIF TAHOE 1,  
LLC  
940 SOUTHWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION

PROJECT NO: 00-09-05

DESIGNED BY: KA

DRAWN BY: JT

CHECKED BY: \_\_\_ DATE: \_\_\_

DATE: 12-01-2021

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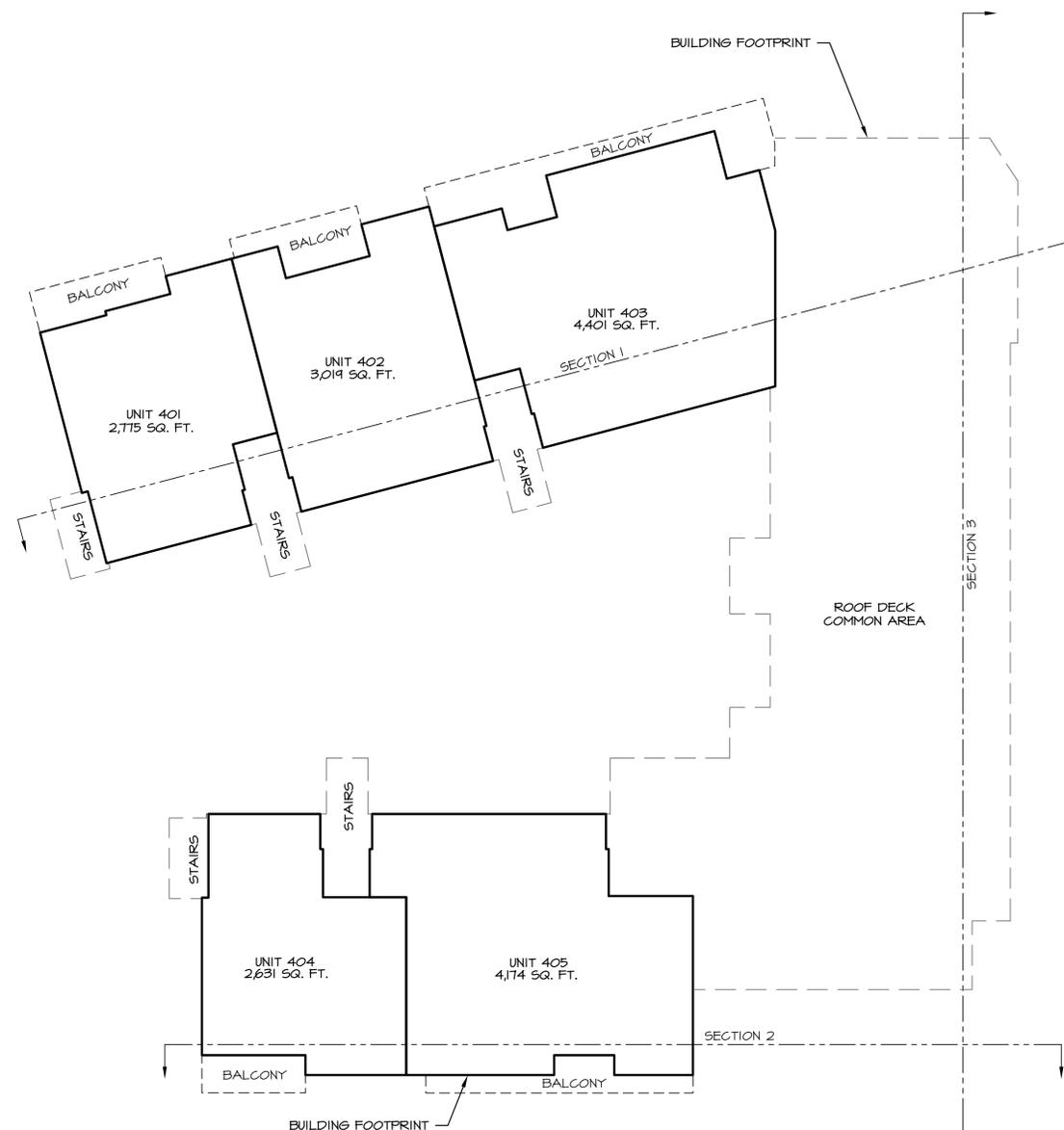
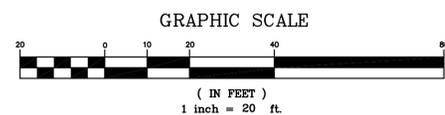
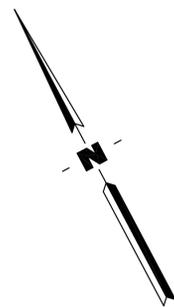
TENTATIVE  
SUBDIVISION MAP

DRAWING

TM-3



NOTE: SEE SHEET TM5 FOR SECTIONS



**PENTHOUSE FLOOR**

NOTE: SEE SHEET TM5 FOR SECTIONS



**947 TAHOE  
A CONDOMINIUM**

OWNER

PALCAP FFIF TAHOE 1,  
LLC  
940 SOUTHWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451


NO.	DATE	DESCRIPTION

PROJECT NO: 00-09-05

DESIGNED BY: KA

DRAWN BY: JT

CHECKED BY: \_\_\_ DATE: \_\_\_

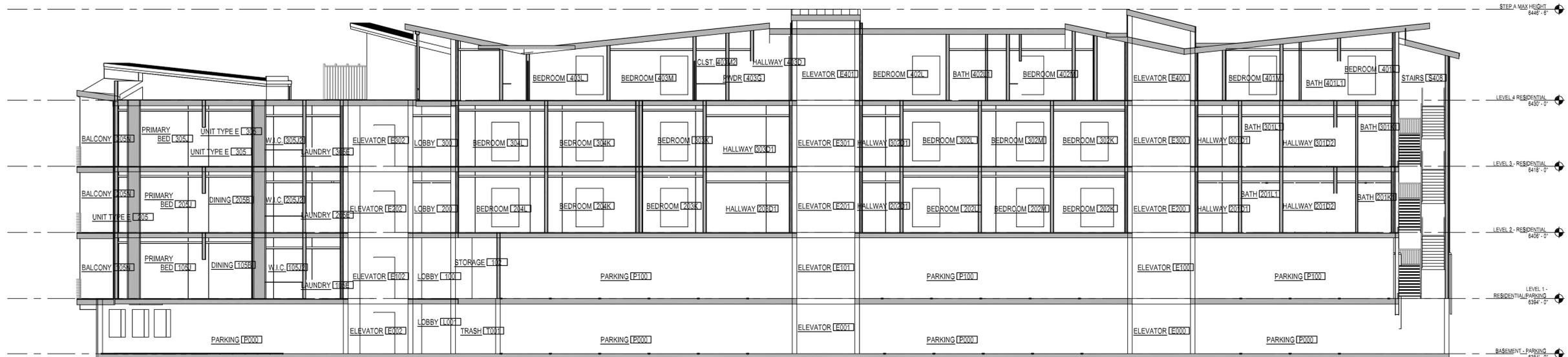
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SHEET TITLE

**TENTATIVE  
SUBDIVISION MAP**

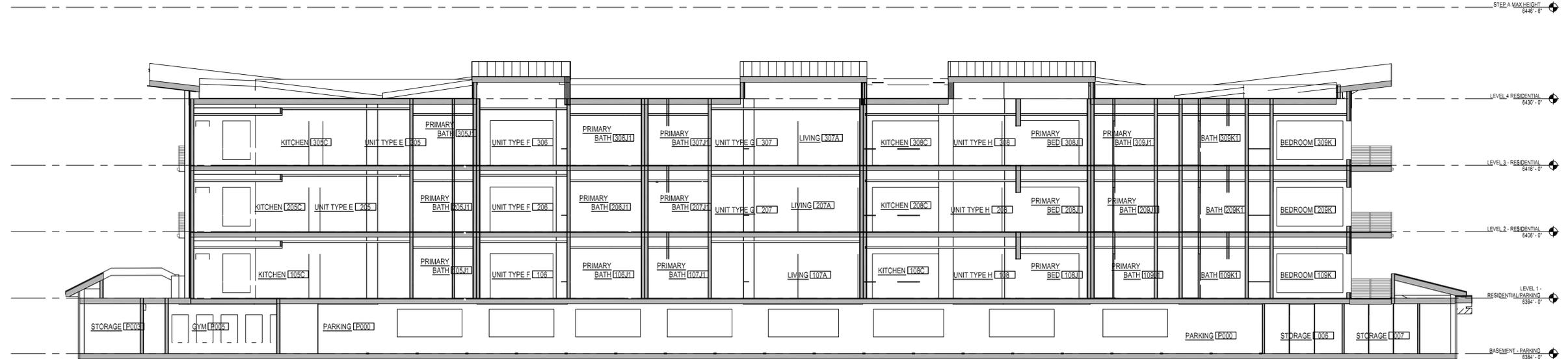
DRAWING  
**TM-4**



SECTION 1



SECTION 2



SECTION 3



947 TAHOE  
A CONDOMINIUM

OWNER

PALCAP FFIF TAHOE 1,  
LLC  
940 SOUTHWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION

PROJECT NO:	00-09-05
DESIGNED BY:	KA
DRAWN BY:	JT
CHECKED BY:	___ DATE ___
DATE:	12-01-2021

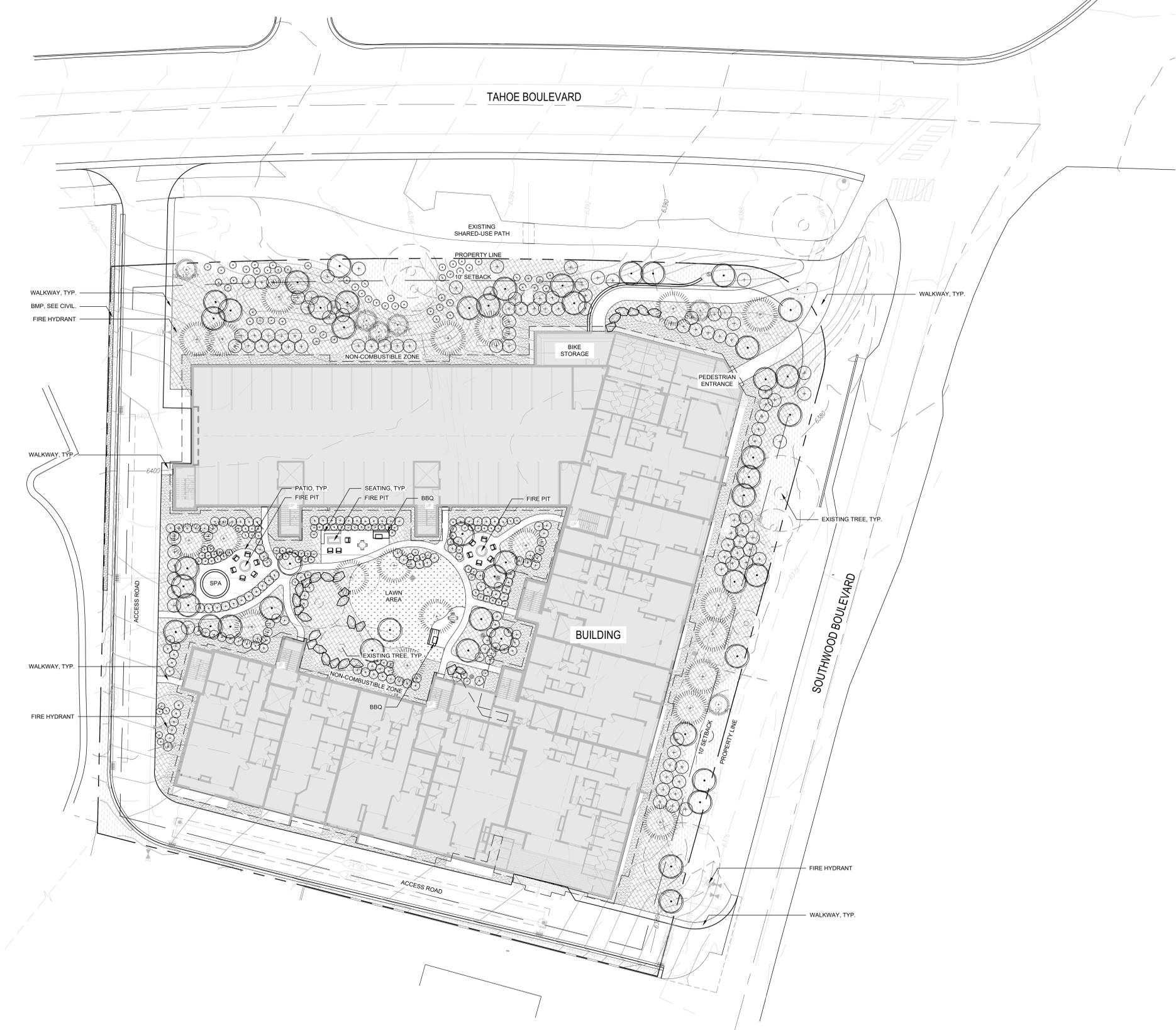
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SHEET TITLE

TENTATIVE  
SUBDIVISION MAP

DRAWING

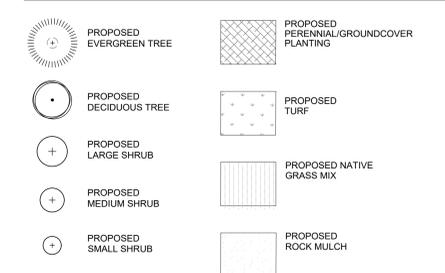
TM-5



**PLANT LIST**

ABBR.	BOTANICAL NAME	COMMON NAME	TYPE	SPACING
<b>EVERGREEN TREES</b>				
PJ-15	<i>Pinus jeffreyi</i>	Jeffrey Pine	15' Tall	See Plan
PP-15	<i>Pinus ponderosa</i>	Ponderosa Pine	15' Tall	See Plan
CC-10	<i>Calocedrus decurrens</i>	Incense Cedar	10' Tall	See Plan
<b>DECIDUOUS TREES</b>				
AP-2	<i>Acer palmatum</i>	Japanese Maple	2" cal.	See Plan
AG-2	<i>Amelanchier canadensis 'Glen Form'</i>	Serviceberry	2" cal.	See Plan
PT-2	<i>Populus tremuloides</i>	Quaking Aspen	2" cal.	See Plan
PT-1.5	<i>Populus tremuloides</i>	Quaking Aspen	1.5" cal.	See Plan
<b>SHRUBS</b>				
CF	<i>Cornus stolonifera</i>	Red Osier Dogwood	5 gal.	48" O.C.
PO	<i>Physocarpus opulifolius 'Seward'</i>	Summer Wine Ninebark	5 gal.	36" O.C.
PM	<i>Pinus mugo mugo</i>	Mugo Pine	9 gal.	36" O.C.
PF	<i>Potentilla fruticosa 'Abbotswood'</i>	Abbotswood Potentilla	5 gal.	36" O.C.
SP	<i>Salix purpurea 'Hans'</i>	Dwarf Arctic Willow	5 gal.	48" O.C.
SB	<i>Spiraea X bumaldii 'Anthony Waterer'</i>	Anthony Waterer Spiraea	5 gal.	48" O.C.
SC	<i>Symphoricarpos x chenaultii 'Hancock'</i>	Creeping Snowberry	1 gal.	24" O.C.
<b>PERENNIALS / GROUNDCOVERS</b>				
AM	<i>Achillea millefolium</i>	Moonshine Yarrow	1 gal.	24" O.C.
NF	<i>Nepeta X faassenii 'Walker's Low'</i>	Catmint 'Walker's Low'	1 gal.	24" O.C.
DC	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1 gal.	24" O.C.
HS	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 gal.	24" O.C.
<b>NATIVE GRASS MIX</b>				
	<i>Bouteloua gracilis</i>	Blue Grama Grass	1 gal.	24" O.C.
	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1 gal.	24" O.C.
	<i>Elymus glaucus</i>	Blue Wildrye	1 gal.	24" O.C.
	<i>Elymus triticoides</i>	Creeping Wildrye	1 gal.	24" O.C.
	<i>Poa ampla</i>	Big Bluegrass	1 gal.	24" O.C.

**PLANTING LEGEND**



**LANDSCAPE PLANTING NOTES**

- Refer to Civil Engineer's utility and grading and drainage plans as required. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
- Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
- Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Stake or otherwise layout all proposed planting for review. Landscape Architect reserves the right to adjust plants to exact location in field.
- Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail. If graphics are inconclusive contact Landscape Architect for clarification.
- Perform excavation in vicinity of underground utilities and existing tree/plant driplines with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities and existing trees/plants shall be repaired or replaced immediately at no expense to the Owner.
- Trees/plants shall bear same relation to finished grade as it bore to existing in place of growth. However, at no point shall it be less than 1 inch above adjacent finish grade.
- Trees shall be planted a minimum of 10 feet from face of building and a minimum of 4 feet from edge of pavement, except as approved by Landscape Architect.
- Shrubs shall be planted a minimum of 3 feet from face of building and a minimum of 12 inches from edge of pavement, except as approved by Landscape Architect.
- All other plants (perennials, grasses, groundcover, annuals) shall be planted a minimum of 12 inches from face of building and a minimum of 6 inches from edge of pavement, except as approved by Landscape Architect.
- Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
- Prune newly planted trees only as directed by Landscape Architect.
- Finish grades of planting areas and lawns shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for mulch installation.
- Provide specified edging as divider between planting beds and drip edge.

**IRRIGATION NOTE**

A combination of adapted native, drought resistant plant material and an efficient irrigation system is proposed for the project. An automatic controller with multiple functions will be used to operate different pressure zones and moderate the rates of application of water on a zone by zone basis. Rain sensors will monitor the operation of the system and shut it off during natural rain events. Drip irrigators around trees, shrubs, and perennials will be used to eliminate evaporation losses. Overhead sprinklers will only be used for turf areas. Plant species have been grouped with similar water requirements on common zones to match precipitation heads and emitters.

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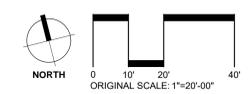
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947 Tahoe

A.P.N. 132-213-09  
 INCLINE VILLAGE, NV 89451  
 WASHOE COUNTY  
 JOB NO.: 6682  
 DATE: 12-03-2021  
 REVISIONS:

TENTATIVE MAP SUBMITTAL

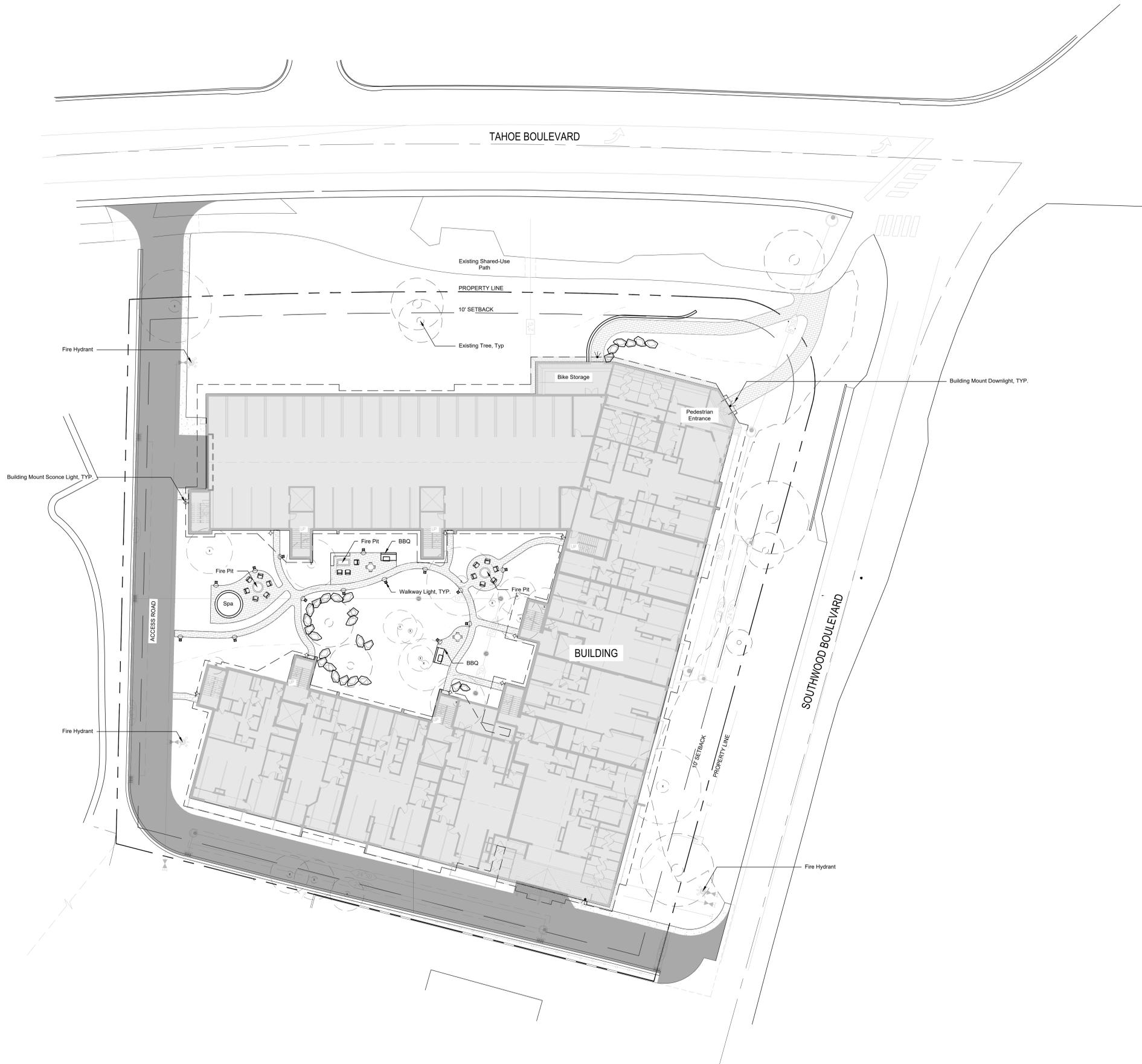
Planting Plan  
 AGENCY STAMP



L1.0

**LIGHTING LEGEND:**

-  Walkway Light
-  Building Mount Sconce Light (See Architecture)
-  Building Mount Downlight (See Architecture)



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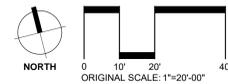
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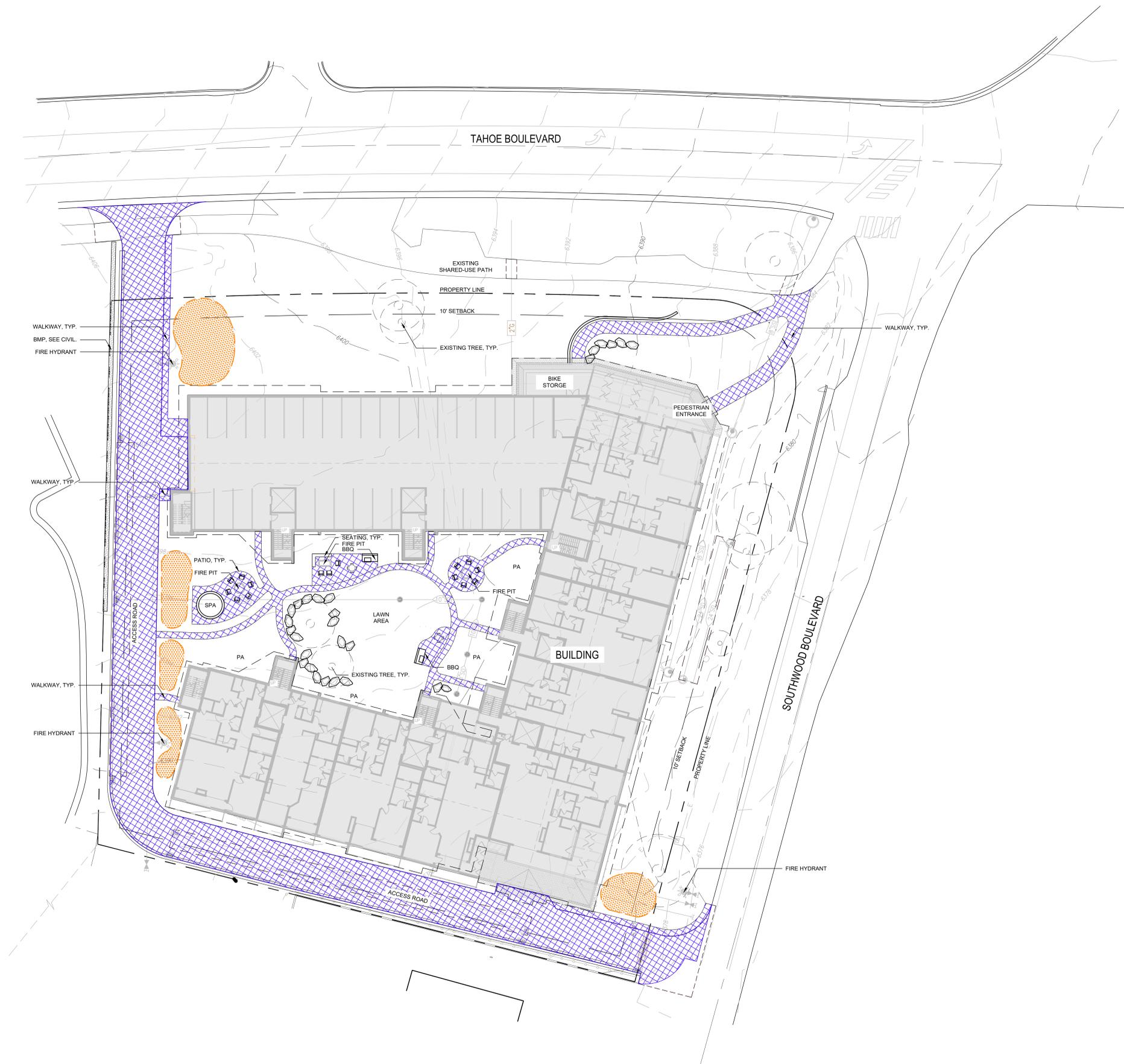
Site Lighting Plan

AGENCY STAMP

L2.0



**SNOW MANAGEMENT LEGEND:**



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JOB NO.: 6682  
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Snow Management Plan  
 AGENCY STAMP

**L-3.0**

