#### Lake Tahoe School

#### Special Use Permit

APN: 127-030-39

Exline and Company, Inc. PO Box 16789 South Lake Tahoe, CA. 96150



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





August 8, 2023

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

Subject: Lake Tahoe School Special Use Permit at 995 Tahoe Blvd., Incline Village, Washoe

County APN #127-030-39

Dear Ms. Weiche,

The attached Special Use Permit Application is being submitted by Exline & Company, Inc. ("the Agent") on behalf of the Lake Tahoe School ("the Applicant") for the Subject Parcel.

The subject parcel is located at 995 Tahoe Blvd. and is bounded by Tahoe Blvd/SR 28 to the north east, Deer Creek Condominiums to the north, IVGID/Incline Creek to the south and Tahoe Racquet Club to the west.

The most recent approval was a Director's Modification WDMOD21-0009, which allowed a 10% increase in student enrollment to 220 students, from 200 students as approved and established per Special Use Permit SB13-001.

A Director's Modification to a Special Use Permit is only allowed a one time amendment, the proposed Special Use Permit proposal is requesting a 12% student enrollment or 30 student enrollment increase from 220 to 250 students for the upcoming school year of 2023 - 2024.

At this time, the Lake Tahoe School believes that a maximum student enrollment of 250 would be a superior number that will accommodate the current wait list students and the future student enrollment numbers from the community.

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

#### **Traffic Considerations**

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

		Northboun	d	Eastbo	und	Wes	tbound	7
Intersection	Left	Through	Right	Through	Right	Left	Through	Total
2023 Existing Design Volumes								
AM SR 28/School Driveway	72	100	63	238	86	60	349	867
PM SR 28/School Driveway	72	-	51	355	63	27	359	927
Future Design Volumes							1,41	
AM SR 28/School Driveway	90		79	238	108	75	349	938
PM SR 28/School Driveway	90		64	355	79	34	359	981

Scenario	Control Time	LOS Threshold	Delay (sec/veh)	LOS1
Scenario	Control Type	Threshold	(sec/ven)	LOS
2023 Existing AM Peak Hour	TWSC	F	21.4	C
2023 Existing PM Peak Hour	TWSC	F	20.4	C
Future AM Peak Hour	TWSC	F	25.7	D
Future PM Peak Hour	TWSC	F	22.8	C

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

#### Traffic Management:

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

#### Measures to reduce trips, traffic and congestion:

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

Mitigation	Trips Reduced / School Day
Same time sibling pick up	25
Carpooling	20
Shuttle	15
Biking, Walking, etc.	30
Total	90
	ate trips saved per student by other modes icle trips. The numbers above are tions.

#### Special Use Findings: Section 110.810.30

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

The site and existing use is located within the Tahoe Area Plan, specifically the Incline Village Tourist Regulatory Zone as a Special Use. Historically, the Incline Village Tourist Commercial Plan was amended to allow Schools, Kindergarten through Secondary Schools in the Incline Village Tourist Community Plan, which was approved by the Washoe County Board of County Commissioners and TRPA Governing Board in 2002. The existing School use still remains compatible with the

surrounding land uses and consistent with the Plan Area goals, policies and actions. Therefore, the increase in student enrollment will not create an inconsistent use in the Plan Area.

(b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

In connection with the WSUP17-0004 project approval for the multi-purpose building addition, the roadway access to the School site and to the Racquet Club subdivision was realigned to direct traffic away from the School, to prevent any conflicts between pedestrians and vehicles. The existing utilities, facilities and the recently constructed roadway improvements are adequate to handle the increase in student enrollment.

(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

The site has been operated as a private school for over 20 years. The new Special Use Permit request to increase student enrollment will not intensify development, as the existing School facilities can accommodate the additional 30 students and; therefore, the use is suitable for the site.

(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

In connection with the WSUP17-0004 project approval included the redevelopment of the parking lot, tennis courts and reconfiguration of the access roadway. Given the recent on-site improvements which improved public health and safety, the new Special Use Permit request will not cause a significant detriment to public health, safety and welfare and overall character of the surrounding area.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

There are no military installations within the Plan Area and; therefore, will not cause a detriment effect.

The Special Use Permit request to increase student enrollment by 30 students from 220 to 250 students, will not cause or require construction expansion to floor area, alterations or modifications to the existing buildings or site nor have a substantial adverse effect on adjacent and surrounding properties. The School is proactively managing the traffic improvements with public health and safety of the students being of the utmost importance.

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

Sincerely,

Nick Exline

Principal Planner

Nicholas Eslins

#### **Enclosures:**

- 1. Signed Application Form
- 2. Neighborhood Meeting Presentation
- 3. Site Plans



#### **Table of Contents**

Signed Application Form

Neighborhood Meeting Presentation

Director's Modification WDMOD21-0009

Site Plans



#### **Signed Application Form**

#### **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: Lake	Tahoe Sch	nool		
Drainet	Transaction of the second	est to increase student er	rollment to 250	
Project Address: 995 Tahoe	Blvd, Incline Village.	NV 89451		
Project Area (acres or square				
Project Location (with point of				
Tahoe Blvd.				
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
127-030-39	4.6 ac			
Case No.(s). SW02-008,	SB13-001, WSUP	ils associated with this applied 17-0004, WDMOD21-000 h additional sheets if necessity.	9	
Property Owner:		Professional Consultant:	5 F F F F F F F F F F F F F F F F F F F	
Name: Lake Tahoe School		Name: Exline & Company,	Inc.	
Address: 995 Tahoe Blvd.		Address: P.O. Box 16789		
Incline Village Zip: 89451		South Lake Tahoe	Zip: 96151	
Phone: 775-831-5828	Fax:	Phone: 775-240-9361	Fax:	
Email: josh.palmer@laketa	hoeschool.org	Email: nick@exlineandcompany.com;	general@exlineandcompany.co	
Cell:	Other:	Cell:	Other:	
Contact Person: Josh Palm	er	Contact Person: Nick Exline		
Applicant/Developer:		Other Persons to be Contacted:		
Name: Same as Property C	Owner	Name:		
Address:		Address:		
	Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:	
Email:		Email:		
Cell:	Other:	Cell:	Other:	
Contact Person:		Contact Person:		
	For Office	e Use Only		
Date Received:	Initial:	Planning Area:		
A STANDARD OF BUILDING		Master Plan Designation(s):		
County Commission District		Master Plan Designation(s):		

#### Special Use Permit Application Supplemental Information

(All required information may be separately attached)

<ol> <li>What is the project being requ</li> </ol>	iested?
--	---------

200

The Lake Tahoe School is requesting an increase in enrollment from 220 students (per WDMOD21-0009) to 250 students for school year 2023-2024.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Please find attached existing site plan. There are no proposed alterations, additions or changes to the school campus.

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

No construction proposed.

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

The bell schedule will be adjusted to allow for a larger timeframe between the upper and lower grade release. The lower grade siblings will wait in the library or gym until the upper grade siblings are released, which will allow all siblings to be picked up together and reduce trips. Drop-off traffic will be routed to the lower parking lot to eliminate traffic at the main driveway.

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

As explained above, these mitigation measures will alleviate traffic congestion and improve traffic flow.

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

There are no anticipated negative impacts to adjacent properties as the above mitigation measures described above will be implemented.

 Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

#### No site modifications are proposed.

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

■ Yes	□ No	

9. Utilities:

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	Waste Managment
f. Cable Television Service	Charter
g. Water Service	IVGID

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

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

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

NA		
1 47 1		

10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection District
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Lake Tahoe School or Incline Elementary School
d. Middle School	Lake Tahoe School or Incline Middle School
e. High School	Incline High School
f. Parks	Incline Park, Preston Field
g. Library	Incline Village Library
h. Citifare Bus Stop	Tahoe Blvd. at Deer Ct.

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

1	NA
Н	ow many cubic yards of material are you proposing to excavate on site?
I	No site modifications are proposed.
Н	ow many square feet of surface of the property are you disturbing?
1	JA .
	ow many cubic yards of material are you exporting or importing? If none, how are you managing talance the work on-site?
1	NA
	it possible to develop your property without surpassing the grading thresholds requiring a Speci se Permit? (Explain fully your answer.)
ſ	NA
	as any portion of the grading shown on the plan been done previously? (If yes, explain the tricumstances, the year the work was done, and who completed the work.)
1	NA
	lave you shown all areas on your site plan that are proposed to be disturbed by grading? (If n
1	NA

16.	How are you providing temporary irrigation to the disturbed area?			
	NA			
17.	Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?			
	NA			
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. No grading proposed.

	Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?			
NA				
		operties also be served by the proposed access/grading requested (i.e. if you ay, would it be used for access to additional neighboring properties)?		
NA				
		rizontal/vertical) of the cut and fill areas proposed to be? What methods will be on until the revegetation is established?		
NA	YK (			
Are you p	planning any	berms?		
Yes	No	If yes, how tall is the berm at its highest?		
required?		es and you are leveling a pad for a building, are retaining walls going to be v high will the walls be and what is their construction (i.e. rockery, concrete, block)?		
NA				
What are	you proposi	ing for visual mitigation of the work?		
NA				
Will the g	grading prop	osed require removal of any trees? If so, what species, how many and of what		
NA				
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?				
NA				
NA				

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

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

No	site	modifications	are	proposed.
	0.00	1110011100110110	0110	P. OPOOOG.

IV	A
	et any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary rvices, etc.). Only those items that are requested may be permitted.
١	JA .
bre nu	additional activities are proposed, including training, events, competition, trail rides, fox hunts eaking, roping, etc., only those items that are requested may be permitted. Clearly describe the mber of each of the above activities which may occur, how many times per year and the number of pected participants for each activity.
1	IA .
	hat currently developed portions of the property or existing structures are going to be used with thi rmit?
1	NA .
the	what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) we barn be put and will the entire structure be allocated to those uses? (Provide floor plans wit mensions).
the	e barn be put and will the entire structure be allocated to those uses? (Provide floor plans wit
the	e barn be put and will the entire structure be allocated to those uses? (Provide floor plans wit mensions).

NA
What are the planned hours of operation?
NA
What improvements (e.g. new structures including the square footage, roadway/drivewarmprovements, 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?
NA
What is the intended phasing schedule for the construction and completion of the project?
NA
What physical characteristics of your location and/or premises are especially suited to deal with th mpacts and the intensity of your proposed use?
The bell schedule will be adjusted to allow for a larger timeframe between the upper and lower grade release. The lower grade siblings will wait in the library or gym until the upper grade siblings are released, which will allow all siblings to be picked up together and reduce trips. Drop-off traffic will be routed to the lower parking lot to eliminate traffic at the main driveway.
What are the anticipated beneficial aspects or affects your project will have on adjacent propertie and the community?
No anticipated negative impacts (traffic mitigation). Additional enrollment provides educational opportunities.
What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dus groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipate negative impacts or effects your project will have on adjacent properties?
NA
Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.
NA

NA			
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.)			
NA			
IVA			
Are there any restrictive cover	ants, recorded conditions, or deed restrictions (CC&Rs) that apply to ative permit request? (If so, please attach a copy.)		
Are there any restrictive cover			
Are there any restrictive cover the area subject to the adminis	ative permit request? (If so, please attach a copy.)		
Are there any restrictive cover the area subject to the adminis	ative permit request? (If so, please attach a copy.)		
Are there any restrictive cover the area subject to the administration. Yes  Community Sewer	ative permit request? (If so, please attach a copy.)		



#### Neighborhood Meeting Presentation

#### Washoe County Statement on Code of Conduct

Neighborhood Meetings are conducted by the applicants at Washoe County's request. While these meetings are not managed or organized by Washoe County, all parties in attendance are expected to demonstrate civility and proper conduct.

Any person or group of persons who disrupt the orderly or safe conduct of the meeting may be asked to leave. Irrelevant, uncivil, disrespectful, offensive, unduly repetitious statements and/or personal attacks are examples of speech that may be reasonably limited.

#### The Applicant may pause or cancel the meeting at their discretion.

Washoe County has instructed the applicant to provide an audio and/or video recording of this meeting. Your attendance signifies consent. If you do not consent to recording, you may fill out a comment card in lieu of attending the meeting.



### Lake Tahoe School Neighborhood Meeting

995 Tahoe Blvd., Incline Village, NV.

July 11, 2023



#### **Agenda**

Site Overview
Purpose of Meeting
Traffic & Parking
Traffic Mitigation Measures
Contacts





#### **Site Overview**

• Applicant/Property Owner: Lake Tahoe School

• Location: 995 Tahoe Blvd

• **APN**: 127-030-39

• Parcel Size: 4.602 acres

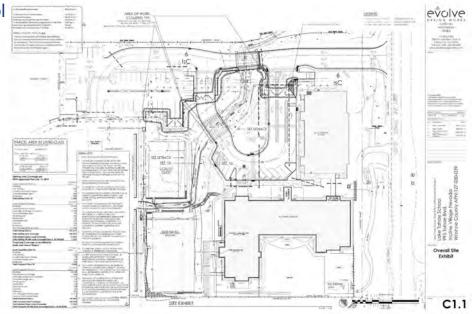
• Master Plan: Tourist

• Regulatory Zone: TA-IVT

• Area Plan: Tahoe

• **Development Code:** Authorized in Article 804

• Commission District: 1 – Commissioner Hill





#### **Special Use Permit Request**

- The allowable student enrollment is 220 students, per Director's Modification (WDMOD21-0009) to SB13-001 increased capacity from 200 to 220 students for 2021-2022 school year.
- Lake Tahoe School is now requesting an increase in student enrollment capacity from 220 to 250 students (30 additional students) for the 2023-2024 school year.
- A 250 student maximum will accommodate the current wait list students and the future student enrollment numbers from the community.



No modification or construction is necessary for the new Special Use Permit request.



#### **Traffic Study**

LSC Traffic Study update 2023 was conducted to re-evaluate the existing and future traffic conditions based on the increase in student enrollment.

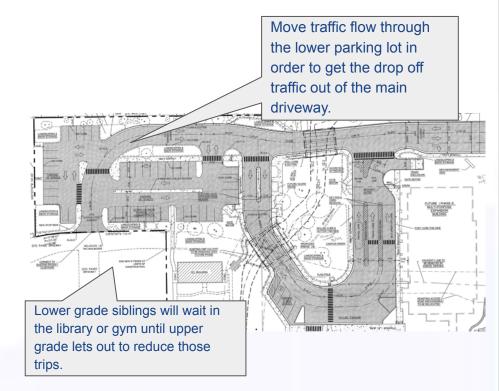
- Based on NDOT criteria of speed of the roadway, total approach traffic volume, volume of left-turns and right-turns, the existing and future conditions warranted turning lanes during the School AM and PM peak period.
- However, a left-turn and right-turn lane may not be desirable for the following reasons:
  - 1. Construction of the left and right turn lanes would be extremely costly.
  - 2. The roadway construction would potentially impact the adjacent sensitive lands on the east and west sides of SR28.
  - 3. The widening of the roadway to allow for the turning lanes would exacerbate the on-site driveway approach grades.
- The determination would ultimately be made by NDOT. To alleviate the traffic congestion and improve flow, the School has actively implemented mitigation measures.





#### Implementation of Traffic Mitigation Measures

- Two traffic officers will be conducting traffic management flow during School peak traffic times.
- More traffic lanes will be opened up to improve traffic flow & allow additional queue storage at pick-up.
- Staggered drop-off times for the coming school year between the upper and lower grade school release.
- All sibling students will be released together
- Restriping the parking and pick-up areas (planned to occur in October).





#### **Family Trip Analysis**

- The increase in enrollment capacity of 250 students, only 235 students are anticipated to attend.
- Currently there are 125 families, sibling students.
- Siblings will be released at the same time so that they will be picked up together saving 25-30 individual trips.
- Approximately 15 new students are expected to enroll.
- Due to the School's active traffic management policy plan, it is not anticipated that the increase in student enrollment and expected new students will generate a significant volume and trips than what currently exists.

Total Families	125
Total Students	235

Mitigation	Trips Saved / School Day
Same time sibling pick up	25
Carpooling	20
Shuttle	15
Biking, Walking, etc.	30
Total	90

<sup>\*</sup>These numbers are to demonstrate trips saved per person via seperate modes of travel. The numbers above are estimations are not exact calculations.



#### Thank you!

#### **Planner Assigned : Washoe County**

- Courtney Weiche
- Phone Number: 775.328.3608
- E-mail: <u>cweiche@washoecounty.us</u>
- Website:

https://neighborhood-washoe.hub.arcgis.com/

#### **Representing Agent: Exline and Company, Inc.**

- Nick Exline
- Phone Number: 775.240.9361
- E-mail: <u>Nick@exlineandcompany.com</u>
- Website: <a href="https://exlineandcompany.com/">https://exlineandcompany.com/</a>



#### Director's Modification WDMOD21-0009



Date: July 27, 2021

To: Community Services Department

Planning and Building ATTN: Daniel Cahalane 1001 E. Ninth St. Bldg. A Reno, NV 89512-2845

#### **Increase of Special Use Permit Request**

The Lake Tahoe School would like to increase the overage of our Special Use Permit by 10% or 20 students (200 students  $\rightarrow$  220 students).

No construction, modifications, or deviations are necessary for this request.

Included in this application are the following documents:

- 1. Letter from the Head of School
- 2. Washoe County Development Application
- 3. Property Owner Affidavit
- 4. Copy of Business License
- 5. Copy of Child Care Facility License
- 6. Copy of Original Certificate of Occupancy (2003)
- 7. Copy of Certificate of Occupancy Gym Amendment (2019)
- 8. Proof of Property Tax Payment
- 9. Director's Modification of Standards and Supplemental Information
- 10. Washoe County Regional Maps with Parcel Numbers and Assessor Information
- 11. Lake Tahoe School Expansion Map (2017) Showing Property Lines, Easements, Streets, and Other Property Information
- 12. Fire Exiting Plan

Please feel free to reach out to either contact in the Applicant Information section of the Washoe County Development Application with general questions, or to Mark Brockway with questions specific to the building.



Dear Planning Department,

Lake Tahoe School - like much of our area - is experiencing a surge in interest. As more and more people move to the region, the increased population can be viewed as both a blessing and a curse. For Lake Tahoe School, it has been mostly a blessing.

For the 2020-2021 school year, unlike most of our peer schools, Lake Tahoe School was open for inperson learning since the first day of school back in August. As a result, we experienced a surge in our enrollment and ended the year with 194 students enrolled in grades PreK through Grade Eight. Part population surge, part being the only "open" option - and I hope, part strong reputation - we were grateful for the numbers and tuition revenue.

As we look ahead to the 2021-2022 school year, we have significant interest once again, including a substantial waiting list of over 100 families wishing to enroll. Most importantly, formerly hesitant families holding off on enrolling siblings of children already enrolled, are now interested in having the entire family together in one school. While it is difficult to predict the future, in looking ahead to future years, we do foresee demand diminishing - and especially for LTS - as more families consider moving back to their original Bay Area or other California regions.

For now, we would like to request a temporary variance from our Special Use Permit for the 2021-2022 school year. Our current permit allows for 200 students, and we anticipate capping our enrollment at 220. This would be a "one-shot" request valid for this coming year only.

Since many concerns have been floated in the past regarding Lake Tahoe School traffic and parking, I wanted to share with you two significant steps we are taking to mitigate both possible issues now and next year, as well as long-term solutions for a sustainable future. These steps are in addition to our already meeting our Special Permit requirements and include:

- 1. Hiring a traffic design firm to provide us with a study to base our parking, drop-off, and pick-up management plans upon. The study with numerous recommendations will be appropriately implemented in the fall.
- 2. Increasing our promotion of carpooling among the parent body, as well as providing shuttle service for families in Reno, South Shore, and Truckee areas.

In short, due to the unforeseen circumstances outlined above, we are seeking a variance for the 2021-2022 school year from our permitted 200 to a one-year number of 220 students. Our vision moving forward will be to limit our future student body to less than 200 students at all times.

Thanks for your consideration.

Robert E. Graves Head of School

#### **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.

		<u> </u>		
Project Information	s	staff Assigned Case No.:		
Project Name: Lake Tahoe School				
Project Request for 10% Overage of Special Use Permit Description:				
Project Address: 995 Tahoe Blvd, Incline Village, NV 89451				
Project Area (acres or square feet): 4.602 acres or 58,744 sq. ft.				
Project Location (with point of re	eference to major cross	streets AND area locator):		
Tahoe Blvd and Country Clu	b Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
127-030-39	4.602			
Indicate any previous Washo Case No.(s). SW02-008, SB13		s associated with this applicat 4	ion:	
Applicant Inf	<b>ormation</b> (attach	additional sheets if necess	ary)	
Property Owner:		Professional Consultant:		
Name: Lake Tahoe School		Name:		
Address: 995 Tahoe Blvd		Address:		
Incline Village, NV	Zip: 89451	Zip:		
Phone: 775-831-5828	Fax: 775-831-5825	Phone: Fax:		
Email: bob.graves@laketahoes	school.org	Email:		
Cell: 760-422-4501	Other:	Cell:	Other:	
Contact Person: Bob Graves		Contact Person:		
Applicant/Developer:		Other Persons to be Contacted:		
Name:		Name: Mark Brockway		
Address:		Address: PO Box 6373		
	Zip:	Incline Village, NV	Zip: 89450	
Phone:	Fax:	Phone: 775-690-4239	Fax:	
Email:		Email: mbrockway@laketahoeschool.org		
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):		

LICENSE NUMBER

W026675A-LIC

**LICENSE TYPE** 

General Business License

IN THE NAME OF LOCATED AT THIS CERTIFIES THAT

WASHOE NEVADA

COUNTY OF

LICENSE FEE PAID

Expires on 07/31/2021

YEAR LICENSE VALID

LICENSE - NOT TRANSFERRABLE
POST IN A CONSPICUOUS PLACE

This license cannot be transferred or assigned It is valid only for the licensee and location shown below.

995 TAHOE BLVD, INCLINE VILLAGE, NV LAKE TAHOE SCHOOL LAKE TAHOE SCHOOL

> LAKE TAHOE SCHOOL LAKE TAHOE SCHOOL 995 TAHOE BLVD

**INCLINE VILLAGE, NV 89451**This license certifies that the name above has paid the required fees to the license collector of Washoe County and is hereby authorized to conduct business and is subject to the provisions of law.

Washoe County Human Services Agency Hereby Issues LICENSE No. 2056

## LAKE TAHOE SCHOOL

Owner: LAKE TAHOE SCHOOL Director: JOAN SKELLY Preschool Director:

Co-Infant/Toddler Director: Co-Director: Infant/Toddler Director:

## to conduct A CHILD CARE FACILITY

# 995 TAHOE BOULEVARD, INCLINE VILLAGE, Nevada 89450

Pursuant to Washoe County Code Chapter 45 the Washoe County Human Services Agency is designated as a single licensing and supervising agency of all Child Care Facilities.

This license authorizes the care of children within these limitations only

Ages: 2 Years - 6 Years

Number of Children, 40

Child Care Center Type of Facility

Hours of Operation: 8:00 AM-3:00 PM

Monday-Friday Days of Operation:

Other Limitations

Violation of License Provisions shall be grounds for a revocation or suspension of License by Washoe County Human Services Agency WASHOE COUNTY HUMAN SERVICES AGENCY

Kristy Baker 10/14/2020 09/30/2021 Date Expires:

Date Amended: 10/14/2020

09/30/2020

Date Issued:

Supervisor

The license is for above person and address only and is not transferable

11SACS WICKLY J. 20



#### Washoe County Department of Building & Safety

Incline Branch Office

865 Tahoe Boulevard, Suite 307 Incline Village, Nevada 89451-9449

Phone: (775) 832-4140 Fax

Fax: (775) 832-4164



#### CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to Chapter 100 of the Washoe County Code

Owner:

TMJDKC LLC LAKE TAHOE SCHOOL

Address:

995 TAHOE BLVD.

Builder:

KRUMP CONSTRUCTION INC

Building Permit Number:

02-4414

Assessors Parcel Number:

127-030-14

Occupancy

Construction Type

Permission is granted for the PERMANENT occupancy of the above described building on this 27th day of JUNE, 2003.

Issued By Gacl Bush

This Certificate of Occupancy does not create an express or implied warranty or guarantee.



Reno, NV 89520-0027 1001 E. Ninth Street .O. Box 11130

### Planning & Building Division WASHOE COUNTY

Integrity Communication Service



**Certificate of Occupancy** 



(775) 328-2020 FAX (775) 328-6132

## Address: 995 TAHOE BLVD. Owner: LAKE TAHOE SCHOOL

**Builder: METCALF BUILDERS** 

Occupancy: A GΧM Use:

2 × Fire Sprinklers: Provided

Required

Occupant Load: No Construction Type: V-B

Occupant Area: MULTIPURPOSE

APN: 127-581-01

Permission is granted for the PERMANENT occupancy of the above described building on

**Date:** November 25, 2019

Issued By:

**ERIC BRIO** 

Special Conditions:

2012 IBC

**Building Code Edition:** 

Permit Number:

17-100818

Y Z

This Certificate is issued pursuant to Chapter 100 of the Washoe County Code. This Certificate of Occupancy does not express or imply any warranty or guarantee. Any change in occupancy or use requires prior approval from the Building Official

## DISCLAIMERS: INDEMNIFICATION: ACKNOWLEDGMENTS BY PERMITTEE

I UNDERSTAND THAT THE INSPECTIONS PROVIDED BY WASHOE COUNTY ARE VERY LIMITED AND DO NOT COVER ALL OF THE WORK PERFORMED UNDER THE AUTHORITY OF THIS PERMITTEE. NEITHER THE INSPECTIONS BY THE COUNTY OF THIS DESTRED. A PRIVATE INSPECTOR MUST BE HIRED BY THE PERMITTEE. NEITHER THE INSPECTIONS BY THE COUNTY ON THE CERTIFICATE OF OCCUPANCY CONSTITUTE A REPRESENTATION BY THE COUNTY THAT THE WORK WAS INSPECTED OR THAT THE WORK COMPLIES WITH COUNTY ORDINANCES.

I HEREBY AGREE TO DEFEND AND TO SAVE, INDEMNIFY AND KEEP HARMLESS THE COUNTY OF WASHOE AND ITS OFFICIERS, EMPLOYEES AND AGENTS AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY ACCRUE AGAINST THE COUNTY IN CONSEQUENCE OF THIS PERMIT OR CERTIFICATE OF OCCUPANCY, OR ITS OTHERS ACTS OR OMISSIONS WITH RESPECT TO THIS PERMIT OR A CERTIFICATE OF OCCUPANCY, OR IN CONSEQUENCE OF THE USE OR OCCUPANCY OF THE USE OR OCCUPANCY OF ANY WORK, SIDEWALK, SUB-SIDEWALK OR STREET, OR OTHERWISE BY VIRTUE THEREOF, AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT AND PROVISIONS OF THE RULES, REGULATIONS AND ORDINANCE OF THE COUNTY OF WASHOE.

#### Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? Be specific.

Lake Tahoe School is requesting a temporary expansion of our Special Use Permit to allow our student number to increase from 200 students to 220 students for the 2021-2022 school year.

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

COVID considerations and increased local population are the primary reasons behind our request. In addition, we have seen an increased number of parents wishing to enroll all siblings as well.

3. Are you proposing to mitigate the effect of the modification or reduction?

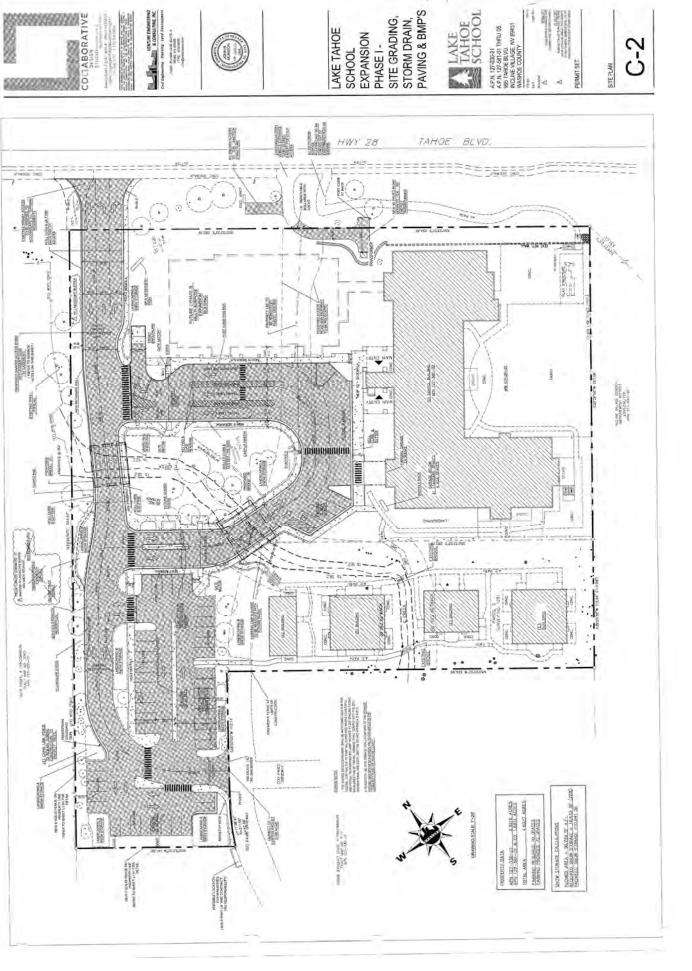
No mitigation is necessary. All classrooms can easily accommodate slightly increased class size.

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

Our deviation request is for an increase of 10% (20) students.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

The impact on surrounding properties is minimal. The school already utilizes carpooling to minimize traffic and runs shuttle services for students in Reno, Truckee, and South Late Tahoe.







### Minor Deviation of Standards

**DATE: January 13, 2022** 

DIRECTOR'S MODIFICATION CASE NO: WDMOD21-0009 (Lake Tahoe School)

BRIEF SUMMARY OF REQUEST: Request to increase maximum enrollment capacity

for Lake Tahoe School by an additional 20

students. Enrollment capacity was established by

Special Use Permit SB13-001.

STAFF PLANNER: Planner's Name: Courtney Weiche

Phone Number: 775.328.3608

E-mail: cweiche@washoecounty.us

#### **CASE DESCRIPTION**

Area Plan:

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

Applicant/Property Owner Lake Tahoe School Location: 995 Tahoe Blvd
APN: 127-030-39
Parcel Size: 4.602 acres
Master Plan: Tourist
Regulatory Zone: TA-IVT

Development Code: Authorized in Article 804
Commission District: 1 – Commissioner Hill

Tahoe

# 131-240-02 127-040-07 127-010-09

#### STAFF RECOMMENDATION

**APPROVE** 

**APPROVE WITH CONDITIONS** 

DENY

#### Date: January 12, 2021

#### **Approved Modifications**

Mojra Hauenstein, Washoe County Community Services Department Planning and Building Director

#### **Washoe County Development Code**

#### Article 810, Special Use Permits

<u>Section 110.810.60 Modification of a Special Use Permit</u>. Proposed modifications of approved special use permits shall be subject to the requirements in this section.

- (a) Required Conditions. The Director of the Planning and Building Division may approve plans for an alteration of the approved use when the alteration complies with all of the following conditions:
  - (1) The building or use alteration is incidental to the existing use;
  - (2) The building or use alteration does not result in a change of use;
  - (3) The building alteration involves less than ten (10) percent increase in floor area covered by existing structures associated with the use;
  - (4) The use alteration involves less than ten (10) percent increase in the overall site area covered by the existing use;
  - (5) The building or use alteration, in the opinion of the Director of the Planning and Building Division, would not have a substantial adverse effect on adjacent property; and
  - (6) The building or use alteration complies with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency as determined by the Director of the Planning and Building Division.

#### **Request and Extenuating Circumstances**

The applicant is seeking to modify the number of allowed students from 200 to 220 for the 2021-2022 school year. The private school use was approved under Special Use Permit SB13-001 and permitted a maximum of 200 students.

The minor deviation would serve as a means of recording the 10% expansion of the student population permanently in accordance with WCC 110.810.60a(3). Lake Tahoe School has seen an increase in enrollment in response to the indirect effects of COVID-19 on public schools.

Variance Requested	Relevant Code
Expansion of students up to 10%	110.804.35

Date: January 12, 2021

Staff does not believe that a Director's Modification of Standards is required, as the proposed 10% expansion is incidental to the existing use, does not change the use, does not require more than a 10% expansion of floor area, does not involve a 10% or greater increase in the overall site area, have a substantial adverse effect on adjacent property, and the building and use complies with the existing requirements.

Therefore, this minor deviation serves to memorialize the County's approval of a 10% expansion in the number of students permitted within Lake Tahoe School.



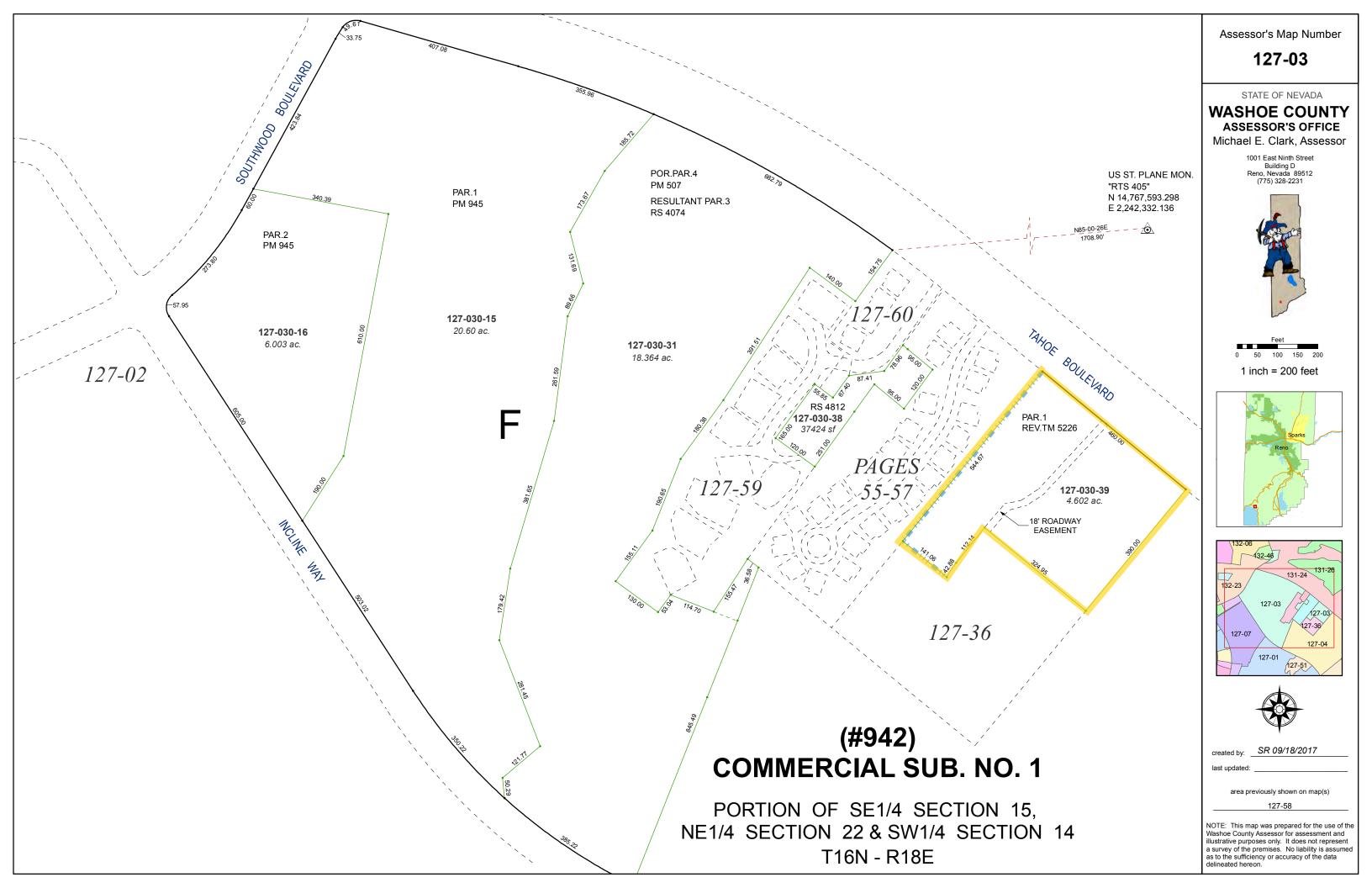
## **Site Plans**



July 5, 2023 1:2,257 0 145 290 580 ft

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

160 m





July 5, 2023

1:2,257

0 145 290 580 ft
0 40 80 160 m

Washoe County GIS Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community THIS IS TO CERTIFY THAT THE UNDERSIGNED, LAKE TAHOE SCHOOL, A NEVADA MONFROFT CORPORATION, IS THE CHARR OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECOMPATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF MRS. CHAPTER ZIS, AND THEY SEEDSY CONSENT TO THE

I. REVERSION OF THE LOT LINES COMMON TO THE EAGLES LANDING CONDOMINUMS, TRACT MAP 4005, FILE NO. 260781601 WASHOE COUNTY OFFICIAL RECORDS AND PARCEL TO AS SHOWN ON RECORD OF SURVEY NO. 1261, FILE NO. 594536, MASHOE COUNTY OFFICIAL RECORDS.

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

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

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

BY JOSEN GREEN TITLE TO TITLE TOUS tes.

NOTARY ACKNOWLEDGMENT:

STATE OF NEVADA COUNTY OF HASHOE )

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

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

TITLE COMPANY CERTIFICATE

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

ROTE FUEL COM MY COMMISSION EXPIRES 11/2/2020 UTILITY COMPANIES CERTIFICATE

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

ACKNOWLEDGMENT:

STATE OF NEVADA COUNTY OF HASHOE )

6-21-17 THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2011, BY Elias 2012 CHARTER SPECIT

Mago NOTARY PUBLIC

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

ACKNOWLEDGMENT:

STATE OF NEVADA ) COUNTY OF WASHOE /

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE WE ON 6-21-17 201, BT MATH GINGLEICH. SIERRA PACIFIC POPER COMPANY, DBA NY ENERGY.

NEVADA BELL TELEPHONE COMPANY, D.B.A. AT IT NEVADA

6/4/17

ACKNOWLEDGMENT: STATE OF NEVADA ) COUNTY OF WASHOE!

THIS INSTRUMENT MAS ACKNOWLEDGED BEFORE HE ON JUNE 21 201 BY BOTAN HEALTH NEVADA BELL TELEPHONE COMPANY DELA ATET NEVADA.

SOUTHWEST GAS CORPORATION

PRINTED NAME

ACKNOWLEDGMENT: STATE OF NEVADA )

COUNTY OF WASHOE!

THIS INSTRUMENT HAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_\_\_\_ COLOR. CI

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT Joseph J. Pomeoy

ACKNOWLEDGMENT: STATE OF NEVADA )

THIS INSTRUMENT WAS ASKNOWLEDGED BEFORE ME ON APRIL 28 2017, BY JOSEPH S. PONTON INCLINE VILLAGE CONTRAL

19 Medoz

SURVEYOR'S CERTIFICATE

VILLAGE

LAKE TAROR

DISTRICT CERTIFICATE

VICINITY MAP N.T.S.

INCLINE VILLAGE GENERAL IMPROVEMENT

THE DISTRICT HERBBY CERTIFIES THAT IT HAS REVIEWED THE MAP SHOWN HERECO, AND MATER AND/OR SCHER SYSTEMS ARE PRESENT. AVAILABLE AND CONNECTION HERBETO HOULD BE ALLOWED JEFON PROPER APPLICATION, APPROVADE AND PAYMENT OF THE AND ADDITION OF THE ADDITION AND MAINTENANCE OF THE ADDITION AND MAINTENANCE OF THE ADDITION AND ADDITION AND ADDITION OF THE ADDITION AND ADDITION AND ADDITION AND ADDITION OF THE ADDITION AND ADDITIONAL ADDITI

Joseph & Kennson April 28, 2017

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS SECURISM PLAT HAP S PROCED IT HE WASHE COUNTY TO THE WASHE SAME TO THE THE WASHE SAME SEARCH TO THE THE WASHE COUNTY SAME THE WASHE COUNTY

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

DIVISION OF WATER RESOURCES CERTIFICATE

5-26-20/7

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

SITE -

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

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED INDER MY DIRECT SUPERVISION AT THE INSTANCE OF LAKE TAHOE SCHOOL, A NEVADA NONPROPILI CORPORATION.

THE LANDS SURVEYED LIE HITHIN SECTION IS, TOWNSHIP IS NORTH, RANGE IS EAST, MDM, AND THE SURVEY HAS COMPLETED ON JANUARY 24, 2017.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS THIS HILAT HAVE DEED THEFANEL HOST HECOGODY IN TOTAL CONTROL OF A CONTROL OF THE PROPERTY HAVE NOT A PROPERTY HAVE NOT A PROPERTY HAVE NOT A PROPERTY HAVE NOT AN EXCEPTION HAVE NOT BE RECORDED HAVECH (I, IFIEL) OFFICIAL, RECORDS, HASKNOE COURTY, REVADA, AND IS INTERCED TO REVERTY ALL THAT LAND HIMIT THE EXTERNOR BOUNDARIES OF SAID TRACT HAVE AND PARCEL, 2 OF SAID RECORD OF SURVEY.

THIS MAP DOES NOT REPRESENT A FIELD SURVEY, AND NO MONUMENTS HERE SET.

L. R. Cor Halor

KENNETH R. ARNETT PROFESSIONAL LAND SURVEYOR NO. 1629



8/4/17

#### COUNTY SURVEYOR'S CERTIFICATE

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

9.07.17 COUNTY SURVEYOR

#### TAHOE REGIONAL PLANNING AGENCY CERTIFICATE

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

MUSA (Kara

#### RECORDER'S CERTIFICATE

FILE NO. 17/3/11/9 FILE (67/0) FILED FOR RECORD AT THE REQUEST OF Arnest & Associates Inc. ON THIS 12th DAY OF SEPTEMBEL. 2017, AT 30 MINUTES PAST 9 O'CLOCK A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Lawrence R	Burtness
COUNTY RECORDER	
/ A /	
a. Penh	000
u. read	ecc

#### REVERSION TO ACREAGE FOR

LAKE TAHOE SCHOOL

EAGLES LANDING CONDOMINIUMS, TRACT MAP NO. 4015 AND PARCEL 2 AS SHOWN ON SURVEY MAP NO. 1201, RECORDED IN FILE NO. 544536, MASHOE COMITY OFFICIAL RECORDS, AND LYING IN THES LIVE SECTION 15, T. 16 N. R. 10 E., MDM., IN THE UNINCORPORATED TERRITORY OF MASHOE COUNTY, NEVADA.

ARNETT A ASSOCIATES, INC. LAND SURVEYORS . PLANNERS

JOB: 16-02-09 DATE: 1/24/11 SCALE: AS NOTED SHEET 1 OF 2

#### TAX CERTIFICATE

Br. Mantalia

Lisa Builici

THE INDERSIGNED HERBBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN FAD TO AND THAT THE FILL AVERA OF ANY DEPTREED PROPERTY TAXES HAVE BEEN FAD PURSUANT TO MS 36/LASS.

MASSING COUNTY TREASURER 127-59-1, 127-59-2, 157-59-02

127-59-91, 127-59-02

6-21-17

127-581-01, 127-581-02, 9517 WE Don't forth Linda Jacobs

PLANNING AND DEVELOPMENT CERTIFICATE

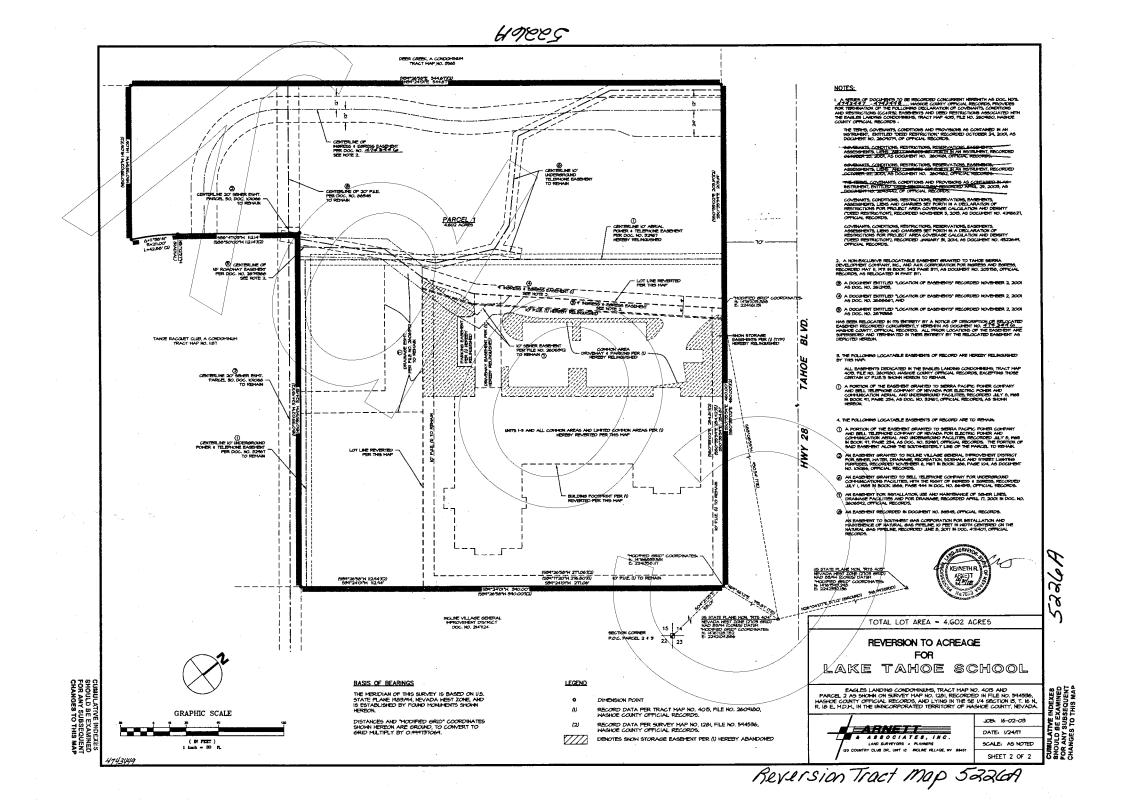
THE UNDERSIGNED GERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DIVISION OF

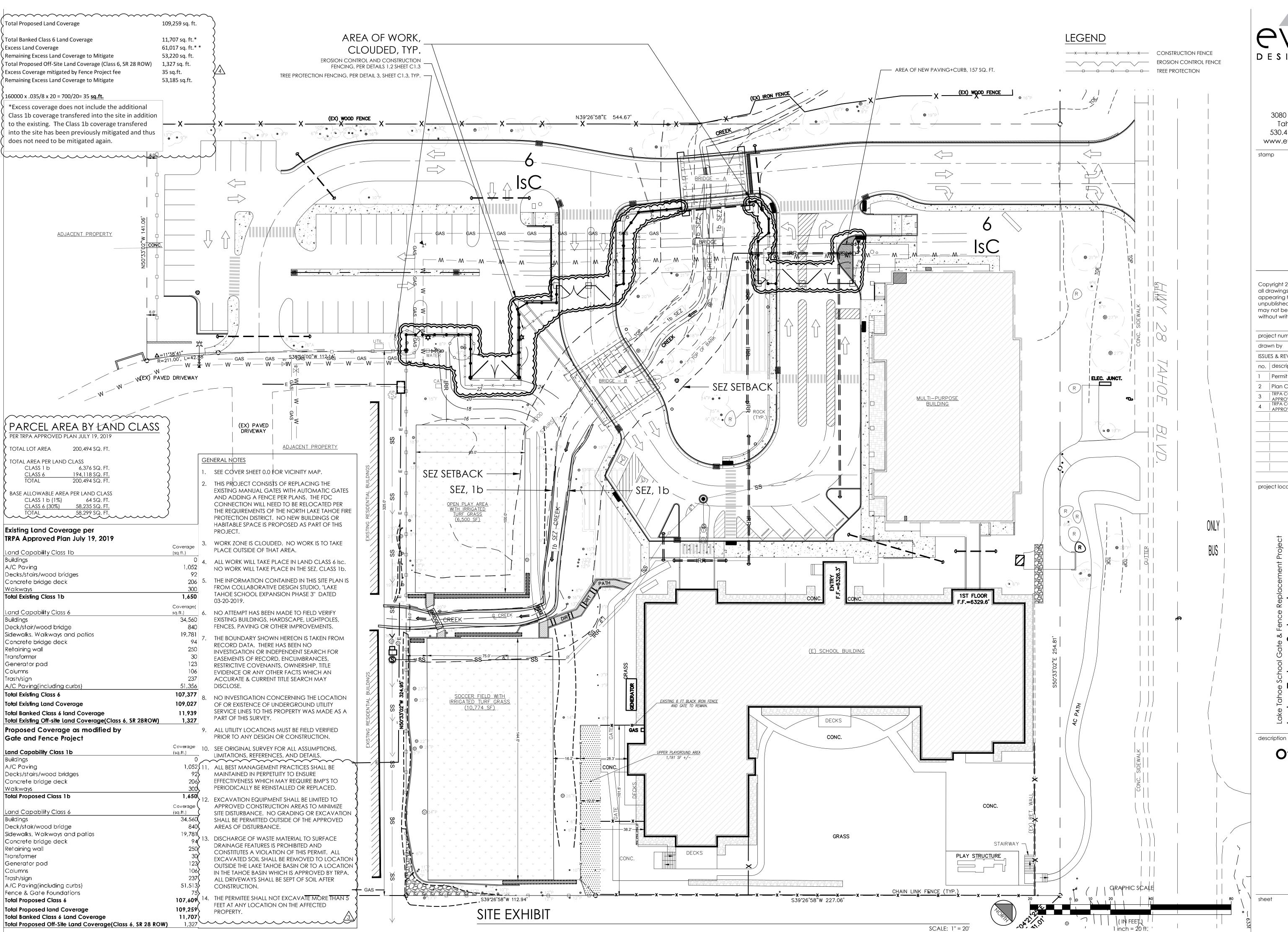
DIRECTOR OF PLANNING AND DEVELOPMENT

Ectemilla

4743449

Reversion Tract Map 5226





DESIGN WORKS california washington alaska

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

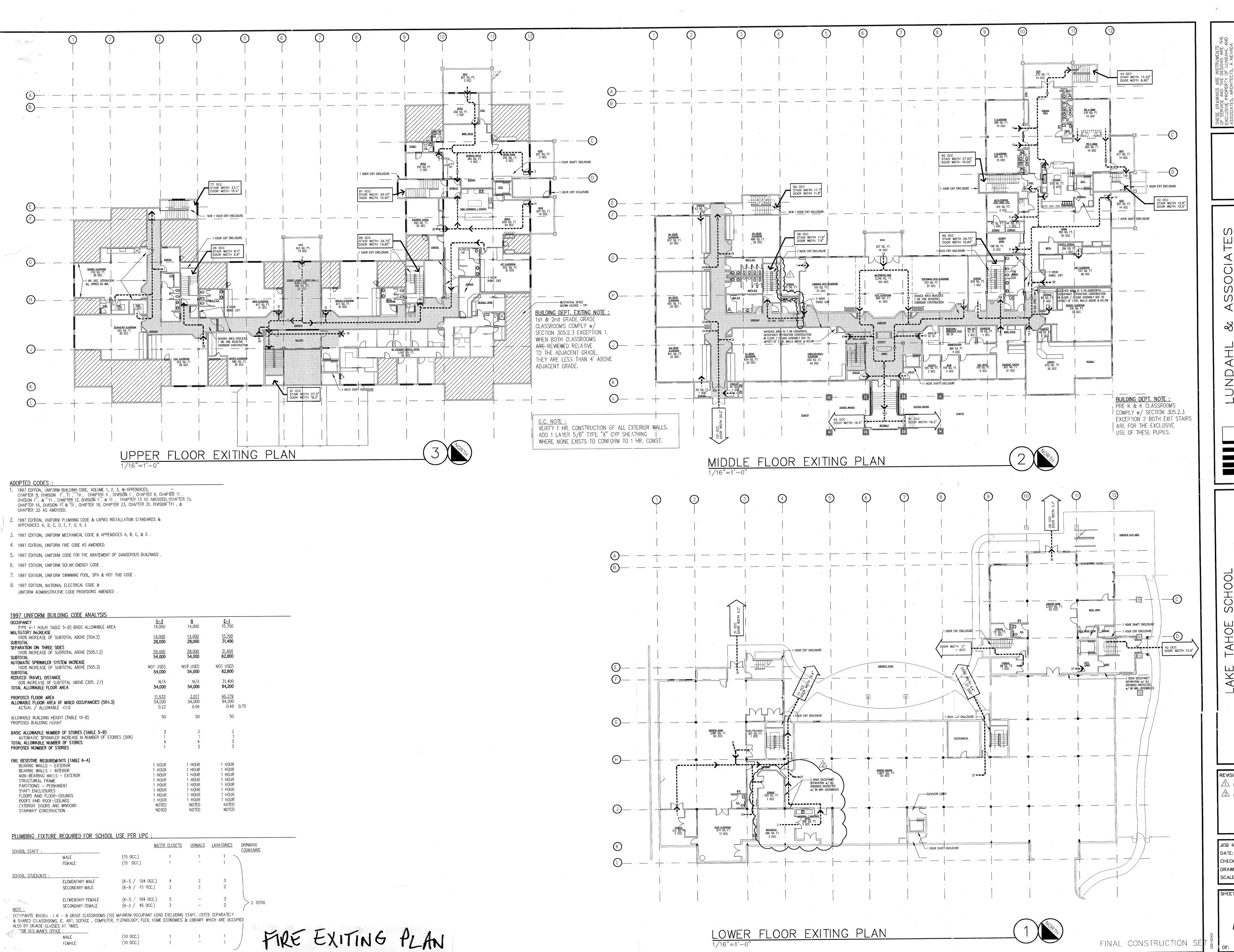
Copyright 2022 all drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of the designer.

	2020.046
drawn by AM   0	checked by BA
ISSUES & REVISIONS	
no. description	date
1 Permit Submittal	2021.07.06
2 Plan Check	2021.09.14
3 TRPA CONDITIONS OF APPROVAL	F 2021.10.13
4 TRPA CONDITIONS OF APPROVAL	F 2022.03.18

project location

chool <u>B</u> Lake Tc 995 Tah Incline

Overall Site **Exhibit** 



THESE DRAWINGS ARE INSTRUMENTS
OF SERVICE AND THE DESIGNS ARE THE
EXCLUSIVE PROPERTY OF LUNDAHL AND
ASSOCIATES, ARCHITECTS, A NEVADA
CORPORATION. ANY USE OR REPRODUCTION OF THESE DOCUMENTS
INCLUDING DESIGN CONCEPTS AND
IDEAS, IS PROHIBITED EXCEPT BY
PRIOR WRITTEN PERMISSION OF
LUNDAHL AND ASSOCIATES, ARCHITECTS.
COPYRIGHT, 2002

1 & ASSOCIATES

PLANNING INTERIOR DESIGN

LL ARG

AKE TAHOE SCHOOL
LES LANDING BUILDING REMODEL
FOR TMJDKC, LLC
APN 127-030-14

E SAN. 2003

REVISIONS:

13 JAN. 2003
PLAN C.K. CORRECTIONS

14 JAN. 2003
ROOM REVISIONS

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

A0.1