

Mt. Rose Ski Tahoe Water Storage Tank

Special Use Permit Application

June 2015

Prepared For: Mt. Rose Ski Tahoe

Prepared By: Foster Consulting

June 12, 2015

Lee Lawrence, Chair
Board of Adjustment
Washoe County
1001 E. Ninth Street
Reno, NV 89512

Dear Chairman Lawrence:

On behalf of Mt. Rose Ski Tahoe, I am submitting to the Washoe County Board of Adjustment the attached application for a Special Use Permit. This permit would represent a minor change to a previous special use permit, and is necessitated by a recent U.S. Forest Service decision in regard to storage of water for snowmaking purposes.

I appreciate the consideration of the Board of Adjustment in this matter, and I am happy to answer any questions you have about this application. Further, Mt. Rose officials would welcome any request for an on-site tour of the property. My contact information is below.

Sincerely,



Lisa Foster
Foster Consulting
Lisa@LisaFosterConsulting.com
775-230-4177

cc: Board of Adjustment members



Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Mt. Rose Ski Tahoe Water Storage Tank			
Project Description: This request is for a two million gallon water storage tank to provide for snow making associated with the operation of the Mt. Rose Ski Tahoe Ski Resort.			
Project Address: 22222 Mt. Rose Highway, Reno, NV 89511			
Project Area (acres or square feet): The total parcel is +/-350 acres, and the tank site is 1/3 acre.			
Project Location (with point of reference to major cross streets AND area locator): Approximately 12 miles west of the intersection of Mt. Rose Hwy and US 395			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
048-112-12	+/-350 acres		
Section(s)/Township/Range: Section 19 / Township 17 / Range 19			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SB11-015			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Mt. Rose Development Company		Name: Foster Consulting	
Address: 22222 Mount Rose Highway		Address: PO Box 10652	
Reno, NV	Zip: 89511	Reno NV	Zip: 89510
Phone: 775-849-0704	Fax:	Phone: 775-230-4177	Fax:
Email: ps@skirose.com		Email: Lisa@LisaFosterConsulting.com	
Cell: 775-762-9478	Other:	Cell:	Other:
Contact Person: Paul Senft		Contact Person: Lisa Foster	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Mt Rose Ski Tahoe		Name:	
Address: 22222 Mount Rose Highway		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-762-9478	Fax: 849-9080	Phone:	Fax:
Email: ps@skirose.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Paul Senft-General Manager		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

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

1. What is the type of project being requested?

Special Use Permit No. SB11-015 authorized Mt. Rose Ski Tahoe to construct two snow making ponds. These ponds were to be located on US Forest Service (USFS) land used as part of the operational area of the ski resort. Subsequent to the SUP approval, Mt Rose Ski Tahoe initiated the USFS approval process for the ponds. USFS instructed Mt Rose Ski Tahoe to build snow making facilities on land owned by Mt. Rose Ski tahoe rather than USFS lands. Therefore, this request is necessary to complete the needed water storage on Mt Rose Ski Tahoe's land.

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

Mt. Rose Ski Tahoe's existing well will be used to fill the tank. Mt. Rose Ski Tahoe owns 339 acre feet of water.

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

The project will result in the construction of a two million gallon welded steel water storage tank. The tank will be 94 feet in diameter and 40 feet tall.

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

The tank will be erected in a single construction phase beginning in spring or summer of 2016.

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

The proposed tank will be positioned on the property in a location which optimizes the ability to efficiently service snowmaking equipment while providing the least impact to skiing terrain.

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

Mt. Rose Ski Tahoe provides a unique winter recreational activity for the residents of Washoe County. It is also a major tourist attraction that greatly benefits the local economy. It brings new tourist revenue to the community and provides a significant number of jobs to local residents. The proposed storage tank will allow Mt. Rose Ski Tahoe to efficiently make snow in dry winters. Without adequate and efficient snow making infrastructure the viability of the ski resort would be challenged.

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

Adjacent properties consist of undeveloped US Forest Service Land. The tank will be painted green to match the surrounding evergreen trees to allow it to blend into its natural surroundings.

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

There are no known community impacts that would warrant mitigation measures or voluntary conditions.

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

The attached site plan displays available parking. However, the water storage tank, once constructed, will not generate vehicular traffic.

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

The storage tank will be surrounded by existing mature evergreen trees.

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

No additional signs are contemplated and no lighting will be needed.

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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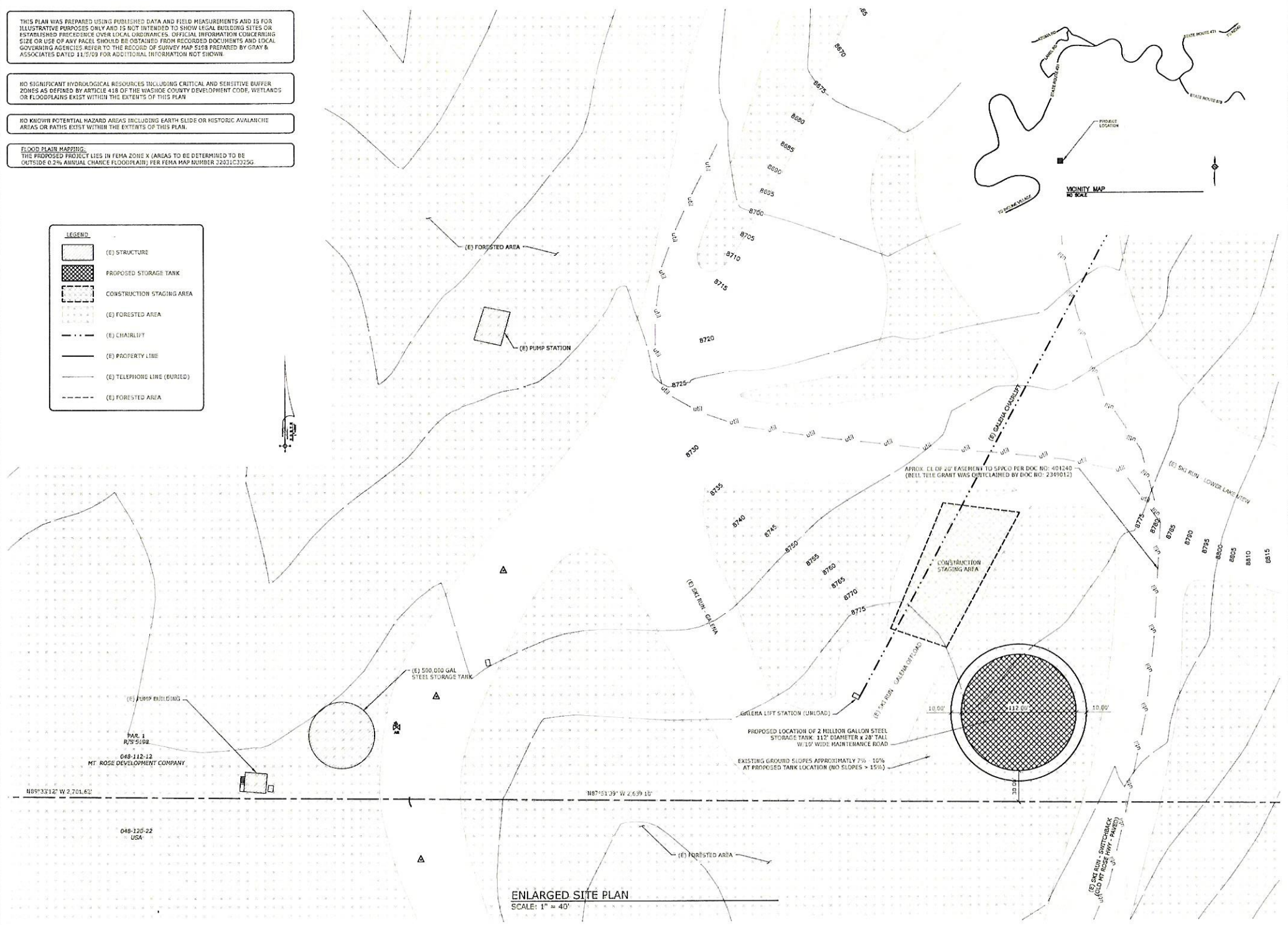
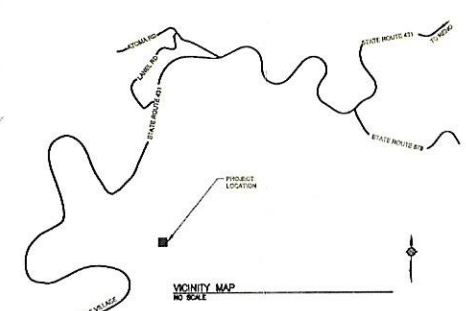
THIS PLAN WAS PREPARED USING PUBLISHED DATA AND FIELD MEASUREMENTS AND IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO SHOW LEGAL BUILDING SITES OR ESTABLISHED PRECEDENCE OVER LOCAL ORDINANCES. OFFICIAL INFORMATION CONCERNING SIZE OR USE OF ANY PAREL SHOULD BE OBTAINED FROM RECORDED DOCUMENTS AND LOCAL GOVERNING AGENCIES REFER TO THE RECORDS OF SURVEY MAP 5199 PREPARED BY GRAY & ASSOCIATES DATED 11/5/09 FOR ADDITIONAL INFORMATION NOT SHOWN.

NO SIGNIFICANT HYDROLOGICAL RESOURCES INCLUDING CRITICAL AND SENSITIVE BUFFER ZONES AS DEFINED BY ARTICLE 418 OF THE WASHCO COUNTY DEVELOPMENT CODE, WETLANDS OR FLOODPLAINS EXIST WITHIN THE EXTENTS OF THIS PLAN.

NO KNOWN POTENTIAL HAZARD AREAS INCLUDING EARTH SLIDE OR HISTORIC AVALANCHE AREAS OR PATHS EXIST WITHIN THE EXTENTS OF THIS PLAN.

FLOOD PLAIN MAPPING:
THE PROPOSED PROJECT LIES IN FEMA ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA MAP NUMBER 22031C3225G

LEGEND	
	(E) STRUCTURE
	PROPOSED STORAGE TANK
	CONSTRUCTION STAGING AREA
	(E) FORESTED AREA
	(E) CHAIRLIFT
	(E) PROPERTY LINE
	(E) TELEPHONE LINE (BURIED)
	(E) FORESTED AREA



ENLARGED SITE PLAN
SCALE: 1" = 40'

N89°33'12" W 2,701.62'

N87°51'39" W 2,639.10'

048-120-22
USA