



Board Of Adjustment Staff Report

Meeting Date: June 5, 2014

Subject: Administrative Permit Case Number AP14-004
Applicant(s): West Coast Artists Corporation, Ronda Mills-Beck
Agenda Item Number: 8.D.
Summary: To approve an administrative permit and outdoor community event business license for the Incline Village Fine Art Festival, an outdoor art display event to be held at Preston Field in Incline Village, Nevada on August 15, 16, and 17, 2014.
Recommendation: Approval with Conditions
Prepared by: Chad Giesinger, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3626
E-Mail: cgiesinger@washoecounty.us

Description

Administrative Permit Case Number AP14-004 (Incline Village Fine Art Festival) – To approve an administrative permit and outdoor community event business license for the Incline Village Fine Art Festival, an outdoor art display event to be held at Preston Field in Incline Village, Nevada on August 15, 16, and 17, 2014. The proposed event will be held between the hours of 10:00 a.m. and 5:00 p.m. (Friday through Sunday). The event will consist of approximately 50 artists, three food booths, acoustic entertainment (no amplification or stages), and possible wine tasting. Each artist will set up their own 10' x 10' canopy in which to display their original art work. Primary parking is proposed on-site utilizing the existing parking for Preston Field. Event organizers estimate that approximately 50 participants and a maximum of 500 spectators will take part in the event during any one day of the three-day event period. Based on the testimony and evidence presented at the hearing, to include the report of reviewing agencies, the Board of Adjustment may approve the issuance of the administrative permit and business license with conditions, or deny the application.

- Applicant: West Coast Artists Corporation, Ronda Mills-Beck
- Property Owner: Incline Village General Improvement District
- Location: 700 Tahoe Blvd, Incline Village, NV 89451
- Assessor's Parcel Number: 124-032-33
- Parcel Size: 5.09 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 310, Temporary Uses and Structures, and WCC Chapter 25, Business License Ordinance
- Commission District: 1 –Commissioner Berkbigler
- Section/Township/Range: Within Section 16, T16N, R18E, MDM, Washoe County, NV

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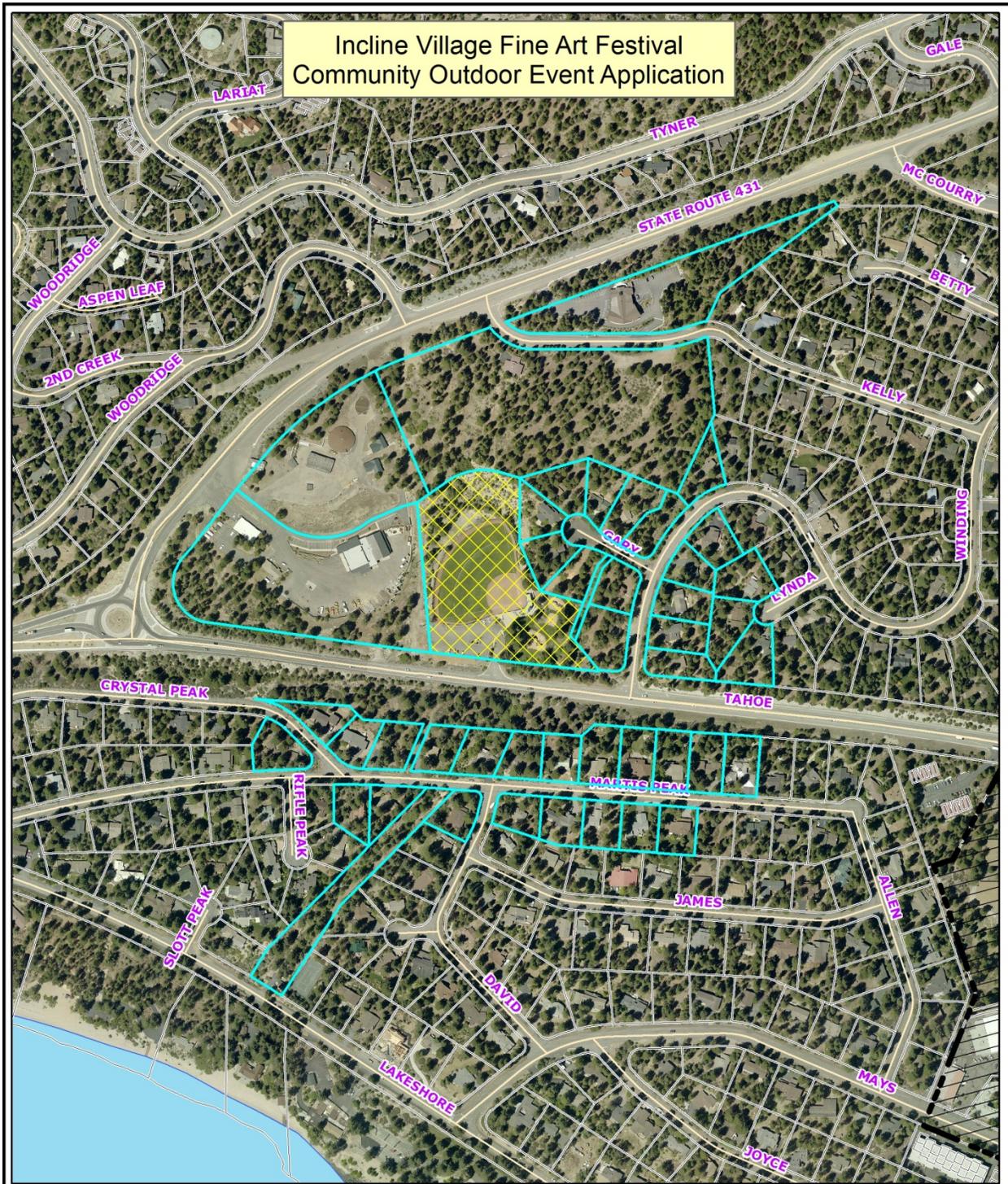
Exhibits Contents

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Administrative Permit Definition

The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

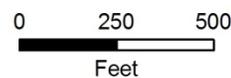
The Conditions of Approval for Administrative Permit Case Number AP14-004 is attached to this staff report and will be included with the Action Order.



VICINITY AND NOTICING MAP

Preston Field
 700 Tahoe Blvd.,
 Incline Village
 APN 124-032-33
 5.09 acres

-  Subject / Event Location
-  Noticed Parcels within 500 Feet of Event



Department of
 Community
 Development

**WASHOE COUNTY
 NEVADA**

Post Office Box 11130
 Reno, Nevada 89520
 (775) 328-3600

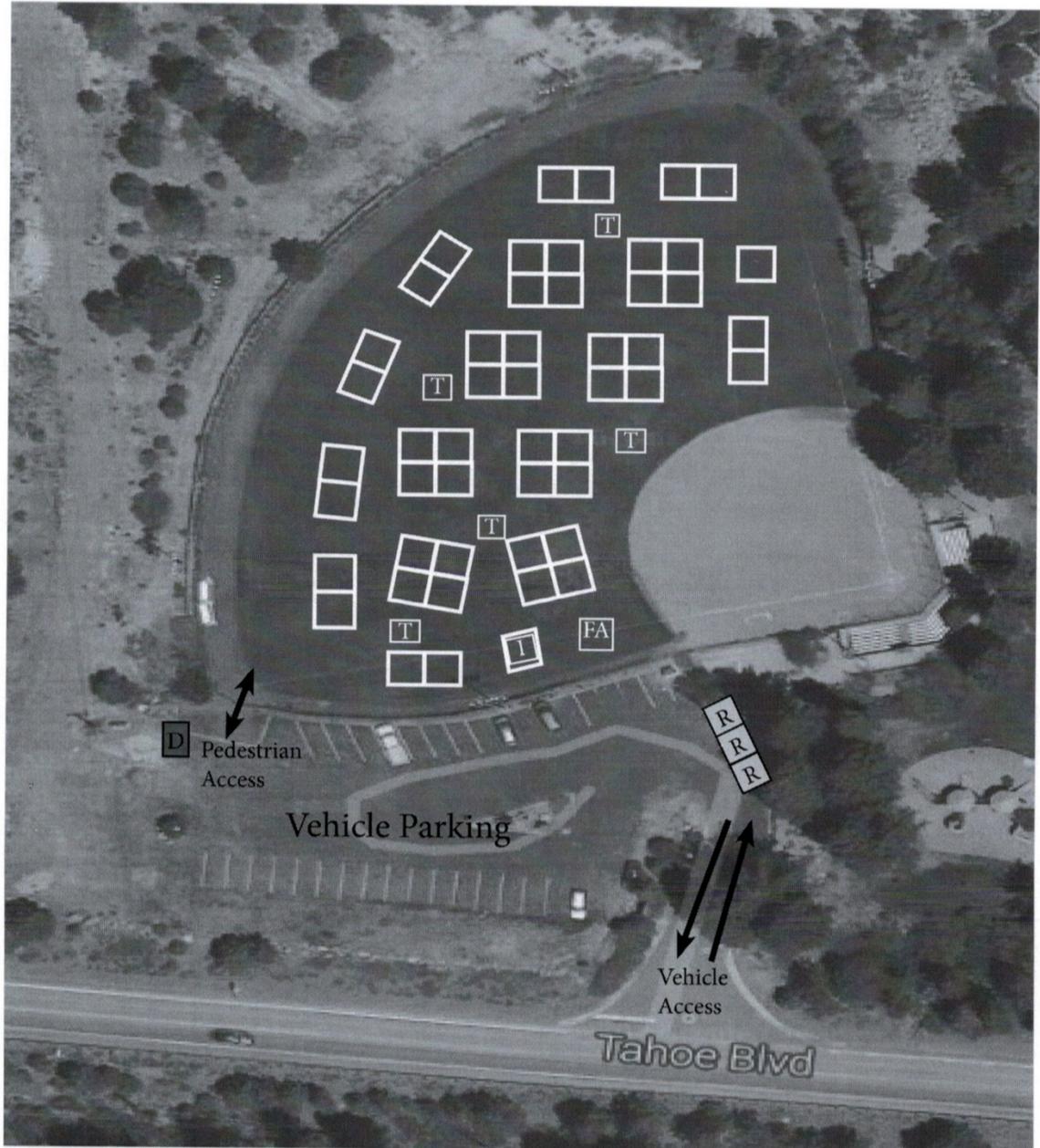


Date: June, 2014

Source: Planning and Development

SITE PLAN

Incline Village Fine Arts Festival Preston Field Incline Village NV



R = Restroom D = Dumpster T = Trash Bin FA = First Aid I = Info

Project Evaluation

The Incline Village Fine Art Festival is planned to be held at Preston Field, which is a single softball/baseball field surrounded by a small park located near the intersection of the Mt. Rose Hwy. and Tahoe Blvd. As shown in the above site plan, the main portion of the event will be held on the softball field where a series of 10' x 10' canopies will be set up for the display of art. Surrounding land uses include residential dwellings to the east (Winding Wood subdivision), a church to the north (on a large parcel, most of which is vacant near the event site), Tahoe Blvd. to the south, and to the west is the Washoe County and Nevada Department of Transportation public works yards. The residential parcels to the east are directly adjacent to the event location/Preston Field.

The event will be held during the day, Friday through Sunday, between the hours of 10:00 a.m. and 5:00 p.m. Although acoustic entertainment may be provided, there will be no amplification or music stages. Canopies will remain set up overnight with overnight security provided, but no nighttime illumination will occur. The event location, Preston Field, has existing parking, permanent toilet facilities, potable water, and direct access from Tahoe Blvd. The event organizers intend to provide additional portable toilets and trash receptacles, to include a dumpster.

In addition to the art displays, there will be three food booths and possible wine tasting. Admission to the event and parking will be free to the public. When the event ends Sunday at 5:00 p.m., the artists will break down their displays and must be gone by 9:00 p.m. (at the latest) and the grounds cleaned. The organizers, West Coast Artists Corporation, claim the event will benefit a local non-profit organization. West Coast Artists Corporation, also a 501(c) non-profit, has been producing art shows since 1983 and has done over 300 shows to date.

There is only one parking lot at Preston Field to utilize for all event parking (and potentially for any public visiting the park facilities). Staff estimates that this lot has a total of 34 paved parking spaces. The event organizers claim in their application that additional parking, if needed, can be supplied by "the business behind Preston Field," or off-site along Tahoe Blvd. or on the dirt road running along the site property line/power line. Staff cannot identify, however, any such business. The only adjacent off-site parking staff can identify is in the Washoe County Public Works Yard, which is not available for public parking. Off-site parking along either NDOT roadway is not acceptable for safety and environmental reasons. Therefore, conditions of approval shall require that all parking be provided on-site on paved surfaces (see attached Conditions of Approval).

No other Conditions of Approval have been requested by the reviewing agencies. Although the NLTFPD had no conditions of approval regarding this Administrative Permit, the applicant will be required to obtain a separate event permit from the NLTFPD. Conditions of approval will be categorized into pre-event, during-event, and after-event conditions. The Planning and Development Division will ensure that the applicant complies with all Conditions of Approval. Other permits required for the event, such as for the food booths or wine tasting, will be enforced by the respective permitting agencies.



Parking lot and entry at Preston Field (looking north)



Event site and surrounding land uses



Bathroom and park facilities (looking east)



Preston Field and adjacent dirt road (looking north)

Incline Village/Crystal Bay Citizen Advisory Board

Administrative Permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting. However, the Incline Village/Crystal Bay CAB members were noticed of this BOA meeting following the provisions outlined in WCC Chapter 110, 10 days prior to the Public Hearing.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Planning and Development
- Washoe County Engineering and Capital Projects Division
- Washoe County Health District, Environmental Health
- Washoe County Health District, Emergency Medical Services
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Washoe County Sheriff's Department

A summary of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Development addressed the hours of operation and imposed operational conditions that will be in effect for the duration of the event, to include prohibiting parking along roadways and/or on unpaved surfaces.
Contact: Chad Giesinger, 775.328.3626, cgiesinger@washoecounty.us
- Washoe County Engineering and Capital Projects requested conditions requiring on-site parking in the paved parking lot only.
Contact: Clara Lawson, 775.328.3603, Clawson@washoecounty.us
- North Lake Tahoe Fire Protection District did not have any conditions but stated that a separate event permit will be required by the NLTFPD.
Contact: Mark Regan, 775.831.0351, ext. 8107, mregan@nltpd.net
- Incline Village General Improvement District had no comments or conditions.
- Washoe County Health District had no comments or conditions.
- Washoe County Sheriff's Office had no comments or conditions.

Staff Comment on Required Findings

Section 110.808.25 of Article 808, *Administrative Permits*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the Administrative Permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

Staff Comment: The proposed outdoor community event, a Fine Art Festival to be conducted on the grounds of Preston Field, is a permitted use with approval of an Administrative Permit and business license. There are no programs policies maps or standards in any of the relevant Washoe County Plans that are inconsistent with this use.

2. Improvements. That 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.

Staff Comment: The administrative permit review process ensures that Washoe County staff, and that of other appropriate agencies, apply conditions to this use that will ensure that all of the above mentioned improvements, services and facilities are provided for this event. Staff is confident that the necessary facilities are in place or will be in place as the result of conditions of approval for the duration of the event.

3. Site Suitability. That the site is physically suitable for an Outdoor Community Event, and for the intensity of such a development.

Staff Comment: *The proposed site appears suitable for the event. Preston Field and associated facilities provides adequate space and a large lawn area capable of hosting the expected crowds and artist displays. There is adequate room for the set up of the necessary facilities and equipment. Staff is not aware if similar events have previously been held at this location, but IVGID has agreed to rent the facilities for the event, has reviewed the application, and had no comments.*

4. Issuance Not Detrimental. That 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.

Staff Comment: *The administrative permit review process ensures that all appropriate agencies have provided all necessary conditions for this event to remain non detrimental to the public health safety and welfare of the area, nor will surrounding properties be unduly injured nor will the character of the surrounding area be harmed. As an active recreation facility, nearby residents should be acclimated to crowds using this facility. In addition, no night time illumination will occur, there will be no amplified music, and hours of operation are 10 a.m. to 5 p.m.*

5. 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.

Staff Comment: *Not applicable – there are no military installations within 3,000 feet.*

Recommendation

Agencies which reviewed the application recommended conditions of approval in support of the project. Therefore, after a thorough analysis and review staff is recommending approval, with conditions, of Administrative Permit Case Number AP14-004 and the associated Outdoor Community Event business license.

Should the Board of Adjustment approve the issuance of the permit and license, staff recommends that the applicant provide Washoe County Business License with proof of compliance for each applicable condition by August 1, 2014. Washoe County Business License will issue the Community Events business license, under the signature of the Division Director, only after determination that all conditions have been met and that all applicable fees and deposits have been paid (WCC Section 25.283).

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approves with conditions, Administrative Permit Case Number AP14-004, and the accompanying Outdoor Community Event business license, for the Incline Village Fine Arts Festival, having made all five findings in accordance with Washoe County Development Code Section 110.808.25, and further authorize the Planning and Development Director to sign the business license after all appropriate conditions have been met or satisfied.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan, Tahoe Area Plan and the Incline Village Tourist Community Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for an outdoor concert series and for the intensity of such a development;
4. Issuance Not Detrimental. That 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
5. 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.

Appeal Process

Board of Adjustment action will be effective 15 days after the public hearing, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Ronda Mills-Beck, President, West Coast Artists Corporation
P.O. Box 750, Acton, CA 93510

Property Owner: Preston Field, 700 Tahoe Blvd, Incline Village, NV 89451



Conditions of Approval

Administrative Permit Case Number AP14-004

The project approved under Administrative Permit Case Number AP14-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 5, 2014. The Board of Adjustment has established conditions which must be met prior to the issuance of an Outdoor Community Event License pursuant to Washoe county Code, Article 25. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to August 1, 2014. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements or other documentation required by these conditions shall have a copy filed with the Planning and Development Division.

Compliance with the Conditions of Approval related to this Administrative Permit and Business License is the responsibility of the Licensee at the Licensee's Expense. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may cause Washoe County to not issue the business license or for the County to take appropriate measures to revoke or suspend the business license.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance of the business license.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

THE APPLICANT SHALL SUBMIT ALL REQUIRED PLANS, PERMITS, DOCUMENTATION, ETC., TO THE IDENTIFIED RESPONSIBLE AGENCY. THE APPLICANT SHALL PROVIDE WASHOE COUNTY BUSINESS LICENSE WITH PROOF OF COMPLIANCE WITH ALL APPLICABLE CONDITIONS BY AUGUST 1, 2014. WASHOE COUNTY BUSINESS LICENSE WILL ISSUE THE OUTDOOR COMMUNITY EVENT BUSINESS LICENSE AFTER

DETERMINING THAT ALL OF THESE CONDITIONS HAVE BEEN MET AND THAT ALL APPLICABLE FEES AND DEPOSITS HAVE BEEN PAID.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.
- The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Chad Giesinger, Senior Planner 775.328.3626, cgiesinger@washoecounty.us

- a. The following **pre-event** conditions shall be required for the approved Outdoor Community Event:
 1. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including the NLTFPD event permit) applied for as part of this Administrative Permit.
 2. An Outdoor Community Event license for the Incline Village Fine Art Festival shall be issued prior to commencing display of art.
 3. Any food and/or beverage concessions shall obtain appropriate Washoe County Health food service, business, and intoxicating liquor licenses.
 4. **By August 1, 2014** the applicant shall notify Planning and Development that all **pre-event Conditions of Approval** have been met. Upon notification, Planning and Development staff will conduct an inspection to verify compliance. Inspection shall be random and unannounced.
- b. The following **Operational Conditions (i.e. during and after event)** shall be required for the approved dates of the Outdoor Community Event:

1. The applicant shall demonstrate substantial conformance to the site plans approved as part of this Administrative Permit. The Planning and Development Division shall determine compliance with this condition.
2. Hours of Operation. The event shall take place between the hours of 10:00 a.m. and 5:00 p.m. Event set up activities shall not occur before 8:00 a.m. At the end of the event, all activities (to include clean-up and trash removal) shall cease by 9:00 p.m.
3. Noise. Only acoustic music shall be provided. No amplified music or stages are allowed during the event.
4. Restroom Facilities. Must be open and available to the public during the entire time of the event. Additional portable toilets shall be provided on site to augment the existing permanent facilities and shall be removed when the event ends.
5. Lighting. No lighting shall be used.
6. Parking. Parking shall be provided by the existing on-site paved parking lot. Parking shall only be allowed on paved surfaces. The informal dirt road adjacent to the softball field shall not be used for parking, nor shall any NDOT road right-of-way be used for parking.
7. Clean up. The applicant shall be responsible for total cleanup of the site, returning it to the pre-event condition.
8. Failure to comply with the conditions of approval shall render this approval null and void.

North Lake Tahoe Fire Protection District (NLTFPD)

2. The following **pre-event** conditions are requirements of the NLTFPD, which shall be responsible for determining compliance with these conditions. The NLTFPD is directed and governed by its own board. Therefore, any conditions set by the NLTFPD must be appealed to that board. The applicant shall provide all required documentation showing proof of compliance with **Condition "a" by August 1, 2014.**

Contact - Mark Regan, 775.831.0351, ext. 8107, mregan@nltpd.net

- a. The applicant shall obtain an Outdoor event permit from the NLTFPD.

*** End of Conditions ***

Comments/Conditions: May 21

CASE NO. AP14-004

CASE PLANNER _____

AGENCY REVIEW CHECKLIST

FEDERAL

- Army Corps of Engineers
- Bureau of Indian Affairs
- NRCS
- Bureau of Land Management**
 - Nevada State Office
 - Carson City District Office.
 - Eagle Lake Field Office
 - Surprise Field Office
 - Winnemucca Dist. Office
- US Fish & Wildlife
- US Forest Service
 - Carson Ranger District
 - State Office
- US Postal Service

STATE OF NEVADA

- Environmental Protection
- Mining
- NDF - Endangered Species
- Parks
- Transportation
- Water Resources
- Wildlife (NDOW)

COUNTY

- County Manager
- District Attorney, Civil Division
- Library
- Community Services Department**
 - Planning and Development Division Director (**Bill Whitney**)
 - Building and Safety (**Don Jeppson**)
 - GIS (**Chad Giesinger**)
 - Parks and Open Space (**Jen Budge**)
 - Engineering and Capital Projects Division Director (**Dwayne Smith**)
 - Land Development (**Leo Vesely**)
 - Roads (**Kimble C.**)
 - Street Naming (**Marty Easter**)
 - Surveyor (PM's only) (**Mike Gump**)
 - Traffic (**Clara Lawson**) ✓
 - Water Rights (**Vahid B.**)
 - Water / Sewer (**John Cella**)
- Operations Division Director (**Dave Solaro**)

Sheriff

- Animal Services (**Robert Smith**)
- Law Enforcement (**Duane Meyer**) ✓
and Terry Fabione ✓

District Health

- Air Quality (**Charlene Albee**)
- Environmental Health (**Wes Rubio**) ✓ *paper copy*
- Mosquito/Vector Control (**Jim Shaffer**)
- Emergency Medical Services (**Randy Todd**) ✓ *B. Dayton*

FIRE PROTECTION

- Truckee Meadows Fire Protection District & North of Township 24 (**Amy Ray**)
- Sparks Fire
- Reno Fire

CITIZEN ADVISORY BOARDS

- East Truckee Canyon
- North Valleys
- South Truckee Meadows/Washoe Valley
- Spanish Springs
- Sun Valley
- Verdi (inactive)
- Warm Springs/Rural
- West Truckee Meadows

REGIONAL/CITIES

- Airport Authority
- ✓ Regional Transportation Commission (**Patrice Echola**) ✓
- Reno Community Development (**Fred Turnier**)
- Sparks Community Services Department (**Armando Ornelas**)
- Truckee Meadows Regional Planning (**Kim Robinson**)
- Washoe County School District (**Mike Boster**)
- WCSD RECEIVES ALL TENTATIVE SUBDIVISION MAP APPLICATIONS)**
- Washoe-Storey Conservation District

HISTORIC PRESERVATION

- Pyramid Lake Paiute Tribe
- Reno/Sparks Indian Colony
- State Historic Preservation
- Washoe Tribe of NV

GENERAL IMPROVEMENT DISTRICTS

- Gerlach GID
- Grandview Terrace GID
- Palomino Valley GID
- South Truckee Meadows GID
- Sun Valley GID

UTILITIES

- AT&T
- NV Energy
- Plumas-Sierra Rural Electric Cooperative
- Silver Lake Water Dist. Co.
- Sky Ranch Utility
- Southwest Gas
- Truckee Meadows Water Authority
- Utilities, Inc.
- Verdi Meadows Utility Co.

TAHOE

- Charter Communications
- Incline Village Crystal Bay CAB
- IVGID ✓
- Nevada State Lands (**Charlie Donahue**)
- Nevada Tahoe Conservation District (**Doug Martin**)
- North Lake Tahoe FPD (**Mark Regan**) ✓
- Tahoe Regional Planning Agency (**Paul Nielsen**)
- Tahoe Transportation District (**Carl Hasty**)
- US Forest Service (LTBMU)

OTHER/STAFF

- _____
- _____
- _____
- _____
- _____
- _____

Date Sent: May 14, 2014

By Staff: [Signature]

EXHIBIT_B_EMS_Comments

From: Dayton, Brittany
Sent: Tuesday, May 20, 2014 4:15 PM
To: DeLozier, Sara; Giesinger, Chad
Subject: RE: New Washoe County Application for Review

Hello Sara and Chad,

I have reviewed the application and there are no additional requirements for the Incline Village Fine Arts Festival from the EMS program. Please let me know if you have any questions.

Thanks,

Brittany

From: DeLozier, Sara
Sent: Wednesday, May 14, 2014 4:42 PM
To: Lawson, Clara; Meyer, Duane; Rubio, Wesley S; Dayton, Brittany; 'Patrice Echola'; tim_buxton@ivgi.d.org; mregan@nltfpd.net; aknotts@tahoetransportation.org; Babi one, Terry
Cc: Giesinger, Chad
Subject: New Washoe County Application for Review
Importance: High

Please find the attached Agency Review Memo for an Administrative Permit Application for "Incline Village Fine Art Festival."
A link to the application and the contact information for the staff planner are included in the memo.

Thank you!

Sara
Sara DeLozier
Washoe County Community Services Department
sdelozi er@washoecounty.us
775.328.6109



Development Review Status Sheet

Date: 5-15-14

Attention: Chad Giesinger

RE:	Administrative Permit Case #AP14-004	
APN:	124-032-33	
Service Address:	700 Tahoe Blvd	
Phone:	Fax:	Email:
Mailing Address: 700 Tahoe Blvd Incline Village NV 89451		

Request: **Administrative Permit Case Number AP14-004 (Incline Village Fine Art Festival)**
Staff Representative: Chad Giesinger, cgiesinger@washoecounty.us

Project Descriptions: Project descriptions are provided below with links to the applications or you may visit the Planning and Development Division website and selecting the *Application Submittals* page: http://www.washoecounty.us/comdev/da/da_index.htm

Administrative Permit Case Number AP14-004 (Incline Village Fine Art Festival) – To approve an administrative permit and outdoor community event business license for the Incline Village Fine Art Festival, an outdoor art display event to be held at Preston Field in Incline Village, Nevada on August 15, 16, and 17, 2014. The proposed event will be held between the hours of 10:00 a.m. and 5:00 p.m. (Friday thru Sunday). The event will consist of approximately 50 artists, 3 food booths, acoustic entertainment (no amplification or stages), and possible wine tasting. Each artist will set up their own 10' x 10' canopy in which to display their original art work. Primary parking is proposed on-site utilizing the existing parking for Preston Field. Event organizers estimate that approximately 50 participants and a maximum of 500 spectators will take part in the event during any one day of the three day event period. Based on the testimony and evidence presented at the hearing, to include the report of reviewing agencies, the Board of Adjustment may approve the issuance of the administrative permit and business license with conditions, or deny the application.

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- Commission District: 1 – Berkbigler

- Section/Township/Range: Within Section 16, T16N, R18E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3626
- E-mail: cgiesinger@washoecounty.us

Comments and Conditions: No impact to the Incline Village General Improvement District.

Completed by: Tim Buxton, Chief Inspector

Phone: (775) 832-1246 Fax: (775) 832-1260

Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

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Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB

EXHIBIT_B_NLTFD_Comments

From: DeLozier, Sara
Sent: Thursday, May 15, 2014 2:38 PM
To: Giesinger, Chad
Subject: FW: New Washoe County Application for Review
Attachments: Mark Regan.vcf

Sara

From: Regan, Mark [mailto:mregan@nltpd.net]
Sent: Thursday, May 15, 2014 2:38 PM
To: DeLozier, Sara
Subject: RE: New Washoe County Application for Review

The only condition NLTFPD has is they must get a NLTFPD event permit from us.

From: DeLozier, Sara [mailto:SDeLozier@washoecounty.us]
Sent: Wednesday, May 14, 2014 4:42 PM
To: Lawson, Clara; Meyer, Duane; Rubio, Wesley S; Dayton, Brittany; 'Patrice Echola'; tim_buxton@ivgisd.org; Regan, Mark; aknotts@tahoetransportation.org; Babi one, Terry
Cc: Giesinger, Chad
Subject: New Washoe County Application for Review
Importance: High

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Thank you!

Sara
Sara DeLozier
Washoe County Community Services Department
sdelozi er@washoecounty.us
775.328.6109

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Washoe County COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

MEMORANDUM

To: Chad Giesinger, Senior Planner
From: Clara Lawson, PE, PTOE, Licensed Engineer
CC: Kristina Klein, PE, Senior Engineer
Dwayne E. Smith, PE, Division Director
Date: May 21, 2014
Re: Administrative Permit AP14-004, Incline Village Fine Art Festival

Parking is not allowed on the dirt road and should be marked so that vehicles don't park there. Parking is also not allowed in the County yard. The applicant shall provide documentation from NDOT that allows them to park in the right of way.

EXHIBIT_B_EMS_Comments

From: Dayton, Brittany
Sent: Tuesday, May 20, 2014 4:15 PM
To: DeLozier, Sara; Giesinger, Chad
Subject: RE: New Washoe County Application for Review

Hello Sara and Chad,

I have reviewed the application and there are no additional requirements for the Incline Village Fine Arts Festival from the EMS program. Please let me know if you have any questions.

Thanks,

Brittany

From: DeLozier, Sara
Sent: Wednesday, May 14, 2014 4:42 PM
To: Lawson, Clara; Meyer, Duane; Rubio, Wesley S; Dayton, Brittany; 'Patrice Echola'; tim_buxton@ivgi.d.org; mregan@nltfpd.net; aknotts@tahoetransportation.org; Babi one, Terry
Cc: Giesinger, Chad
Subject: New Washoe County Application for Review
Importance: High

Please find the attached Agency Review Memo for an Administrative Permit Application for "Incline Village Fine Art Festival."
A link to the application and the contact information for the staff planner are included in the memo.

Thank you!

Sara
Sara DeLozier
Washoe County Community Services Department
sdelozi er@washoecounty.us
775.328.6109



Development Review Status Sheet

Date: 5-15-14

Attention: Chad Giesinger

RE:	Administrative Permit Case #AP14-004	
APN:	124-032-33	
Service Address:	700 Tahoe Blvd	
Phone:	Fax:	Email:
Mailing Address: 700 Tahoe Blvd Incline Village NV 89451		

Request: **Administrative Permit Case Number AP14-004 (Incline Village Fine Art Festival)**
Staff Representative: Chad Giesinger, cgiesinger@washoecounty.us

Project Descriptions: Project descriptions are provided below with links to the applications or you may visit the Planning and Development Division website and selecting the *Application Submittals* page: http://www.washoecounty.us/comdev/da/da_index.htm

Administrative Permit Case Number AP14-004 (Incline Village Fine Art Festival) – To approve an administrative permit and outdoor community event business license for the Incline Village Fine Art Festival, an outdoor art display event to be held at Preston Field in Incline Village, Nevada on August 15, 16, and 17, 2014. The proposed event will be held between the hours of 10:00 a.m. and 5:00 p.m. (Friday thru Sunday). The event will consist of approximately 50 artists, 3 food booths, acoustic entertainment (no amplification or stages), and possible wine tasting. Each artist will set up their own 10' x 10' canopy in which to display their original art work. Primary parking is proposed on-site utilizing the existing parking for Preston Field. Event organizers estimate that approximately 50 participants and a maximum of 500 spectators will take part in the event during any one day of the three day event period. Based on the testimony and evidence presented at the hearing, to include the report of reviewing agencies, the Board of Adjustment may approve the issuance of the administrative permit and business license with conditions, or deny the application.

- Location: 700 Tahoe Blvd, Incline Village, NV 89451
- Assessor's Parcel No.: 124-032-33
- Parcel Size: 5.09 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 310, Temporary Uses and Structures, and WCC Chapter 25, Business License Ordinance
- Commission District: 1 – Berkbigler

- Section/Township/Range: Within Section 16, T16N, R18E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3626
- E-mail: cgiesinger@washoecounty.us

Comments and Conditions: No impact to the Incline Village General Improvement District.

Completed by: Tim Buxton, Chief Inspector

Phone: (775) 832-1246 Fax: (775) 832-1260

Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone and return the original to us at the above address via US Postal Service. We will reimburse you for your postage. Thank you.

Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB

EXHIBIT_B_NLTFD_Comments

From: DeLozier, Sara
Sent: Thursday, May 15, 2014 2:38 PM
To: Giesinger, Chad
Subject: FW: New Washoe County Application for Review
Attachments: Mark Regan.vcf

Sara

From: Regan, Mark [mailto:mregan@nltpd.net]
Sent: Thursday, May 15, 2014 2:38 PM
To: DeLozier, Sara
Subject: RE: New Washoe County Application for Review

The only condition NLTFPD has is they must get a NLTFPD event permit from us.

From: DeLozier, Sara [mailto:SDeLozier@washoecounty.us]
Sent: Wednesday, May 14, 2014 4:42 PM
To: Lawson, Clara; Meyer, Duane; Rubio, Wesley S; Dayton, Brittany; 'Patrice Echola'; tim_buxton@ivgid.org; Regan, Mark; aknotts@tahoetransportation.org; Babi one, Terry
Cc: Giesinger, Chad
Subject: New Washoe County Application for Review
Importance: High

Please find the attached Agency Review Memo for an Administrative Permit Application for "Incline Village Fine Art Festival." A link to the application and the contact information for the staff planner are included in the memo.

Thank you!

Sara
Sara DeLozier
Washoe County Community Services Department
sdelozi er@washoecounty.us
775.328.6109

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration, NLTFPD



Washoe County COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

MEMORANDUM

To: Chad Giesinger, Senior Planner
From: Clara Lawson, PE, PTOE, Licensed Engineer
CC: Kristina Klein, PE, Senior Engineer
Dwayne E. Smith, PE, Division Director
Date: May 21, 2014
Re: Administrative Permit AP14-004, Incline Village Fine Art Festival

Parking is not allowed on the dirt road and should be marked so that vehicles don't park there. Parking is also not allowed in the County yard. The applicant shall provide documentation from NDOT that allows them to park in the right of way.

OUTDOOR COMMUNITY EVENT APPLICATION

(Requires a non-refundable \$50 application fee)

Application date: 4/18/14

Applicant Information

Applicant's name: WEST COAST ARTISTS CORPORATION

Mailing address: P.O. BOX 750, ACTON, CA 93510
Street or PO Box City State Zip code

Phone: 818 813-4478 (Business) 661-269-2884 (Home) 818 621-1350 (Cell)

All applicants, to include corporate officers or partners must complete a personal history form

Is the applicant a(n): Corporation Partnership Individual

If a corporation or a partnership, list corporate officers or partners:

Name	Address	Title
<u>RONDA MILLS-BECK</u>	<u>1725 MARY RD ACTON,</u>	<u>PRES.</u>
<u>CURT BECK</u>	<u>1725 MARY RD, ACTON, CA</u>	<u>VP.</u>

Event Information

Name of Event: INCLINE VILLAGE FINE ART FESTIVAL

Date(s) of Event: AUG 15-17, 2014 Hours of operation: 10:00A-5:00 pm

Location of Event: PRESTON FIELD, INCLINE VILLAGE

Assessor Parcel Number(s): _____

Description of Event: A FINE ART EXHIBIT AND SALE WITH APPROX. 50 ARTISTS PARTICIPATING.

Name of the designated event representative who will be on-site during the event and who has authority to bind the applicant: RONDA MILLS-BECK

Will an admission fee be charged for your event? Yes No

If yes, amount and type of fee(s): _____

When will fee be collected? Pre-sales At entrance

Approximate number of participants and other persons: 50 PARTICIPANTS

Approximate number of customers and spectators: 500 PATRONS

Approximate maximum number of persons on any one day of the event: 500

Will food and/or beverages be served? Yes No

(all food and beverage vendors must have the appropriate Washoe County Health District permits)

Will alcoholic beverages be served? Yes MAYBE No

(all intoxicating liquor vendors must be individually licensed with Washoe County Business License)

Will there be live music? Yes No

Insurer Information

(see Insurance, Hold Harmless & Indemnification Requirements)

Name of Insurer: ATTACHED Policy number: _____

Attach copy of insurance policy specific to event (must be furnished prior to the issuance of the license)

Address of Insurer: _____
Street City State Zip code

Limits of liability: _____

History of Similar Events

(attach additional sheets if needed)

Describe the history of all similar events conducted, operated or promoted by the applicant. Include, at a minimum, event names, types, dates, locations, permits or licenses issued.

WEST COAST ARTISTS HAS BEEN PRODUCING ART SHOWS
SINCE 1983, WITH OVER 300 SHOWS TO DATE.

Vendor List

(attach additional sheets if needed)

Name of Vendor

Type of product

NOT YET CONFIRMED.

OUTDOOR COMMUNITY EVENT

PERSONAL HISTORY

(complete a separate form for each applicant, to include corporate officers and partners)

Name in full: RONIDA L MILLS-BECK
First Middle Last

List ALL other names you have been known by: RONIDA MILLS

Residence address: 1725 MARY RD, ACTON, CA 93510
Street City State Zip Code

Residence phone: 661-269-2884 Business phone: 818 813-4478

Name of your present business or employer: WEST COAST ARTISTS CORPORATION

Business address: P.O. BOX 750, ACTON, CA 93510
Street City State Zip Code

Type of business: PROMOTIONS Position: CEO

How long engaged in this business: 1983

Date of birth: 12/30/55 Age: 58 Place of birth: CALIFORNIA

Social Security Number: 563-02-4980

Driver's license number: ND855141 State:

List cities in which you have lived during the last ten years:

Table with 3 columns: Dates From and To, City, State. Rows include CHATSWORTH 1994-2007 CA, GRANADA HILLS 2007-2009 CA, VALENCIA 2009-2010 CA, ACTON 2010-PRESENT CA.

I, the undersigned, have answered all questions in this application and to the best of my knowledge all answers are true and correct. I further understand that disclosure of any false, misleading or incorrect answers could result in the denial of the license. The filing of the application does not authorize the conducting of any event for which a license is required, and any carrying on of such event before a license is issued may also be grounds for denial of a license.

RONIDA MILLS-BECK
Printed name of applicant

Ronida Mills-Beck
Signature of applicant

4/18/14
Date

**OUTDOOR COMMUNITY EVENT
CONTRIBUTORS OR INVESTORS LIST**

(List the names and addresses of any person contributing, investing or
having an expected financial interest greater than \$500 in producing the event)
(attach additional sheets if needed)

Name

Address

WEST COAST ARTISTS CORPORATION

ANCILLARY SERVICES OR ACTIVITIES LIST

(List the names and addresses of any person expected to provide, for consideration,
services or activities ancillary to or in conjunction with the event)
(attach additional sheets if needed)

Name

Address

NONE

**OUTDOOR COMMUNITY EVENT
INSURANCE, HOLD HARMLESS AND INDEMNIFICATION REQUIREMENTS**

Pursuant to Washoe County Code §25.303, any applicant for a Washoe County outdoor community business license must ensure the following requirements are met to the satisfaction of the Washoe County Risk Management Division before the outdoor festival business license may be issued.

INDEMNIFICATION & HOLD HARMLESS

As respects acts, errors or omissions relating to the event, APPLICANT agrees to indemnify and hold harmless COUNTY, its officers, agents, employees, and volunteers from and against any and all claims, demands, defense costs, liability or consequential damages of any kind or nature arising directly or indirectly out of the event or any activity leading up to, during, or following the event, excepting those which arise out of the sole negligence of the COUNTY.

APPLICANT further agrees to defend COUNTY and assume all costs, expenses and liabilities of any nature to which COUNTY may be subjected as a result of any claim, demand, action or cause of action arising out of the negligent acts, errors or omissions of APPLICANT or its agents concerning the event.

INSURANCE REQUIREMENTS

COUNTY requires that APPLICANT purchase General Liability Insurance as described below against claims for injuries to persons or damages to property which may arise from or in connection with the event by APPLICANT, its agents, representatives, or employees. The cost of all such insurance shall be borne by APPLICANT.

APPLICANT shall maintain coverage and limits no less than \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, the general aggregate limit shall be increased to equal twice the required occurrence limit, to apply separately to this event.

Any deductibles or self-insured retentions must be declared to and approved by the COUNTY Risk Management Division prior to the event. COUNTY reserves the right to request additional documentation, financial or otherwise prior to giving its approval of the deductibles and self-insured retention and prior to issuing the license. The COUNTY Risk Manager prior to the change taking effect must approve any changes to the deductibles or self-insured retentions.

APPLICANT shall provide COUNTY with a certificate of insurance that identifies COUNTY, its officers, agents, employees and volunteers as additional insured's.

NOTE: A certificate of insurance complying with the provisions stated above is not required with the outdoor community business license application, but must be furnished prior to the issuance of the license.

I hereby agree to the all of the provisions stated above:

INCLINE VILLAGE FINE ART FESTIVAL

Name of Event

8/15-17/2014

Date(s) of Event

RONDA MILLS-BECK

Applicant's name (printed)

Ronda Mills-Beck

Applicant's signature

Date:

4/18/14

**OUTDOOR COMMUNITY EVENT
INSURANCE, HOLD HARMLESS AND INDEMNIFICATION REQUIREMENTS**

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INSURANCE REQUIREMENTS

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NOTE: A certificate of insurance complying with the provisions stated above is not required with the outdoor community business license application, but must be furnished prior to the issuance of the license.

I hereby agree to the all of the provisions stated above:

INCLINE VILLAGE FINE ART FESTIVAL 11-15-17, 2014
Name of Event Date(s) of Event

RONDA MILLS-BECK Ronda Mills-Beck
Applicant's name (printed) Applicant's signature

Date: 11/25/13



September 19, 2013

Dear RHONDA MILLS - ORG,

Thank you for your interest in IVGID's rental facilities. To complete your rental for contract # 6513 and secure the facility(ies), a signature is required on the attached contract by 9/27/2013 and payment in full by 5/15/2014. Please review and return this contract to Incline Village Parks and Recreation Department. Contact information is located on the bottom of this page or reply by email to parksandrec@ivgid.org. Payment by credit card can be made over the phone by calling 775-832-1310.

Thank you,

IVGID Parks and Recreation

Incline Village Recreation
Recreation Center
980 Incline Way
Incline Village, NV 89451

4/18/2014 10:15 AM

174056 - Rec Counter #3 - Tom

1 FACRNT	\$1,185.00
Preston Field	
RHONDA MILLS - ORG (283681)	

Total	\$1,185.00
-------	------------

Visa	\$1,185.00
RHONDA L MILLS-BECK	

I hereby agree to pay the above amount
according to the card issuer agreement.

Signature

Thank you for visiting
the Incline Village
Recreation Center!

Visit us online at
www.inclinerecreation.com
www.yourtahoepace.com

4/18/2014 10:15 AM

Incline Village Fine Art Festival

Preston Field

August 15 – 17, 2014

Event Plan

The “Incline Village Fine Art Festival” is planned for August 15 – 17, 2014. The location will be Preston Field, Incline Village, NV. The event will consist of approximately 50 artists, 3 food booths; wine tasting (if approved) and acoustic entertainment (no amplification, no stages). Each artist will set-up their own 10' X 10' canopy, in which they will display their original artwork over a course of three days.

The canopies will remain set-up overnight and there will be overnight security provided to watch over the displays.

Preston Field has ample parking for the event, has permanent toilet and hand washing facilities, and potable water available to the patrons of the event. An information/First Aid station will be set-up in case of an emergency.

The hours of the event will be from 10:00 am until 5:00 pm. Daylight hours only, so there is no need for night time illumination. All members of the staff have cell phones for communication. No overnight camping will be approved for Preston Field.

West Coast Artists will have additional portable toilets and a dumpster delivered to the property. Trash receptacles will be disbursed throughout the event and will be emptied as necessary.

Each food booth will be equipped with a Fire Extinguisher.

Admission and parking are free to the public. The event will benefit a local non-profit organization. West Coast Artists' has 501 c status, as well.

Upon completion of the event, the artists will break down their displays beginning at 5:00 pm on Sunday, August 17th, and will be gone by 9:00 pm. The grounds will be cleaned and left in an orderly fashion.

It is our experience that patrons of the event stay just one or two hours and leave. Therefore, the parking that is available at Preston Field will be sufficient for the traffic that is expected. Artists will park off site on the dirt road behind Preston Field or on Hwy 431 or on Tahoe Blvd., Hwy 28. Should additional parking be needed, we will contact the Business behind Preston Field and utilize the very large lot.

**OUTDOOR COMMUNITY EVENT
RELEASE OF CLAIMS**

(complete a separate form for each applicant, to include corporate officers and partners)

The undersigned has filed with Washoe County Business License an application for outdoor community event license. In consideration of the assurance by the Board of County Commissioners that no vote on said application will be taken except after a deliberate, intensive and thorough investigation of the undersigned, including but not limited to criminal history background, associates and finances, the undersigned does for himself, his heirs, executors, administrators, successors and assigns, hereby release, remise and forever discharge the County of Washoe, Washoe County Sheriff's Office, Washoe County Commission, and Washoe County Business License from any and all manner of actions, causes of action, suits, debts, judgments, executions, claims, and demands whatsoever, known or unknown, in law or equity, which the undersigned ever had, now has or may have, or claim to have against any or all of said entities or individuals arising out of or by reason of the processing or investigation of or other action relating to the undersigned application.

AUTHORIZATION TO RELEASE INFORMATION

As an applicant for an outdoor community event license with Washoe County Business License, I am required to furnish information for use in determining my qualifications. In this connection, I authorize release of any and all information of a confidential or privileged nature.

I hereby release you, your organization and others from liability or damage, which may result from furnishing the information requested. This release will expire 180 days after the date signed.

I, the undersigned, have read this release and understand all its terms; I execute it voluntarily and with full knowledge of its significance.

IN WITNESS WHEREOF, I have executed this release at ACTON, CALIFORNIA on the 18TH day of APRIL, 2014.

RONDA MILLS-BECK
Printed name of applicant

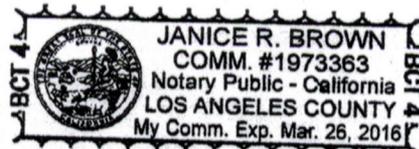
Ronda Mills Beck
Signature of applicant

State of California County of Los Angeles

Subscribed and sworn to before me this 18 day of April, 2014

Janice R. Brown
Notary Public in and for said county and state

My commission expires: Mar. 26, 2016



OUTDOOR COMMUNITY EVENT

RELEASE OF CLAIMS

(complete a separate form for each applicant, to include corporate officers and partners)

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CURTIS W BECK
Printed name of applicant

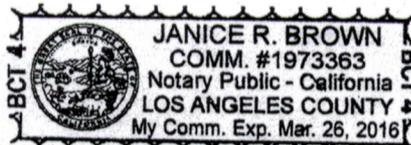
[Signature]
Signature of applicant

State of California County of Los Angeles

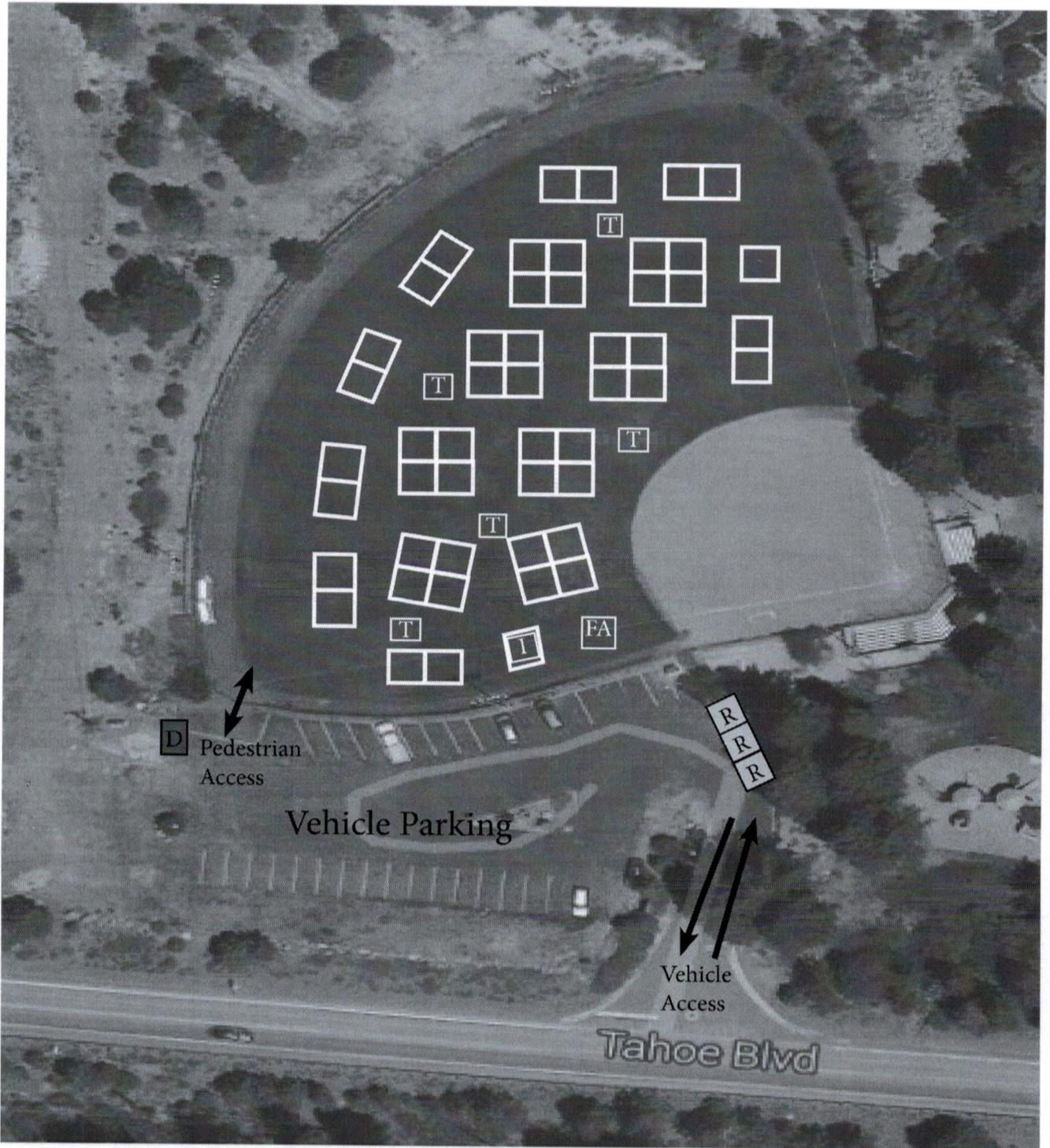
Subscribed and sworn to before me this 18 day of April, 2014

[Signature]
Notary Public in and for said county and state

My commission expires: Mar. 26, 2016



Incline Village Fine Arts Festival Preston Field Incline Village NV



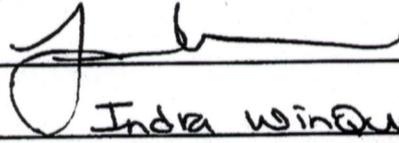
R = Restroom D = Dumpster T = Trash Bin FA = First Aid I = Info

Rental Contract / Permit

Contract #: 6513 Status: Pending
Printed: 9-19-2013 4:58 PM By: isw

The undersigned has read and on behalf of the Licensee agrees to be bound by this Permit/License and the Terms and Conditions contained herein and attached hereto, and hereby warrants and represents that he/she executes this Permit/License on behalf of the Licensee and has sufficient power, authority and capacity to bind the Licensee with his/her signature.

X: _____

X:  _____

RHONDA MILLS - ORG

Name: Indra Winquest

WEST COAST ARTISTS, PO BOX 750
ACTON, CA 93510
(818) 813-4478

Title: Assistant Parks & Rec Director
Incline Village Recreation Department

Date: _____

Date: 12/4/13 _____



Rental Contract / Permit

Contract #: 6513 Status: Pending
 Printed: 9-19-2013 4:58 PM By: isw

Incline Village Parks & Recreation Department, 980 Incline Way, Incline Village, NV 89451, hereby grants West Coast Artists (hereinafter called the 'Licensee') represented by RHONDA MILLS - ORG, permission to use the Facilities as outlined, subject of the Terms and Conditions of this Agreement contained herein and attached hereto all of which form part of the Agreement.

i) Purpose of Use
 Private Party

ii) Conditions of Use
 Expected Attendance: 500

iii) Date(s) and Time(s) of Use

Field/Facility	Day	Start Date/Time	End Date/Time	Fee or Adjustment	Amount
Preston Field	Fri	Aug 15 2014 7:00AM	Aug 15 2014 8:00PM	Field Rental - Daily Fee	\$395.00
Preston Field	Sat	Aug 16 2014 7:00AM	Aug 16 2014 8:00PM	Field Rental - Daily Fee	\$395.00
Preston Field	Sun	Aug 17 2014 7:00AM	Aug 17 2014 8:00PM	Field Rental - Daily Fee	\$395.00
Rental Total					\$1,185.00

iv) Additional Fees

v) Payment(s)

vi) Additional Notes
 Rental Contract Due: 9/27/2013
 Rental Payment Due: 5/15/2014



**Washoe County
Board of Adjustment
June 5, 2014**

**Administrative Permit
Case Number AP14-004
Incline Village Fine Art Festival**

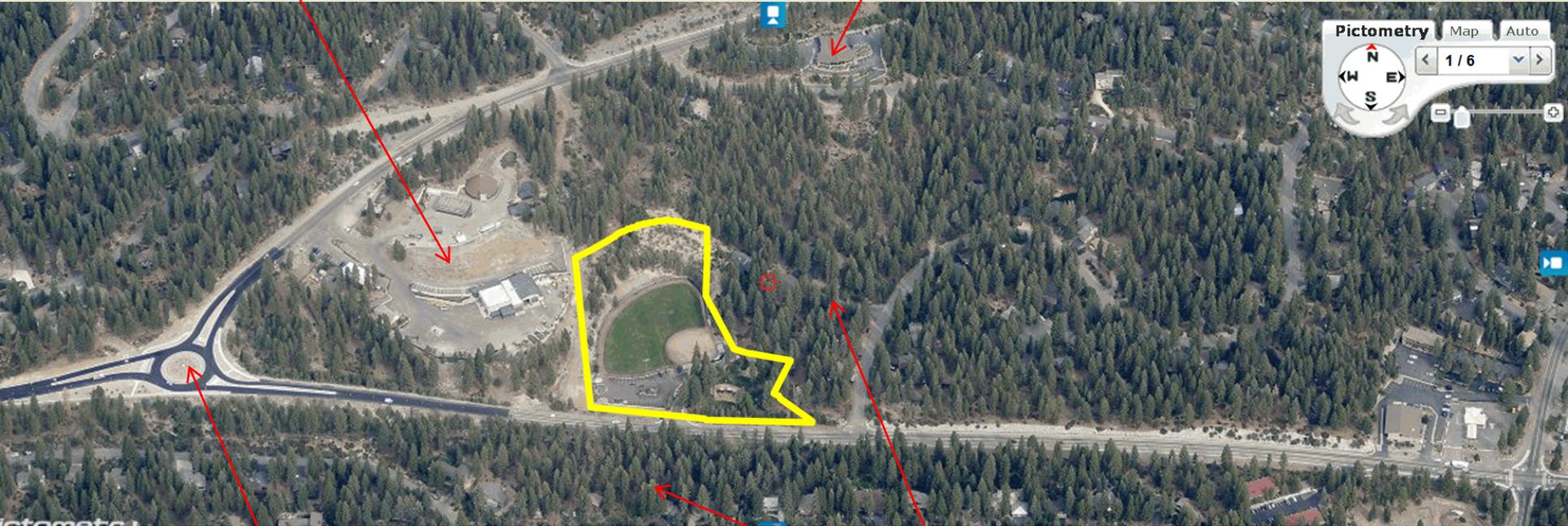
Background

- An outdoor event featuring vendors displaying fine art for sale
- Friday through Sunday 10 a.m. to 5:00 p.m.
- Approximately 50 participants (vendors) and a maximum of 500 spectators on any day
- No amplified music – possible acoustic music
- 3 food booths and possible wine tasting
- Event organizer has done over 300 similar shows to date since 1983

Vicinity Map and Surrounding Uses

NDOT and County
Public Works Yards

Church

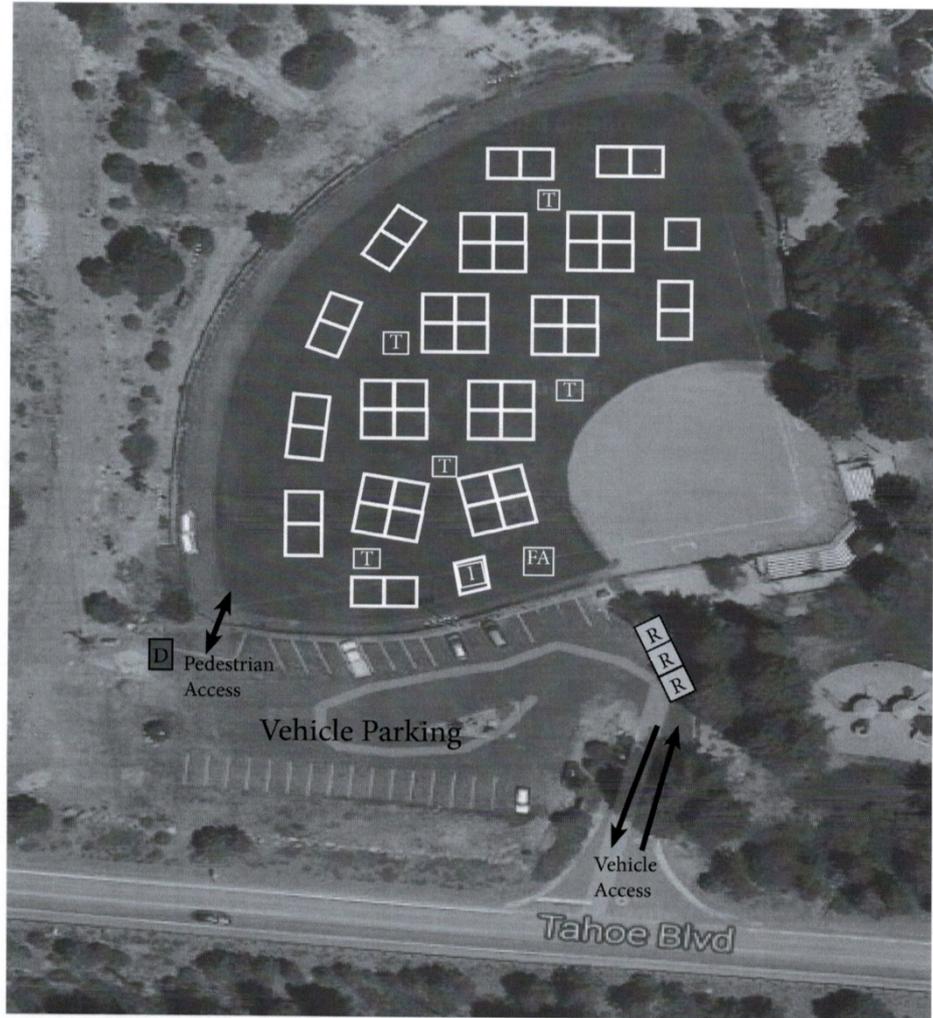


Intersection of SR
431 and SR 28

Residential
Subdivisions

Site Plan

Incline Village Fine Arts Festival Preston Field Incline Village NV



R = Restroom D = Dumpster T = Trash Bin FA= First Aid I= Info

Preston Field



Analysis

- Event location is owned/operated by IVGID
- Bathrooms exist on site, but additional portable toilets will also be provided
- There are homes directly adjacent to the event location
- Overnight security will be provided to guard event set up (but no illumination)
- One parking lot available on site with approximately 43 parking spaces

Analysis

- The applicant has proposed using an adjacent dirt road for vendor parking
- Overflow/additional parking proposed at “adjacent business” or along Tahoe Blvd
- Such areas are not officially available for event parking – parking must be in the paved lot
- North Lake Tahoe Fire Protection District will issue a separate event license

Event Parking Lot



Reviewing Agencies

- Washoe County Planning and Development
- Washoe County Engineering and Capital Projects Division
- Washoe County Health District, Environmental Health
- Washoe County Health District, Emergency Medical Services
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Washoe County Sheriff's Department

Conditions of Approval

- Hours of operation 10 a.m. to 5 p.m.
- Adherence to approved site plan
- No amplified music or lighting
- All clean up complete by 9 p.m. on Sunday
- Parking in paved areas only
- Separate event permit from NLTFPD
- Business license for Incline Village Fine Art Festival
- No other conditions of approval were requested by the reviewing agencies

Administrative Permit Findings

- Staff believes all required findings can be made regarding:
 - Consistency with Master Plan
 - Improvements and adequate facilities
 - Site suitability
 - Issuance not detrimental
 - Effect on a military installation
- See staff report for detailed explanation of required findings

Recommendation

Staff recommends approval, subject to the findings & conditions listed in the staff report.

Possible Motion

I move that after reasonable consideration, the Washoe County Board of Adjustment approves with conditions Administrative Permit Case No. AP14-004 for the Incline Village Fine Art Festival having made the appropriate findings in accordance with Washoe County Development Code Section 110.808.25.