

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: Lake Tahoe School Multi-Purpose Room Addition | | | |
| Project Description: Multi-Purpose Room Addition | | | |
| Project Address: 995 & 977 Tahoe Blvd | | | |
| Project Area (acres or square feet): 3.2 acres +/- | | | |
| Project Location (with point of reference to major cross streets AND area locator): Approximately 775' NW of Country Club Drive | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 127-582-05 | .33 | | |
| 127-030-21 | 2.92 | | |
| Section(s)/Township/Range: | | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: Lake Tahoe School | | Professional Consultant: Midkiff & Associates | |
| Name: Lake Tahoe School | | Name: Nick Exline | |
| Address: 995 Tahoe Blvd , Incline Village | | Address: P.O. Box 12427, Zephyr Cove, NV | |
| Zip: 89451 | | Zip: 89448 | |
| Phone: Contact Agent | Fax: | Phone: 775-588-1090 | Fax: 775-588-1090 |
| Email: Contact Agent | | Email: nick@midkiffandassoc.com | |
| Cell: Contact Agent | Other: | Cell: 775-240-9361 | Other: |
| Contact Person: | | Contact Person: Nick Exline | |
| Applicant/Developer: Lake Tahoe School | | Other Persons to be Contacted: | |
| Name: Lake Tahoe School | | Name: | |
| Address: 995 Tahoe Blvd, Incline Village, NV | | Address: | |
| Zip: 89451 | | Zip: | |
| Phone: | Fax: | Phone: | Fax: |
| Email: | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Property Owner Affidavit

Applicant Name: Lake Tahoe School

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, NATHAN A. HORVATA
(please print name)

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

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

Assessor Parcel Number(s): 127-582-05 / 127-030-21

Printed Name NATHAN A. HORVATA

Signed [Signature]

Address 917 TAHOE BLVD. SUITE 200

INCLINE VILLAGE, NV, 89451

Subscribed and sworn to before me this 27th day of JANUARY, 2017.

[Signature]

Notary Public in and for said county and state

My commission expires: August 1, 2020

(Notary Stamp)



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

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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

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

1. What is the type of project being requested?

The applicant is proposing to construct an approximately 14,000 s.f. +/- multi-purpose room. The multi-purpose room will be connected to the existing school via a hallway. The addition of the multi-purpose room will not result in an increase in school enrollment or require new staff.

Currently access to the Lake Tahoe Raquetball Club has to go between the school and play area utilized by the students. This causes dangerous contacts between vehicles and students. The proposed site reconfiguration reduces those contacts and provides a safer school environment.

The site reconfiguration requires the relocation of an existing vehicular bridge and the addition of a new vehicular bridge. To minimize impacts the Applicant is proposing a Stream Environmental Zone (SEZ) restoration project that will be reviewed by TRPA.

The multi-purpose room currently bisects 2 parcels. A Reversion to Acreage map is being concurrently submitted to merge the 2 parcels.

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

The multi-purpose room is being proposed over an existing parking pad. It is important to note, that the existing parking pad was a former commercial structure. The Commercial Floor Area (CFA) has been banked for the formerly existing commercial structure.

Please see the attached site plan as it relates to the proposed location of the multi-purpose room.

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 applicant is proposing to construct the multi-purpose room, complete the reconfiguration of the site layout and install/relocate all new utilities in the 2017 & 2018 construction season. In Lake Tahoe the grading construction season is May 1st - October 15th.

The utility installation/relocation will be completed as soon as all applicable permits are obtained in the 2017 construction season. The site reconfiguration will also be completed during the 2017 construction season. The construction of the multi-purpose room will be finished in the 2017-2018 construction seasons.

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

See question 3. It is important to note, that the final construction completion schedule will be reviewed and approved by TRPA prior to permit acknowledgement.

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 parcels that comprise the Lake Tahoe School site maintain the coverage necessary to complete the proposed addition of a multi-purpose room. The reconfiguration of the site layout will result in less interactions between students and vehicles accessing the development to the rear of the school parcel via an easement. The SEZ restoration will improve the existing stream channel and improve water quality and clarity.

The existing grade of the multi-purpose room being lower than Tahoe Blvd and the proposed vegetative screening will lessen visual impacts.

The multi-purpose room does not increase staffing or school enrollment.

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

The applicant is proposing a Stream Environmental Zone (SEZ) restoration project throughout the project area. The SEZ restoration will improve the bank stability abutting the SEZ. This will improve the stream channel, which will improve water quality within the Incline Village watershed. In addition, the proposal will result in the installation of new and updated Best Management Practices (BMPs). These will also limit water runoff, which will improve lake clarity. Both of these elements comprise benefits to adjacent property owners, the community and all those that utilize the lake.

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

No anticipated negative impacts are anticipated to the adjacent properties.

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

As documented in the LSC Traffic Analysis, the Applicant has limited the use and times in which the multi-purpose room will be utilized. This will limit traffic on neighboring streets.

The proposed SEZ restoration exceeds TRPA requirements.

The relocation of the existing ingress/egress to the Raquetball Club will provide safer access that does not interact with school children.

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 LSC parking analysis establishes that the proposed project needs 70 spaces, 3 of which will be ADA. The Applicant is proposing 73 spaces, 4 of which are ADA compliant.

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

See attached landscaping plan.

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 new signage is proposed. The lighting details can be found on the attached plan set and specs of the lights can be found on the submittal CD.

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 |
|------------------------------|--|

Existing CC&Rs were removed when the building was converted to the school.

13. 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 Management |
| f. Cable Television Service | Charter |
| g. Water Service | IVGID |

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

| | | | |
|--------------------|----|--------------------|--|
| h. Permit # | NA | acre-feet per year | |
| i. Certificate # | NA | acre-feet per year | |
| j. Surface Claim # | NA | acre-feet per year | |
| k. Other # | NA | acre-feet per year | |

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

| |
|----|
| NA |
|----|

14. 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 |
| d. Middle School | Lake Tahoe School |
| e. High School | Incline Village High School |
| f. Parks | Preston Field / School acts as a park |
| g. Library | Incline Village Library |
| h. Citifare Bus Stop | abutting Incline Creek Office Park |

February 1, 2017

Washoe County
Planning & Development Division
P.O. Box 11130, Reno, NV 89520-0027

**SUBJECT: LAKE TAHOE SCHOOL, SPECIAL USE PERMIT APPLICATION, 995 & 977 TAHOE BLVD,
INCLINE VILLAGE, WASHOE COUNTY, NEVADA, ASSESSOR'S PARCEL NUMBERS (APNs) 127-582-
05 & 127-030-21**

To Whom It May Concern:

The Special Use Permit (SUP) application and all attachments are being submitted by Midkiff and Associates, Inc. ("the Agent") on behalf of the Lake Tahoe School ("the Applicant"). The Lake Tahoe School is a private K – 8th grade school.

School History

The existing structure that currently maintains the Lake Tahoe School was formerly a subdivided, commercial office complex. Washoe County issued Special Use permit SW02-008, which converted 21,948 square feet of Commercial Floor Area (CFA) and to a public service use (the Lake Tahoe School). The 21,948 square feet of CFA was banked by the Tahoe Regional Planning Agency (TRPA) under file number VBOU2011-0478. In 2013 Washoe County issued a second SUP for the school (SB13-001), which converted the remaining 2,270 square feet of CFA to a public service use. This CFA was banked under TRPA file number ERSP2012-0961. Following the acknowledgment of all the required permits, the formerly subdivided commercial office complex was converted entirely to the Lake Tahoe School.

Project Description

The applicant is requesting that Washoe County modify SB13-001 to allow for the construction of additional school amenities that will improve student experience and safety, while also providing an environmental benefit.

The Applicant is requesting to construct a 13,906 square foot multi-purpose room. The multi-purpose room will be connected to the existing school via a hallway. The multi-purpose room will require the reconfiguration of the existing site layout, specifically the sites ingress/egress.

As the existing site plan represent, the existing ingress/egress for the school and the racquet ball club to the rear of the parcels requires that cars, buses, etc. bisects open space and play areas that students of the school regularly use. This creates unsafe conflicts between students running to play and the vehicles accessing the site and racquet ball club. The proposed reconfiguration will allow for the conflicts to lessen as traffic will be slowed as a result of newly proposed ingress/egress and no direct access to the racquet ball club.

The site reconfiguration will require the relocation of the existing vehicular bridge crossing the creek that bisects the parcels and the addition of a second vehicular bridge. The applicant is engaged with TRPA in the design phases of a Stream Environmental Zone (SEZ) restoration project that will take place throughout the project area. The goal of the SEZ restoration project is to improve the stream bank, reduce runoff and improve water quality. The SEZ restoration component will be permitted by TRPA and completed in conjunction with the addition of the proposed multi-purpose room and site reconfiguration.

Reversion to Acreage

The proposed multi-purpose room is bisected by the Subject APNs. The Applicant is concurrently submitting a Reversion to Acreage application to merge the two (2) Subject APNs. The Applicant requests that the completion of the Reversion to Acreage merging the lots be conditioned in the forthcoming SUP. A copy of the reversion to acreage map can be found on the attached submittal CD.

Traffic

Transportation Planning and Traffic Engineering Consultants, LSC Consultants, Inc. conducted a traffic analysis for the proposed addition of a multi-purpose room dated January 31, 2017. In that analysis LSC concluded:

As shown in Table 3, the multi-purpose building is expected to generate zero trips during the AM peak hour, a net increase of 6 one-way vehicle trips in the school PM peak hour (an increase 35 inbound trips and a reduction of 29 outbound trips), and in the commuter PM peak hour 68 additional trips will be generated (0 inbound and 68 outbound). Adding 4 one-way trips (2 inbound and 2 outbound) associated with the proposed guard (s) yields a total increase in daily one-way trips of approximately 82.

Parking

LSC also completed a parking analysis for the school site, including the addition of the multi-purpose room. LSC concluded that the parking demand is a total of 70 spaces, including 3 ADA spaces. The Applicant is currently proposing 73 spaces and 4 ADA spaces (ADA spaces located in parking garage).

I trust the above (and attached) is acceptable. If you require any additional questions/comments, please do not hesitate to contact me.

Sincerely,



Nicholas D. Exline
Senior Planner, AICP

| Amount | Document |
|--------|----------------------------------|
| 1 | Submittal Fee (\$2,051.08) |
| 1 | Development Application Original |
| 3 | Development Application Copies |
| 1 | Owner Affidavit Original |
| 3 | Owner Affidavit Copy |
| 1 | Proof of Property Tax Payment |
| 1 | Title Report |
| 1 | Plan Set |
| 1 | Lists & Mailing Labels/Maps |
| 1 | LSC Traffic Report |
| 1 | LSC Parking Letter |
| 1 | Submittal CD |



TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING CONSULTANTS

2690 Lake Forest Road, Suite C
Post Office Box 5875
Tahoe City, California 96145
(530) 583-4053 • FAX: 583-5966
www.lsstahoe.com • info@lscstahoe.com

January 31, 2017

Nick Exline, Senior Planner
Midkiff and Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

RE: Lake Tahoe School - Parking Evaluation
(LSC Job #167500)

Dear Mr. Exline:

Per your request, LSC Transportation Consultants, Inc. has analyzed the potential parking impacts associated with the proposed redesign of the Lake Tahoe School located at 995 Tahoe Boulevard (State Route 28) in Incline Village, Nevada. Lake Tahoe School is preparing to build an 11,840 square foot multi-purpose building. In conjunction with the construction of the building, the circulation and parking areas will be redesigned. All access to the school and residential units to the south is proposed to be provided via the existing western driveway on State Route (SR) 28, and the existing eastern or main driveway would be eliminated.

School Hours

Lake Tahoe School serves grades pre-K through 8. The start bell times for the middle grades occur from 7:40-8:00 AM, while the lower grades start between 8:00 and 8:15 AM. The lower grades let out from 2:45-3:00 PM, and the middle grades are dismissed between 3:05 and 3:15 PM.

Existing Traffic Queue Lengths

LSC staff counted the number of vehicles waiting or queued in front of the school every minute from 7:45 to 8:45 AM and from 2:15 to 3:20 PM on a Wednesday October 12, 2016. Based on this count data, the maximum queue length in the morning was 6 vehicles (at 7:51 AM), while the afternoon maximum queue was 8 vehicles (at 2:50 PM).

Existing Parking Conditions

LSC conducted parking counts on Wednesday October 12, 2016. The parking demand counts covered all of the parking areas used by the school. Figure 1 shows the various parking lots, and the uses for each are as follows:

- Lot A - Used primarily by parents during drop-off and pick-up periods. Also used to store school

buses.

- Lot B - A small lot used primarily by school staff.
- Lot C - Used by those visiting the school, typically not during peak periods. During the PM pick-up period, the eastern spaces are blocked-off to prevent use (which would impede the flow of traffic in the pick-up area).
- Lot D – Parking garage, used by the school facility and as storage.
- Lot E - Rear lot used as overflow and staff parking.

There total number of existing parking spaces in Lots A-E is 117.

The parking demand counts were conducted from 7:30-8:30 AM and from 2:15-3:15 PM. Lots B, D, and E are used primarily by school staff and do not have much turnover during the peak drop-off and pick-up periods. The parking demand counts therefore focused on monitoring Lots A and C. Prior to the count, all parking lots were inventoried for their capacity (maximum available spaces). The number of parked vehicles was also counted before and after each peak period. During the counts, the number of parked vehicles was recorded at the top of every minute, in order to capture the maximum number of parked vehicles. Table 1 shows the maximum number of vehicles parked on the school campus at any given time during the count period. Morning peak parking occurred at 8:22 AM with 58 vehicles parked and afternoon peak parking demand occurred 2:51 PM with 61 vehicles parked. None of the lots reached maximum capacity, with the exception of Lot B during the PM peak period.

| Table 1 : Lake Tahoe School - Existing Parking Demand | | | | | | | |
|--|-----|------|-----|-----|-----|-------|--|
| Parking Lot Capacity | A | B | C | D | E | Total | |
| | 48 | 8 | 21 | 25 | 20 | 122 | |
| <u>AM</u> | | | | | | | |
| Maximum Parked Vehicles at One Time (8:22 AM) | 18 | 6 | 15 | 11 | 8 | 58 | |
| Occupancy | 38% | 75% | 71% | 44% | 40% | 48% | |
| <u>School PM</u> | | | | | | | |
| Maximum Parked Vehicles at One Time (2:51M) | 27 | 8 | 7 | 11 | 8 | 61 | |
| Occupancy | 56% | 100% | 33% | 44% | 40% | 50% | |

Source: LSC Transportation Consultants INC.

Proposed Project Parking Demand

Many different types of events are planned for the multi-purpose building, although the building will generally be used by Lake Tahoe School students, parents, and friends only. That is, no community-wide events are anticipated to occur there. A “worst-case” event from a traffic operations standpoint would be an event starting at 3:00 PM and ending at 5:00 PM, with traffic entering during the school PM peak hour



and exiting during the commuter PM peak hour. This type of event would see about 100 attendees. A 200-person event, such as a talent show, could potentially occur monthly in the evening. However the parking demand for this sized special event is not analyzed as it would only occur occasionally. Note that not more than one large event per day would occur at the new building.

The estimated parking demand assuming a 100-attendee event starts during the afternoon pick-up period (around 3:00 pm) is a total of approximately 94 spaces. Breaking this down there would be 48 parking spaces used at 3:00pm due to existing school uses and 46 additional parking spaces needed for the event, as shown in Table 2.

If the multi-purpose building is restricted such that large events generating additional vehicles (such as a 100-attendee event) are not allowed to start before 4:00 pm, the estimated parking demand is a total of 70 spaces. This assumes 26 spaces are already occupied at 4:00 pm, and that the event requires an additional 44 spaces. Note that the later the event, the less parking is needed.

| | <u>Assuming a 100-attendee event starts at</u> | |
|---|--|-----------|
| | 3:00 PM | 4:00 PM |
| <u>Proposed Project</u> | | |
| Staff Vehicles Staying for Event | 4 | 4 |
| Additional Parent Vehicles | 35 | 40 |
| Parent Vehicles (that normally use pick-up curb, now stay and park) | 7 | 0 |
| <i>Total Proposed Project</i> | <i>46</i> | <i>44</i> |
| Existing Demand | 48 | 26 |
| Total Demand | 94 | 70 |

Source: LSC Transportation Consultants INC.

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

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

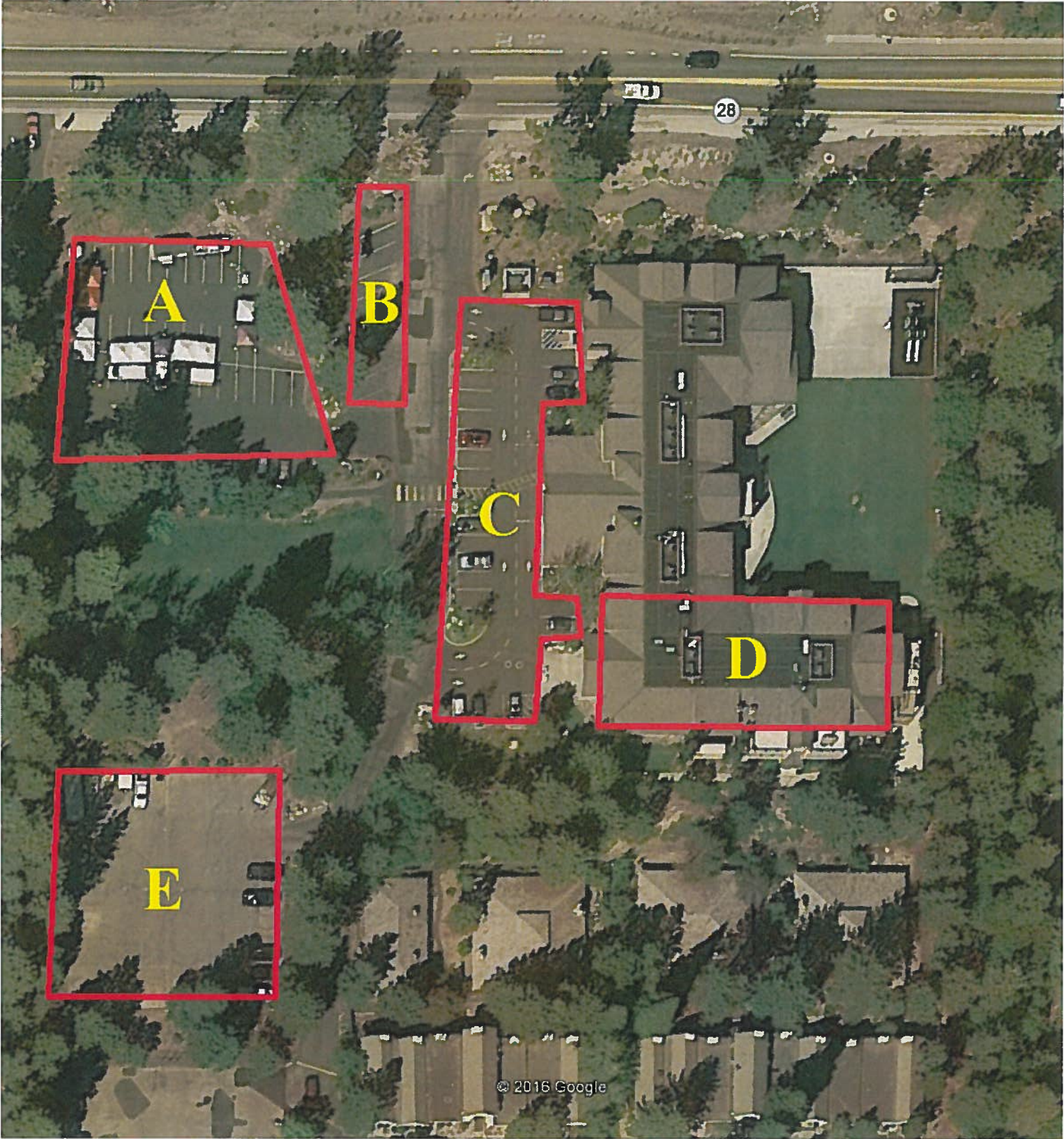
By

 P.E.
Sara T. Hawley, PE

Attachments – Figure 1



Figure 1: Lake Tahoe School Parking Locations



OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 218, AND THEY HEREBY CONSENT TO THE FOLLOWING:

1. REVERSION OF THE LOT LINES COMMON TO THE EAGLES LANDING CONDOMINIUMS, TRACT MAP 4015, FILE NO. 2609180, WASHOE COUNTY OFFICIAL RECORDS AND PARCEL TO AS SHOWN ON RECORD OF SURVEY NO. 1281, FILE NO. 544536, WASHOE COUNTY OFFICIAL RECORDS.
2. REVERSION OF ALL CONDOMINIUM UNITS, COMMON AREAS, LIMITED COMMON AREAS AND BUILDING FOOTPRINT AS SHOWN ON THE EAGLES LANDING CONDOMINIUMS, TRACT MAP 4015, FILE NO. 2609180, WASHOE COUNTY OFFICIAL RECORDS.
3. THE RELINQUISHMENT OF ALL EASEMENTS DEDICATED IN THE EAGLES LANDING CONDOMINIUMS, TRACT MAP 4015, FILE NO. 2609180, WASHOE COUNTY OFFICIAL RECORDS, EXCEPTING THOSE CERTAIN 'O' P.U.E.'S SHOWN HEREON ON SHEET 2.
4. THE RELINQUISHMENT OF ALL EASEMENTS OF RECORD AS NOTED ON SHEET 2.
5. THE DEDICATION OF PUBLIC UTILITY EASEMENTS (P.U.E.'S) AS SHOWN ON SHEET 2.

BY: _____ TITLE: _____
LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION

NOTARY ACKNOWLEDGMENT:

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2017, BY _____, LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SECURITY INTEREST HOLDERS CERTIFICATE

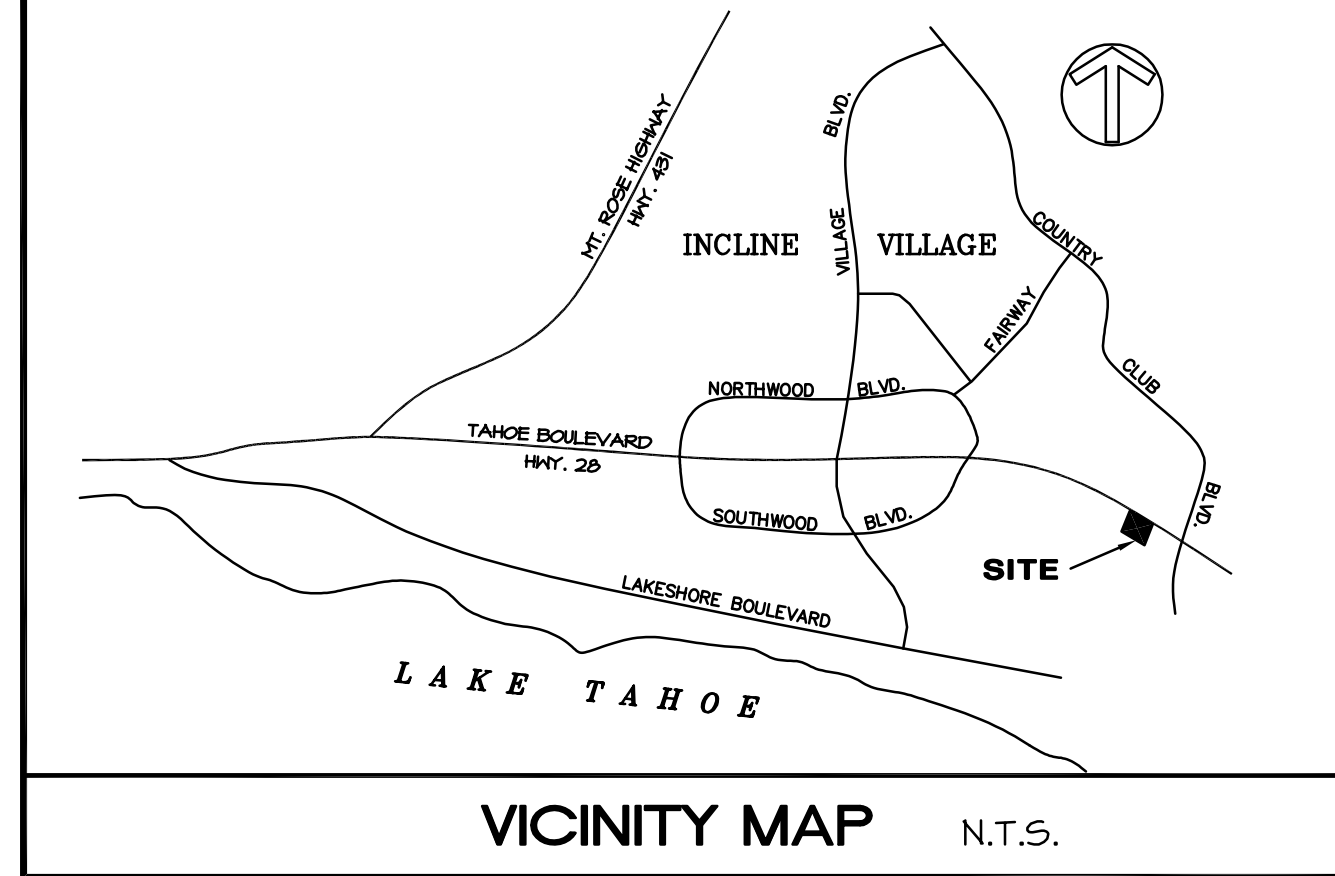
THE WRITTEN CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP BY THE HOLDERS OF SECURITY INTERESTS LISTED IN THE GUARANTEE OF THE TITLE COMPANY ARE SET FORTH ON SEPARATE DOCUMENTS FILED WITH THIS MAP AS DOCUMENT NO'S _____, INCLUSIVE.

TITLE COMPANY CERTIFICATE

STEWART TITLE GUARANTEE COMPANY REPORTS AND CERTIFIES THAT IT HAS ISSUED A GUARANTEE DATED _____, 2017, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, THAT LISTS THE NAMES OF (1) EACH OWNER OF RECORD OF THE LAND TO BE DIVIDED, AND (2) EACH HOLDER OF RECORD OF A SECURITY INTEREST IN THE LAND TO BE DIVIDED, IF THE SECURITY INTEREST WAS CREATED BY A MORTGAGE OR DEED OF TRUST. THE GUARANTEE ALSO SHOWS THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON-INTEREST COMMUNITY OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

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

BY: _____ DATE _____



TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.
WASHOE COUNTY TREASURER

BY: _____ DATE _____
NAME: _____

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT CERTIFICATE

THE DISTRICT HEREBY CERTIFIES THAT IT HAS REVIEWED THE MAP SHOWN HEREON, AND WATER AND/OR SEWER SYSTEMS ARE PRESENTLY AVAILABLE AND CONNECTION THERETO WOULD BE ALLOWED UPON PROPER APPLICATION, APPROVAL, AND PAYMENT OF APPLICABLE FEES. THIS CERTIFICATION IS SUBJECT TO:
(1) THE AVAILABILITY OF WATER RIGHTS AND ACTIONS BROUGHT IN OPPOSITION TO THOSE WATER RIGHTS; AND (2) THE AVAILABILITY OF TREATMENT AND DISPOSAL CAPACITY OF THE DISTRICT'S WATER RECLAMATION FACILITIES. OPERATION AND MAINTENANCE OF THE WATER AND SEWER SYSTEM ON THE PROPERTY TO THE CONNECTION TO THE I.V.G.I.D. MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

JOSEPH BORGERDING
DIRECTOR OF ENGINEERING DATE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED OR TO REMAIN, TOGETHER WITH PUBLIC UTILITY EASEMENTS (P.U.E.) HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

CHARTER SPECTRUM COMMUNICATIONS DATE _____

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

NEVADA BELL TELEPHONE COMPANY,
D.B.A. AT&T NEVADA DATE _____

SOUTHWEST GAS CORPORATION DATE _____

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT DATE _____

SURVEYOR'S CERTIFICATE

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN SECTION 15, TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.M., AND THE SURVEY WAS 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 SHOWN ON THE TRACT MAP NO. 4015, RECORDED OCTOBER 25, 2001, AND RECORD OF SURVEY MAP NO. 1281, RECORDED MARCH 19, 1979, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, AND IS INTENDED TO REVERT ALL THAT LAND WITHIN THE EXTERIOR BOUNDARIES OF SAID TRACT MAP AND PARCEL 2 OF SAID RECORD OF SURVEY.
5. THIS MAP DOES NOT REPRESENT A FIELD SURVEY, AND NO MONUMENTS WERE SET.

KENNETH R. ARNETT
PROFESSIONAL LAND
SURVEYOR NO. T629
EXPIRES 12/31/18 DATE _____

COUNTY SURVEYOR'S CERTIFICATE

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

COUNTY SURVEYOR DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS REVERSION TRACT MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH DATE _____

COMMUNITY DEVELOPMENT CERTIFICATE

A TENTATIVE MAP OF EAGLES LANDING, A CONDOMINIUM SUBDIVISION, TM- 00010-005 WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 5TH DAY OF DECEMBER, 2000.

THE FINAL MAP OF EAGLES LANDING, A CONDOMINIUM SUBDIVISION, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL HAVE BEEN MET. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2001, BY THE COMMUNITY DEVELOPMENT DIRECTOR OF WASHOE COUNTY, NEVADA.

ROBERT W. BELLMAN
DIRECTOR OF COMMUNITY DEVELOPMENT DATE _____

RECORDER'S CERTIFICATE

FILE NO. _____, FEE _____, FILED FOR RECORD AT THE REQUEST OF SCHOOL, A NEVADA NONPROFIT CORPORATION, ON THIS ____ DAY OF _____, 2001, AT ____ MINUTES PAST ____ O'CLOCK ____M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

DEPUTY

DIVISION OF WATER RESOURCES CERTIFICATE

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

DIVISION OF WATER RESOURCES DATE _____

TAHOE REGIONAL PLANNING AGENCY CERTIFICATE

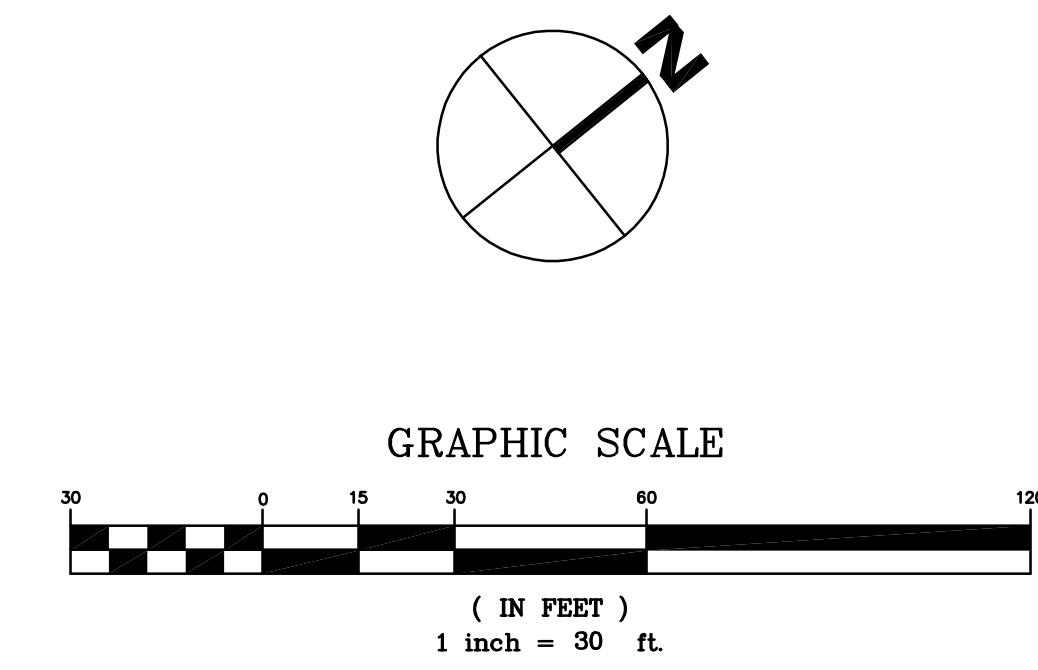
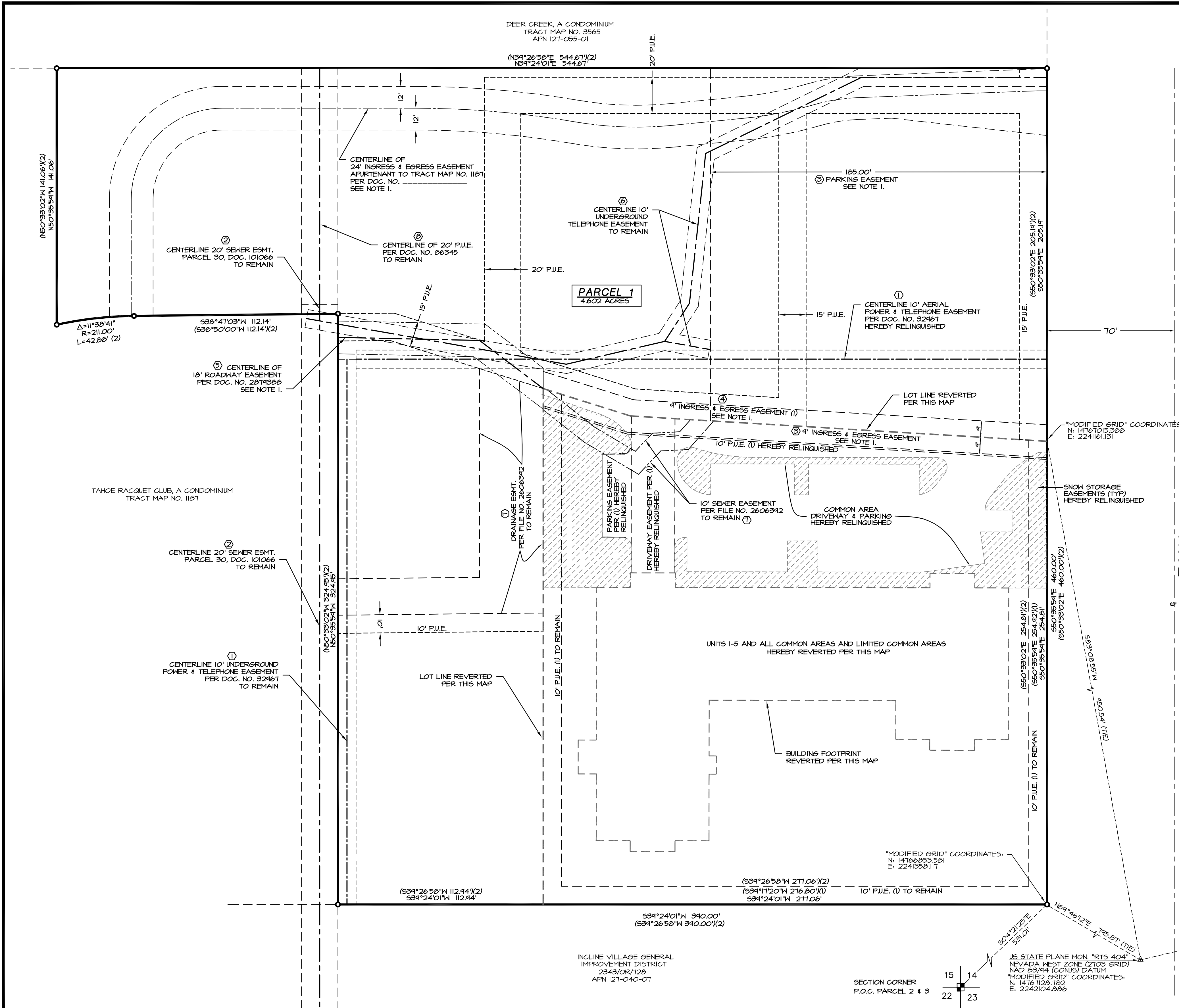
THIS REVERSION TRACT MAP CONFORMS TO TAHOE REGIONAL PLANNING AGENCY REQUIREMENTS.

EXECUTIVE DIRECTOR/DESIGNEE

**REVERSION TO ACREAGE
FOR
LAKE TAHOE SCHOOL**

EAGLES LANDING CONDOMINIUMS, TRACT MAP NO. 4015 AND PARCEL 2 AS SHOWN ON SURVEY MAP NO. 1281, RECORDED IN FILE NO. 544536, WASHOE COUNTY OFFICIAL RECORDS, AND LYING IN THE SE 1/4 SECTION 15, T. 16 N., R. 18 E., M.D.M., IN THE UNINCORPORATED TERRITORY OF WASHOE COUNTY, NEVADA.

| | |
|--|-----------------|
| LAND SURVEYORS • PLANNERS 120 COUNTRY CLUB DR., UNIT 13 INCLINE VILLAGE, NV 89451 | JOB: 16-02-03 |
| | DATE: 1/24/17 |
| | SCALE: AS NOTED |
| | SHEET 1 OF 2 |



- NOTES:**
1. AN AGREEMENT BETWEEN LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION AND TAHOE RACQUET CLUB, A CONDOMINIUM RECORDED CONCURRENT HEREWITH AS DOC. NO. 205758, WASHOE COUNTY OFFICIAL RECORDS, PROVIDES FOR RELINQUISHMENT OF THE FOLLOWING RECORDED EASEMENTS:
 A NON-EXCLUSIVE EASEMENT GRANTED TO TAHOE SIERRA DEVELOPMENT COMPANY, INC. AND A4R CORPORATION FOR INGRESS & EGRESS, RECORDED MAY 11, 1971 IN BOOK 542, PAGE 371, AS DOCUMENT NO. 205758, OFFICIAL RECORDS. SPECIFIC EASEMENT ELEMENTS NOT LOCATABLE OF RECORD.
 2. THE FOLLOWING LOCATABLE EASEMENTS OF RECORD ARE HEREBY RELINQUISHED BY THIS MAP:
 ALL EASEMENTS DEDICATED IN THE EAGLES LANDING CONDOMINIUMS, TRACT MAP 4015, FILE NO. 2604180, WASHOE COUNTY OFFICIAL RECORDS, EXCEPTING THOSE CERTAIN 10' P.U.E.'S SHOWN HEREON TO REMAIN.
 3. THE FOLLOWING LOCATABLE EASEMENTS OF RECORD ARE TO REMAIN:
 ① A PORTION OF THE EASEMENT GRANTED TO SIERRA PACIFIC POWER COMPANY AND BELL TELEPHONE COMPANY OF NEVADA FOR ELECTRIC POWER AND COMMUNICATION AERIAL AND UNDERGROUND FACILITIES, RECORDED JULY 8, 1965 IN BOOK 41, PAGE 234, AS DOC. NO. 32461, OFFICIAL RECORDS, AS SHOWN HEREON.
 ② AN EASEMENT GRANTED TO INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT FOR SEWER, WATER, DRAINAGE, RECREATION, SIDEWALK AND STREET LIGHTING PURPOSES, RECORDED NOVEMBER 6, 1961 IN BOOK 286, PAGE 104, AS DOCUMENT NO. 101066, OFFICIAL RECORDS.
 ③ AN EASEMENT GRANTED TO BELL TELEPHONE COMPANY FOR UNDERGROUND COMMUNICATIONS FACILITIES, WITH THE RIGHT OF INGRESS & EGRESS, RECORDED JULY 1, 1983 IN BOOK 1886, PAGE 944 IN DOC. NO. 864585, OFFICIAL RECORDS.
 ④ AN EASEMENT FOR INSTALLATION, USE AND MAINTENANCE OF SEWER LINES, DRAINAGE FACILITIES AND FOR DRAINAGE, RECORDED APRIL 17, 2001 IN DOC. NO. 2606342, OFFICIAL RECORDS.
 ⑤ AN EASEMENT RECORDED IN DOCUMENT NO. 86345, OFFICIAL RECORDS.

TAHOE BLVD.
HWY 28

TOTAL LOT AREA = 4.602 ACRES

**REVERSION TO ACREAGE
FOR
LAKE TAHOE SCHOOL**

EAGLES LANDING CONDOMINIUMS, TRACT MAP NO. 4015 AND PARCEL 2 AS SHOWN ON SURVEY MAP NO. 1281, RECORDED IN FILE NO. 594536, WASHOE COUNTY OFFICIAL RECORDS, AND LYING IN THE SE 1/4 SECTION 15, T. 16 N., R. 18 E., M.D.M., IN THE UNINCORPORATED TERRITORY OF WASHOE COUNTY, NEVADA.

| | |
|---|-----------------|
| | JOB: 16-02-03 |
| LAND SURVEYORS • PLANNERS | DATE: 1/24/17 |
| 120 COUNTRY CLUB DR., UNIT 13 INCLINE VILLAGE, NV 89451 | SCALE: AS NOTED |
| | SHEET 2 OF 2 |

BASIS OF BEARINGS
 THE MERIDIAN OF THIS SURVEY IS BASED ON U.S. STATE PLANE 1983/94, NEVADA WEST ZONE, AND IS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.
 DISTANCES AND "MODIFIED GRID" COORDINATES SHOWN HEREON ARE GROUND, TO CONVERT TO GRID MULTIPLY BY 0.999131069.

- LEGEND**
- DIMENSION POINT
 - (1) RECORD DATA PER TRACT MAP NO. 4015, FILE NO. 2604180, WASHOE COUNTY OFFICIAL RECORDS.
 - (2) RECORD DATA PER SURVEY MAP NO. 1281, FILE NO. 594536, WASHOE COUNTY OFFICIAL RECORDS.
 - ▨ DENOTES SNOW STORAGE EASEMENT HEREBY ABANDONED



Administrative Review Written Decision / Action Order

Special Use Permit Case No. SB13-001

Decision: Approval with Conditions

Decision Date: April 2, 2013

Applicant/Property Owner: Lake Tahoe School - Stuart Sagan, 995 Tahoe Boulevard, Incline Village NV 89451

Assigned Planner: Eva M. Krause - AICP, Planner
Phone: 775.328.3796
E-Mail: ekrause@washoecounty.us

Project Description: Special Use Permit Case No. SB13-001 – To modify Special Use Permit SW02-008, by converting 2,270 square feet of commercial office space to public facility, thereby increasing the size of the school. The increase of the school building does not increase the maximum number of student permitted by the original Special Use Permit.

- Applicant: Lake Tahoe School, Stuart Sagan
- Property Owner: Lake Tahoe School
- Location: 995 Lake Tahoe School
- Assessor's Parcel No: 127-582-05
- Parcel Size: 0.34 acres
- Master Plan Category: Commercial
- Regulatory Zone: Tourist Commercial
- Area Plan: Incline Village Tourist Commercial
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 810
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 15, T16N, R18E, MDM, Washoe County, NV

Notice is hereby given that the Planning & Development Division Director granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Planning & Development Division Director is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

To: Lake Tahoe School
Subject: Special Use Permit Case No SB13-001
Date: April 11, 2013
Page: 2

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

Washoe County
Community Services Department
Planning & Development Division

/s/

Carl R. Webb
for William Whitney
Division Director

WW/EK/ds (SB13-001 Lake Tahoe School Action Order)

Attachments:

- Conditions of Approval

xc: Representatives: Midkiff and Associates, Inc., Nick Exline, P.O. Box 12427 Zephyr Cove, NV 89448. nick@midkiffandassoc.com

Agencies: Gregory Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; North Lake Tahoe Fire Protection District; 866 Oriole Way, Incline Village, NV 89451-9439



Conditions of Approval

Special Use Permit Case No. SB13-001

The project approved under Special Use Permit Case No. SB13-001 shall be carried out in accordance with the Conditions of Approval granted by the Planning and Development Division Director on April 2, 2013. 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 or to abide by all other generally applicable Codes.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. 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, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning & Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use 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 (i.e., grading permits, building permits, etc.).
- 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.

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 Division

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

Contact Name – Eva Krause, 775.328.3796, EKrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. All General and Operational Conditions of Approval from SW02-008 are still in effect and compliance with those conditions is required.
- c. Failure to conform to all conditions of approval from SW02-008, failure to maintain a current business license or discontinuation of use for more than 1 year shall result in Special Use Permits SW02-008 and SB13-001 becoming null and void.

Washoe County Department of Public Works

2. The following conditions are requirements of Building and Safety which shall be responsible for determining compliance with these conditions.

Contact Name – Don Jeppson, 775.328.2030, DJeppson@washoecounty.us

- a. Lake Tahoe school shall submit for a change of occupancy permit in accordance with the Building Code.

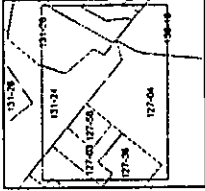
*** End of Conditions ***

Assessor's Map Number
127-58

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Main Street
Reno, Nevada, 89512
(775) 324-7231

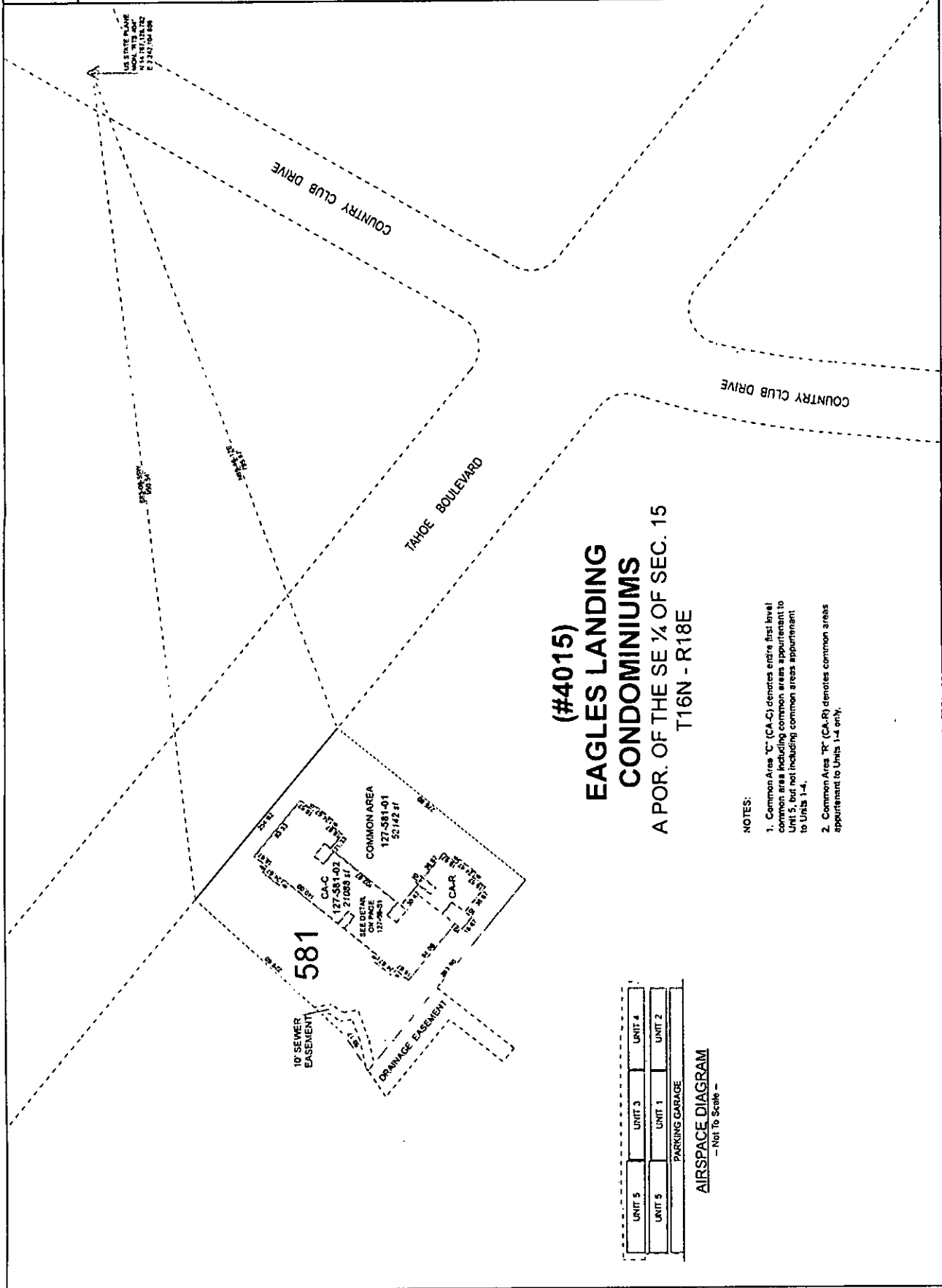


Scale
0 25 50 75 100
1 inch = 100 feet



created by: **N.L.H. 6/02/2010**
last updated:
area previously shown on map(s):
127-03

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended for any other purpose. No liability is assumed as to the sufficiency or accuracy of the data referenced herein.



(#4015)
EAGLES LANDING
CONDOMINIUMS
A POR. OF THE SE 1/4 OF SEC. 15
T16N - R18E

NOTES:

1. Common Area "C" (CA-C) denotes entire first level common area including common areas appurtenant to Unit 5, but not including common areas appurtenant to Units 1-4.
2. Common Area "R" (CA-R) denotes common areas appurtenant to Units 1-4 only.

| | | |
|----------------|--------|--------|
| UNIT 5 | UNIT 3 | UNIT 4 |
| UNIT 5 | UNIT 1 | UNIT 2 |
| PARKING GARAGE | | |

AIRSPACE DIAGRAM

- Not To Scale -

581

10' SEWER EASEMENT

DRAINAGE EASEMENT

COMMON AREA
127-581-01
52,142 sf

CA-C
127-581-02
2,1089 sf

SEE DETAIL ON PAGE 127-0601

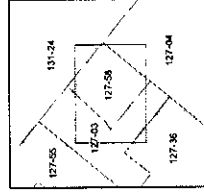
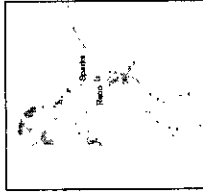
US STATE PLANE
NAD 83
N 141° 13' 32.72"
E 2342.164 898

Assessor's Map Number
127-58-S1

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Hill Street
Reno, Nevada 89512
(775) 326-2331



Scale
0 3.75 7.5 15 22.5 30
1 inch = 30 feet

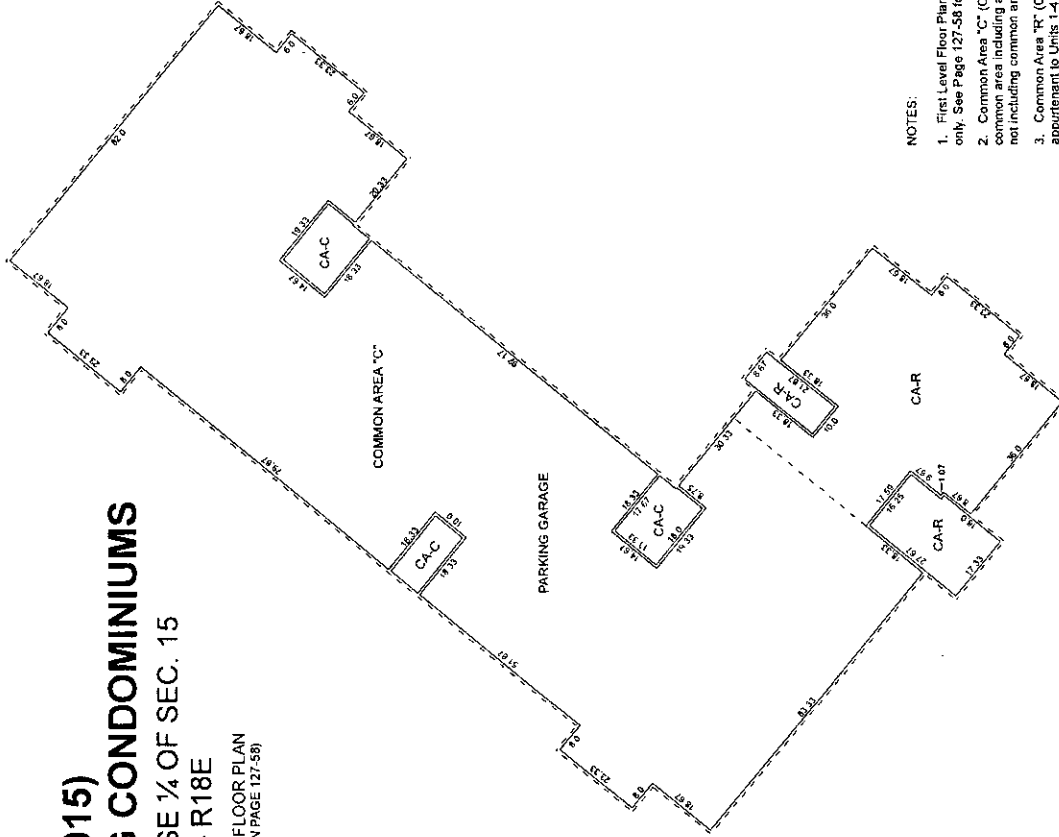


created by: **NLH 8/02/2010**
last updated:
and previously shown on map(s):
127-03

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended for any other purpose. It is not a survey and does not constitute a warranty of the accuracy of the data depicted hereon.

(#4015)
EAGLES LANDING CONDOMINIUMS
A POR. OF THE SE ¼ OF SEC. 15
T16N - R18E

FIRST LEVEL FLOOR PLAN
(PARCELLED ON PAGE 127-58)



NOTES:

1. First Level Floor Plan shown hereon for dimensions only. See Page 127-58 for parcel number.
2. Common Area "C" (C-A-C) denotes entire first level common area including area appurtenant to Unit 5, but not including common areas appurtenant to Units 1-4.
3. Common Area "R" (C-A-R) denotes common areas appurtenant to Units 1-4 only.

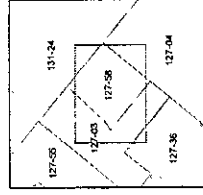
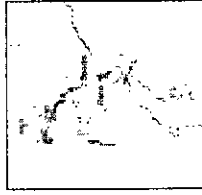
Assessor's Map Number

127-58-S2

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua C. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, NV 89512
(775) 328-2231



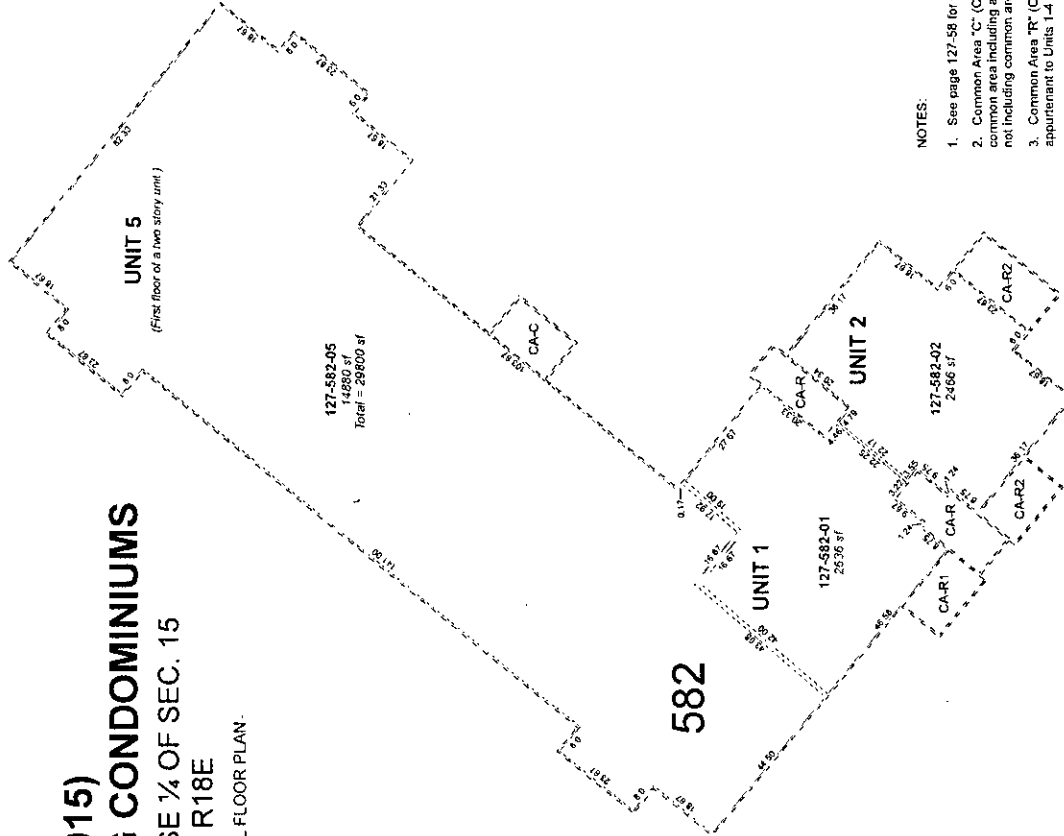
Scale
0 3.75 7.5 15 22.5 30
1 inch = 30 feet



created by **NLH 8/02/2010**
last updated
area previously shown on map(s) **127-03**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and administrative purposes only. It does not represent a survey or other professional engineering or architectural work. It is not to be relied upon as to the efficiency or accuracy of the data delineated hereon.

(#4015)
EAGLES LANDING CONDOMINIUMS
A POR. OF THE SE 1/4 OF SEC. 15
T16N - R18E
SECOND LEVEL FLOOR PLAN.



NOTES:

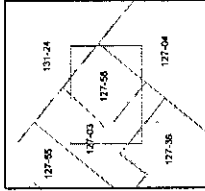
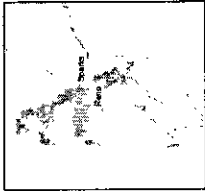
- 1. See page 127-58 for Common Area parcel.
- 2. Common Area "C" (CA-C) denotes entire first level common area including area appurtenant to Unit 5, but not including common areas appurtenant to Units 1-4.
- 3. Common Area "R" (CA-R) denotes common areas appurtenant to Units 1-4 only.

Assessor's Map Number
127-58-S3

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada, 89512
(775) 324-2231



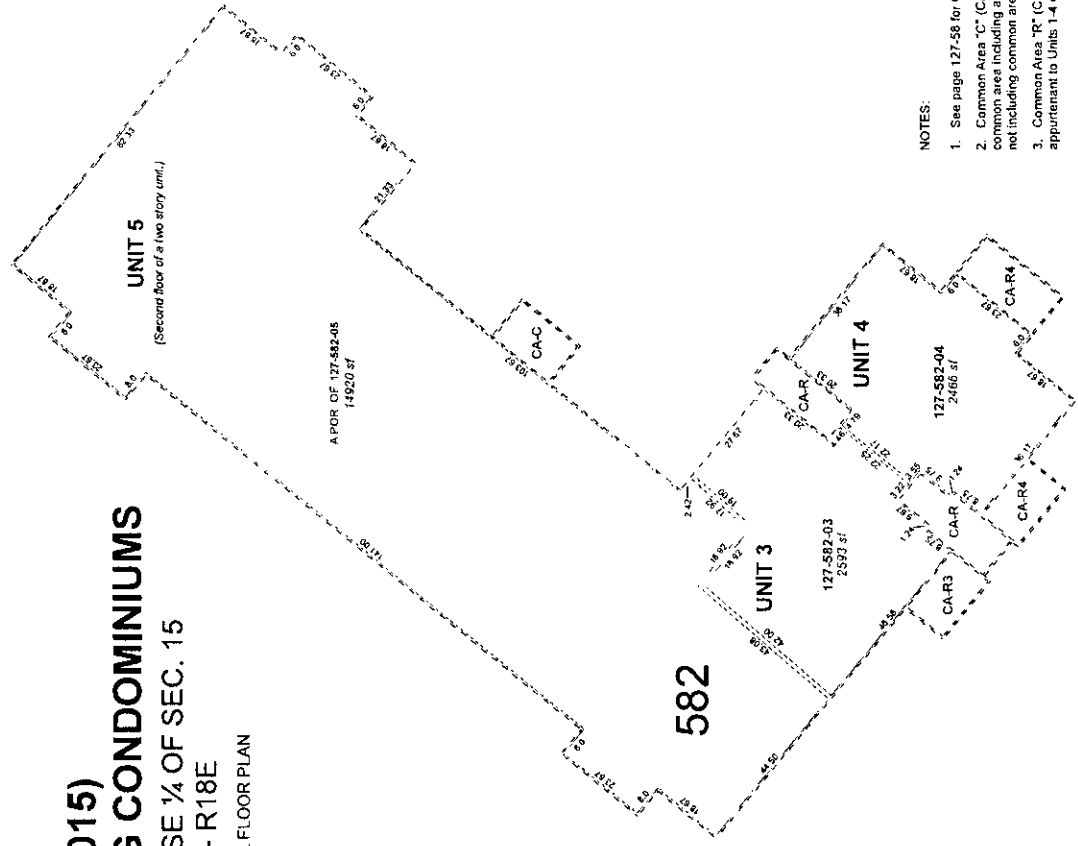
Scale
0 7.5 15 22.5 30
1 inch = 30 feet



created by **NLM 8/02/2010**
last updated: _____
area previously shown on map(s) **127-03**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended to be used for any other purpose. The accuracy of the information shown on this map is assumed as to the sufficiency of accuracy of the data illustrated hereon.

(#4015)
EAGLES LANDING CONDOMINIUMS
A POR. OF THE SE 1/4 OF SEC. 15
T16N - R18E
THIRD LEVEL FLOOR PLAN



NOTES:

1. See page 127-58 for Common Area parcel.
2. Common Area "C" (CA-C) denotes entire first level common area including area appurtenant to Unit 5, but not including common areas appurtenant to Units 1-4.
3. Common Area "R" (CA-R) denotes common areas appurtenant to Units 1-4 only.

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|--|----------------|---|
| 12703021 | Active | 1/31/2017 2:10:09 AM |
| Current Owner: LAKE TAHOE SCHOOL ATTN: PAUL RICHEY 995 TAHOE BLVD INCLINE VILLAGE, NV 89451 | | SITUS: 977 TAHOE BLVD INCLINE VILLAGE NV |
| Taxing District 5200 | Geo CD: | |
| Legal Description | | |
| Township 16 SubdivisionName COMMERCIAL SUBDIVISION 1 Section 15 Lot Block Range 18 | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|--------------|-------------|-------------|--------------|----------|---------------|
| 2016 | \$12,134.80 | \$12,134.80 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$12,105.81 | \$12,105.81 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | \$12,209.42 | \$12,209.42 | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$12,289.86 | \$12,289.86 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$12,372.76 | \$12,372.76 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|--|----------------|---|
| 12758205 | Active | 1/31/2017 2:10:09 AM |
| Current Owner: LAKE TAHOE SCHOOL ATTN: PAUL RICHEY 995 TAHOE BLVD INCLINE VILLAGE, NV 89451 | | SITUS: 995 TAHOE BLVD INCLINE VILLAGE NV |
| Taxing District 5200 | Geo CD: | |
| Legal Description | | |
| Section Lot 5 Block SubdivisionName EAGLES LANDING CONDOMINIUMS Range 18 Township 16 | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|-------------|---------|------------|--------------|----------|-------------|
| 2016 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

 **Payment Information**

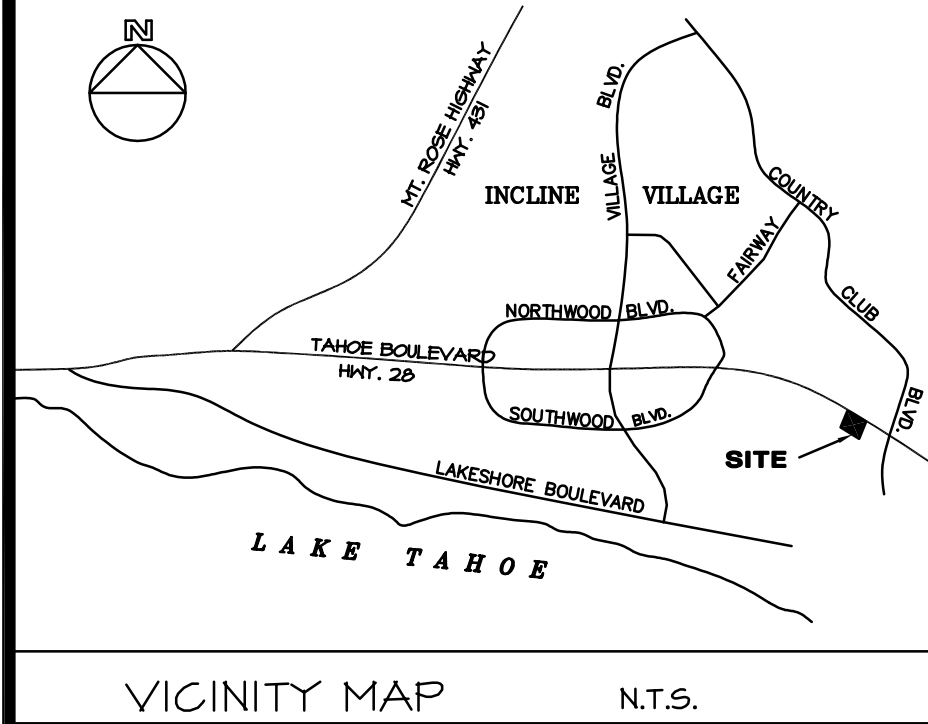
 **Special Assessment District**

 **Installment Date Information**

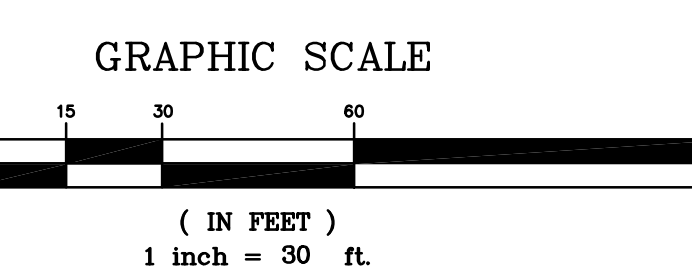
 **Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - NOTHING FOUND OR SET
 - SPOT ELEVATION
 - SEWER MANHOLE
 - INTERCEPTOR MANHOLE
 - WATER VALVE
 - CLEAN OUT
 - FIRE HYDRANT
 - LIGHT
 - SIGN
 - UTILITY AS NOTED
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.E. SLOPE EASEMENT
 - S.S.E. SNOW STORAGE EASEMENT
 - 12" P TREE, DIAMETER 4" TYPE P=FINE, F=FIR, C=CEDAR
 - WILLOW TREE
 - (1) TRACT MAP NO. 4015, WASHOE COUNTY OFFICIAL RECORDS
 - B.S.B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.S.E. SNOW STORAGE EASEMENT



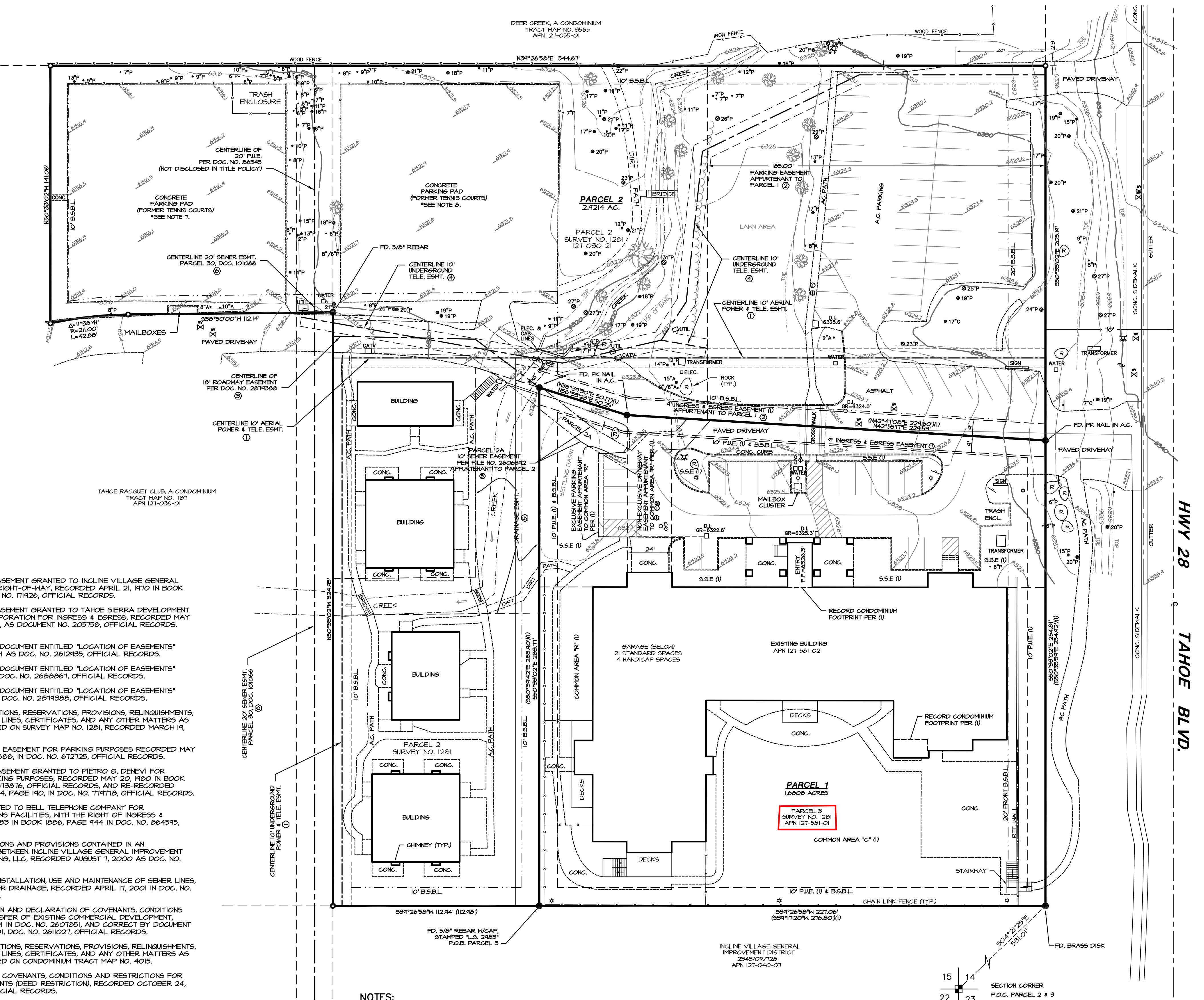
REFERENCES:

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY STEWART TITLE COMPANY, ORDER NO. 104362-05, DATED APRIL 30, 2008.
- THE FOLLOWING ITEMS AFFECT THE PARCEL:
- ITEM 4: THE RIGHT TO CREATE EASEMENTS AND RIGHTS OF WAY FOR PUBLIC USE, FOR DRAINAGE PURPOSES, PEDESTRIAN WALKWAYS, TELEVISION CABLES OR ANY ONE OR MORE OF THE SAME, PROVIDED, HOWEVER, THAT SAID EASEMENTS OR RIGHTS-OF-WAY SHALL BE LOCATED ALONG ONE OR MORE OF THE PROPERTY LINES AND EXTENDING NOT MORE THAN TEN (10) FEET THEREFROM AND THE EXERCISE OF THE RIGHTS THEREUNDER DO NOT INTERFERE WITH ANY OF THE BUILDINGS OR IMPROVEMENTS LOCATED ON THIS PROPERTY, RECORDED DECEMBER 2, 1964 IN BOOK 42, PAGE 114 AS DOC. NO. 14184, OFFICIAL RECORDS.
 - ITEM 5: THE RIGHT TO CREATE EASEMENTS AND RIGHTS OF WAY FOR PUBLIC USE, FOR DRAINAGE PURPOSES, PEDESTRIAN WALKWAYS, TELEVISION CABLES OR ANY ONE OR MORE OF THE SAME, PROVIDED, HOWEVER, THAT SAID EASEMENTS OR RIGHTS-OF-WAY SHALL BE LOCATED ALONG ONE OR MORE OF THE PROPERTY LINES AND EXTENDING NOT MORE THAN TEN (10) FEET THEREFROM AND THE EXERCISE OF THE RIGHTS THEREUNDER DO NOT INTERFERE WITH ANY OF THE BUILDINGS OR IMPROVEMENTS LOCATED ON THIS PROPERTY, RECORDED FEBRUARY 17, 1965 IN BOOK 61, PAGE 171 AS DOC. NO. 20534, OFFICIAL RECORDS.
 - ITEM 6: EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, REGITALS, BUILDING SETBACK LINES, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON THE PLAT OF COMMERCIAL SUBDIVISION NO. 1, TRACT MAP NO. 942.
 - ITEM 7: COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 2, 1965 IN BOOK 64, PAGE 243 AS DOC. NO. 21602, AND MODIFIED JUNE 24, 1967 IN BOOK 396, PAGE 7 THROUGH 11, DOC. NO. 146855 THROUGH 146881, AND MODIFIED JULY 2, 1964 IN BOOK 348, PAGE 61 THROUGH 75, DOC. NO. 147611 THROUGH 147614, AND MODIFIED AUGUST 4, 1964 IN BOOK 403, PAGE 631, DOC. NO. 150105, AND MODIFIED AUGUST 15, 1964 IN BOOK 406, PAGE 518, DOC. NO. 151324, AND MODIFIED MARCH 26, 1970 IN BOOK 452, PAGE 424, DOC. NO. 164873, OFFICIAL RECORDS.
 - ITEM 8: THE RIGHT TO CREATE EASEMENTS AND RIGHTS OF WAY FOR PUBLIC USE, FOR DRAINAGE PURPOSES, PEDESTRIAN WALKWAYS, TELEVISION CABLES OR ANY ONE OR MORE OF THE SAME, PROVIDED, HOWEVER, THAT SAID EASEMENTS OR RIGHTS-OF-WAY SHALL BE LOCATED ALONG ONE OR MORE OF THE PROPERTY LINES AND EXTENDING NOT MORE THAN TEN (10) FEET THEREFROM AND THE EXERCISE OF THE RIGHTS THEREUNDER DO NOT INTERFERE WITH ANY OF THE BUILDINGS OR IMPROVEMENTS LOCATED ON THIS PROPERTY, RECORDED MARCH 2, 1965 IN BOOK 64, PAGE 243 AS DOC. NO. 21602, OFFICIAL RECORDS.
 - THE INTEREST OF CRYSTAL BAY DEVELOPMENT, THE GRANTOR IN THE ABOVE REFERENCED DEED, HAS BEEN CONVEYED TO INCLINE GENERAL IMPROVEMENT DISTRICT, BY AN INSTRUMENT RECORDED IN BOOK 451, PAGE 442, AS DOC. NO. 11126, OFFICIAL RECORDS.
 - ITEM 9: AN EASEMENT GRANTED TO SIERRA PACIFIC POWER COMPANY AND BELL TELEPHONE COMPANY OF NEVADA FOR ELECTRIC POWER AND COMMUNICATION AERIAL AND UNDERGROUND FACILITIES, RECORDED JULY 8, 1965 IN BOOK 41, PAGE 234, AS DOC. NO. 32461, OFFICIAL RECORDS.
 - ITEM 10: COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 15, 1966 IN BOOK 218, PAGE 651 AS DOC. NO. 14788, OFFICIAL RECORDS.
 - ITEM 11: THE RIGHT TO CREATE EASEMENTS AND RIGHTS OF WAY FOR PUBLIC USE, FOR DRAINAGE PURPOSES, PEDESTRIAN WALKWAYS, TELEVISION CABLES OR ANY ONE OR MORE OF THE SAME, PROVIDED, HOWEVER, THAT SAID EASEMENTS OR RIGHTS-OF-WAY SHALL BE LOCATED ALONG ONE OR MORE OF THE PROPERTY LINES AND EXTENDING NOT MORE THAN TEN (10) FEET THEREFROM AND THE EXERCISE OF THE RIGHTS THEREUNDER DO NOT INTERFERE WITH ANY OF THE BUILDINGS OR IMPROVEMENTS LOCATED ON THIS PROPERTY, RECORDED APRIL 21, 1971 IN BOOK 250, PAGE 523 AS DOC. NO. 86341, OFFICIAL RECORDS.
 - THE INTEREST OF CRYSTAL BAY DEVELOPMENT, THE GRANTOR IN THE ABOVE REFERENCED DEED, HAS BEEN CONVEYED TO INCLINE GENERAL IMPROVEMENT DISTRICT, BY AN INSTRUMENT RECORDED IN BOOK 451, PAGE 442, AS DOC. NO. 11126, OFFICIAL RECORDS.
 - ITEM 12: COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 14, 1967 IN BOOK 254, PAGE 336 AS DOC. NO. 84840, OFFICIAL RECORDS.
 - ITEM 13: AN EASEMENT GRANTED TO INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT FOR SEWER, WATER, DRAINAGE, RECREATION, SIDEWALK AND STREET LIGHTING PURPOSES, RECORDED NOVEMBER 6, 1967 IN BOOK 286, PAGE 104, AS DOCUMENT NO. 101066, OFFICIAL RECORDS.

- ITEM 14: A NON-EXCLUSIVE EASEMENT GRANTED TO INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT FOR RIGHT-OF-WAY, RECORDED APRIL 21, 1971 IN BOOK 451, PAGE 442, AS DOCUMENT NO. 11126, OFFICIAL RECORDS.
- ITEM 15: A NON-EXCLUSIVE EASEMENT GRANTED TO TAHOE SIERRA DEVELOPMENT COMPANY, INC. AND A/R CORPORATION FOR INGRESS & EGRESS, RECORDED MAY 11, 1971 IN BOOK 542, PAGE 371, AS DOCUMENT NO. 205758, OFFICIAL RECORDS, NOT LOCATABLE OF RECORD.
- ITEM 16: EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, REGITALS, BUILDING SETBACK LINES, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON SURVEY MAP NO. 1281, RECORDED MARCH 14, 1974, FILE NO. 544536.
- ITEM 17: NOTICE OF CLAIM OF EASEMENT FOR PARKING PURPOSES RECORDED MAY 13, 1980 IN BOOK 1502, PAGE 688, IN DOC. NO. 672725, OFFICIAL RECORDS.
- ITEM 18: A NON-EXCLUSIVE EASEMENT GRANTED TO PIETRO G. DENEVI FOR INGRESS & EGRESS AND PARKING PURPOSES, RECORDED MAY 20, 1980 IN BOOK 1504, PAGE 830 IN DOC. NO. 673876, OFFICIAL RECORDS, AND RE-RECORDED FEBRUARY 4, 1982 IN BOOK 114, PAGE 192, IN DOC. NO. 77719, OFFICIAL RECORDS.
- ITEM 19: AN EASEMENT GRANTED TO BELL TELEPHONE COMPANY FOR UNDERGROUND COMMUNICATIONS FACILITIES, WITH THE RIGHT OF INGRESS & EGRESS, RECORDED JULY 1, 1983 IN BOOK 1886, PAGE 944 IN DOC. NO. 864545, OFFICIAL RECORDS.
- ITEM 20: THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ENCROACHMENT AGREEMENT BETWEEN INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT AND PHOENIX LANDINGS, LLC, RECORDED AUGUST 7, 2000 AS DOC. NO. 241128, OFFICIAL RECORDS.
- ITEM 21: AN EASEMENT FOR INSTALLATION, USE AND MAINTENANCE OF SEWER LINES, DRAINAGE FACILITIES AND FOR DRAINAGE, RECORDED APRIL 17, 2001 IN DOC. NO. 280892, OFFICIAL RECORDS.
- ITEM 22: A DEED RESTRICTION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRANSFER OF EXISTING COMMERCIAL DEVELOPMENT, RECORDED OCTOBER 22, 2001 IN DOC. NO. 2607891, AND CORRECT BY DOCUMENT RECORDED OCTOBER 30, 2001, DOC. NO. 261027, OFFICIAL RECORDS.
- ITEM 23: EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, REGITALS, BUILDING SETBACK LINES, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CONDOMINIUM TRACT MAP NO. 4015.
- ITEM 24: A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRPA SUBDIVISION REQUIREMENTS (DEED RESTRICTION), RECORDED OCTOBER 24, 2001, DOC. NO. 2604074, OFFICIAL RECORDS.
- ITEMS 25 & 26: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS, AND CHARGES CONTAINED IN A DECLARATION RECORDED OCTOBER 25, 2001, DOC. NO. 2609181 & 2609182, OFFICIAL RECORDS.
- ITEM 27: A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PUBLIC SERVICE USE (DEED RESTRICTION), RECORDED APRIL 25, 2003, DOC. NO. 2943442, OFFICIAL RECORDS.
- ITEM 28: AN ENCROACHMENT OF A CANTILEVER ONTO THE LAND, DISCLOSED BY ALTA SURVEY DATED 04-19-2001, JOB NO. 172-01. *SEE NOTE 4.

NOTES:

1. BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK FOR SETBACKS, ASSOCIATION DESIGN AND CG&R REQUIREMENTS, EXISTING AND ALLOWABLE LAND COVERAGE RESTRICTIONS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE. BEFORE CONSTRUCTION BEGINS, GRADES SHOULD BE CHECKED BY THE BUILDER.
2. THIS SURVEY ONLY DEPICTS TREES IN AREAS SHOWN (AT THE DIRECTION OF THE PROJECT ENGINEER). TREES SMALLER THAN 8" IN DIAMETER HAVE NOT BEEN SHOWN.
3. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL (WHERE INDICATED).
4. FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON 2/24/16.
5. ALL EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP AND PRELIMINARY TITLE REPORT HAVE BEEN SHOWN.
6. THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON.
7. THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR CONSTRUCTION.



| REVISIONS | BY |
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TOPOGRAPHIC SURVEY
EAGLES LANDING CONDOMINIUMS AS SHOWN ON TRACT MAP NO. 4015
BEING PARCELS 2 & 3 AS SHOWN ON SURVEY MAP NO. 1281
LYING IN SEC. 15, T. 16 N., R. 18. E., M.D.B.&M., WASHOE COUNTY, NEVADA
APNS 127-030-21, 127-581-01, -02, 127-582-01 THRU -05

LAND SURVEYORS & PLANNERS
ARNETT & ASSOCIATES, INC.
 NORTH TAHOE 17071 831-8688 TRUCKEE (970) 887-0682
 150 COUNTRY CLUB DRIVE, NO. 13, INCLINE VILLAGE, NEVADA 89451
 SOUTH TAHOE (970) 943-3008

DATE: 3/3/16
 SCALE: 1"=30'
 DRAWN: JDT
 JOB: 16-02-03
 FILE: TOPD.DWG
 SHEET: 1 OF 1 SHEETS

KENNETH R. ARNETT
 LAND SURVEYOR



TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING CONSULTANTS

2690 Lake Forest Road, Suite C
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Tahoe City, California 96145
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www.lscstahoe.com • info@lscstahoe.com

January 31, 2017

Nick Exline, Senior Planner
Midkiff and Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

RE: Lake Tahoe School Multi-Purpose Building –
Trip Generation Analysis (LSC Job #167500)

Dear Mr. Exline:

Per your request, LSC Transportation Consultants, Inc. has conducted a trip generation analysis of the proposed redesign of the Lake Tahoe School located at 995 Tahoe Boulevard (State Route 28) in Incline Village, Nevada. Lake Tahoe School is preparing to build an 11,840 square foot multi-purpose building. In conjunction with the construction of the building, the circulation and parking areas will be redesigned. All access to the school and residential units to the south is proposed to be provided via the existing western driveway on State Route (SR) 28, and the existing eastern (or main) driveway would be eliminated. First, existing traffic data is presented. Next, the traffic generation of the proposed project is estimated.

EXISTING CONDITIONS

School Hours

Lake Tahoe School serves grades pre-K through 8. The start bell times for the middle grades occur from 7:40-8:00 AM, while the lower grades start between 8:00 and 8:15 AM. The lower grades let out from 2:45-3:00 PM, and the middle grades are dismissed between 3:05 and 3:15 PM.

Existing Traffic Volumes

Consistent with the previous study for this school (the *Lake Tahoe School Use of Eagles Landing Building – Traffic Parking Analysis*, LSC Transportation Consultants, Inc., 2002), the design day for purposes of this analysis is assumed to reflect typical busy non-summer weekday conditions during the school year. Historical counts conducted by NDOT on SR 28 west of Lakeshore Boulevard indicate that the highest average non-summer weekday traffic volumes occur in the month of October. This analysis is therefore based upon traffic conditions in October. (Analysis of conditions during summer tourist months is not included, given the relatively low level of activity at the school site during this season.)

New intersection turning-movement counts were conducted on Tuesday and Wednesday, October 11-12, 2016 by LSC staff. The AM peak hour (7:00 AM to 9:00 AM), school afternoon peak hour (2:00PM to 3:30PM) and the PM peak hours (3:30PM to 5:30 PM) on the highway were all counted. The counts were

conducted at the following intersections:

- SR 28/West Driveway
- SR 28/East Driveway
- Internal Road/South Parking Lot (to capture the residential traffic to/from the south)

The afternoon peak-hour of school-generated traffic (the “school PM peak hour”) occurred from 2:30 to 3:30 PM, with the busiest 15-minute period occurring from 2:45 to 3 PM. The PM peak hour of commuter traffic along the highway occurred from 4:30 to 5:30 PM. The busiest 15-minute period of morning school-related traffic occurred from 7:45 to 8 AM. The AM peak hour of through traffic along the highway was staggered from the AM peak hour of school site-generated traffic by approximately 15 minutes. In order to remain conservative in this analysis (conservatively high traffic volumes), the AM peak-hour through traffic volumes were combined with the school AM peak hour driveway volumes. The resulting “existing” intersection peak-hour turning movement volumes for the AM, school PM, and commuter PM peak periods are shown in Table 1. As shown, the through traffic volumes along the highway are highest during the commuter PM peak hour, and the total traffic on the school driveways is highest during the AM peak hour.

TRIP GENERATION

The traffic generation of the proposed multi-purpose building is estimated. No increase in student enrollment or staff is expected as a result of the proposed redesign. Consequently, the only increase in traffic will be from the addition of the multi-purpose building. Traffic generation associated with a multi-purpose building is dependent upon the specific schedule of activities. Many different types of events are planned for the multi-purpose building, although the building will generally be used by Lake Tahoe School students, parents, and friends only. That is, no community-wide events are anticipated to occur there. Table 2 shows a potential schedule of activities at the multi-purpose building. A “worst-case” event from a traffic operations standpoint would be an event starting at 3:00 PM and ending at 5:00 PM, with traffic entering during the school PM peak hour and exiting during the commuter PM peak hour. This type of event would see about 100 attendees. A 200-person event, such as a talent show, could potentially occur monthly in the evening. However, as this type of event would occur after the PM peak hours, it is not analyzed for purposes of traffic impacts. Note that not more than one large event per day would occur at the new building.

The trip generation of the multi-purpose building is estimated based upon an analysis of person-trip patterns, factored by travel mode and vehicle occupancy characteristics. During the AM peak hour, vehicle trips generated by the multi-purpose building are expected to be negligible. The event analyzed is expected to start during the school PM peak hour. The following assumptions are made to estimate the impact of this event:

- The event is estimated to have 100 attendees, of which 40 are assumed to be students and 60 are assumed to be parents. In addition, 10 staff members are assumed to remain on site for the event.
- An average vehicle occupancy rate of approximately 1.26 staff members per vehicle is assumed, consistent with the previous study for the school. This figure is derived from the TRPA *Trip Data* (1995) for Resident Home-Based Work (RHBW) trips.
- No school-sponsored student transportation is assumed to be provided, nor are any of the students assumed to walk, bicycle, or take public transit to or from the school.

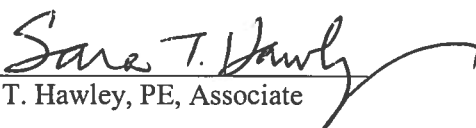
- Average vehicle occupancy rates of approximately 1.6 students and 1 parent per vehicle are assumed for pick-up and drop-off of students, consistent with the original study. The rate of 1.6 students per vehicle is derived from a survey of students at Kings Beach Elementary School (*Kings Beach Elementary School Parking Study*, LSC Transportation Consultants, Inc., 1999).
- For the 40 students attending the event, it is assumed 25 vehicles will enter the site (40 students divided by 1.6 students per vehicle). These vehicles would have entered the site to pick-up without the event, and are therefore not considered new trips. However, given that these 25 vehicles will stay on site for the duration of the event, there are 25 less trips leaving in the school PM peak hour and 25 more trips leaving in the commuter PM peak hour.
- For the 60 parents attending the event, 25 parents are assumed to arrive in the 25 vehicles mentioned above. The remaining 35 parents are expected to enter the site in their own vehicle during the school PM peak hour and depart during the commuter PM peak hour, creating 35 new inbound trips in the school PM peak hour and 35 new outbound trips in the commuter PM peak hour.
- Approximately half of the staff running the event (or 5 staff) are assumed to normally leave during the school peak hour, and now will stay onsite (generating 4 less trips outbound in the school peak hour). All of the event staff (10 staff) are assumed to leave during the commuter PM peak hour when the event lets out, generating 8 additional trips outbound in the PM peak hour.

As shown in Table 3, the multi-purpose building is expected to generate zero trips during the AM peak hour, a net increase of 6 one-way vehicle trips in the school PM peak hour (an increase of 35 inbound trips and a reduction of 29 outbound trips), and in the commuter PM peak hour 68 additional trips will be generated (0 inbound and 68 outbound). Adding 4 one-way trips (2 inbound and 2 outbound) over the course of the day for delivery/service/utility vehicles and 4 trips (2 inbound and 2 outbound) associated with the proposed guard(s) yields a total increase in daily one-way trips of approximately 82.

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

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By 
Sara T. Hawley, PE, Associate

Encl: Table 1 – Existing Turning-Movement Volumes
Table 2 – Multi-Purpose Building Activities
Table 3 – Trip Generation of Multi-Purpose Building



TABLE 1: Lake Tahoe School - Existing Turning-Movement Volumes

| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | Total |
|-------------------------|------------|------|-------|------------|------|-------|-----------|------|-------|-----------|------|-------|-------|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | |
| | AM | | | | | | | | | | | | |
| SR 28/ Main Driveway | 46 | -- | 38 | -- | -- | -- | -- | 291 | 50 | 51 | 354 | -- | 830 |
| SR 28/ Western Driveway | 5 | -- | 4 | -- | -- | -- | -- | 337 | 11 | 2 | 398 | -- | 757 |
| Internal Road/South Lot | 0 | 27 | -- | -- | 16 | 0 | 0 | -- | 0 | -- | -- | -- | 43 |
| School PM | | | | | | | | | | | | | |
| SR 28/ Main Driveway | 46 | -- | 25 | -- | -- | -- | -- | 444 | 41 | 33 | 371 | -- | 960 |
| SR 28/ Western Driveway | 8 | -- | 12 | -- | -- | -- | -- | 473 | 18 | 1 | 416 | -- | 928 |
| Internal Road/South Lot | 0 | 17 | -- | -- | 25 | 0 | 0 | -- | 0 | -- | -- | -- | 42 |
| Commuter PM | | | | | | | | | | | | | |
| SR 28/ Main Driveway | 36 | -- | 21 | -- | -- | -- | -- | 495 | 32 | 18 | 395 | -- | 997 |
| SR 28/ Western Driveway | 5 | -- | 1 | -- | -- | -- | -- | 526 | 2 | 0 | 431 | -- | 965 |
| Internal Road/South Lot | 0 | 31 | -- | -- | 28 | 0 | 0 | -- | 0 | -- | -- | -- | 59 |

Source: LSC Transportation Consultants, Inc.

TABLE 2: Lake Tahoe School - Multi-Purpose Building Activities

| Program/Activity | School Season? | Weekday? | If Weekday, What time? | Frequency | Max Attendees |
|---|----------------|----------------------------|------------------------|------------------------|---------------|
| Rotating Art Gallery | Yes | No | n/a | Monthly | n/a |
| Educational Programming | Yes | Yes | Yes | Monthly / Occasionally | 100 |
| Youth Introductory Fitness Classes | Yes | Yes | 5 pm - 7 pm | Monthly / Occasionally | 50 |
| Training/Certification & Community Board Meetings | Yes | Yes, based on availability | 8 am -6 pm | Monthly / Occasionally | 50 |
| Youth Theatre/Rehearsal space | Yes | Yes | 3 pm - 5pm | Monthly / Occasionally | 100 |
| Drop-in Art Programs for Existing Students | Yes | based on availability | 7 pm - 10 pm | Monthly | 50 |
| School and School Social Gathering | Yes | based on availability | Noon - 10 pm | Monthly | 100 |
| Community Variety/Talent Show | Yes | based on availability | 6pm - 10 pm | Monthly | 200 |
| Teen safe space hangout | | | | Occasionally | |
| Facility rentals for events/conferences | | | | Occasionally | |
| Movie nights | | | | Occasionally | |

Source: LSC Transportation Consultants, Inc. and Lake Tahoe School staff.

TABLE 3: Lake Tahoe School - Trip Generation of Multi-Purpose Building

| | Peak Hour | | | Daily 1-Way Vehicle Trips |
|--------------------------------|-----------|------------|-----------|------------------------------|
| | In | Out | Total | |
| <u>AM</u> | 0 | 0 | 0 | 0 |
| <u>School PM</u> | | | | |
| Students | 0 | -25 | -25 | |
| Parents | 35 | 0 | 35 | |
| Staff | 0 | -4 | -4 | |
| <i>Subtotal</i> | <i>35</i> | <i>-29</i> | <i>6</i> | <i>6</i> |
| <u>PM</u> | | | | |
| Students | 0 | 25 | 25 | |
| Parents | 0 | 35 | 35 | |
| Staff | 0 | 8 | 8 | |
| <i>Subtotal</i> | <i>0</i> | <i>68</i> | <i>68</i> | <i>68</i> |
| <u>Other Daily Trips</u> | | | | |
| Delivery/Service/Utility Trips | | | | 4 |
| Guard Trips | | | | 4 |
| <i>Total Daily</i> | | | | <u><i>82</i></u> |

Source: LSC Transportation Consultants, Inc.

**LAKE TAHOE
SCHOOL
EXPANSION**



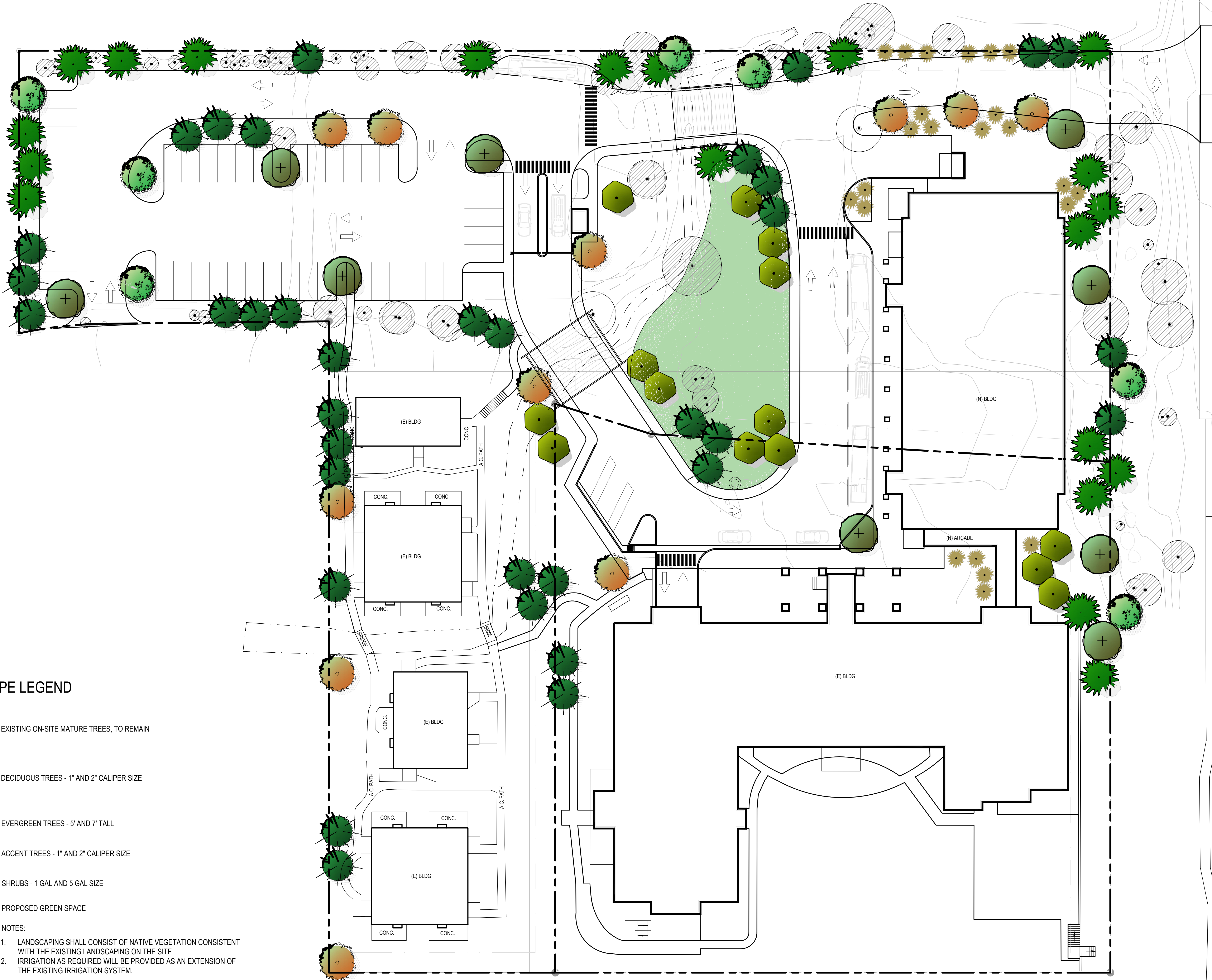
A.P.N. 127-030-21
A.P.N. 127-581-01 THRU 05
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INCLINE VILLAGE, NV 89451
WASHOE COUNTY

JOB NO: 201613
DATE: 27 JANUARY, 2017
REVISIONS:

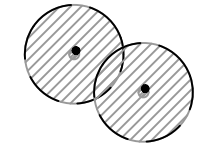
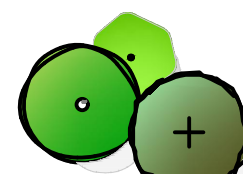
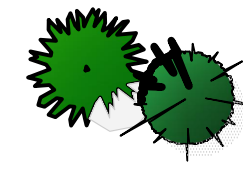
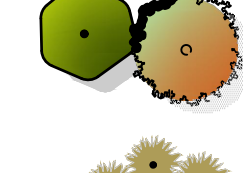
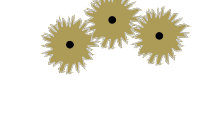

TRPA SUBMITTAL

CONCEPTUAL LANDSCAPE PLAN

L1.1

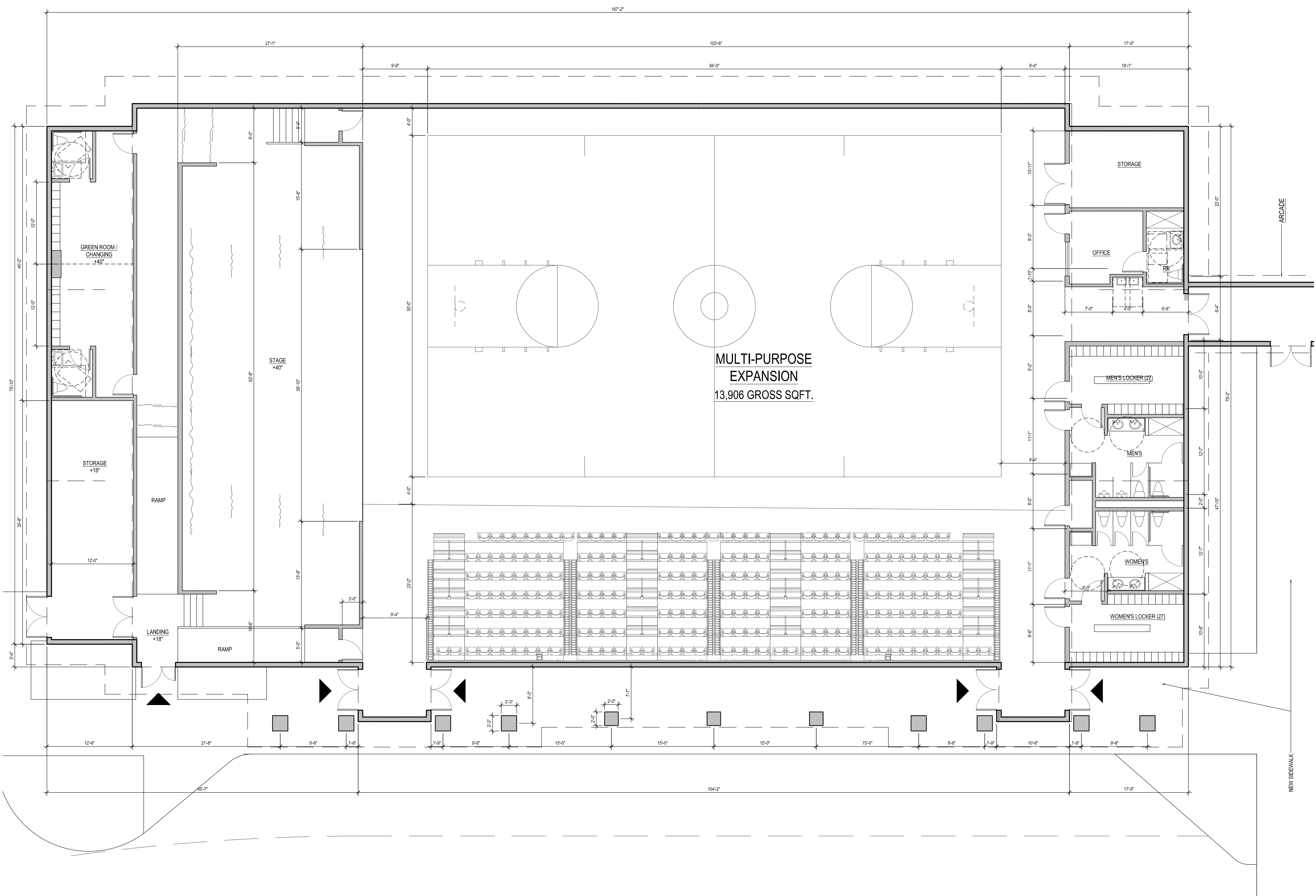


LANDSCAPE LEGEND

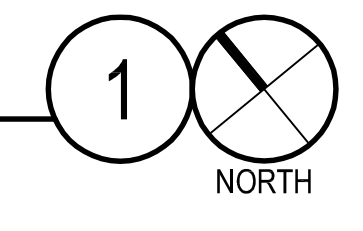
-  EXISTING ON-SITE MATURE TREES, TO REMAIN
-  DECIDUOUS TREES - 1" AND 2" CALIPER SIZE
-  EVERGREEN TREES - 5' AND 7' TALL
-  ACCENT TREES - 1" AND 2" CALIPER SIZE
-  SHRUBS - 1 GAL AND 5 GAL SIZE
-  PROPOSED GREEN SPACE

- NOTES:
1. LANDSCAPING SHALL CONSIST OF NATIVE VEGETATION CONSISTENT WITH THE EXISTING LANDSCAPING ON THE SITE
 2. IRRIGATION AS REQUIRED WILL BE PROVIDED AS AN EXTENSION OF THE EXISTING IRRIGATION SYSTEM.

Z:\1613-Lake Tahoe School Expansion\02-Working Drawings\02-CAD\013 A21 FLOOR PLAN_v6.dwg, A21, 1/20/2017 10:16:48 AM



CONCEPTUAL FLOOR PLAN
3/16" = 1'-0"



COLLABORATIVE DESIGN STUDIO architecture of experience and place
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LAKE TAHOE SCHOOL EXPANSION



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 995 TAHOE BLVD.
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 WASHOE COUNTY

JOB NO: 201613
 DATE: 27 JANUARY, 2017
 REVISIONS:

TRPA SUBMITTAL

CONCEPTUAL FLOOR PLAN

A2.1



COLLABORATIVE DESIGN STUDIO architecture of experience and place

9444 DOUBLE R BLVD | SUITE B | RENO NV 89521
WWW.COLLABORATIVEDESIGNSTUDIO.COM
775.348.7777 | 775.348.0904

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LAKE TAHOE SCHOOL EXPANSION



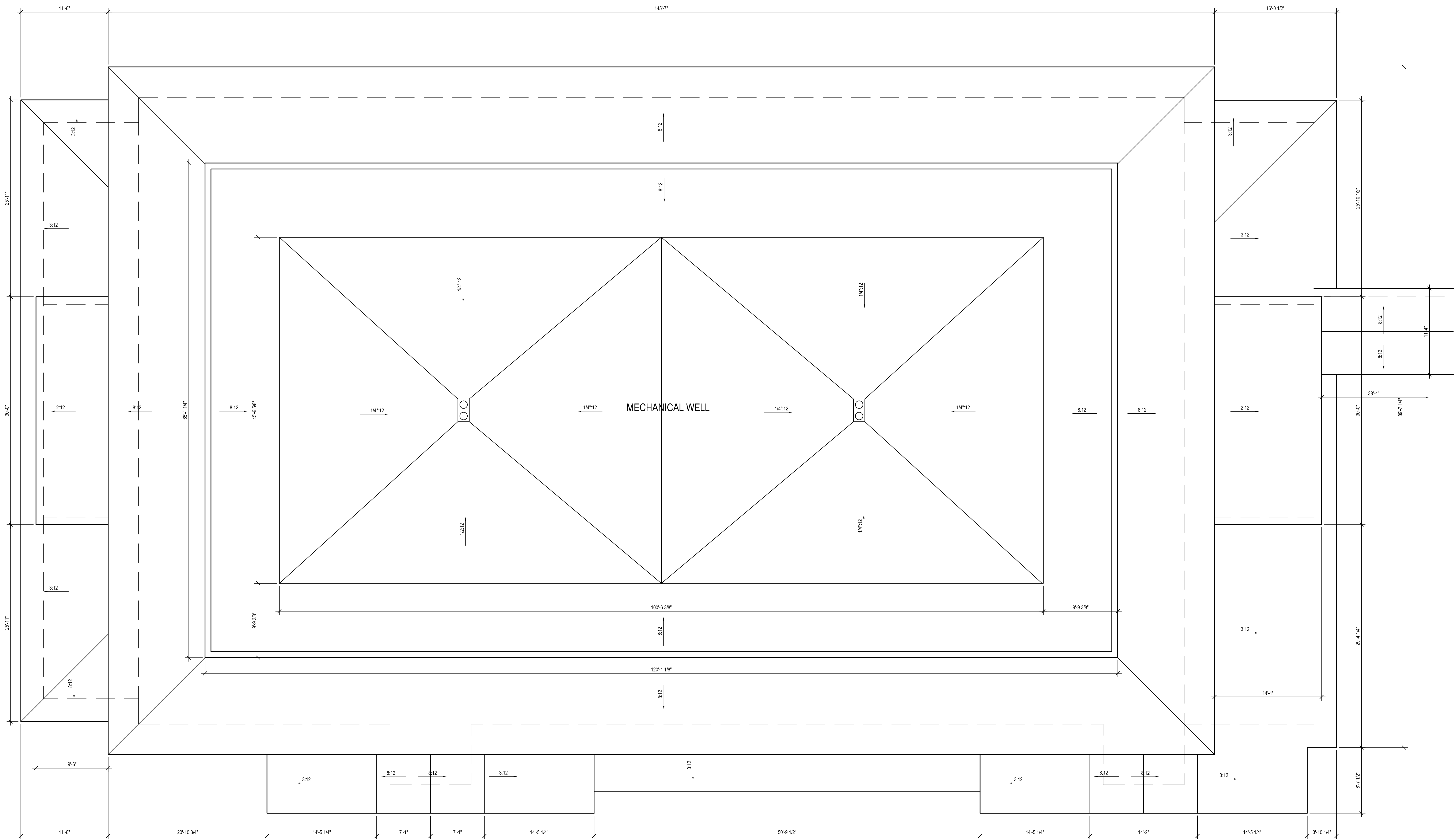
A.P.N. 127-030-21
A.P.N. 127-581-01 THRU 05
995 TAHOE BLVD.
INCLINE VILLAGE, NV 89451
WASHOE COUNTY

JOB NO: 201613
DATE: 27 JANUARY, 2017
REVISIONS:

TRPA SUBMITTAL

CONCEPTUAL ROOF PLAN

A2.2

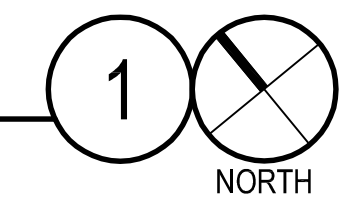


TRPA ROOF AREA CALCULATIONS

| SLOPE | ROOF AREA | % ROOF AREA |
|--------|-----------|-----------------|
| | 18,014 SF | TOTAL ROOF AREA |
| 8:12 | 9,084 SF | 50.4% |
| 3:12 | 3,115 SF | 17.3% |
| 2:12 | 950 SF | 5.3% |
| 1:2:12 | 4,865 SF | 27.0% |

CONCEPTUAL ROOF PLAN

3/16" = 1'-0"



Z:\1613-Lake Tahoe School Expansion\02-Working Drawings\02-CAD\1613 A2.1 FLOOR PLAN_v6.dwg, A2.2, 1/20/2017 10:16:23 AM



EXISTING BUILDING IMAGES: MATERIALS ON ADDITION TO MATCH

TRPA INFORMATION

% CROSS SLOPE: 6%
 PRIMARY ROOF PITCH: 8/12
 ALLOWABLE HEIGHT (TRPA CODE SECTION 37.5.2): 38'-0"
 (E) BUILDING NATURAL GRADE: 6,320'
 PROPOSED RIDGE: 6,357.96'
 PROPOSED HEIGHT FROM NAT. GRADE: 37' - 11 1/2"

GENERAL SHEET NOTES

- SEE GENERAL NOTES APPLICABLE TO ENTIRE PROJECT IN THE A.0 SERIES OF DRAWINGS AT THE FRONT OF THIS SET
- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE, AND LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- SEE SHEET A0.4 FOR ALL INTERIOR WALL TYPES.
- ALL INTERIOR WALLS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE U.N.O.
- NOTES ARE TYPICAL. NOT ALL ELEMENTS IN DRAWINGS ARE NOTED.

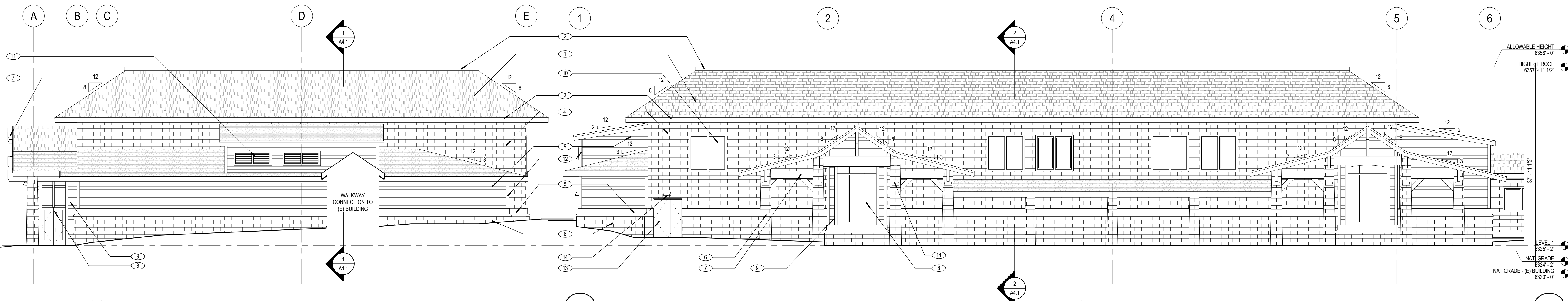
SHEET KEYNOTES

- SHINGLE ROOF, DARK
- METAL CAP FLASHING, DARK BRONZE
- WOOD FASCIA, STAINED
- SMOOTH FACED CMU BLOCK
- WOOD
- SPLIT FACED CMU BLOCK
- GLULAM BEAM, STAINED
- ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- WOOD SIDING, STAINED
- ALUMINUM WINDOW AND WOOD TRIM
- METAL LOUVER, DARK BRONZE
- WOOD TRIM, STAINED
- HW DOOR, PAINTED
- EXTERIOR DOWNLIGHT, DARK BRONZE

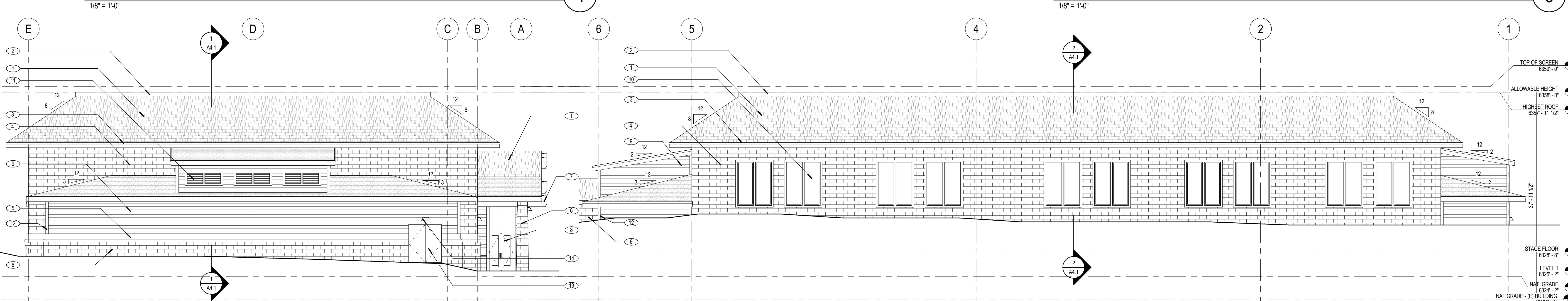
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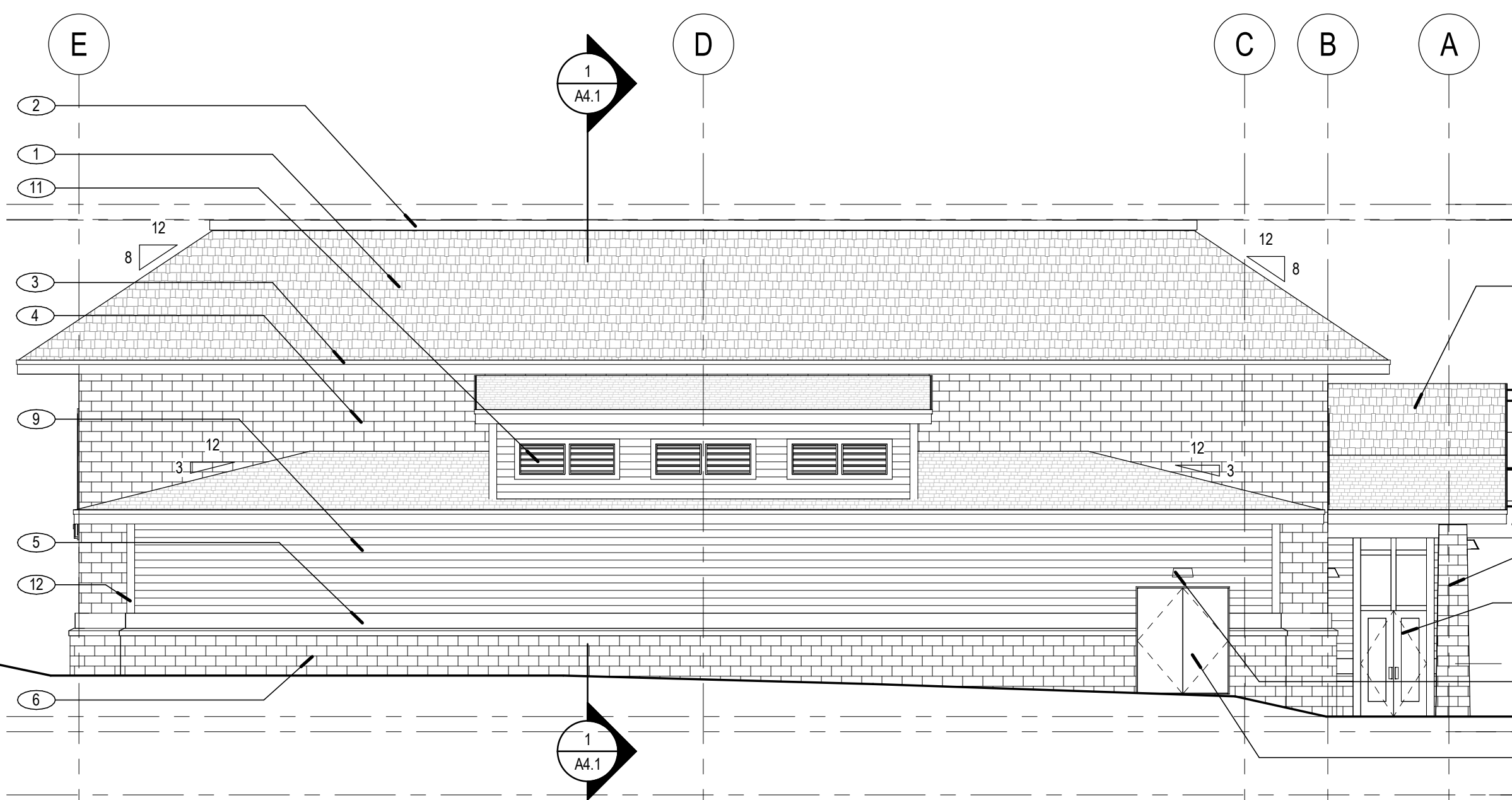
NORTH - OVERALL
1/8" = 1'-0"



WEST
1/8" = 1'-0"



EAST - STREET SIDE
1/8" = 1'-0"



SOUTH
1/8" = 1'-0"

NORTH
1/8" = 1'-0"

LAKE TAHOE SCHOOL EXPANSION

LAKE TAHOE SCHOOL

A.P.N. 127-030-21
 A.P.N. 127-581-01 THRU 05
 995 TAHOE BLVD.
 INCLINE VILLAGE, NV 89451
 WASHOE COUNTY

JOB NO.: 201613
 DATE: 27 JANUARY, 2017
 REVISIONS:

TRPA SUBMITTAL

ELEVATIONS

A3.1

1/25/2017 9:45:18 AM Z:\1013 Lake Tahoe School Expansion\2017\Working Drawings\01-Revised\061815131525-Gym_ILC-Center.rvt



Street View - Looking South (approximate)



Street View - Looking North (approximate)



View of Entry (approximate)

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

| | | |
|--------------------|--|-------------|
| Catalog # | | Type |
| Project | | |
| Comments | | Date |
| Prepared by | | |

SPECIFICATION FEATURES

Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics

Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish

Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

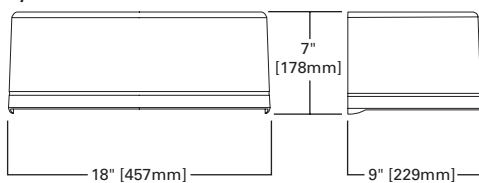
Warranty

Five-year warranty.

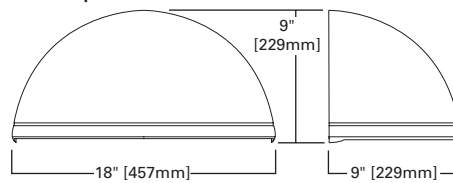


DIMENSIONS

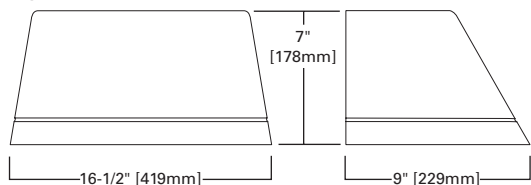
Cylinder



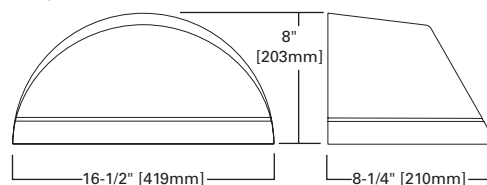
Quarter Sphere



Trapezoid



Wedge



ISC/ISS/IST/ISW IMPACT ELITE LED



1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001
DesignLights Consortium® Qualified*

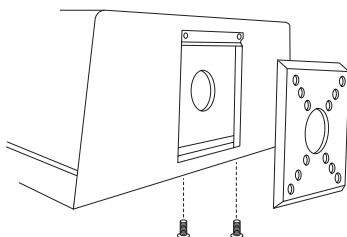
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

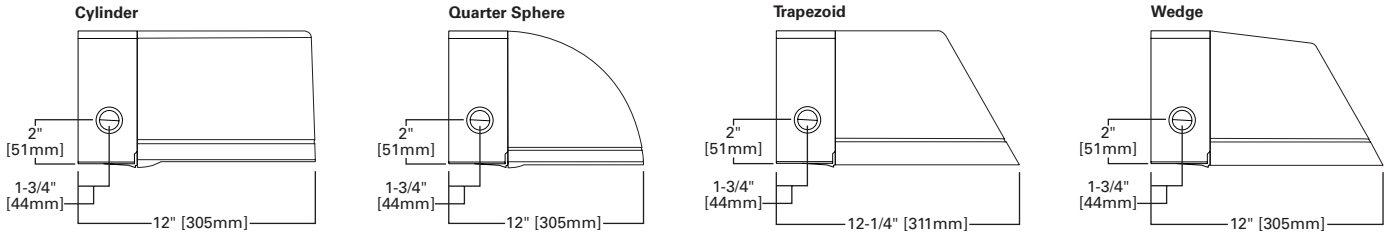
SHIPPING DATA

Approximate Net Weight:
18 lbs. (8 kgs.)

HOOK-N-LOCK MOUNTING



THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

| Number of LightBARs | E01 | | E02 | | F01 | | F02 | |
|---------------------|-----------------|----------|----------|----------|----------------|--|-----|--|
| | 21 LED LightBAR | | | | 7 LED LightBAR | | | |
| Drive Current | 350mA | | | | 1A | | | |
| Power (Watts) | 120-277V | 25W | 47W | 26W | 50W | | | |
| Current (A) | 120V | 0.22 | 0.40 | 0.22 | 0.42 | | | |
| | 277V | 0.10 | 0.18 | 0.10 | 0.19 | | | |
| Power (Watts) | 347V or 480V | 31W | 52W | 32W | 55W | | | |
| Current (A) | 347V | 0.11 | 0.16 | 0.11 | 0.17 | | | |
| | 480V | 0.16 | 0.18 | 0.16 | 0.18 | | | |
| Optics | | | | | | | | |
| BL2 | Lumens | 2,738 | 5,476 | 2,260 | 4,521 | | | |
| | Bug Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | | | |
| BL3 | Lumens | 2,702 | 5,405 | 2,231 | 4,462 | | | |
| | Bug Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | | | |
| BL4 | Lumens | 2,613 | 5,225 | 2,157 | 4,313 | | | |
| | Bug Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | | | |
| GZW | Lumens | 2,785 | 5,570 | 2,299 | 4,598 | | | |
| | Bug Rating | B2-U0-G2 | B3-U0-G3 | B1-U0-G1 | B2-U0-G2 | | | |
| SLR/SL | Lumens | 2,435 | 4,869 | 2,010 | 4,020 | | | |
| | Bug Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G1 | B1-U0-G2 | | | |

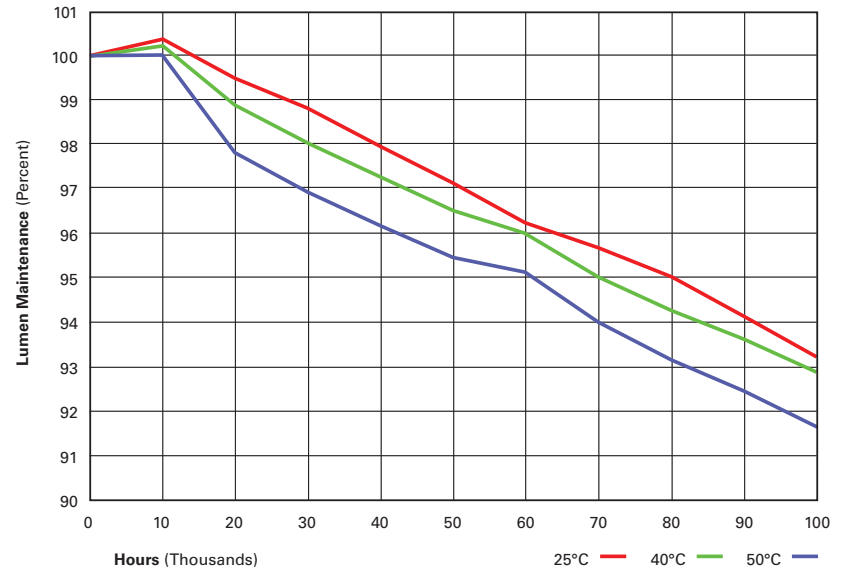
LUMEN MAINTENANCE

| Ambient Temperature | 25,000 Hours* | 50,000 Hours* | 60,000 Hours* | 100,000 Hours | Theoretical L70 (Hours) |
|---------------------|---------------|---------------|---------------|---------------|-------------------------|
| 25°C | > 99% | > 97% | > 96% | > 93% | > 450,000 |
| 40°C | > 98% | > 97% | > 96% | > 92% | > 425,000 |
| 50°C | > 97% | > 96% | > 95% | > 91% | > 400,000 |

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 10°C | 1.02 |
| 15°C | 1.01 |
| 25°C | 1.00 |
| 40°C | 0.99 |



ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

| Product Family ¹ | Number of LightBARs ^{2,3} | Lamp Type | Voltage | Distribution | Color ⁵ |
|---|--|---------------------------------------|---|--|--|
| ISC=Impact Elite LED Small Cylinder ISS=Impact Elite LED Small Quarter Sphere IST=Impact Elite LED Small Trapezoid ISW=Impact Elite LED Small Wedge | E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs | LED=Solid State Light Emitting Diodes | E1=Electronic (120-277V) 347=347V 480=480V ⁴ | BL2=Type II w/Back Light Control BL3=Type III w/Back Light Control BL4=Type IV w/Back Light Control GZW=Wall Grazer Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right | AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White |
| Options (Add as Suffix) | | | | Accessories (Order Separately) ¹¹ | |
| 2L=Two Circuits ⁶ 7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ 7060=70 CRI / 5700K CCT ⁷ 8030=80 CRI / 3000K CCT ⁷ P=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) ⁸ BBB-XX=Battery Pack with Back Box (Specify 120V or 277V) ⁹ CWB-XX=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) ¹⁰ DIM=0-10V Dimming Drivers LCF=LightBAR Cover Plate Matches Housing Finish ULG=Uplight Glow TR=Tamper Resistant Hardware | | | | MA1253=10kV Circuit Module Replacement MA1254-XX=Thruway Back Box - Impact Elite Trapezoid MA1255-XX=Thruway Back Box - Impact Elite Cylinder MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX=Thruway Back Box - Impact Elite Wedge | |

- NOTES:
- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
 - 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
 - Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
 - Extended lead times apply.
 - Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8" mounting height, 360° coverage, maximum 48" diameter. Not available in all configurations or with BBB or CWB options.
 - Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
 - Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
 - Replace XX with color suffix.



Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.



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LAKE TAHOE SCHOOL EXPANSION



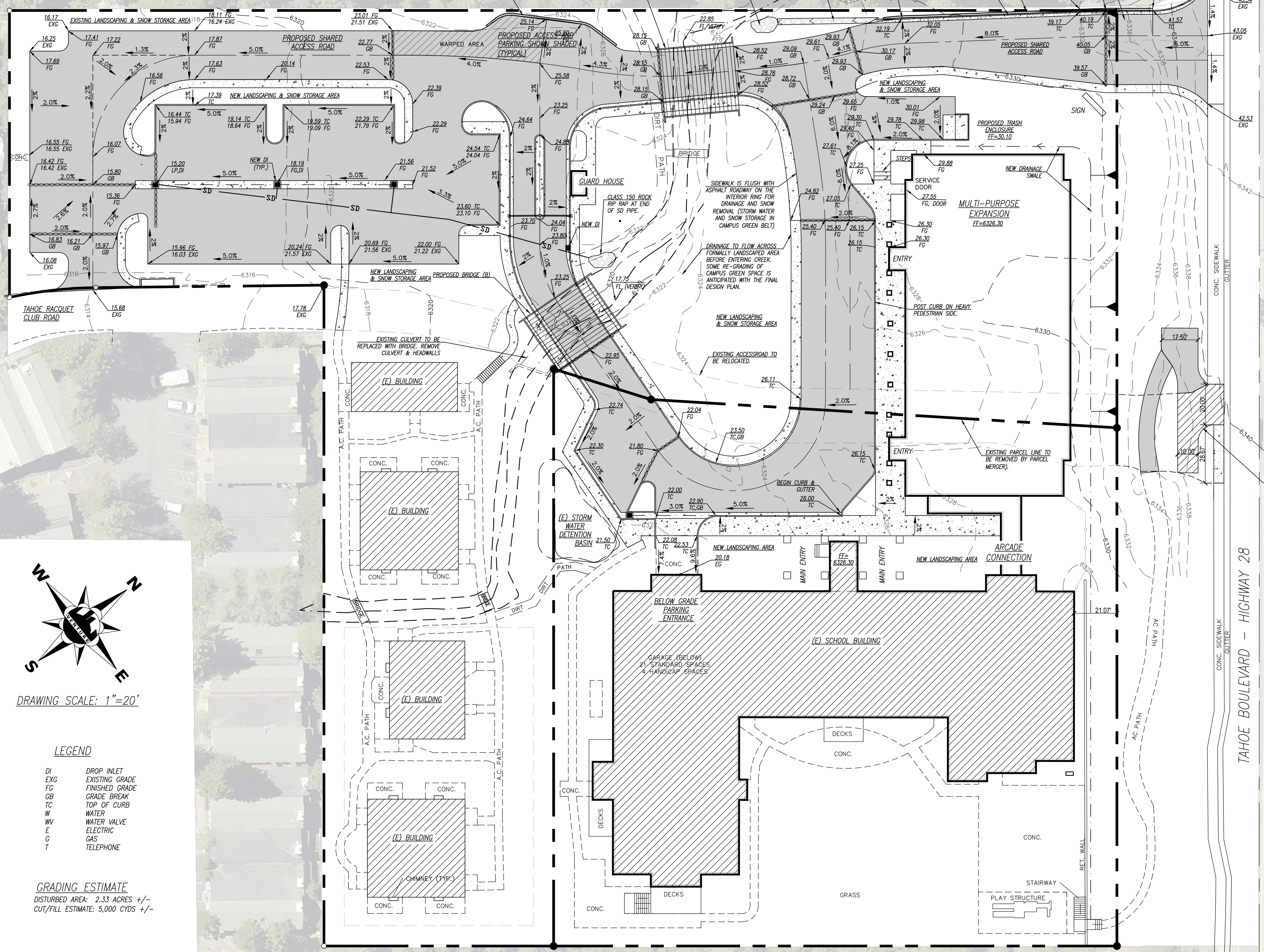
A.P.N. 127-030-21
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 995 TAHOE BLVD.
 INCLINE VILLAGE, NV 89451
 WASHOE COUNTY

JOB NO : 201813
 DATE : 2/9/2017
 REVISIONS :

SPECIAL USE PERMIT APPLICATION

PRELIMINARY GRADING PLAN

C-2



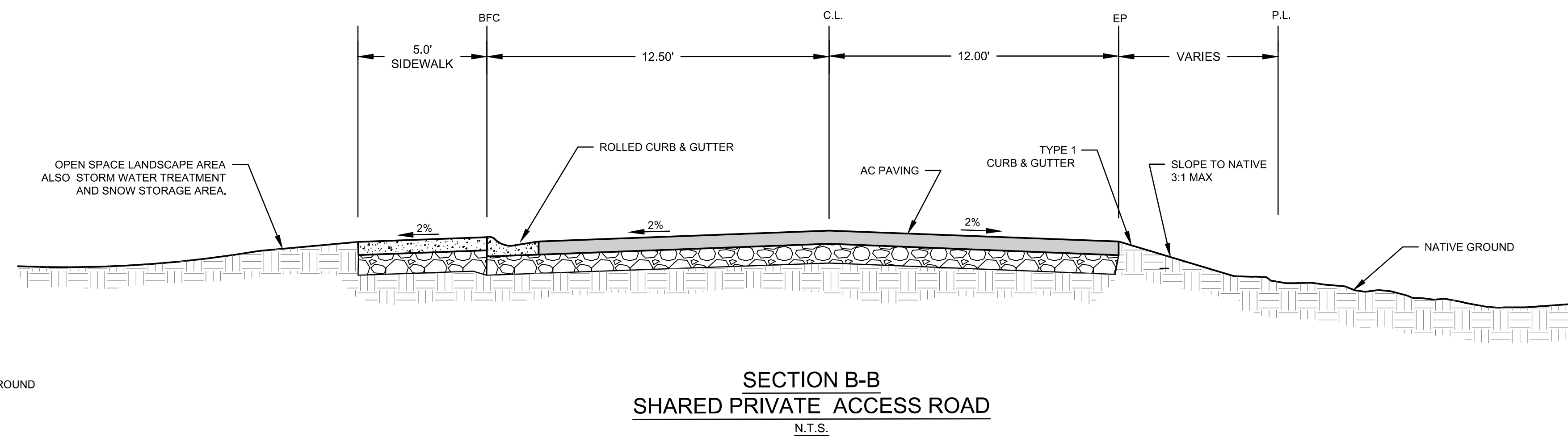
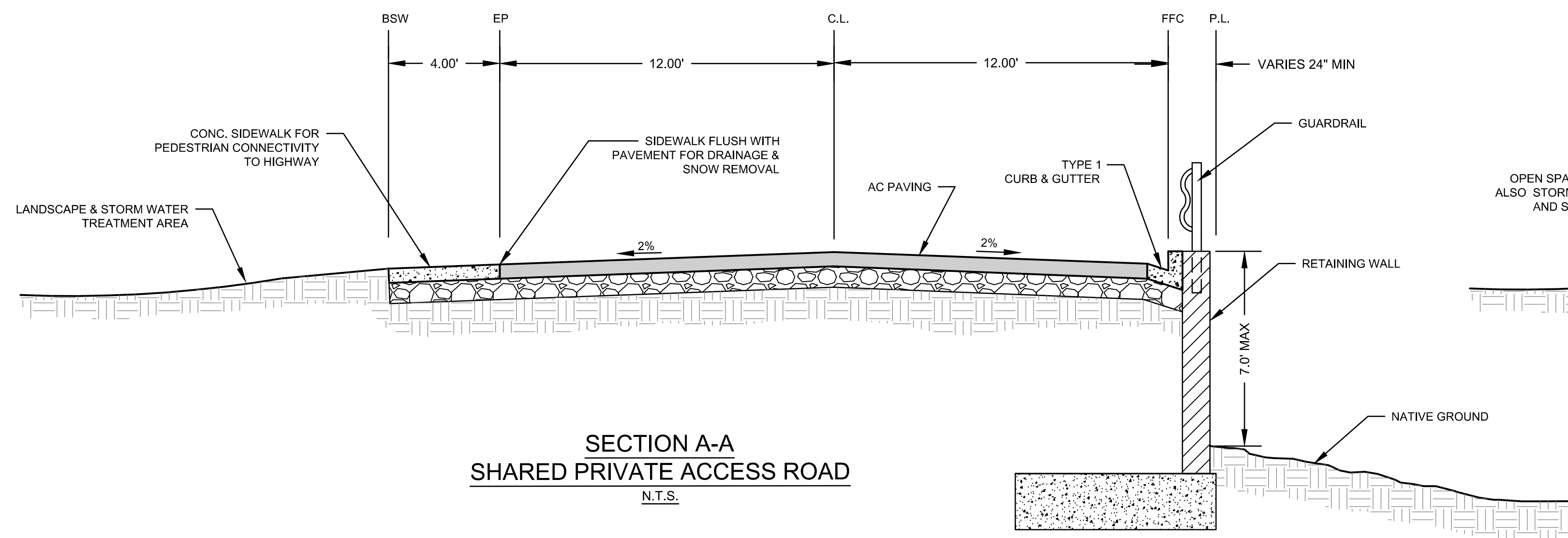
DRAWING SCALE: 1"=20'

LEGEND

- DI DROP INLET
- EXG EXISTING GRADE
- FG FINISHED GRADE
- GB GRADE BREAK
- TC TOP OF CURB
- W WATER
- WV WATER VALVE
- E ELECTRIC
- G GAS
- T TELEPHONE

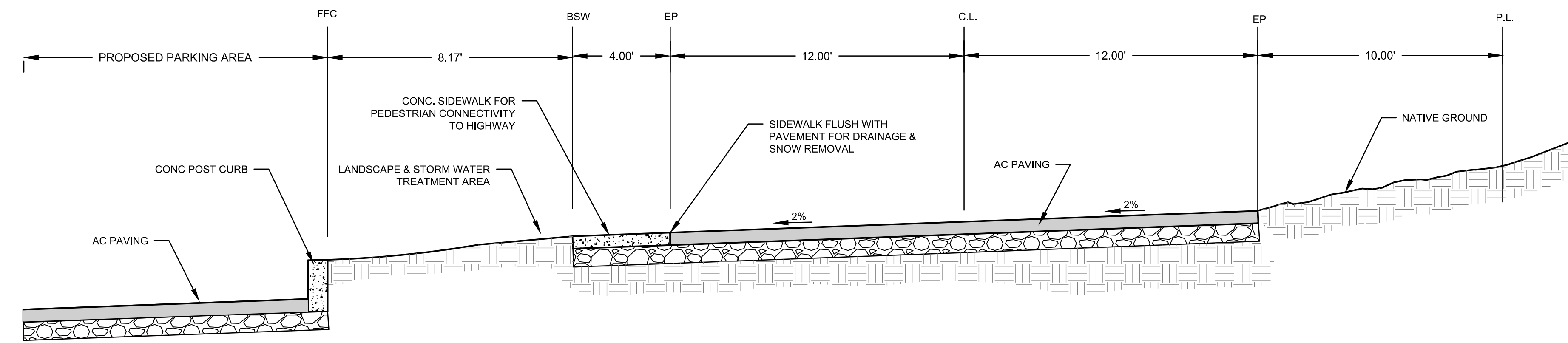
GRADING ESTIMATE
 DISTURBED AREA: 2.33 ACRES +/-
 CUT/FILL ESTIMATE: 5,000 CYDS +/-

EXISTING DRIVEWAY APPROACH TO BE CONVERTED TO UTILITY ACCESS ONLY. REFER TO SHEET C-3 FOR MORE INFORMATION.

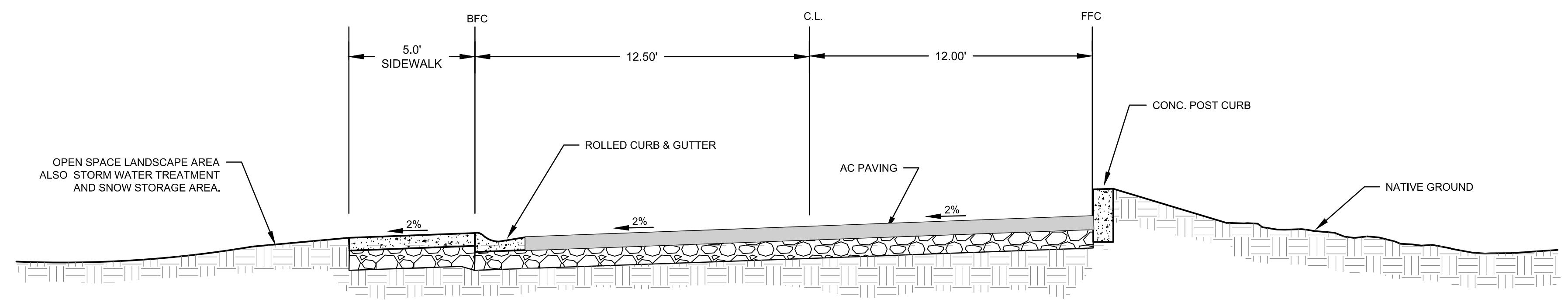


SECTION B-B
SHARED PRIVATE ACCESS ROAD
N.T.S.

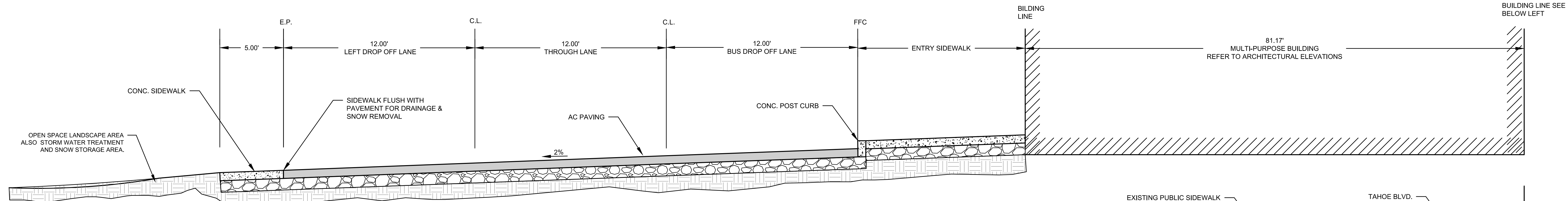
NOTE:
LOCATIONS OF CURBS AND
GUTTERS ARE SUBJECT TO CHANGE
WITH FINAL DESIGN.



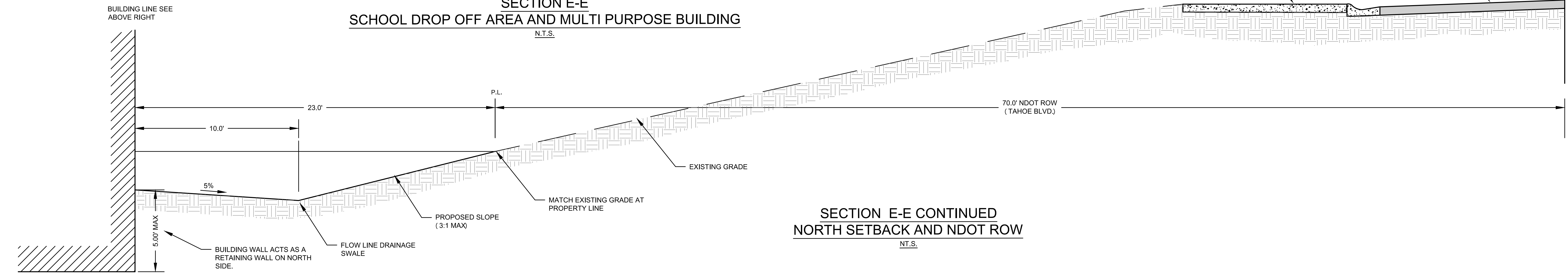
SECTION C-C
SHARED PRIVATE ACCESS ROAD
N.T.S.



SECTION D-D
INTERNAL SCHOOL ACCESS ROAD
N.T.S.



SECTION E-E
SCHOOL DROP OFF AREA AND MULTI PURPOSE BUILDING
N.T.S.



SECTION E-E CONTINUED
NORTH SETBACK AND NDOT ROW
N.T.S.

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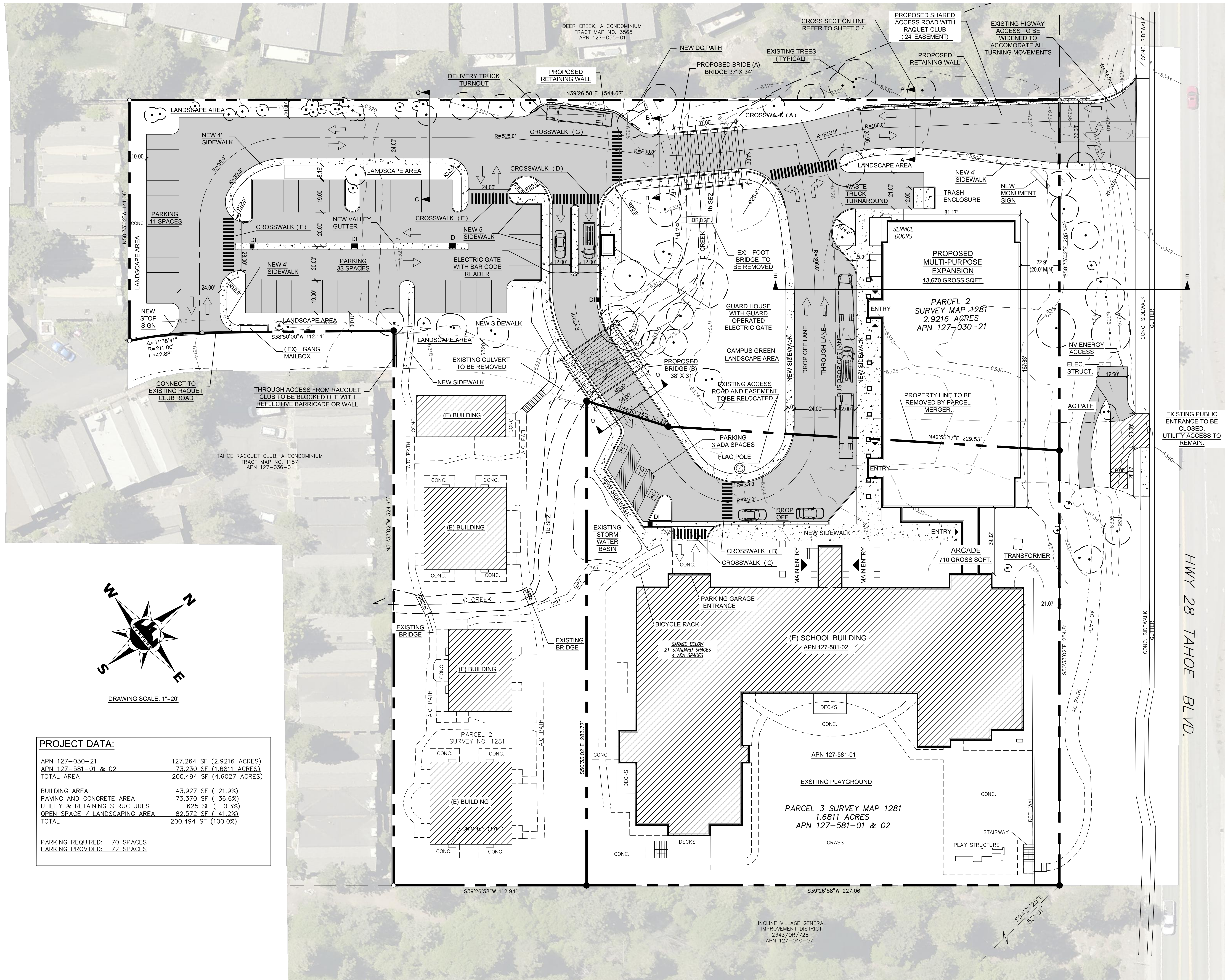
LAKE TAHOE SCHOOL EXPANSION



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STREET & SITE CROSS SECTIONS



PROJECT DATA:

| | |
|--------------------------------|----------------------------------|
| APN 127-030-21 | 127,264 SF (2.9216 ACRES) |
| APN 127-581-01 & 02 | 73,230 SF (1.6811 ACRES) |
| TOTAL AREA | 200,494 SF (4.6027 ACRES) |
| BUILDING AREA | 43,927 SF (21.9%) |
| PAVING AND CONCRETE AREA | 73,370 SF (36.6%) |
| UTILITY & RETAINING STRUCTURES | 625 SF (0.3%) |
| OPEN SPACE / LANDSCAPING AREA | 82,572 SF (41.2%) |
| TOTAL | 200,494 SF (100.0%) |

PARKING REQUIRED: 70 SPACES
PARKING PROVIDED: 72 SPACES

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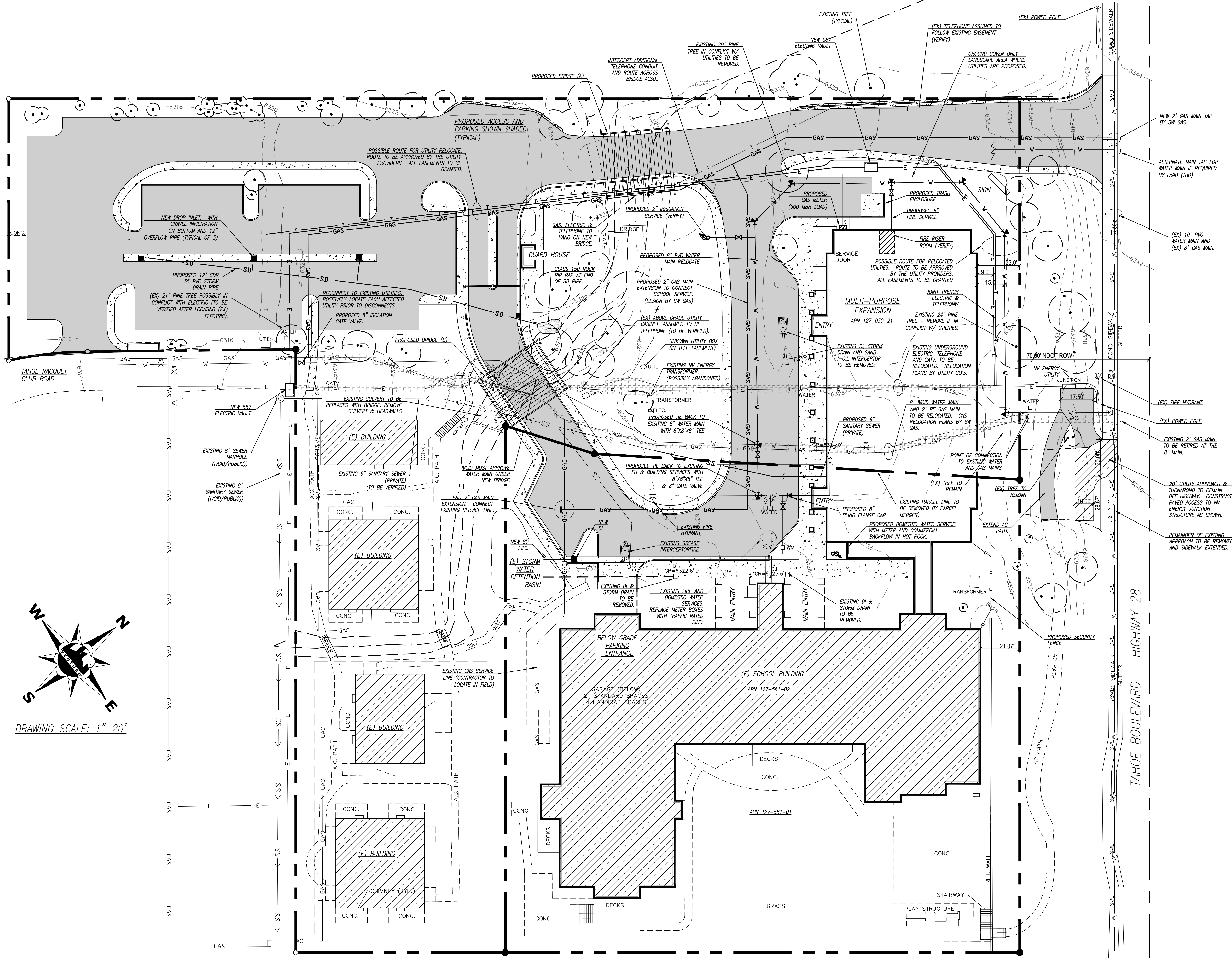
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PRELIMINARY UTILITY PLAN

C-3