

AGAN CONSULTING CORPORATION
LAND & SHOREZONE CONSULTANTS

February 14, 2018

Ms. Eva M. Krause, Senior Planner
Community Services Department
Post Office Box 11130
Reno, NV 89520

**Subject: Regulatory Zone Amendment Request – Coches/Tower Properties
1131/1135 Lakeshore Boulevard, Incline Village, Nevada
Washoe County APN: 130-312-28, 30**

Dear Eva,

As discussed, please find attached the following documentation to request a Regulatory Zone Amendment from Medium Density Suburban (MDS) to Low Density Suburban (LDS) for the above-referenced acreage properties:

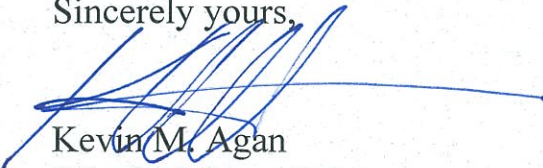
- Completed Washoe County Development Application (with signed/notarized owner affidavits for both properties);
- Washoe County Property Tax Payment Confirmation;
- \$3,399.46 Regulatory Zone Amendment Filing Fee;
- 2018 Site Mapping Agency (Permitted Conditions);
- Current Washoe County Assessor Parcel Mapping;
- Preliminary Title Reports (both properties); and
- Digital File (Flash Drive)

Please note, this regulatory zone amendment request does not expect to generate 80 or more weekday peak hour trips and we confirmed these properties are not located in a Washoe County Special Area besides being located within the Lake Tahoe Basin.

Ms. Eva M. Krause, Senior Planner
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February 14, 2018
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We hope the attached information allows you to process this zone amendment for approval as soon as practical. Should you have any comments or questions, please feel free to contact me directly at kevin@aganconsulting.com. Thank you.

Sincerely yours,



Kevin M. Agan
Principal Consultant

KMA:
Attachments

Community Services Department

Planning and Building

REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Coches, LLC & Tower, LLC Regulatory Zone Amendment Request			
Project Description: Request subject properties to be rezoned from MDS to LDS, consistent with parcel sizes and uses adjacent and to the east of these subject properties.			
Project Address: 1131 & 1135 Lakeshore Boulevard, Incline Village, Nevada			
Project Area (acres or square feet): 151,952 SF or 3.49 acres (both parcels combined)			
Project Location (with point of reference to major cross streets AND area locator): Eastern segment of Lakeshore Boulevard, Tramway Road is at intersection.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-312-25	69,112 SF		
130-312-30	82,840 SF		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD16-1702 & WBLD17-101685 (Active Building Permits)			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Coches, LLC & Tower, LLC		Professional Consultant:	
Name: Duane E. Andrews, Managing Member		Name: Agan Consulting Corporation	
Address: 1135 Lakeshore Boulevard		Address: Post Office Box 9180	
Incline Village, NV Zip: 89451		Incline Village, NV Zip: 89450	
Phone:	Fax:	Phone: 775-832-9300	Fax: 775-832-9301
Email:		Email: office@aganconsulting.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Kevin M. Agan, Principal	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		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):	

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

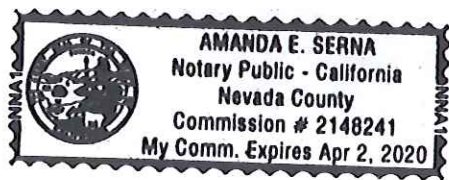
X _____
 X _____
 X _____
 X _____
 X _____
 X _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Nevada

Subscribed and sworn to (or affirmed) before me
 on this 13 day of February, 2018
 by Date Month Year



(1) Duane E. Andrews
 (and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature Amanda E Serina
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Regulatory Zone Amendment 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 Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

Request rezone of subject acreage parcels from MDS to LDS zoning to be consistent and allow similar or same allowable/permmissible uses with adjacent LDS zoning of acreage properties to the east of the subject properties.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

Subject acreage properties are due south of the intersection of Lakeshore Boulevard and Tramway road within the eastern portion of the Incline Village, Nevada community.

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
130-312-25	SR	MDS	1.59	LDS	1.59
130-312-30	SR	MDS	1.90	LDS	1.90

c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	MDS	Residential
South	MDS	Residential
East	LDS	Acreage Residential
West	MDS	Residential

3. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

APN: 130-312-25 Consists of an existing large single family residence.

APN: 130-312-30 Consists of a large single family residence with accessory building under construction.

Adjacent properties consists of large and medium sized single-family residences, some with accessory structures.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

Gently sloping terrain with forest canopy between Lakeshore Boulevard and Lake Tahoe. Most properties are developed with residential uses and manicured landscaping.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

Yes

No

Explanation:

Please refer to attached site mapping for reference.

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

Yes

No

Explanation:

No known resources have been identified as being impacted for these subject properties via recent agency permit actions. Appropriate scenic mitigation has been provided for buildings visible from the lake that are presently under construction on APN: 130-312-30 via recent permit actions.

7. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

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

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

Water is provided to subject properties by municipal supplier (Incline Village General Improvement District).

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Not applicable. Subject properties are presently regulated by municipal supplier (Incline Village General Improvement District).

8. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Incline Village General Improvement District

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

Not applicable.

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Incline Village General Improvement District

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Not applicable.

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Lakeshore Boulevard, State Route 28, State Route 431, U.S. Highway 50.

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes No

12. Community Services (provided and nearest facility):

a. Fire Station	Incline Village Fire Protection District
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Incline Elementary School
d. Middle School	Incline Middle School
e. High School	Incline High School
f. Parks	Incline Village Fitness Trail
g. Library	Incline Village Library
h. Citifare Bus Stop	Tahoe Area Regional Transit

Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

1. Requested Zone Amendment is Consistent with the Washoe County Master Plan (SR - Suburban Residential).
2. Requested Zone Amendment is compatible and consistent with LDS zoning of abutting and adjacent acreage properties to the east.
3. Requested Zone Amendment is a response to a change in conditions. Through the course of time, the subject properties have been merged through reversion of acreage actions to create the current resultant acreage parcels, consistent with abutting and adjacent properties to the east.
4. Requested Zone Amendment lowers density and does not detrimentally affect availability of current transportation, recreation, utility, or other facilities.
5. Requested Zone Amendment is not expected to adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Requested Zone Amendment will promote desired pattern of growth and avoid spot zoning. The resultant condition would be the migration of the LDS zoning boundary to the west of its present location to encapsulate the subject acreage properties to be consistent with the LDS zoning of the abutting and adjacent acreage parcels located the east.

Washoe County Treasurer
Tammie Davis

COPY

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

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
13031225	Active	2/12/2018 2:06:28 AM
Current Owner: COCHES LLC		SITUS: 1131 LAKESHORE BLVD INCLINE VILLAGE NV
908 LAKESHORE BLVD INCLINE VILLAGE, NV 89451		
Taxing District	Geo CD:	
Legal Description		
Township 16 Section 23 Lot D-2 SubdivisionName _UNSPECIFIED Range 18 Block		

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

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$39,961.02	\$39,961.02	\$0.00	\$0.00	\$0.00
2016	\$39,210.17	\$39,210.17	\$0.00	\$0.00	\$0.00
2015	\$39,675.05	\$40,071.80	\$0.00	\$0.00	\$0.00
2014	\$38,509.88	\$38,509.88	\$0.00	\$0.00	\$0.00
2013	\$39,014.94	\$39,014.94	\$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.

- [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.

COPY

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

Washoe County Treasurer
 Tammi Davis

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
13031230	Active	2/12/2018 2:06:28 AM
Current Owner: TOWER LLC		SITUS: 1135 LAKESHORE BLVD INCLINE VILLAGE NV
908 LAKESHORE BLVD INCLINE VILLAGE, NV 89451		
Taxing District	Geo CD:	
Legal Description		
Township 16 Section 23 Lot A Block Range 18 SubdivisionName _UNSPECIFIED		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$87,467.25	\$87,467.25	\$0.00	\$0.00	\$0.00
2016	\$71,089.30	\$71,089.30	\$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

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PRELIMINARY PLANT LEGEND						
SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTED SIZE	5-YEAR GROWTH
TREES						
☉	FIN JEF	FINUS JEFFREY	JEFFREY PINE	5	4W x 16-18T	8W x 18-21T
☉	POP TRE	POPULUS TREMULOIDES	QUAKING ASPEN	3	8&S, 5W x 15T	8W x 20T
☉	ACE CIR	ACER CIRCINATUM	VINE MAPLE	6	8&S, 3W x 6T	5W x 10T
SHRUBS						
☉	COR SER	CORNUS SERICEA	RED TWIG DOGWOOD	1	5-GAL, 2W x 3T	4W x 6T
☉	FIN MUG	FINUS MUGO	MUGO PINE	12	5-GAL, 2W x 2T	3W x 3T
☉	SAL SCO	SALIX SCOUERIANA	SCOUER WILLOW	3	5-GAL, 4W x 5T	4.5W x 4T SH
☉	POT FRU	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	11	5-GAL, 3W x 2T	5W x 4T
☉	SPI DEN	SPIRAEA DENSIFLORA	MOUNTAIN SPIREA	11	5-GAL, 2W x 2T	3W x 3T, SH
PERENNIALS / GROUNDCOVER						
☉	ARC UVA	ARCTOSTAPHYLOS UVA URSI	BEARBERRY MANANITA	14	FLATS - 2" O.C.	3W x .5T, SH
☉	PHL DIF	PHLOX DIFFUSA	SPREADING PHLOX	41	1 GAL - 2" O.C.	18W x 1T
☉	UR LEW	URINUM LEWISII	BLUE FLAX	43	1 GAL - 2" O.C.	18W x 2T
☉	SOL CAR	SOLDADO CANADENSIS	GOLDENROD	15	1 GAL	12W x 1T
☉	RUD LAC	RUBROCKIA LACINIATA	LACE LEAF RUBROCKIA	37	1 GAL	24W x 6T
☉	ACH TIL	ACHILLEA TILIPENDULA	YARROW	15	1 GAL	24W x 4T
☉	ACH TOM	ACHILLEA TOMENTOSA	YARROW	23	1 GAL	24W x 3T
GRASSES						
☉	MIS GR	MISCANTHUS SINENSIS GRACILLIMUS	MANDEN GRASS	72	5-GAL, 1W x 2T	2W x 3.5T
☉	TURFLAWN	FESTUCA TRACHYPHYLLA	DURAR HARD FESCUE	332 SF	SOIL	10BF
☉	FES IDA	FESTUCA IDAHOENSIS	IDAHO FESCUE	9	1 GAL	16W x 1T

*ALL PLANT MATERIAL IS TO COMPLY WITH THE TRPA HOME LANDSCAPING GUIDE.

REVEGETATION NOTES

COMPACTED DIRT AREAS SHALL BE REVEGETATED. AREAS SHALL BE REVEGETATED TO A DEPTH OF SIX INCHES. SEED AND APPROVED TOOLS SHALL BE MIXED TOGETHER AND TILLED INTO THE SOIL.

THE FOLLOWING SEED MIXTURE SHALL BE USED:

- 9.4% REVENUE BLENDER WHEATGRASS
- 14.5% LUNA PUBESCENS WHEATGRASS
- 14.7% MANICAR BUCKTHORN WHEATGRASS
- 24.6% PAIRIE CHICKEN GRASS
- 24.6% DURAR HARD FESCUE
- 9.6% SHERMAN BIG BLUEGRASS

SEED MIX APPLIED AT 5#/650 SF

THIS WEIGHT IS PURE LIVE SEED (P.L.S.) POUNDS

SEEDS AND FERTILIZED AREAS SHALL NOT BE LEFT UNCOVERED MORE THAN TWO DAYS APPROXIMATELY 1.5 TONS PER ACRE OF FINE/IR PINE/NEEDLE MIX SHD. BE EVENLY APPLIED OVER THE AREAS BY HAND OR WITH A BLOWER AND TACKIFIED. SHOULD BE APPLIED AT A RATE WHEREBY THE SOL SURFACE IS COMPLETELY COVERED, IF NOT TO EXCEED 1 INCH.

GENERAL NOTES

- CONSTRUCTION OF PROJECT SHALL BE EXECUTED BY A LICENSED LANDSCAPE CONTRACTOR.
- A REMINDER: BLUE PRINTS ARE LEGAL DOCUMENTS WHICH REQUIRE DUE RESPECT. ALL CONSTRUCTION SHALL BE EXECUTED ACCORDING TO DETAILS AND SPECIFICATIONS. LANDSCAPE ARCHITECT OR OWNER SHALL APPROVE DEVIATION FROM SUCH IN WRITING. CONTRACTOR IS INVITED TO OFFER SUBSTITUTIONS AND/OR CHANGES FOR CONSIDERATION BY LANDSCAPE ARCHITECT OR OWNER.
- SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER. WHERE NECESSARY, SUBSTITUTIONS OF MATERIALS PROPOSED AS SUBSTITUTES SHALL BE PROVIDED TO LANDSCAPE ARCHITECT OR OWNER AS REQUESTED BY SUCH. APPROVAL OF SUBSTITUTIONS SHALL BE IN WRITING.
- IN THE EVENT OF SIGNIFICANT DEVIATION FROM LANDSCAPE DOCUMENTS, CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER AT COMPLETION OF PROJECT INSTALLATION.
- EXISTING SITE FEATURES NOT SUBJECT TO LANDSCAPE IMPROVEMENTS, IE DRIVEWAYS, STRUCTURES, ETC. SHALL BE LEFT UNTOUCHED TO ORIGINAL OR IMPROVED CONDITION THAT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL PLANT MATERIAL, OTHER CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR MINIMUM ONE YEAR, WITH EXCEPTION OF DAMAGE CAUSED BY VANDALISM, THEFT, ADVERSE NATURAL CONDITIONS OR ANY CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY OUTSIDE AGENCIES.
- CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES AND NOTIFY UTILITY COMPANIES OF PROPOSED WORK IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. ANY NECESSARY ADJUSTMENT TO PLANS SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT OR OWNER. IN THE EVENT OF UNDISCOVERED DAMAGE, RESTORATION/REPAIR OF UTILITIES SHALL BE PERFORMED AT CONTRACTOR'S EXPENSE AND UTILITY COMPANY SHALL BE NOTIFIED OF DAMAGE. SEE CIVIL DRAWINGS FOR PROPOSED LOCATIONS.
- UPON COMPLETION OF ALL PROJECT PHASES, INSTALLING CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR INSPECTION AND FINAL APPROVAL.
- LOCATIONS OF EXISTING SITE FEATURES ARE BASED ON ARCHITECTS/ENGINEERS SITE PLAN. LANDSCAPE CONTRACTOR AND/OR OWNER TO VERIFY AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES WHICH AFFECT DESIGN OUTCOME.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING VISITS WITH LANDSCAPE ARCHITECT DURING 48 HOURS NOTICE.
- CONTRACTOR SHALL LEAVE SITE IN EXCELLENT CONDITION FREE OF EXTRANEOUS ROCK AND CONSTRUCTION DEBRIS AS WELL AS WEEDS AND GRASS.
- SEE IRRIGATION PLAN FOR SLEEVE LOCATIONS.
- CONTRACTOR TO VERIFY PROPERTY LINES, CORNER MARKERS AND ANY OTHER LEGAL DESCRIPTIONS NECESSARY TO COMPLETE PROJECT.
- CONTRACTOR TO MAINTAIN SITE SURFACE AND SUBSURFACE DRAINAGE AS SHOWN ON CIVIL OR ARCHITECTURAL DRAWINGS.
- TREE ROOTS FOUR INCHES IN DIAMETER AND LARGER OF TREES THAT ARE TO BE MAINTAINED THAT ARE DISCOVERED DURING EXCAVATION OF FOUNDATIONS OR STRUCTURE FOUNDATION SHOULD NOT BE SEVERED IF AVOIDABLE. ALL TREE ROOTS FOUR INCHES IN DIAMETER OR LARGER SEVERED DURING EXCAVATION SHALL BE CUT FLUSH WITH THE SURFACE OF THE EXCAVATION.
- ALL COMPACTED CONSTRUCTION STAGING AND ACTIVITY AREAS SHALL BE CARRIED TO A MINIMUM DEPTH OF 2" PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION.

LANDSCAPE LIGHTING GENERAL NOTES

- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
- FIXTURES SHOWN ARE THE APPROXIMATE LOCATION. THE CONTRACTOR SHALL VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
- ALL HUBS AND J-BOXES SHALL BE INSTALLED PRIMARILY IN PLANTER AREAS 2' ABOVE FINISHED GRADE OR IN A READILY ACCESSIBLE AREA THAT DOES NOT OBSTRUCT PATHWAYS, DRAINAGE SWALES OF COMMON AREAS.
- ALL "HOME RUN" WIRE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". ALL FIXTURE LEAD WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6".
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER THE HARDSCAPE SURFACES SUCH AS SIDEWALKS DRIVEWAY AND WALKS.
- UNDERGROUND SPICES SHALL BE INSTALLED IN APPROVED IN-GROUND J-BOXES WITH WATER TIGHT CONNECTIONS, LEAVING 12" EXCESS WIRE.
- ALL EXTERIOR 120 VOLT ELECTRICAL CULERS SHALL BE GROUND PROTECTED AS PER NATIONAL ELECTRICAL CODE.
- INSTALLING CONTRACTOR SHALL VERIFY THAT ALL FIXTURES ARE WITHIN THE PROPER VOLTAGE WINDOW PER MANUFACTURE STANDARDS.
- INSTALL ALL FIXTURES AND TRANSFORMER PER MANUFACTURER'S SPECIFICATIONS.
- ELECTRICIAN TO INSTALL SWITCH AND CONNECTION OF LANDSCAPE LIGHTING TO ULTRON LIGHTING SYSTEM OR OTHER MAIN CONTROLLER IF APPLICABLE. ULTRON SYSTEM OR OTHER SHALL CONTROL LANDSCAPE LIGHTING SCHEDULE.
- WRING SHOWN IS DIAGRAMMATIC. WIRE GAUGE SHALL BE VERIFIED AND INSTALLED WITH MANUFACTURE SPECIFICATIONS.
- DISTANCE OF WIRE DUE TO UNFORESEEN OBSTRUCTIONS OF THE RELOCATION OF PLANTING MATERIALS THE ACTUAL DISTANCE FROM THE TRANSFORMER TO THE HOME RUN FIXTURE IS DIFFICULT, IF NOT IMPOSSIBLE TO DETERMINE. THIS MAY AFFECT THE VOLTAGE DROP AT THE HOME RUN FIXTURE AS WELL AS REQUIRE THE USE OF ADDITIONAL WIRE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL DISTANCE OF WIRE.
- OVERLOADING THE WIRE DUE TO VARYING FIELD CONDITIONS IF IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO DETERMINE THE ACTUAL WATS ON EACH RIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE SIZE OF CABLE IS ADEQUATE TO CARRY THE AMOUNT OF WATS ON EACH RIN.
- THE ARCHITECT OR DESIGNER SHALL IN NO WAY BE HELD RESPONSIBLE FOR THE METHODS AND MEANS OF THE INSTALLATION OF THE LIGHTING, SAFETY IN, ON, OF ABOUT THE SITE. PERFORMANCE OF THE WORK OR TIMELINESS IN WHICH WORK IS PERFORMED.
- 12-2 WIRE NOT TO EXCEED 192 WATS. 10-2 WIRE NOT TO EXCEED 288 WATS. 8-2 WIRE NOT TO EXCEED 300 WATS.
- RUN ALL HOME RUN WIRING TOGETHER WHERE POSSIBLE.

PLANTING NOTES

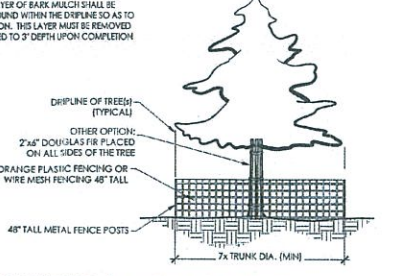
- PLANTS SHALL BE THE VARIETY AND SIZE SPECIFIED ON THE PLAN AND BE HEALTHY, SHAPELY AND WELL ROOTED AND CONFORM TO AMERICAN NURSERYMAN'S STANDARDS. TREES SHALL BE ABLE TO STAND STRAIGHT ON THEIR OWN WITHOUT SUPPORT. ANY CHANGES TO PLAN TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT OF REFUSAL SHOULD PLANT MATERIAL SIZE AND QUALITY BE DEEMED UNSATISFACTORY. INSPECTION BY ARCHITECT IS MANDATORY PRIOR TO ACCEPTANCE OF ALL PLANT MATERIALS. MATERIAL SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. MATERIALS SHALL BE COMPLETELY FREE OF TRUNK, BRANCH AND BARK WOUNDS. STRUCTURE OF PLANT MATERIAL SHALL BE APPROPRIATE TO NATURAL HABIT.
- INSTALLING CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND AREAS TO BE LANDSCAPED AND NOTIFY OWNER AND/OR LANDSCAPE ARCHITECT OF DISCREPANCIES.
- GRADES OF ENTIRE CONTRACT AREA SHALL BE SMOOTH AND EVEN AND SLOPE TO DRAIN. FINISH GRADES SHALL BE 1/2" BELOW ALL PAVED SURFACES. SLOPES, MOUNDS, AND SWALES SHALL HAVE NO ABRUPT CHANGE IN GRADIENT TO ASSURE A NATURAL AND PLEASING APPEARANCE.
- THE PLANTING HOLE SHALL BE DUG TWICE THE WIDTH AND TO THE SAME DEPTH OF THE CONTAINER OR ROOTBALL.
- THE PLANTING HOLE SHALL BE TESTED FOR DRAINAGE. FILL WITH WATER AND ALLOW TO DRAIN. SHOULD DRAINAGE NOT OCCUR WITHIN A FEW HOURS THE HOLE SHOULD NOT BE USED AND AN ALTERNATIVE LOCATION FOR PLANT FOUND.
- ROOTBALL SHALL BE GENTLY REMOVED FROM CONTAINER AND ROOT INSPECTED PRIOR TO PLACEMENT IN THE HOLE. THE ROOT BALL SHALL BE TIED BY PINCHING ROOTLERS LOOSE FROM WALL OF BALL TO EN-COURAGE ROOTS TO EXTEND OUTWARD. SHOULD PLANT BE ROOT BOUND THE BALL SHALL BE SCORED WITH A SHARP KNIFE VERTICALLY IN THREE DOWN THE ROOTBALL SIDES APPROXIMATELY 1/2 INCH DEEP AND TWO WAYS ACROSS THE BOTTOM. THE ROOTS SHALL THEN BE LOCKED IN AND SPREAD TO EN-COURAGE OUTWARD GROWTH.
- PLANT SHALL BE BUREL TO STRUCTURAL ROOT DEPTH. EXCESS MATERIAL ON BALLED AND BURLAP TREES SHALL BE REMOVED. REMOVE BURLAP AND BASKETS FROM B&B TREES WITH CARE TO MAINTAIN INTEGRITY OF ROOT BALL.
- ALL TAGS SHALL BE REMOVED FROM PLANTS.
- A COMPOST OR HUMUS SHALL BE INCORPORATED AT A RATE OF SIX CUBIC YARDS PER 1000 SQUARE FEET FOR IMPROVED MOISTURE AND NUTRIENT RETENTION. COMPOST IS GENERALLY AVAILABLE AT MOST NURSERY'S - KELLOGG'S GROW MULCH IS RECOMMENDED. HUMUS, AVAILABLE LOCALLY IN BULK QUANTITIES, MUST BE WELL COMPOSTED TO AVOID ROOT BURN. WHEN COMPOSTED HUMUS NOT AVAILABLE, AMENDMENT SHALL BE SUFFICIENTLY NITROGENED TO PREVENT LOCK UP OF NUTRIENTS AND ROOT BURN. CONTRACTOR TO PROVIDE SAMPLE SUBMITTAL TO LANDSCAPE ARCHITECT.
- 7-3 GRANULAR SLOW-RELEASE BIOSOL ORGANIC FERTILIZER IS TO BE INCORPORATED INTO ALL PLANTINGS. SEE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION INFO.
- TOP SOIL SHALL BE FERTILE, FRABLE AND FREE OF ROCKS LARGER THAN 1" DIAMETER. NOXIOUS WEED SEEDS OR EXTRANEOUS MATTER. TOP SOIL DELIVERED TO SITE SHALL HAVE A CDTY RANGE OF PH 5.0 TO 7.0 AND SHALL CONTAIN NOT LESS THAN 1.5% ORGANIC MATTER.
- BACKFILL MATERIAL SHALL MEET THE LEVEL OF TOP OF ROOTBALL. NEVER ALLOW NEW SOIL TO REACH PLANT STEM. BACKFILL SHALL BE PRESSED FIRMLY IN AROUND ROOTBALL.
- WHEN BACKFILL IS COMPLETE SPREAD BIOSOL MIX 7-3 SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS AROUND TOP BEFORE MULCHING.
- WHEN BACKFILLING IS COMPLETE, CONSTRUCT A WATER RETENTION BERM APPROXIMATELY THREE INCHES HIGH AND TWICE THE DIAMETER OF THE ROOT BALL. SEE DETAIL.
- FILL BASH INSIDE BERM WITH WATER AND ALLOW TO DRAIN. FILL ANY HOLES THAT APPEAR WITH ADDITIONAL BACKFILL MATERIAL. REPEAT UNTIL HOLES DO NOT APPEAR AND ALL SOIL AROUND ROOT BALL IS MOISTENED.
- TOP DRESS WITH 2" 3" LOCALLY OBTAINED 1" MINUS GROUND FIR BARK IN ALL PLANTED AREAS. IN WINDY AREAS MULCH WITH 5" REDDED CEDAR BARK OR EQUAL. CONTRACTOR TO PROVIDE A SAMPLE SUBMITTAL TO LANDSCAPE ARCHITECT FOR APPROVAL.
- ONE REDWOOD STAKE OF 1-1/2" BY 1-1/2" SHALL BE INSTALLED FOR WINTER SUPPORT OF MULTI-STEMMED SHRUBS UNTIL ADEQUATE BRANCH STRENGTH IS ATTAINED. SEE DETAIL.

- ONE LOGCOPPER STAKE OF TWO INCHES DIAMETER AND 8-10 FEET IN LENGTH SHALL BE INSTALLED AT THE WINDWARD SIDE OF ALL DECIDUOUS TREES. DOUBLE STAKING WILL BE REQUIRED IN WINDY AND HEAVY SNOWLOAD AREAS. STAKES SHALL BE INSERTED INTO GROUND AT EDGE OF ROOT BALL. NEVER INTO ROOTBALL. TREE GUYING METHOD IS RECOMMENDED FOR LARGER CONFERUS TREES IN WINDY LOCATIONS. SEE DETAIL.
- TWO TO THREE TREE TIES OF DURABLE CONSTRUCTION SHALL BE USED PER TREE. THE RUBBER OR MOLE PLIABLE PORTION OF THE TIE SHALL BE LOOPED AROUND THE TRUNK AND WIRE OR OTHER MATERIAL LOOPED AROUND THE STAKE IN A FIGURE EIGHT CONFIGURATION. THE WIRES ARE THEN TWISTED TOGETHER. SHOULD SECURING THE TIE IN PLACE IS REQUIRED, NAIL OR STAPLE THE TIE TO THE STAKE ONLY. NEVER TO THE TREE. DO NOT TIE THE TRUNK TOO TIGHT AGAINST THE STAKE. ALLOW SOME ROOM TO MOVE IN BREEZE SO AS TO DEVELOP CALIPER STRENGTH BY TRUNK. TRUNK SHALL BE UPRIGHT AND STRAIGHT. SEE DETAIL.
- IN THE FALL, AFTER LEAVES HAVE DROPPED, BRANCHES OF YOUNG TREES AND SHRUBS AND THOSE CLOSE TO SNOW REMOVAL/STORAGE AREAS SHALL BE BOUND IN AN UPWARD FASHION WITH VINYL TREE TAPE OR EQUAL TO MINIMIZE BREAKAGE FROM WEIGHT AND MOVEMENT OF SNOW. SEE DETAIL. THIS PROCEDURE SHOULD BE REPEATED EACH YEAR UNTIL TREES AND SHRUBS HAVE ATTAINED SUBSTANTIAL STRENGTH AND GIRTH. UNWRAP TREES AND SHRUBS IN SPRING, BEFORE NEW LEAVES APPEAR.
- ALL CHANGES TO PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- UPON COMPLETION OF ALL PROJECT PHASES, INSTALLING CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR INSPECTION AND FINAL APPROVAL.
- IN ACCORDANCE WITH THE TOWN OF TRUCKEE DEVELOPMENT CODE, SECTION 18.40, THE FOLLOWING SHALL OCCUR: REGULAR MAINTENANCE - PRUNING, FERTILIZING, WEED, DEBRIS AND TRASH REMOVAL, REMOVE AND REPLACE ANY DEAD OR DYING PLANT MATERIAL. REPAIRATION OF IRRIGATION SYSTEM AS NEEDED. REPORT - PRIOR TO THE TWO YEAR ANNIVERSARY OF COMPLETION OF PROJECT A REPORT SHALL BE PREPARED BY THE PROJECT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT WHICH DOCUMENTS THE CONDITION OF THE LANDSCAPING, AND PROVIDES RECOMMENDATIONS AS TO WHETHER ANY LANDSCAPING SHOULD BE REPAIRED, REPLACED OR INSTALLED. THE RECOMMENDATIONS AS TO WHETHER ANY LANDSCAPING SHOULD BE REPAIRED, REPLACED OR INSTALLED INTO THE FINAL LANDSCAPE PLAN, AND THE LANDSCAPING SHALL BE REPAIRED, REPLACED AND INSTALLED WITHIN SIX MONTHS OF THE DATE OF APPROVAL OF THE REPORT BY THE (COMMUNITY DEVELOPMENT) DIRECTOR.

SEEDING/SODDING

- SEEDING AREAS SHALL BE PREPARED BY TILLING SOIL TO A SIX INCH DEPTH REMOVING ROCKS GREATER THAN FOUR INCHES IN DIAMETER FOR WILDFLOWER AND EROSION CONTROL AREAS AND TURF GRASS AREAS. SIX INCHES OF HUMUS OR COMPOST SHALL BE TILLED IN. FOR SEEDING AREAS EVENLY SPREAD TOPSOIL/MANUFACTURED SOIL ON TOP OF NATIVE SOIL.
- SEEDING/SODD AREA SHALL BE RAKED OR ROLLED TO A SMOOTH SURFACE FILLING HOLES AND REMOVING ROCK AS NECESSARY. FOR TURF AREAS THIS PROCESS SHALL BE REPEATED AS NEEDED TO ATTAIN SMOOTHEST SURFACE POSSIBLE. ROLL IN TWO OVERLAPPING DIRECTIONS FOR BEST RESULT.
- SEED SHALL THEN BE BROADCAST AT THE RATE PRESCRIBED BY SEED COMPANY OR LANDSCAPE ARCHITECT. LAWN SEEDS SHALL BE ROLLED IN AFTER BROADCASTING.
- APPLY BIOSOL MIX GRANULAR FERTILIZER AT RATE RECOMMENDED.
- SEED SHALL THEN BE COVERED WITH A 1/8 TO 1/4" LAYER OF PEAT MOSS, HUMUS OR EQUAL TO RETAIN MOISTURE AND PREVENT WIND AND BIRDS FROM CARRYING SEED AWAY.
- ADEQUATE MOISTURE SHALL BE MAINTAINED IN SEEDING AREA UNTIL SEEDINGS REACH A HEIGHT OF TWO INCHES WHEN REGULAR WATERING MAY BEGIN. FREQUENCY AND DURATION OF WATERING WILL VARY ACCORDING TO DAILY TEMPERATURES, SUNSHADE PERIODS, WIND, SOIL, SLOPE AND ASPECT. CONTRACTOR TO ENSURE THAT APPROPRIATE SCHEDULE IS EMPLOYED FOR THIS AREA.

NOTE: WHERE ADEQUATE FENCING MEASURES ARE NOT PROVIDED, A 2" X 4" LAYER OF BARK MULCH SHALL BE APPLIED TO THE GROUND WITHIN THE DIRTPILE SO AS TO REDUCE COMPACTION. THIS LAYER MUST BE REMOVED OR AT LEAST REDUCED TO 2" DEPTH UPON COMPLETION OF CONSTRUCTION.

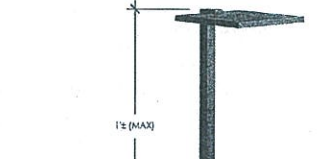


2 TREE PROTECTION & WORK AREA FENCING

NOT TO SCALE

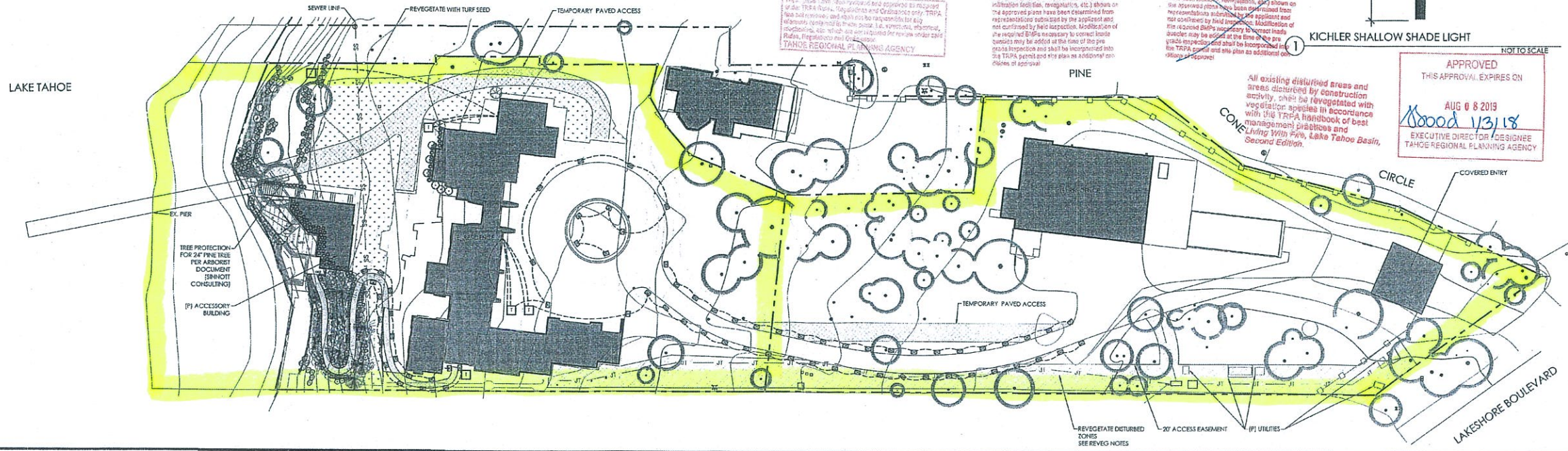
LIGHTING LEGEND

- ☐ 5 LIGHTING TRANSFORMER - KICHLER PROFESSIONAL 2-PR 2-300V CIRCUITS
- ☒ 114 KICHLER SHALLOW SHADE LIGHT, 1506AKTOR, TEXTURED BLACK, (QUANTITY INCLUDES 12 ESI, FIXTURES)
- LIGHT WIRE - 12 GAUGE LAYOUT DIAGRAMMATIC. CONTRACTOR TO DETERMINE FINAL LAYOUT AND WIRE QUANTITIES



1 KICHLER SHALLOW SHADE LIGHT

NOT TO SCALE



NOTE: Proposed DP's (slope stabilization, site erosion control, etc.) shown on the approved plans have been examined from a regulatory standpoint by the applicant and not confirmed by field inspection. Submittal of the required DP's necessary to correct locate (if applicable) shall be submitted to the project manager by the date of the proposed inspection and shall be incorporated into the TRPA permit and site plan as additional conditions of approval.

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APPROVED
THIS APPROVAL EXPIRES ON
AUG 08 2019
Wood 1/3/18
EXECUTIVE DIRECTOR / DESIGNER
TAHOE REGIONAL PLANNING AGENCY

HIGH WEST
LANDSCAPE ARCHITECTS
40145 TRUCKEE AIRPORT RD.
SUITE #301-A
TRUCKEE, CA. 96161
530.553.4000
CA. LIC. 45568, 5717
NV. LIC. 630

**LANDSCAPE/EXTERIOR
LIGHTING/AND
REVEGETATION PLAN**



THE DRAWING IS PROVIDED AS INFORMATION OF OFFICE BY HIGH WEST LANDSCAPE ARCHITECTS AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF HIGH WEST LANDSCAPE ARCHITECTS. ANY REVISIONS OR CHANGES TO THIS DRAWING SHALL BE MADE IN WRITING BY HIGH WEST LANDSCAPE ARCHITECTS.

DATE: 1-3-18
SCALE: 1"=30'
SIERRA STAR
1135 LAKESHORE BOULEVARD
INCLINE VILLAGE, NV. 89451
A.P.N. 130-312-30

PROJECT: L2.0
DRAWING: L2.0

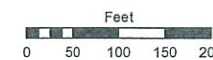
**FOR
REFERENCE**

Assessor's Map Number

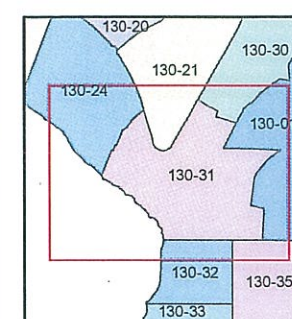
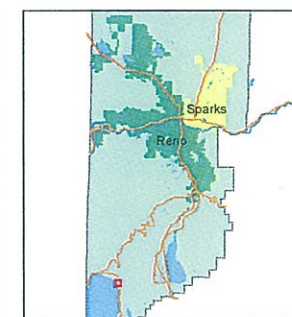
130-31

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 200 feet



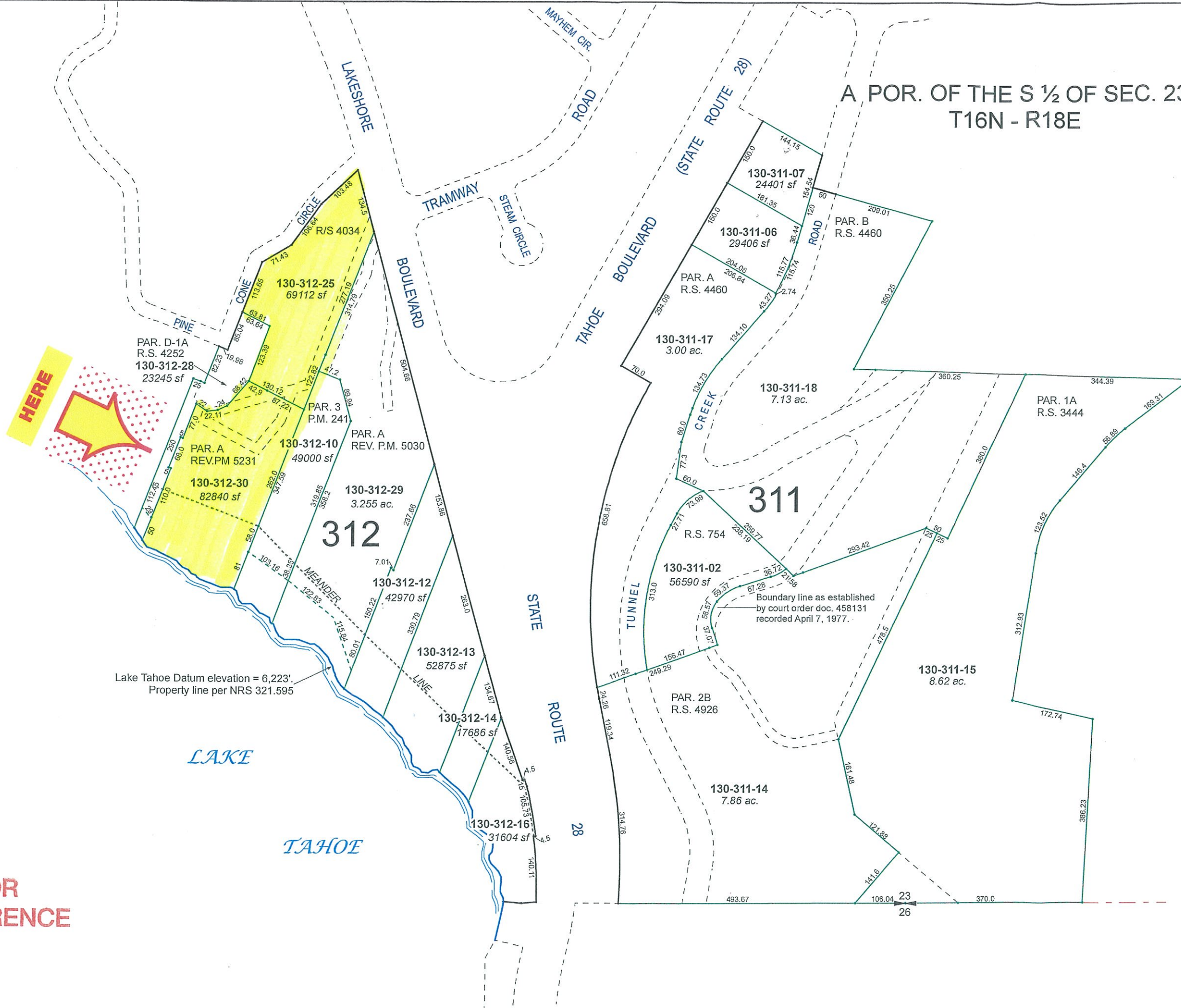
created by: NLH 6/29/2010

last updated: KSB 9/29/11 EMG 5/12/16

area previously shown on map(s)

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

A POR. OF THE S 1/2 OF SEC. 23
T16N - R18E



**FOR
REFERENCE**

Lake Tahoe Datum elevation = 6,223'.
Property line per NRS 321.595

311

312