

Community Services Department
Planning and Development
**SPECIAL USE PERMIT FOR GRADING
APPLICATION**



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

Telephone: 775.328.3600

Special Use Permit Application for Grading 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. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The development consists of constructing a single building consisting of 18 airspace condominium units divided into three towers constructed over a single parking garage. Excavation is required for construction of the building and below grade parking structure, underground parking facilities, and the access driveway. Excess fill soils will be placed behind a terraced retaining wall system that will stabilize a man modified oversteepened slope along the west side of the site. The retaining wall system will not only stabilize this potentially unsafe slope, it will also provide the foundation for a future access roadway to be constructed in future phases of this project.

2. How many cubic yards of material are you proposing to excavate on site?

+/- 12, 700 cubic yards

3. How many square feet of surface of the property are you disturbing?

87,700 SF

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

0 - Excavated material will be balanced by backfilling behind the terraced retaining wall and in backfill around the west side of the building.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No, TRPA height standards limit the height of the building forcing the garage into the ground. This is where the majority of the excavated materials are generated. Additionally, Washoe County driveway slope requirements limit the garage finish floor elevation to a maximum elevation of 6,443 ft at the garage entrance.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances and the year the work was done.)

Not for this project, but the site has experienced significant earthwork activities that have flattened large areas of the project site and created large potentially unstable cut slopes on site.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

The site plan depicts all on site areas that will be disturbed by grading. The utility plan shows additional off site areas that will require additional areas of grading for utility service requirements.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

From SR 28, the upper portion of the building will be visible. Ground disturbance will not be visible from SR 28 except for the driveway entrance off of the highway. This entrance will be landscaped per Washoe County and TRPA standards. The majority of this property is already disturbed and scarred from earthmoving activities. The portions of the site that are visible from Wassou Rd and Reservoir Dr. include these previously disturbed and barren areas that will be improved by this development.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

For this phase of the overall resort development, the proposed driveway will only serve the development. Future phases of the development will extend this driveway up to Wassou Rd, so that other properties will benefit from this driveway.

10. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Cut areas include excavation for underground stormwater facilities, the building parking garage, and the building driveway. Except for the driveway, cut slopes are not proposed. At the driveway, cutslopes will be excavated at 3:1 and landscaped. Fill areas include backfill against the building to the west and behind the terraced retaining wall. One small area of fill at the southwest corner of the building will be graded at 3:1 and landscaped. All other fill slopes will be graded flatter than 3:1 and landscaped.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

A level area on site already exists due to previous grading activities. Retaining walls will be required to stabilize the man made cut slope above the building. To the west of Building A a terraced retaining wall system consisting of 4 - 10 ft walls with 10 ft terraces will be constructed. This wall system will likely be constructed by geosynthetic reinforced earth with natural rock facing. Visual impacts will be mitigated by use of natural materials and by improving an already scarred cut slope that has deteriorating rock slope protection on it.

Small retaining walls (4' tall or shorter) are required adjacent to the pedestrian path. These retaining walls will be constructed of stamped cast in place concrete, stacked CMU, stacked rock.

13. What are you proposing for visual mitigation of the work?

The majority of this property is already disturbed and scarred from earthmoving activities. The portions of the site that are visible from Wassou Rd and Reservoir Dr. include these previously disturbed and barren areas that will be improved by this development. These improvements will include the addition of an aesthetically pleasing building in place of a large disturbed and denuded area, extensive landscaping, use of natural materials on retaining walls and extensive revegetation.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

The TRPA threshold diameter for identifying trees to be removed is 14" dbh. For this project, one 15" dbh pine and one 18" dbh pine will be removed. The remaining trees to be removed are less than the TRPA 14" dbh threshold.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

BOTANICAL NAME	COMMON NAME	QUANTITY
<i>Elymus glaucus</i> (Stan 5000)	Blue Wildrye (Stanislaus 5000 or 30 PLS high elevation collection)	
<i>Bromus carinatus</i> (Mokelumne)	Mokelumne or El Dorado Brome	30 PLS (or other high elevation collection)
<i>Elymus elymoides</i> esp. <i>elymoides</i> (Sierra)	Squirreltail, High elevation collection	30 PLS
<i>Purshia tridentata</i>	Antelope Bitterbrush (+5500 ft Sierra Collection)	5 PLS
<i>Artemisia tridentata</i>	Mountain Sagebrush (+5500 ft Sierra Collection)	1 PLS
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush (+5500 ft Sierra Collection)	4 PLS
100 TOTAL PLS PER ACRE RATE		
Mulch will consist of wood chips and pine needles		

16. How are you providing temporary irrigation to the disturbed area?

The disturbed area will be largely stabilized by landscaping, which will have permanent irrigation. The permanent irrigation system will have additional stations and hook up that will accommodate additional hoses and sprinklers for temporary irrigation.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

Landscape and revegetation plans have been reviewed by the TRPA and their suggestions have been incorporated.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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Property Owner Affidavit

Applicant Name: Roger A. Wittenberg/Boulder Bay, LLC

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, ROGER A. WITTENBERG
(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): 123-071-34, 123-071-35, 123-071-36, 123-071-37

Printed Name Roger A. Wittenberg

Signed [Signature]

Address PO Box 6622

Incline Village, NV 89458

Subscribed and sworn to before me this 13th day of May, 2016

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



My commission expires: Mar 1, 2019

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Washoe County, Nevada
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845
 Email: tax@washoecounty.gov

Washoe County Treasurer
 Tammi Davis

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

Washoe County Parcel Information

Parcel ID	Status	Last Update
12307134	Active	5/13/2016 2:10:51 AM

Current Owner:
 BIG WATER INVESTMENTS LLC
 PO BOX 6622
 INCLINE VILLAGE, NV 89450

SITUS:
 0 STATE ROUTE 28
 INCL NV

Taxing District
 5200

Geo CD:

Legal Description

SubdivisionName _UNSPECIFIED Lot 1 Township 16 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
2015	\$6,640.64	\$6,640.64	\$0.00	\$0.00	\$0.00
2014	\$6,457.36	\$6,973.95	\$0.00	\$0.00	\$0.00
2013	\$6,448.72	\$8,306.22	\$0.00	\$0.00	\$0.00
2012	\$6,232.10	\$8,650.54	\$0.00	\$0.00	\$0.00
2011	\$5,886.14	\$6,771.07	\$0.00	\$0.00	\$0.00
Total					\$0.00

-  **Payment Information**
-  **Special Assessment District**
-  **Installment Date Information**
-  **Assessment Information**

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.

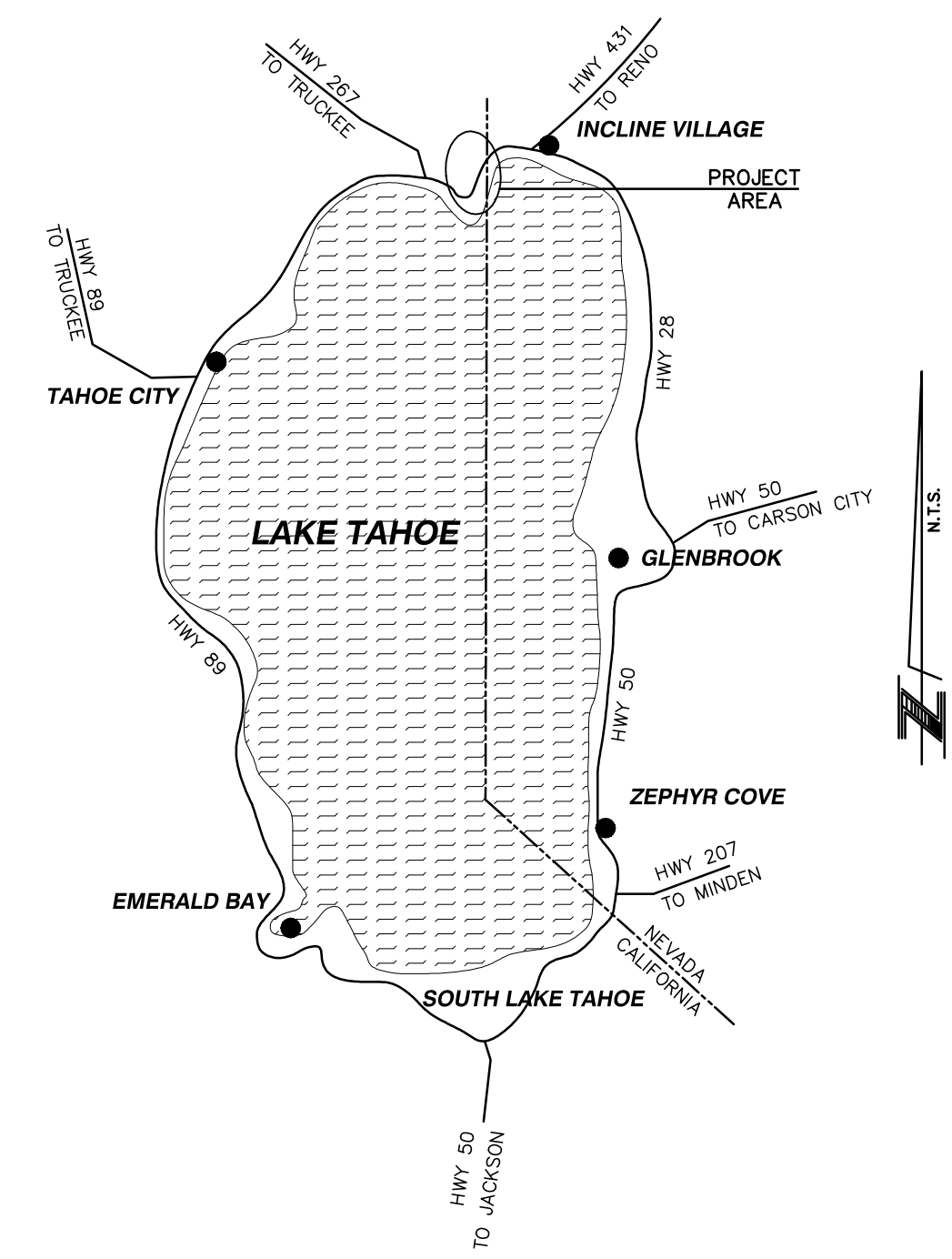
The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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

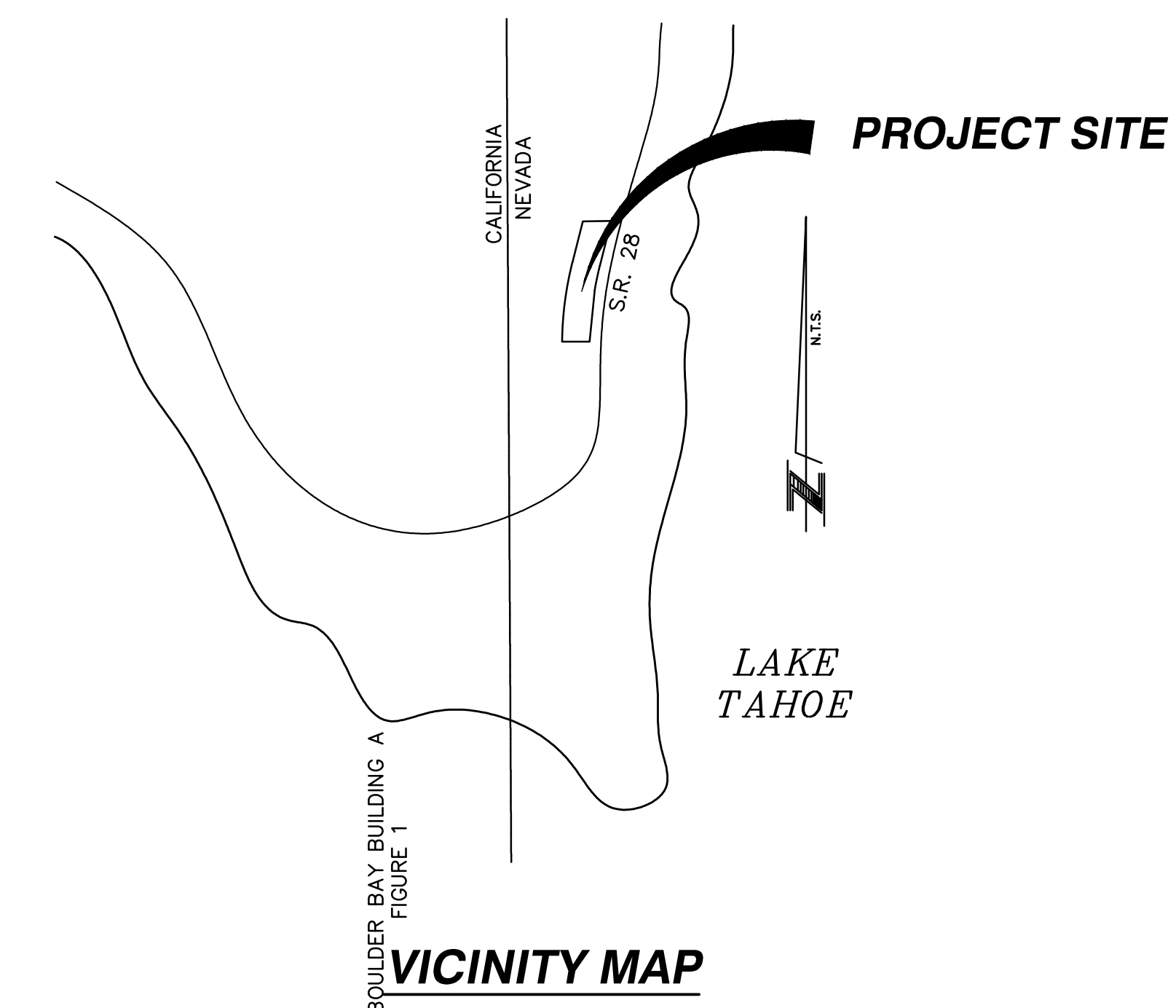
2 working days
Call before you Dig.
 1-800-227-2600
 AVOID CUTTING UNDERGROUND UTILITIES

BOULDER BAY PHASE 1 - BUILDING A SPECIAL USE PERMIT FOR GRADING

APN: 123-071-34
 MAY 2016



LOCATION MAP



VICINITY MAP

CIVIL ENGINEER:



225 KINGSBURY GRADE, SUITE A
 P.O. BOX 3570
 STATELINE, NEVADA 89449
 PH: (775) 588-6490
 FAX: (775) 588-6479

APPLICANT:

BIG WATER INVESTMENTS
 P.O. BOX 6622
 INCLINE VILLAGE, NV 89451
 PH.: (775) 832-4900

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CALIFORNIA - NEVADA STATE LINE FROM MILEPOST 186 TO MILEPOST 191, TAKEN AS NORTH 00°58'13" WEST.

BASIS OF ELEVATIONS

NAVD 88
 PROJECT BENCHMARK = NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT 925001 A, HAVING AN ELEVATION OF 6393.89'.

APPROVED BY:

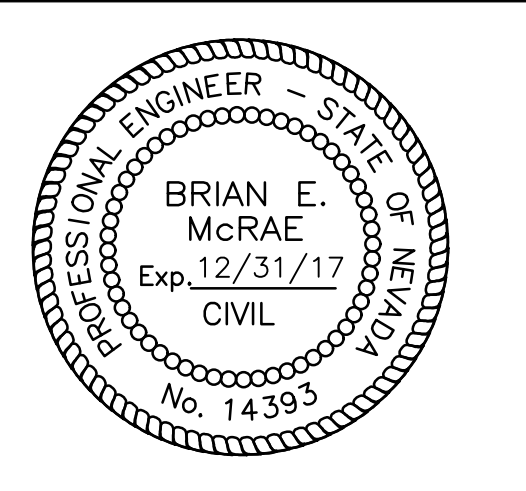
WASHOE COUNTY _____ DATE _____

TAHOE REGIONAL PLANNING AGENCY _____ DATE _____

SHEET INDEX

TITLE SHEET	_____	C1
SITE PLAN	_____	C2
GRADING PLAN	_____	C3
UTILITY PLAN	_____	C4
BMP PLAN	_____	C5

BOULDER BAY BLDG A
 Boulder Bay, LLC.
 CRYSTAL BAY, NEVADA



ISSUE DATE: MARCH 24, 2016

#	DATE	DESCRIPTION

DRAWN: _____ REVIEWED: _____

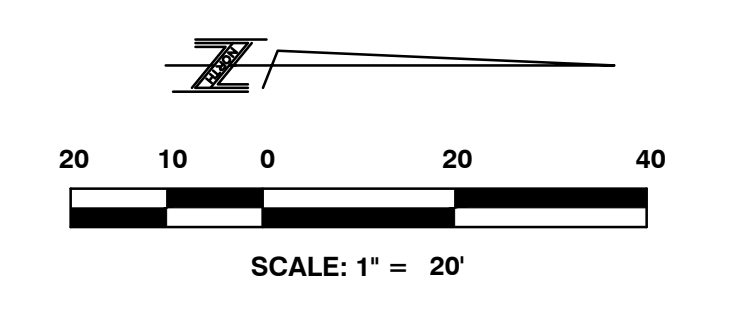
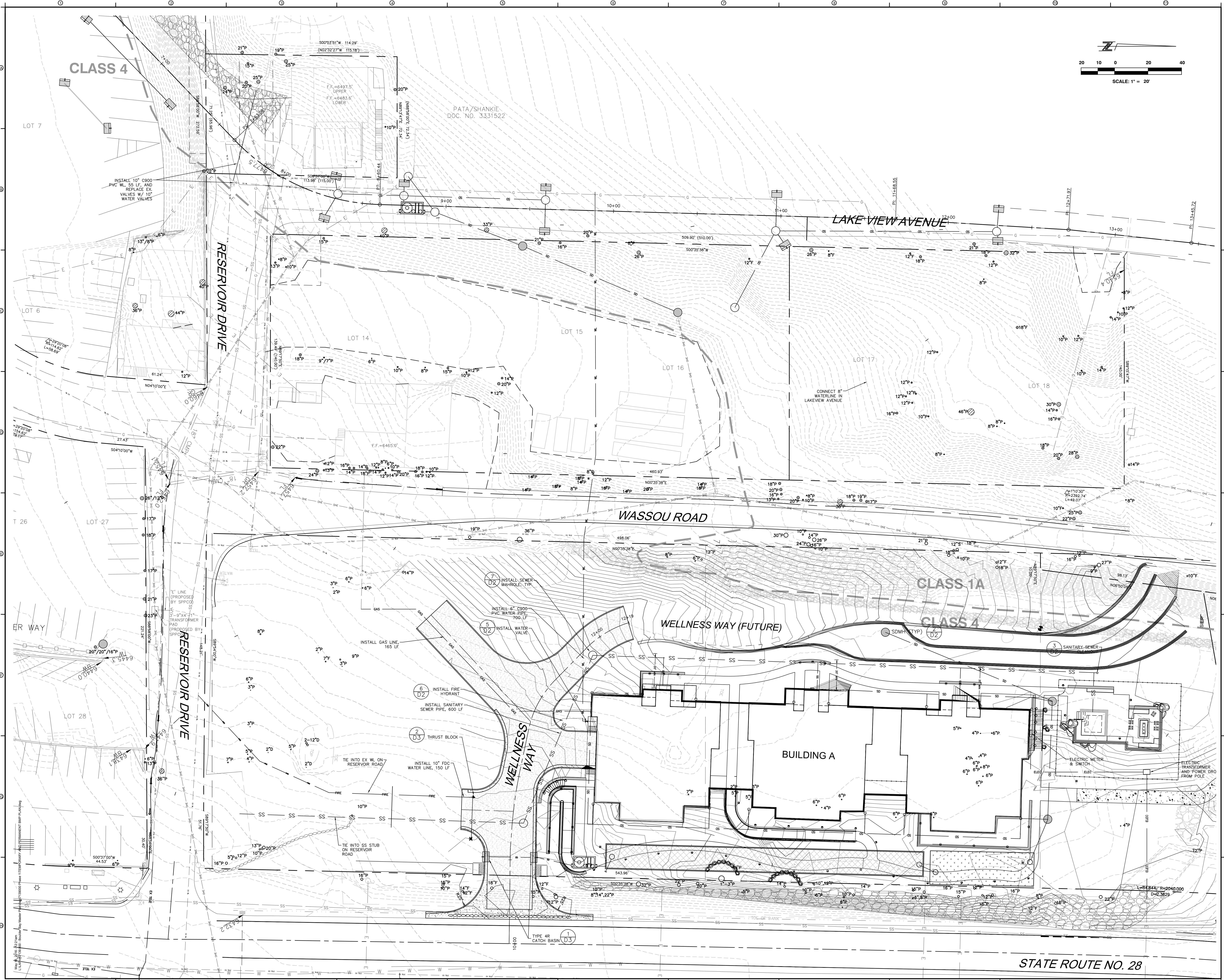
**SUP
 GRADING**

PROJECT NUMBER: 7139.003

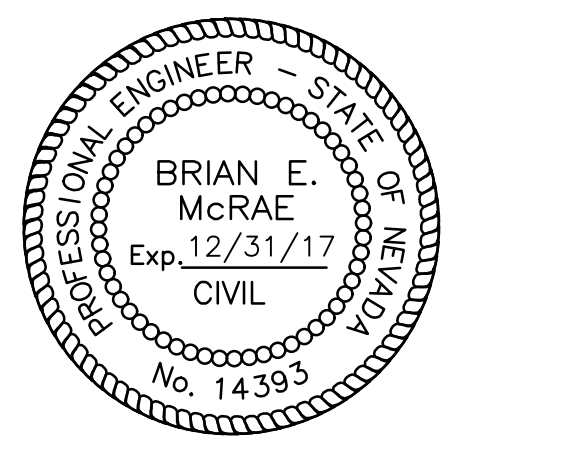
TITLE SHEET

SHEET NUMBER

C1



BOULDER BAY BLDG A
 Boulder Bay, LLC.
 CRYSTAL BAY, NEVADA



ISSUE DATE: MAY 13, 2016

REVISIONS	#	DATE	DESCRIPTION

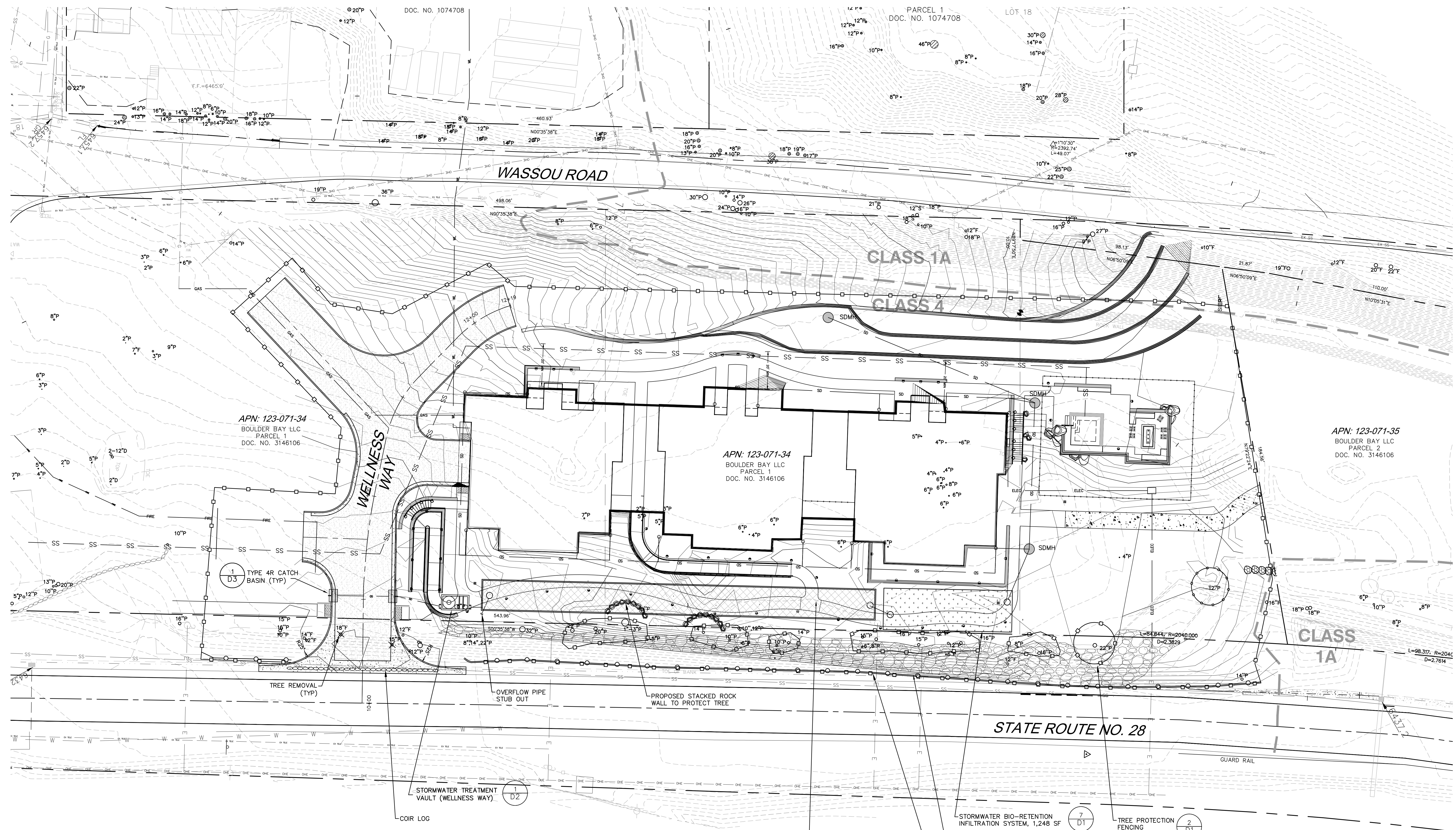
DRAWN: _____ REVIEWED: _____

PROJECT NUMBER: 7139.003

UTILITY PLAN

SHEET NUMBER
C4

BOULDER BAY BLDG A
 Boulder Bay, LLC.
 CRYSTAL BAY, NEVADA



Runoff Volume Calculations		
Area Name	Area SF	Volume (CF)
Building	17,284	1,440
Walkways and Patios	9,734	811
Driveway	8,416	701
Total Runoff Volume		2,952

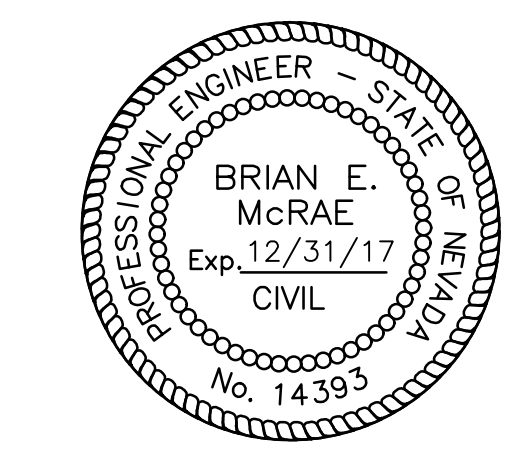
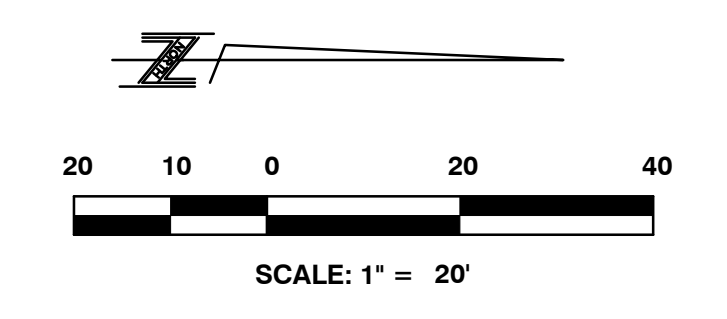
Capacity Calculations		
Gallery #	Length, L (ft)	Volume (CF)
3	190.00	190.00
	Width, W (ft)	15.00
	Depth of Gravel, H (ft)	4.00
	Void Ratio	0.95
	Storage Capacity (CF)	10,830

Gravel Pack Volume	8,746
Void Ratio	40%
Storage Capacity	3,498

Infiltration Capacity Bottom	1,077
Infiltration Capacity Sides	455
Total Infiltration Capacity	1,532
Total Capacity (CF)	15,861

Notes:
 - Gallery dimensions based on StormTank unit dimensions.
 - StormTank literature quotes a Void Ratio of 0.97. 0.95 is used in the calculations to be conservative.

TREE REMOVALS
 Tree Diameter Count
 14" - 23" 2



ISSUE DATE: MAY 13, 2016

REVISIONS		
#	DATE	DESCRIPTION

DRAWN: _____ REVIEWED: _____



CONDITIONAL WILL SERVE LETTER
Dedication to IVGID Required

April 8, 2008

Boulder Bay LLC
P.O. Box 307
Crystal Bay NV, 89451

RE: Boulder Bay Project – Tahoe Biltmore Redevelopment
Crystal Bay, APNs 123-052-02, 123-052-03, 123-052-04, 123-053-02, 123-053-04,
123-054-01, 123-071-04, 123-071-34, 123-071-35, 123-071-36, 123-071-37

Dear Mr. GilanFarr:

This letter serves to notify you that the subject development is within the jurisdictional boundaries of the Incline Village General Improvement District (*IVGID, or District*), and that the District will serve the proposed project with water and sewer service and solid waste removal subject to the project's final utility plans meeting design, material, and installation requirements of the District, and subject to the assignment of water rights to IVGID in accordance with IVGID's Water Rights Dedication Procedures. In addition:

- (1) Water rights associated with this property, if any, shall be assigned to the District.
- (2) All requirements shall be met regarding STANDARD SPECIFICATIONS FOR IVGID's WATER, SEWER, AND PRIVATE COMMUNAL UTILITY SYSTEMS.
- (3) Meters and control manholes shall be placed off the property as approved by IVGID.
- (4) Cost for additional water storage or delivery capacity shall be borne by Applicant.
- (5) Separately owned parcels shall not be served by the same service connection.
- (6) All taxes and assessments on the parcel are current and shall remain current.

The Applicant for the subject project plans to redevelop the Tahoe Biltmore and related properties into a world-class destination resort community on 13.5 acres and will provide the following service and amenities; 217 hotel rooms and suites, 149 fractional ownership condominiums, 21 whole ownership condominiums, 34 on-site workforce housing units, 30,000 sf of dining and retail, 20,000 sf of health and wellness center, 12,500 sf of convention and meeting space, and 10,000 sf of gaming.

A Water Rights Calculation Worksheet has not been completed for this project at this time. This project will be required to assign additional water rights to the District to serve the proposed development as a condition of issuance of a Final Will Serve Letter and project approval. This is in accordance with IVGID's Water Management Plan and Policies and is contingent upon existing permitted water rights and sewer capacities, including any action brought against the District contesting such permitted rights or capacities. The parcels listed above have been previously analyzed for historical water use and APN 123-052-04 has an allotment of 40.20 acre-feet and APN 123-053-04 has an allotment on 0.19 acre-feet. The 40.39 AF will be applied to this development reducing the total amount required to be dedicated.

The Applicant agrees to hold IVGID harmless from any costs, damages, or expenses incurred by the Applicant in the event IVGID fails to be able to supply water or sewer connections, or for any delays to the Applicant's project schedule caused by IVGID's review and approval procedures. In the event additional water service demand is required by future change in service requests, additional water rights issues shall be addressed at that time.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph J. Pomroy".

Joseph J Pomroy, P.E.
Director of Public Works

c: APN file
Will Serve file
T. Buxton



May 14, 2016

**Boulder Bay Building A
Tentative Map Application
Requirement #5 Mailing Labels**

There are no mobile home parks within 500 ft of this development so this requirement does not apply.

Brian McRae P.E.
Project Engineer

A handwritten signature in blue ink, appearing to read 'Brian McRae', is written over the typed name.