



# Planning Commission Staff Report

Meeting Date: April 3, 2018

Agenda Item: 8B

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA18-0003 (Coches/Tower)

**BRIEF SUMMARY OF REQUEST:** Amend the Tahoe Regulatory Zone Map on two parcels from Medium Density Suburban to Low Density Suburban.

**STAFF PLANNER:** Planner's Name: Eva Krause  
Phone Number: 775.328.3628  
E-mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

### DESCRIPTION

For possible action, hearing, and discussion to recommend approval of or deny an amendment to the Tahoe Regulatory Zone Map, changing the regulatory zone from Medium Density Suburban (MDS – 3 units/acre) to Low Density Suburban (LDS – 1 unit/acre) on two properties located at 1131 and 1135 Lakeshore Boulevard.

Applicant:	Coches, LLC; Tower, LLC
Property Owner:	Coches, LLC; Tower, LLC
Location:	1131 and 1135 Lakeshore Blvd.
APNs:	130-312-25; 130-312-30
Parcel Sizes:	1.58 acres; 1.90 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban
Area Plan:	Tahoe
Citizen Advisory Board:	Incline Village/Crystal Bay
Development Code:	Authorized in Article 821
Commission District:	1 – Commissioner Berkbigler
Section/Township/Range:	Section 23, T16N, R18E, MDM



### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the Regulatory Zone Amendment Case Number WRZA18-0003 for Coches, LLC and Tower, LLC, having made all six findings in accordance with Washoe County Code Section 110.821.15(d).

*(Motion with Findings on Page 9)*

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### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 6.

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

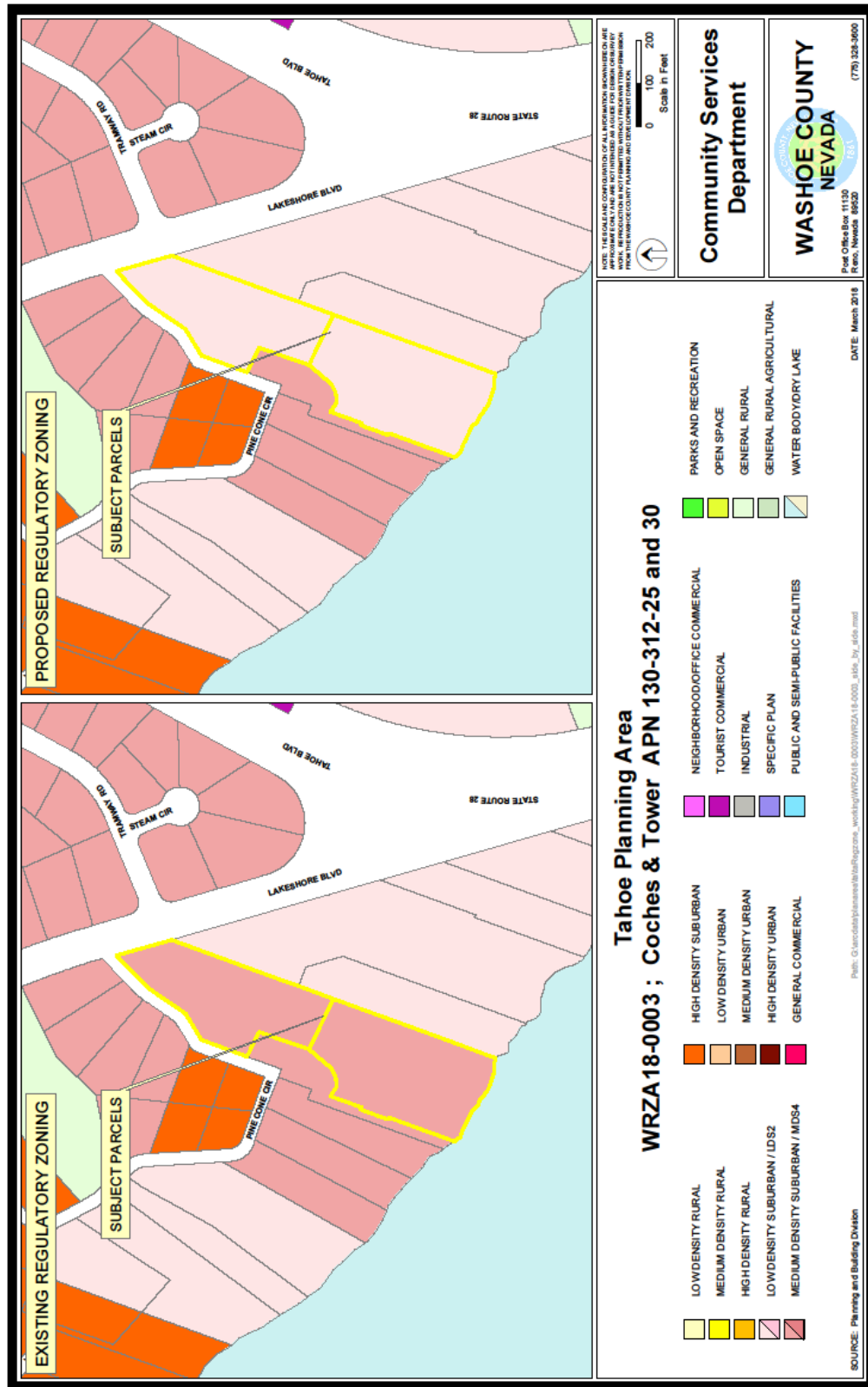
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



**Vicinity Map**



**Existing and Proposed Regulatory Zone Maps**

## **ANALYSIS**

### **Current Conditions**

Both properties are over an acre in size and have been developed with single family residences. The Tower LLC property (1135 Lakeshore), is currently being redeveloped (teardown/rebuild) and the property owner is proposing to construct a detached accessory dwelling. Per WCC 110.306.20, an accessory dwelling in the MDS regulatory zone is limited to no more than 800 square feet with a special use permit. If the property is designated LDS, the accessory dwelling would be limited to no more than 1,500 sq. ft, with an administrative permit. The applicants would like to build an accessory dwelling larger than the 800 sq. ft. currently permitted.

### **Change of Conditions**

In 2010 Washoe County amended codes related to detach accessory dwellings to allow larger units on Low Density Suburban parcels. The property owners would like to have the same option as their neighbors to the east, to build a 1,500 sq. ft. accessory dwelling.

### **Consistency with Master Plan and Regulatory Zone Map**

Both the existing and proposed zoning designations are a Suburban Residential Master Plan classification. The proposed zoning amendment does not increase the impact to the transportation systems, or public services and facilities as identified in the Tahoe Area Plan.

### **Desired Pattern of Growth**

The MDS regulatory zone designation allows for third acre parcels. However, the Tahoe Regional Plan does not allow these properties to be subdivided. Each parcel is limited to one single-family residential use, and potentially one accessory dwelling. The lot sizes of the two subject properties are more in keeping with the proposed LDS regulatory zone than the existing MDS regulatory zone. The proposed regulatory zone amendment supports the desired pattern of growth within the Tahoe Area Plan.

### **Development Suitability within the Tahoe Area Plan**

The properties are both designated as most suitable for development per the Tahoe Area Plan Development Suitability map. Both properties have been developed with single family residences. Because Incline Village is a highly desirable area to live, there is a limited number of buildable properties, and land costs are some of the highest in the Tahoe Basin; therefore many property owners are choosing to remodel their homes or redevelop their properties. That is the case with these two properties. Currently the Tower property is being redeveloped with a new single family residence and the owners are proposing to build a detached accessory dwelling. The size limit for an accessory dwelling on a property designated as MDS is 800 sq. ft. By changing the regulatory zone of these properties to LDS, the owner can apply to build an accessory dwelling, with up to 1,500 sq. ft. of living area.

### **Availability of Facilities**

All utilities in Incline Village are served by the Incline Village General Improvement District (IVGID). Police and fire are provided and serviced by Washoe County and public roads are served by Washoe County and the Nevada Department of Transportation (NDOT). The proposed amendment does not require additional service.

**Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

**Compatibility Rating of  
Proposed Regulatory Zone with  
Existing Regulatory Zones on Adjacent Parcels**

<b>Proposed Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Compatibility Rating</b>
Low Density Suburban (LDS)	Low Density Suburban (LDS)	High
	Medium Density Suburban (MDS)	High

High Compatibility: Little or no screening or buffering necessary.

**Citizen Advisory Board (CAB)**

The proposed amendment was submitted to the Incline Village/Crystal Bay Citizen Advisory Board (CAB) and was discussed during the March 5, 2018 meeting. The CAB recommended approval on a 5 to one vote (Mike Sullivan opposed). The draft minutes of the meeting are attached.

- Is this spot zoning?
- Other properties have requested accessory dwellings but have been denied.
- Is a second meter required?

**Staff Comments:**

- This is not spot zoning, the propose amendment will shift the boundary of the LDS zone. The properties immediately to the east are also LDS.
- Accessory dwellings are permitted per Washoe County Code. TRPA regulations require a minimum of one acre for an accessory dwelling. The property in Mill Creek was less than one acre. The property in Crystal Bay was approved for an accessory dwelling.
- Incline Village General Improvement District determines when a second meter is required.

## **Public Notice**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 76 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing.

## **Agency Comments**

The proposed amendment was submitted to the following agencies for review and comment.

- Community Services Department
  - Planning and Building Section, GIS
  - Engineering and Capital Projects, Land Development
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Incline Village General Improvement District
- North Lake Tahoe Fire Protection District
- Tahoe Regional Planning Agency

No agencies provided comment or concerns regarding this application.

## **Staff Comment on Required Findings**

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with the Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

*Staff Comment:* The master plan designation on both parcels is Suburban Residential. The proposed regulatory zone amendment to Low Density Suburban is compatible with the master plan designation

2. Compatible Land Use. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.



Staff Comment: The proposed amendment will prevent both lots from being reduced to less than 35,000 sq. ft. and will not permit uses that are not allowed on adjacent properties. The amendment does not adversely impact the public.

3. Response to Change Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed amendment will permit the applicant to develop his property in a manner similar to other properties of the similar size.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: The property has all necessary services and utilities.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment will not adversely impact any polices or action plans for the Tahoe Area Plan, or Washoe County Master Plan.

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The Tahoe Regional Plan (TRPA) controls growth by regulating the number of residential units permitted within the basin. The proposed amendment does not allow additional units beyond the TRPA limit.

7. Effect on a Military Installation when a Military Installation is required to be noticed. The proposed amendment will not affect the location, purpose and mission of the of a military installation.

Staff Comment: There are no military installations within the required noticing area; therefore this finding does not have to be made.

## **Recommendation**

Those agencies which reviewed the application provided stated that the proposed amendment had no effect on their agency. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

## **Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of the proposed Regulatory Zone Amendment Case Number WRZA18-0003 and the proposed Tahoe Regulatory Zone Map having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Map as attached to the staff report for submission to the Washoe County Board of County Commissioners and to authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: Coches, LLC and Tower, LLC, Duane E. Andrews, Managing Member,  
11350 Lakeshore Boulevard, Incline Village, NV 89451

Property Owner: Coches, LLC and Tower, LLC

Consultant: Kevin Agan, Agan Consulting Corporation, office@aganconsulting.com



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA18-0003 AND THE AMENDED TAHOE REGULATORY ZONE MAP CHANGING THE REGULATORY ZONE FROM MEDIUM DENSITY SUBURBAN TO LOW DENSITY SUBURBAN ON TWO PARCELS LOCATED AT 1131 AND 1135 LAKESHORE BOULEVARD (APN'S 130-312-25 AND 130-312-30)

Resolution Number 18-09

Whereas Regulatory Zone Amendment Case Number WRZA18-0003, came before the Washoe County Planning Commission for a duly noticed public hearing on April 3, 2018; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption by the Washoe County Board of County Commissioners; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment satisfies the following findings:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0003 and the amended Tahoe Regulatory Zone Map included as Exhibit A-1 to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on April 3, 2018.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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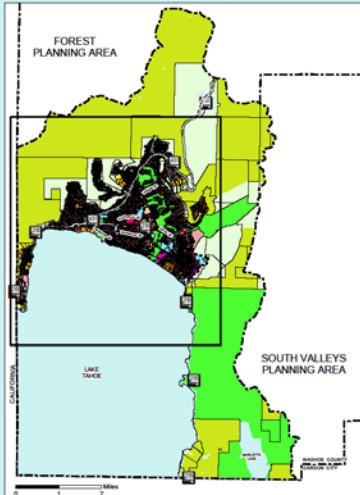
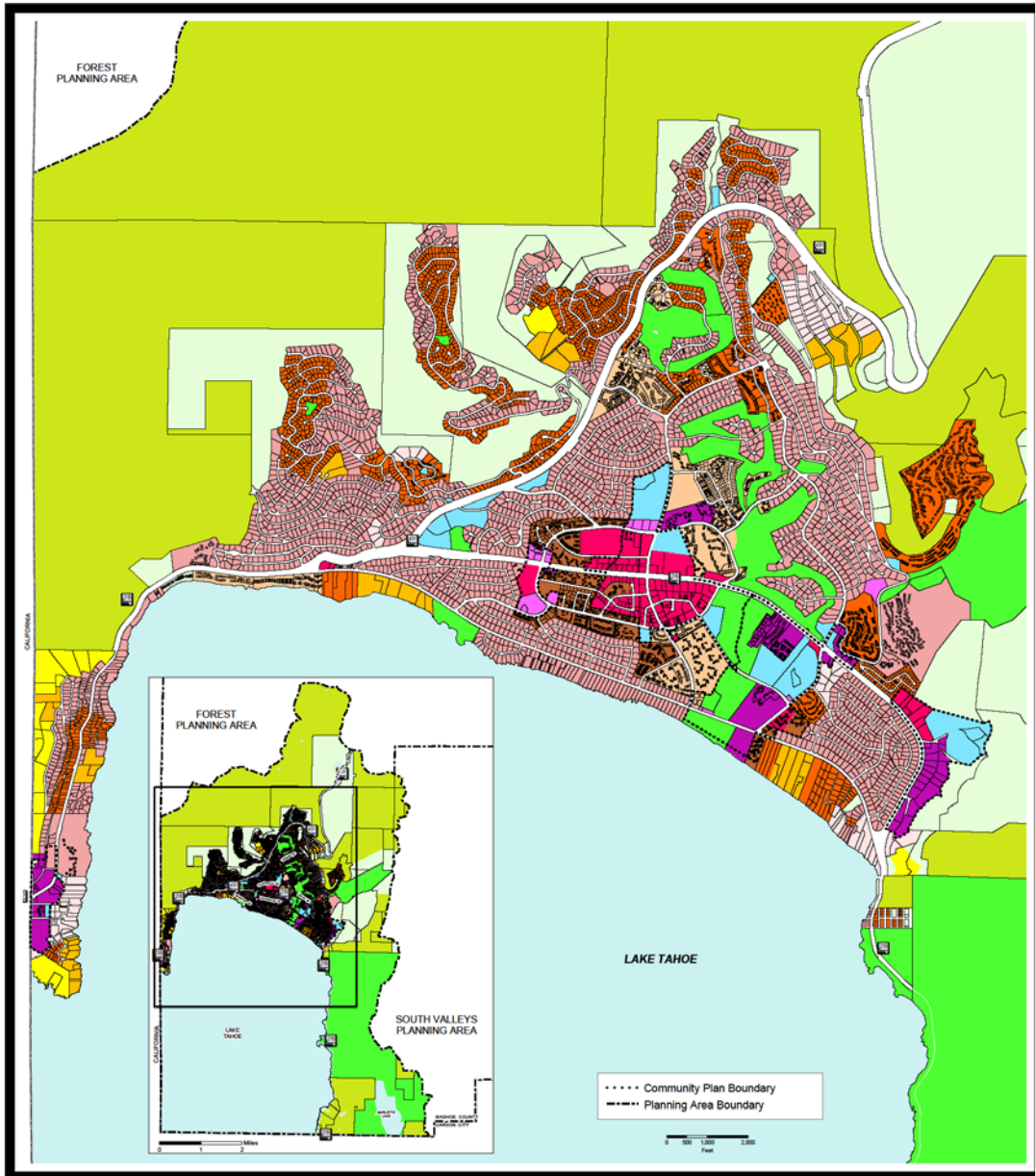
Trevor Lloyd, Secretary

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Sarah Chvilicek, Chair

Attachment: Exhibit A-1 – Tahoe Regulatory Zone Map

# Exhibit A-1, WRZA18-0003



TAHOE REGULATORY ZONE MAP		
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffe4e1; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f8cbad; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e19999; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4b084; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c85135; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0ffe0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/WATER BODY</li> </ul>
<p>NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.</p> <p>PC Date: April 3, 2018                      SCC Date:</p>		
<p><b>Community Services Department</b></p> <p><b>WASHOE COUNTY NEVADA</b></p> <p>Post Office Box 11130                      Reno, Nevada 89520 (775) 328-3600</p>		



## **Incline Village Crystal Bay Citizens Advisory Board**

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on March 5, 2018, 5:30 P.M.

**1. \*CALL TO ORDER/ PLEDGE OF ALLEGIANCE** – Pete Todoroff called the meeting to order at 5:30 P.M.

**2. \*ROLL CALL/DETERMINATION OF A QUORUM** - Tom Cardinale, Judy Miller, Andrew (Andy) Wolf, Mike Sullivan (Alternate for Gerry Eick), Pete Todoroff, Kevin Lyons. A quorum was determined.

**Absent:** Gerry Eick (excused).

**3. \*PUBLIC COMMENT** –

Heidi Howe, retired Captain from Washoe County Sheriff, said she is hosting a reverse town hall meeting on March 13, 6-7:30 p.m. in the IVGID Boardroom to meet, listen, and learn about the community's issues and concerns.

**4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 5, 2018** – Kevin Lyons moved to approve the agenda. Andy Wolf seconded the motion to approve the agenda. Motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 25, 2017** – Andy Wolf moved to approve the minutes of **SEPTEMBER 25, 2017**. Tom Cardinale seconded the motion to approve the minutes of **SEPTEMBER 25, 2017**. The motion carried unanimously.

**6. \*PUBLIC OFFICIAL REPORTS**

**A.\*Washoe County Commission Update** — Commissioner Berkbigler was not present at the meeting. She can be reached at (775) 328-2005 or via email at mberkbigler@washoecounty.us.

**7. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: [https://www.washoecounty.us/csd/planning\\_and\\_development/index.php](https://www.washoecounty.us/csd/planning_and_development/index.php)

**7.A Administrative Permit Case Number WADMIN18-0002 (Incline Village Fine Art Festival)** — Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an outdoor community event in the Parks and Recreation (PR) zoning district. The proposed outdoor community event would occur at Preston Field on August 10-12, 2018 from 10:00 a.m. to 5:00 p.m.

- Applicant/ Property Owner: CWB Events, LLC/ Incline Village General Improvement District
- Location: 700 Tahoe Blvd, Incline Village (Preston Field)
- Assessor's Parcel Number: 124-032-33
- Staff: Chris Bronczyk, Planner, 775-328-3612, cbronczyk@washoecounty.us • Reviewing Body: Tentatively scheduled for Board of Adjustment, April 5, 2018.

**MOTION: Andy Wolf moved to recommend approval of the WADMIN18-0002 for the Incline Village Fine Art Festival. Kevin Lyons seconded the motion. Motion carried unanimously.**

**7.B. Special Use Permit Case Number WSUP18-0002 (Rutz Residence Grading)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to permit Major Grading, totaling approximately 188 cubic yards of excavation, to facilitate construction of a driveway to access one dwelling, that traverses a natural slope of 30% or greater. Grading for any driveway or road that traverses a slope of 30% or greater is Major Grading in accordance with the Washoe County Code Section 110.438.35(a)(3).

- Applicant/ Property Owner: Brandon Mitchell/ David and Tammy Rutz
- Location: 786 Randall Ave., at the northwest corner of Randall and Gerladine
- Assessor's Parcel Number: 125-251-08
- Staff: Roger Pelham, Senior Planner, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Board of Adjustment, April 5, 2018.

Brandon Mitchell, project architect, gave a brief overview of the request:

Property currently has a steep and inaccessible driveway. Proposing to demolish existing driveway and install new driveway. He showed pictures of the existing driveway. The current driveway would be difficult for emergency vehicles. They are requesting a Special Use Permit for grading of the driveway. Coverage is required; depth and height limit is accepted by Washoe County.

Roger Pelham, Washoe County Planning and Building planner said traversing a slope more than 30% triggers a major grading requirement for a Special Uses Permit. The current driveway goes across the side hill.

Judy Miller asked if a soils report was conducted. Brandon said TRPA has the soil mapped for the location.

**MOTION: Andy Wolf recommend approval for case WSUP18-002, Rutz Residence Grading. Judy Miller seconded the motion. Motion passed unanimously.**

**7.C. Regulatory Zone Amendment Case Number WRZA18-0003 (Coches/Towers)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a regulatory zone amendment for parcels at 1131 and 1135 Lakeshore Boulevard. The current zoning is Medium Density Suburban (MDS, typically three units per acre) and the requested zoning is Low Density Suburban (LDS, typically one unit per acre).

- Applicant/ Property Owner: Coches, LLC and Tower, LLC
- Location: 1135 Lakeshore Blvd. Incline Village
- Assessor's Parcel Numbers: 130-312-25 and 130-312-30
- Staff: Eva Krause, Planner, 775-328-3628, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Planning Commission, April 3, 2018.

Roger Pelham said the request is to down zone from Medium Density Suburban (MDS) zoning to Low Density Suburban (LDS) zoning. Both parcels are within 1 acre which is more consistent with LDS. The second dwelling on MDS zoned property is limited to 800 sq ft. With LDS zoning, it allows you to go to 1,500 sq ft. for an accessory dwelling. A board member asked for clarification between the different zoning types. Roger said there are other aspects such as density, uses, setbacks that are different from LDS to MDS. The secondary dwelling, accessory dwelling unit is the key aspect to this project.

Tom Cardinale said there was a similar request for a project in Mill Creek but it was denied. Pete Todoroff said there is a property in Crystal Bay that wanted to build a second dwelling, but the neighbors fought it.

Andy Wolf asked about spot zoning. Roger said this isn't spot zoning; this would shift the boundary. Properties on the east are low density suburban zoning.

Andy Wolf asked about allowable zoning use to allow accessory dwelling with TRPA. Roger said they have to get approval.

Judy Miller asked about second meter required. Roger said he wasn't sure of those requirements.

MOTION: Judy Miller moved to recommend approval of WRZA18-0003, Coches/Towers. Pete Todoroff seconded the motion. Mike Sullivan opposed. Motion carries 5 in favor to 1 opposed.

**8. \*CHAIRMAN/BOARD MEMBER ITEMS-** This item is limited to announcements by CAB members.

Judy Miller spoke about pathways and snow removal. Pete Todoroff said Washoe County sent an update stating the paths are last priority for snow removal.

Kevin Lyons said he would like to have a discussion item on the next agenda about the agenda. We haven't had a workshop.

Tom Dolan spoke about a road section by the old elementary and by the court house; he said it's maintained by Nevada Roads. There is an easement managed by State roads/highways. There is a major bus stop by the driveway of Toepa. He said that area needs to be identified and maintained.

Mike Sullivan said he was concerned the County representatives are present at the meetings anymore. People use to get their issues and concerns answered when the representatives attended the meetings.

Pete Todoroff said the next Community Forum is March 16, 9am at the Incline Village Library. Sara Schmitz said not everyone can make 9am meetings. She said we are serviced by the County and IVGID. We need to have an opportunity to give feedback on County related topics. Andy Wolf said the CAB meetings are now for development projects only, not community updates.

Pete Todoroff said there are complaints about 570 Tyner's construction. There are metal poles and dumpsters.

Pete Todoroff said the representatives were at the Trustees' Open House at the Chateau last week. He asked Sarah Tone about the Senior Center, and she said it's ready to use for playing cards.

Judy Miller spoke about the recent retirement of a Washoe County staff member who was a plan checker in the Buildings department for Washoe County and TRPA. Pete Todoroff said a local person will be conducting plan checking for TRPA.

Mike Sullivan said he remembers when we use to have a packed house back when the previous commissioners use to attend all the time. It's sad that what this meeting has become.

CAB membes agreed that they are upset with current CAB meeting format; their role has been reduced and there are less updates from the County.

**9. \*PUBLIC COMMENT –** Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.



Sara Schmitz said she was concerned that the walking paths aren't being plowed after the snow storms. It's dangerous. The paths are priority for safety and keep pedestrians off the roadway. Washoe County said IVGID has expanded paths and it's not the County's responsibilities to clear. She said she would like to see someone to take up the cause.

Tom Cardinale said it's a shame that the walking trails by the college aren't cleared. Kids are walking in the roads, forcing drivers to go into the other lane.

Steve Dolan said he was surprised to see the CAB scoped narrowed. He said he would like to see improvements by the three entities who maintain the roads and pathways.

Sherman Boxx, candidate for Washoe County Sheriff, said the staff recommended the CAB changes. He said Pete's forum doesn't have to follow Open Meeting Law but he keeps to a good format. Mr. Boxx encouraged everyone to voice their concern about the narrow CAB scope.

**ADJOURNMENT- Meeting adjourned at 6:22 p.m.**

Number of CAB members present: 6

Number of Public Present: 16

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga

**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:

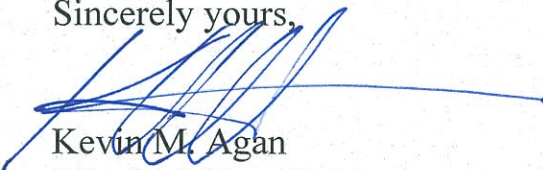
- Completed Washoe County Development Application (with signed/notarized owner affidavits for both properties);
- Washoe County Property Tax Payment Confirmation;
- \$3,399.46 Regulatory Zone Amendment Filing Fee;
- 2018 Site Mapping Agency (Permitted Conditions);
- Current Washoe County Assessor Parcel 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  
Community Services Department  
February 14, 2018  
Page 2

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](mailto: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.

<b>Project Information</b>		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)			
<b>Applicant Information (attach additional sheets if necessary)</b>			
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	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

Coches, Limited Liability Company

**Applicant Name:** Andrews Family Trust, Managing Member

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, Duane E. Andrews, Trustee/Andrews Family Trust  
(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 Building.

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

Assessor Parcel Number(s): 130-312-25

Printed Name Duane E. Andrews, Trustee

Signed *Duane E. Andrews, Trustee*

Address 1131 Lakeshore Boulevard

Incline Village, NV 89451

Subscribed and sworn to before me this  
day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

\*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

**SEE  
ATTACHED**



# Property Owner Affidavit

**Applicant Name:** Tower, Limited Liability Company  
Andrews Family Trust, Managing Member

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, Duane E. Andrews, Trustee/Andrews Family Trust  
(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 Building.

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

Assessor Parcel Number(s): 130-312-30

Printed Name Duane E. Andrews, Trustee

Signed *Duane E. Andrews, Trustee*

Address 1135 Lakeshore Boulevard

Incline Village, NV 89451

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

\*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

**SEE  
ATTACHED**



**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)

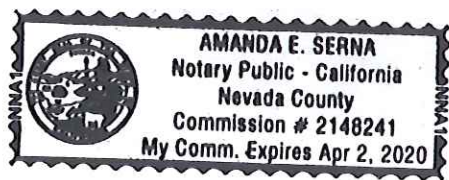
X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_

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
------------------------------	--

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
---	------------------------------------	------------------------------------	-----------------------------------

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 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
---	------------------------------------	------------------------------------	-----------------------------------

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
------------------------------	-----------------------------

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
------------------------------	-----------------------------

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
------------------------------	-----------------------------

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

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



## 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
<b>Current Owner:</b> COCHES LLC		<b>SITUS:</b> 1131 LAKESHORE BLVD INCLINE VILLAGE NV
908 LAKESHORE BLVD INCLINE VILLAGE, NV 89451		
<b>Taxing District</b>	<b>Geo CD:</b>	
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
<b>Total</b>					<b>\$0.00</b>

**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
<b>Current Owner:</b> TOWER LLC		<b>SITUS:</b> 1135 LAKESHORE BLVD INCLINE VILLAGE NV
908 LAKESHORE BLVD INCLINE VILLAGE, NV 89451		
<b>Taxing District</b>	<b>Geo CD:</b>	
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

[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.

PRELIMINARY PLANT LEGEND						
SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTED SIZE	5-YEAR GROWTH
TREES						
	PN JEF	PINUS JEFFREYI	JEFFREY PINE	5	4W x 16-18T	8W x 18-21T
	POP TR	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
	PN MUG	PINUS 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 DENSOFLORA	MOUNTAIN SPIREA	11	5-GAL, 2W x 2T	3W x 3T, SH
PERENNIALS / GROUNDCOVER						
	ARC UVA	ARCTOSTAPHYLOS UVA URSI	BEARBERRY MANANITA	14	PLANTS - 2" O.C.	3W x 5T, SH
	PHL DF	PHLOX DIFFUSA	SPREADING PHLOX	41	1 GAL - 2" O.C.	18W x 1T
	UR LEW	URTIUM LEWISII	BLUE FLAX	43	1 GAL - 2" O.C.	18W x 2T
	SOL CAN	SOLIDAGO CANADENSIS	GOLDENROD	15	1 GAL	12W x 1T
	RUD LAC	RUBROECKIA LACINIATA	LACE LEAF RUBROECKIA	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 SN	MISCANTHUS SINENSIS GRACILLIMUS	MANDEN GRASS	72	5-GAL, 1W x 2T	2W x 3.5T
	TURFLAWN	FESTUCA TRACHYPHYLLA	DURAN 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 PURBESCENT WHEATGRASS
- 14.7% MANICAR BUCKTHORN WHEATGRASS
- 24.6% PAIRIE OCHARD GRASS
- 24.8% DURAN 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/PIR NEEDLE MIX SH. BE EVENLY APPLIED OVER THE AREAS BY HAND OR WITH A BLOWER AND TACKIFIED. SHOULD BE APPLIED AT A RATE WHEREBY THE SOIL 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 UNEXPECTED 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.
- FREE ROADS 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 AVAILABLE. ALL TREE ROADS 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 FIELD 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 FUTURE LEAD WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6".
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER THE HARDSURFACE 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 CABLES SHALL BE OR 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 RUN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE SIZE OF CABLE IS ADEQUATE TO CARRY THE AMOUNT OF WATS ON EACH RUN.
- 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 Wires TOGETHER WHERE POSSIBLE.

### PLANTING NOTES

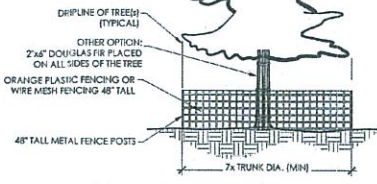
- PLANTS SHALL BE THE VARIETY AND SIZE SPECIFIED ON THE PLAN AND BE HEALTHY, SHAPELY AND WELL ROOTED AND CONFORM TO AMERICAN NURSERYMAN'S STANDARDS. TREES SHALL BE ABLE TO STAND STRAIGHT ON THEIR OWN WITHOUT SUPPORT. ANY CHANGES TO PLAN TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE 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 NURSERIES - 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 15% 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 CONFIDENTIAL TREES IN WINDY LOCATIONS. SEE DETAIL.
- TWO TO THREE TREE TIES OF DURABLE CONSTRUCTION SHALL BE USED PER TREE. THE RUBBER OR MOLE RUBLE 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 USE THE TRUNK TOO TIGHTLY 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, THE 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 TILTING 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 POSSIBLE, A 4" X 4" LAYER OF BARK MULCH SHALL BE APPLIED TO THE GROUND WITHIN THE DIRTPILE SO TO REDUCE COMPACTION. THIS LAYER MUST BE REMOVED OR AT LEAST REDUCED TO 2" DEPTH UPON COMPLETION OF CONSTRUCTION.

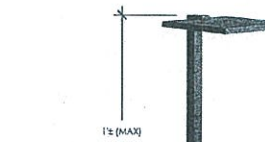


### 2 TREE PROTECTION & WORK AREA FENCING

NOT TO SCALE

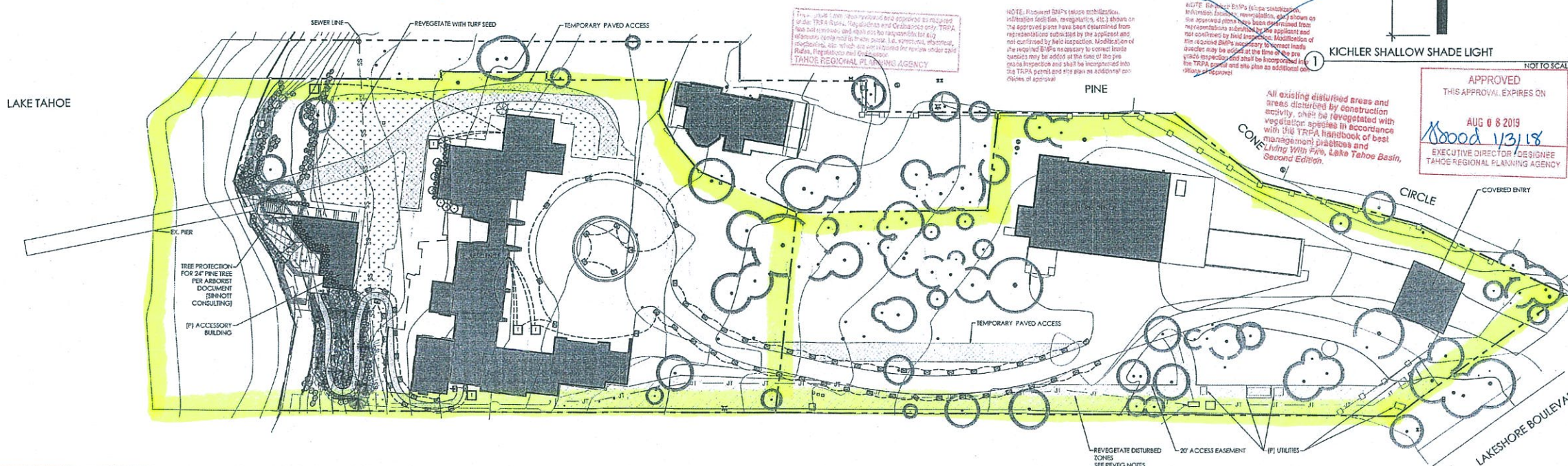
### LIGHTING LEGEND

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



### 1 KICHLER SHALLOW SHADE LIGHT

NOT TO SCALE



APPROVED  
THIS APPROVAL EXPIRES ON  
AUG 0 8 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**

SCALE: 1"=30'  
NORTH 22.5 7.5 0 30'  
DATE: 1-3-18  
SHEET NO: 11  
SIERRA STAR  
1135 LAKESHORE BOULEVARD  
INCLINE VILLAGE, NV. 89451  
A.P.N. 130-312-30

DATE: 1-3-18  
SHEET NO: 11  
SIERRA STAR  
1135 LAKESHORE BOULEVARD  
INCLINE VILLAGE, NV. 89451  
A.P.N. 130-312-30  
LDSOC LIGHT. REVEG. PLAN  
DRAWING NO: L2.0

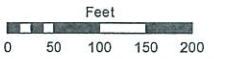
**FOR  
REFERENCE**

Assessor's Map Number

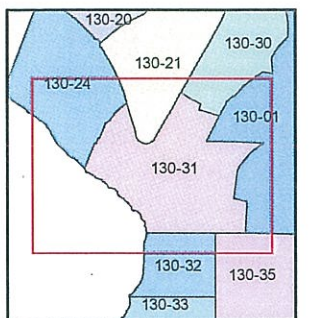
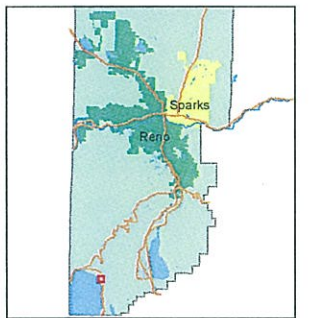
**130-31**

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

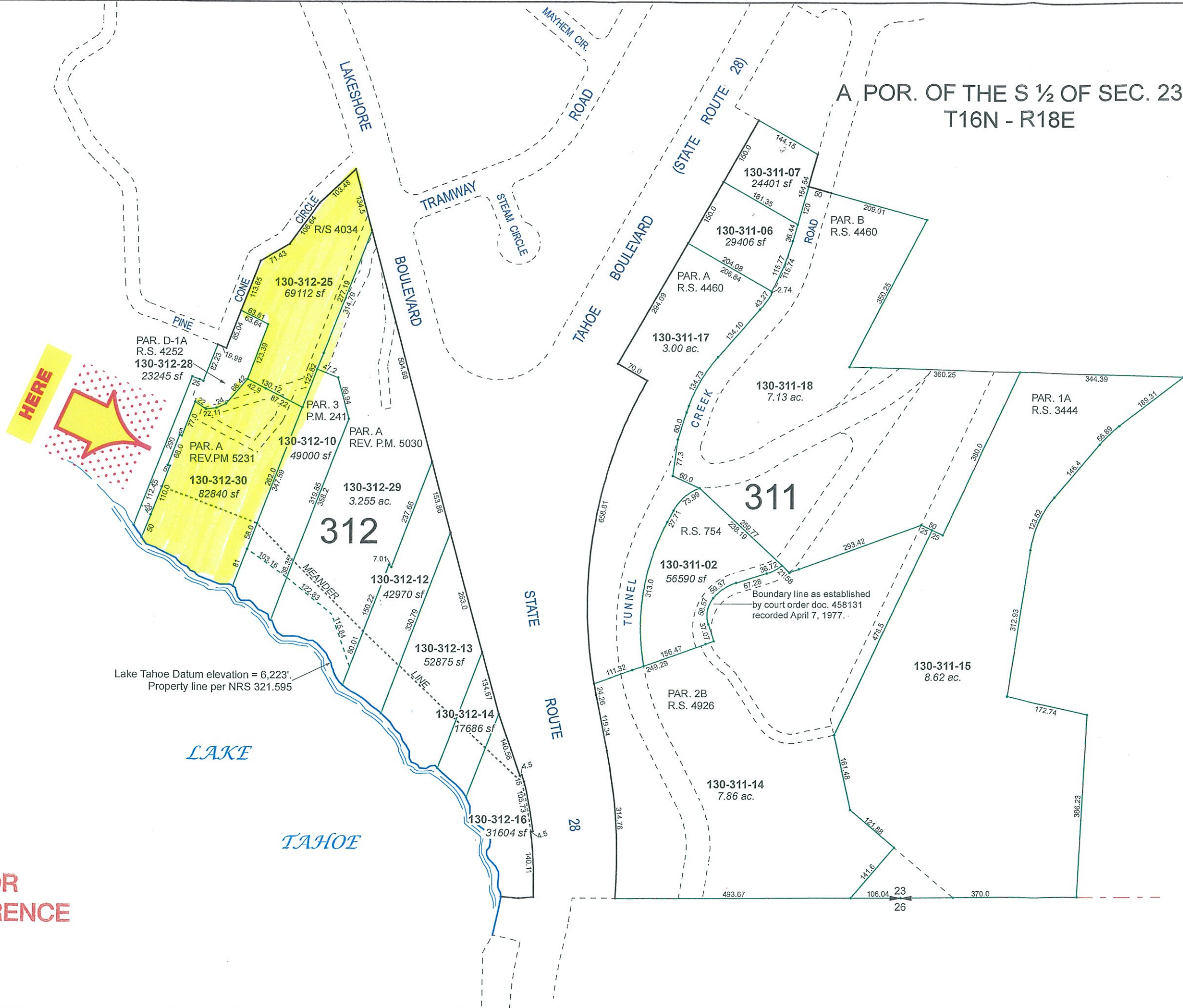
last updated: KSB 9/29/11 EMG 5/12/16

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 hereon.  
**NRZA18-0003**

**EXHIBIT C**

**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

# Exhibit D

## Public Notice

Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750 foot radius of the subject property. This proposal was noticed within a 750 foot radius of the subject property, noticing 76 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



## NOTICING MAP