

Dear Incline and Crystal Bay Communities:

Please Note: Sarah Tone works on local review process between multiple agencies and does not advocate for the project on behalf of the applicant. Thus, specific questions on the development (tenants, intent, design etc) will be best to be directed to them. You can email the County to get on the list directly. development@washoecounty.gov.

You are receiving this update based on your interest in development in the Incline Village and Crystal Bay communities, specifically Resort-At-Tahoe. If you wish to continue to review these monthly updates, please feel free to sign up by sending an e-mail to development@washoecounty.gov or use this email if you have any questions on the local review process.

The Resort-At-Tahoe project is in Crystal Bay, Nevada at the site of the Biltmore Casino. This process is guided by applicable applications, permitting and approvals. Please see below for a status of activity on the site, recent land entitlements and active building permits of interest.

Site Activity: In April 2022

- Washoe County Community Services Department visited the site on Wednesday, April 8 to review site activity.
- Residents will notice the installation of fencing on the site for the following: to mitigate criminal activity which is unrelated to the project (working with local law enforcement to address activity), to maintain safe construction area, and to support a scheduled fire/sheriff training.
- The site will be used by multiple law enforcement agencies for an upcoming training.

Washoe County Land Entitlements

- Board of County Commissioners confirmed Board of Adjustment's decision to approve a major grading special use permit for the Resort at Tahoe Project (March 22, 2022).

Washoe County Building Permits

- As of April 11, 2022, in the morning, no construction is permitted. Building permits are under review.
- Four building permits under review or resubmission.

Building Permit ID	Description	Technical Reviewing Agencies (#) Minimum	Status
WBLD22-100523	Grading – Wassou	5	Review
WBLD22-100747	Mass Grading (Site)	6	Corrections Required
WBLD22-100742	Demolition	4	Corrections Required
WBLD22-100957	Grading – Stateline Road	5	Review

Public Communication Opportunities

- Incline Village Crystal Bay Citizen Advisory Board has requested that EKN present at a future meeting to discuss grading and the amount of truck trips expected in Spring/Summer 2022. Per the applicant, the information requested is still under discussion with multiple agencies. The applicant will provide additional information when permits are approved.
- Documents submitted for building permits are not public record until the permit is issued. Interested residents may follow the progress at [OneNv.us](https://www.onenv.us) using the search for Resort-At-Tahoe.
- Please feel free to share the building permit summary above. We are always happy to answer questions. Please email development@washoecounty.gov

An oversimplified local review and approval process consists of:

- a preliminary review of the project concept, followed by
- review and approval of construction plans, followed by
- construction of approved plans with oversight, concluding with
- affirmation that the constructed project conforms with local, state, and federal mandates as designed and submitted.

Washoe County’s review process does not negate the requirements of our regional partners. Most of the Tahoe communities are very familiar with the general development approval processes, please feel free to direct questions to development@washoecounty.gov.

Sincerely,



Sarah M. Tone

Business Facilitator | Community Services Department

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Many CSD Services are online: www.washoecounty.us/csd

Business Office Hours: 8 a.m. to 4 p.m.

