

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Sky Tavern Trails			
Project Description: To legitimize and improve an unsanctioned area of grading used for mountain bike, adaptive bike, and Onewheel trails into an official amenity with a variety of progressive trails for the community.			
Project Address: 10000 Mount Rose Hwy, Reno, NV 89511			
Project Area (acres or square feet): 143 acres			
Project Location (with point of reference to major cross streets AND area locator): South and west of Mount Rose Hwy between Sky Tavern Rd and Bum's Gulch Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
048-050-03	143		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP23-0016 (separate SUP for snow making, lighting, parking, etc.)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: City of Reno		Name: Sierra Vista Engineering, Professional LLC	
Address: PO Box 1900		Address: PO Box 1452	
Reno, NV	Zip: 89505	Reno, NV	Zip: 89505
Phone:	Fax:	Phone: 775-266-8863	Fax:
Email:		Email: admin@sierravistaengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Ryan Switzer, PE - Civil Engineering / Trails Consultant	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Sky Tavern Inc.		Name:	
Address: 21130 Mount Rose Hwy		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 814-404-7007	Fax:	Phone:	Fax:
Email: rick@skytavern.com		Email: chris.brown@skytavern.com	
Cell:	Other:	Cell:	Other:
Contact Person: Rick Reed - Head of Bike Park Development		Contact Person: Chris Brown - COO / Executive Director	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Grading Special Use Permit (SUP) for existing and future mountain bike, adaptive bike, and Onewheel trails. The SUP is required (for existing trails) and being requested (for proposed trails) per WCC 110.438.28(a) for major grading per the following thresholds:

- Grading of four (4) acres on a parcel six (6) acres or greater in size [WCC 110.438.28(a)(1)(i)(B)].
- Grading of fifteen thousand (15,000) cubic yards or more [WCC 110.438.28(a)(1)(ii)(A)].
- Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper) along a cumulative linear distance of fifty (50) feet or more [WCC 110.438.28(a)(2)].

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached.

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

One (1) to two (2) trails per year each spring season, 2025-2029. Note: if trails beyond 2029 are planned, a separate or continuation / extension of this grading SUP will be required.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The site is currently being used for the same use as proposed in an unsanctioned fashion (i.e. trails and features). Topography is suited for the use in the vicinity of the proposed development and there is ample separation from the adjacent residential uses.

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

Increased safety for existing users with the recurring maintenance or revamping (where appropriate) of existing trails and design and construction of new trails by professional trail builders. Progressive trails will allow beginner, intermediate, and advanced riders to grow skills over time within the same facility.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Potential for noise impact will be minimal by limiting use to daylight hours only. Potential for dust will be mitigated by watering of trails and features through ongoing maintenance.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

No landscaping, parking, or lighting are proposed as part of the project. Refer to previously approved WSUP23-0016 for more information on said code requirements Only small trail signage is proposed (no pylon or large site signs). A variance request for slopes greater than 2H:1V (jump features) is included in this application (See supplement at the end of the Grading Supplemental Information.)

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Washoe County - in process
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Satellite
g. Water Service	On-site Public Water System

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

h. Permit #	N/A	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

WSUP23-0016 (separate SUP for snow making, lighting, parking, etc.)

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District, Station T39
b. Health Care Facility	Saint Mary's Urgent Care Galena; Renown Health Summit Sierra; Incline Village Community Hospital
c. Elementary School	Hunsberger
d. Middle School	Hunz
e. High School	Galena
f. Parks	Galena Creek Regional; Slide Mountain Open Space
g. Library	South Valleys
h. Citifare Bus Stop	Herz Boulevard and Mt Rose Highway (Reno); Hwy 28 Raley's Shopping Center (Incline Village)

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

To legitimize and improve an unsanctioned area of trails into an official amenity with a variety of progressive trails for the community.

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

Up to approximately 18,000 cy over the life of project.

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

Up to approximately 320,000 sf (7.3 acres) over the life of the project.

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

None. Balancing onsite through minimal disturbance practices by professional trail builders.

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

No. The existing features already have surpassed the grading thresholds requiring a grading SUP (i.e. area disturbance over 4 acres).

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

Yes. Sky Tavern's trail system is a combination of social and community-built trails from the past and a modern, professional approach to trail building. Several trails have existed for at least 25 years, constructed over time by the community and mostly unsanctioned when Sky Tavern operations occurred solely in winter. Newer construction in the last 10 years has been predominately done by professional builders Momentum Trail Concepts.

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

Yes.

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

No.

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)?

No.

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?

Primarily less than 2H:1V; however, jump features will require slopes up to approximately 1H:1V on the sides to limit disturbance area impacts. Compaction and thorough watering will be used to mitigate erosion during construction and throughout maintenance of the facility.

11. Are you planning any berms?

Yes ^X	No	If yes, how tall is the berm at its highest?	Up to approximately 10 ft from existing grade for jump features.
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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)?

N/A; no buildings or walls are proposed.

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

All trails and features will be constructed by professional trail builders with backgrounds in trail-specific construction; jump features will be "sculpted" to be visual appealing.

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

Yes, approximately 5 pine trees ~8" in diameter and approximately 25 pine trees up to 3" in diameter.

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?

No revegetation is proposed. Trails and bike features require barren soil for optimal functionality.

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

Small water canisters / jugs on grading equipment i.e. ATVs, quads, mini-excavators or similar.

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

No.

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

Yes	No X	If yes, please attach a copy.
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Section 1 Supplement - Variance requests in this application include:

WCC 110.438.31(d)

For slopes greater than 3H:1V without geotechnical analysis or rock rip-rap mitigation - required to construct jump features without large disturbance area impacts.

POTENTIAL VARIANCE FINDINGS FOR STAFF:

WCC 110.804

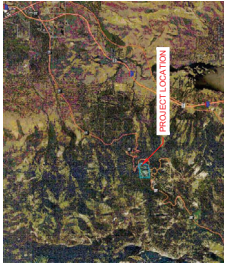
- (a)(3) Special Circumstances. Because of the UNIQUE USE OF "BIKE PARK" the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. THE PROPOSED VARIANCE will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and
- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.
- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

POTENTIAL SUP FINDINGS FOR STAFF:

WCC 110.810

- (a) Consistency. The proposed BIKE PARK use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;
- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. The site is physically suitable for the type of development (BIKE PARK) and for the intensity of development;
- (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

GRADING SPECIAL USE PERMIT CONCEPT IMPROVEMENT PLAN FOR SKY TAVERN TRAILS



LOCAL MAP

GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO ACCOMPANY ADDITIONAL GRADING PROJECT PLANS AT THE SAME SITE. THEY HAVE BEEN AUTHORED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PROCEDURES AND/OR STANDARDS SPECIFIED BY WASHOE COUNTY.
- THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE GRADING SPECIAL USE PERMIT, WASHOE COUNTY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSWC) AND ANY OTHER APPLICABLE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSWC) ADOPTED BY WASHOE COUNTY (A) AND THE WASHOE COUNTY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSWC) ADOPTED BY WASHOE COUNTY (A).
- "OWNER BODIES" CONSIST OF EVERY PORTION OF THESE PLANS AND PERMITTING STANDARDS, THE MORE CONSERVATIVE STANDARD CONSISTENT WITH THE INTENT OF THE PLANS SHALL BE ADOPTED.
- THESE PLANS SHALL NOT BE REPRODUCED OR COPIED FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF SIERRA VISTA ENGINEERING, PROFESSIONAL LLC.
- REFER TO ARCHITECTURAL, STRUCTURAL, GEOTECHNICAL, PLANS & SPECIFICATIONS BY OTHERS, WHICH ARE REFERRED TO BY THESE PLANS.
- SHOULDN'T A CAR OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT WORK, STOP ALL WORK IMMEDIATELY AND NOTIFY THE WASHOE COUNTY HISTORIC PRESERVATION OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE.
- ONLY A MINORITY SHALL NOT BE INSTALLED UNLESS APPROVED BY WASHOE COUNTY.
- ACTIVITIES SHALL TAKE PLACE ON SUNDAYS.
- ACTIVITIES SHALL BE LIMITED TO THE SPECIFIC SITE AND THE BUREAU OF LAND MANAGEMENT (BLM) SHALL BE NOTIFIED IMMEDIATELY AND NOT PERFORM OR ALLOW UNRESTRICTED AND UNIMPROVED ACCESS TO THE PROPERTY THAT MAY HAVE ENVIRONMENTAL, HISTORICAL OR NATURAL RESOURCES.

TRUCKEE MEADOWS CONSTRUCTION SITE (BMP HANDBOOK NOTES):

- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH INDIVIDUALLY REMOVE ALL SEDIMENT AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY BE DISCHARGED FROM THE CONSTRUCTION SITE TO THE TRUCKEE MEADOWS CONSTRUCTION SITE. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE TRUCKEE MEADOWS CONSTRUCTION SITE.
- ALL ACTIVITIES ASSOCIATED WITH THIS SEDIMENTATION OR CONSTRUCTION PROJECT SUCH AS MATERIALS STORAGE AND Hauling OR Haulage SHALL BE LIMITED TO THE TRUCKEE MEADOWS CONSTRUCTION SITE. SUCH MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS POLLUTION OF THE TRUCKEE MEADOWS CONSTRUCTION SITE.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE. SUCH PRACTICES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE PERMANENTLY CEASED. SUCH EXCEPTIONS MAY APPLY. REFER TO STORMWATER GENERAL PERMIT (NPL100000).
- CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS (AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BLM SENSITIVE AREAS) AT LEAST ONCE PER WEEK AND THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL INSPECTIONS AND ACTIONS TAKEN TO CORRECT ANY DEFICIENCIES. SUCH LOGS SHALL BE SUBMITTED TO THE WASHOE COUNTY HISTORIC PRESERVATION OFFICE AND THE BUREAU OF LAND MANAGEMENT (BLM) AS PART OF THE CONSTRUCTION PERMIT REPORT.
- ACCUMULATED SEDIMENT IN BIRMS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OCCURS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL SEDIMENT REMOVAL ACTIVITIES. SEDIMENT MUST BE REUSED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

PROJECT SUMMARY:

APPLICANT: SKY TAVERN INC.
 RYAN SWITZER, PE
 814-404-7077
 ryan@sierravistaeng.com

CIVIL ENGINEER: SIERRA VISTA ENGINEERING, PROFESSIONAL LLC
 868-309-6468

PROJECT: 10000 MOUNT ROSE HWY
 WASHOE

COUNTY: WASHOE

APN: 048-06043

ZONING: PR (PARKS AND RECREATION)

FLOOD ZONE: UNSHADED ZONE 4 PER FEMA PANELS 13010 (CS306) & 13206 (REVISED 3/16/2009)

PROJECT DESCRIPTION: MAJOR GRADING ASSOCIATED WITH A VARIETY OF EXISTING & NEW TRAILS AS REQUIRED (FOR EXISTING TRAILS SEE APPENDIX A) AND FOR PROPOSED TRAILS PER WCC (10.438.286) THIS SCOPE OF WORK IS SEPARATE FROM WSP/23.016.

PRELIMINARY TRAIL QUANTITIES SUMMARY:

TRAIL NAME	LENGTH (FT)	WIDTH (FT)	AREA (SQ FT)	VOLUME (CY)
BLA BROOK	1,072	0	6,432	397
COLLEGE BOY	1,729	4	6,982	371
FOAMTEEN	5,821	4	23,294	1,294
PROGRESSION ZONE	1,698	4	6,794	377
SKYLINE	2,432	4	9,729	500
TOASTER BOY	2,508	4	10,034	557
SUBTOTALS	15,260	NA	57,265	3,095
2020 TOASTER BOY	1,650	4	6,248	327
2020 MIDDLE JUMPS	946	4	3,784	200
2020 MEADOW LOOP	2,151	6	12,906	717
2020 UPPER TOASTER BOY	2,815	4	11,260	597
SUBTOTALS	7,562	NA	29,298	1,531
TOTALS	22,822	NA	86,563	4,626

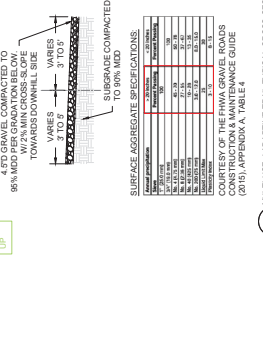
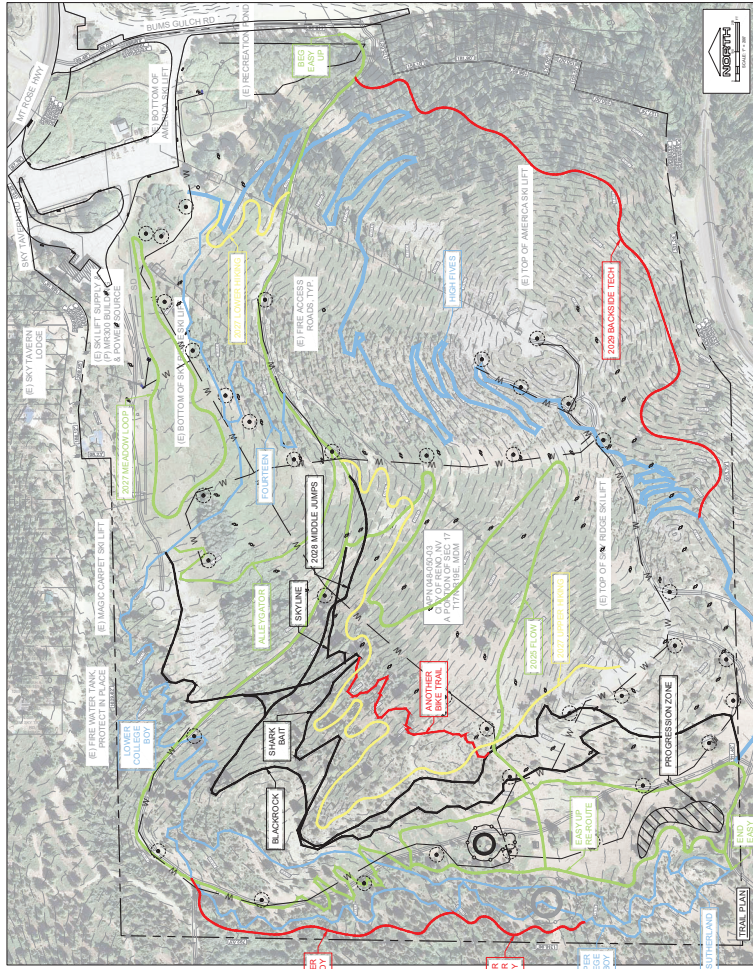
NOTE: ASSUMES AN AVERAGE TRAIL DEPTH OF 1.5' FOR ALL TRAIL TYPES INCLUDES FEATURES SUCH AS BERMS AND DISTURBANCE AREAS. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING AN INDEPENDENT TAKE-OFFS FOR BIDDING & CONSTRUCTION. NO FACTORS SUCH AS SHRINKAGE, SWELL, OR OTHER ARE INCLUDED.

ABBREVIATIONS:

- AC ASPHALTIC CONCRETE
- ADS ADVANCED DRAINAGE SYSTEMS
- APN ASSessor'S PARCEL NUMBER
- BLM BUREAU OF LAND MANAGEMENT
- BMP BEST MANAGEMENT PRACTICE(S)
- CFS CUBIC FEET PER SECOND
- CGT CURB AND GUTTER
- CT CURB TYPED
- OR O R
- ELOR EXISTING ELEVATION
- EG ELEVATION
- FRM FLOOD INSURANCE RATE MAP
- FL FLOW LINE
- GB GRADE BREAK
- GRD GALLONS PER DAY
- HPPE HIGH DENSITY POLYETHYLENE
- IC INTERNATIONAL LINE CODE
- IR IGNITION RESISTANT
- IR/AG IRON AND ALUMINUM
- LLC LIMITED LIABILITY COMPANY
- LS LANDSCAPE
- ND NORTH
- NDEP NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
- NRC NATIONAL RESOURCES CONSERVATION SERVICE
- NRCS NATIONAL RESOURCES CONSERVATION SERVICE
- PC PORTLAND CEMENT CONCRETE
- PE PROPERTY LINE
- PL PLASTER
- PP PORTLAND PORTLAND CEMENT
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SR SQUARE FEET
- SP SPECIAL USE PERMIT
- TW TOP OF WALL
- TP TOP OF PAVEMENT
- WCC WASHOE COUNTY CODE

LEGEND:

- EXISTING FEATURES
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- DIRT ROADWAY
- SKILIFT
- TRAILS
- HIKING
- BEGINNER
- INTERMEDIATE
- ADVANCED
- EXPERT / PRO
- OTHER (SEE 2020 IMPROVEMENTS UNDER SEPARATE PERMIT)
- SKILIFT POLE
- SNOWWALKING PIVOT
- 1 MGN TANK & FENCED DISTURBANCE AREA
- 2 MGN TANK & FENCED DISTURBANCE AREA



1 MULTILINE / ADAPTIVE TRAIL TYPICAL CROSS-SECTION SCALE: 1" = 8' (VERTICAL)

2 SLOPE TRAIL TYPICAL CROSS-SECTION SCALE: 1" = 8' (VERTICAL)



SHEET NOTES

TRAIL FOR COM EXISTING TRAIL ALIGNMENTS
ROSION ENGINEERING SHOW A WATER STORAGE DESIGN
ASSESSMENT TO EXISTING AERIAL IMAGERY
WASHOE COUNTY TOPOGRAPHY DATA
WASHOE REGIONAL MAPPING SYSTEM WAGERY
REFERENCES

#	REVISION DESCRIPTION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION



PROJECT BY PERMIT NO:
 SKY TAVERN INC.
 GRADING SPECIAL USE PERMIT
 CONCEPT TRAIL IMPROVEMENT PLAN
 10000 MOUNT ROSE HWY
 RENO, NV 89511
 WASHOE COUNTY APN 048-06043

PROJECT TITLE	TRAIL PLAN
DRAWING NO.	0053
DATE	18/2025
SCALE	AS NOTED
SHEET NUMBER	T1