



Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9J

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0020 (Lakeshore Grading)

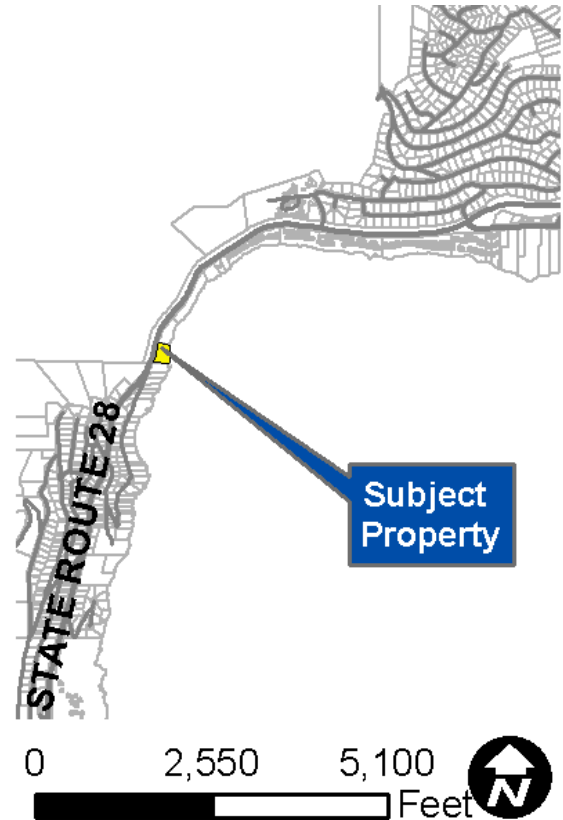
BRIEF SUMMARY OF REQUEST: To allow for a driveway to traverse a slope of thirty (30) percent or greater (steeper), and to vary grading standards.

STAFF PLANNER: Chris Bronczyk
775.328.3612
cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to allow for a driveway to traverse a slope of thirty (30) percent or greater, and to construct a permanent earthen structure greater than 4.5 feet in height within the required front yard setback. The proposal is also requesting to vary standards found in Washoe County Code (WCC) Section 110.438.45 (a) to allow slopes in excess of, or steeper than, three horizontal to one vertical (3:1) and WCC Section 110.438.45 (d) to allow retaining walls taller than and one-half (4.5) feet within the front yard setback.

Applicant/Property Owner: Aqua Verde Investment Group, LLC
 Location: 447 Lakeshore Boulevard
 APN: 123-250-07
 Parcel Size: 1.19 Acres
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Medium Density Suburban (MDS)
 Area Plan: Tahoe Area
 Citizen Advisory Board: Incline Village / Crystal Bay
 Development Code: Authorized in Article 810, Special Use Permits; Article 438, Grading Standards
 Commission District: 1 – Commissioner Berkbigler



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0020 for Aqua Verde Investment Group, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

(Motion with Findings on Page 11)

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Special Use Permit

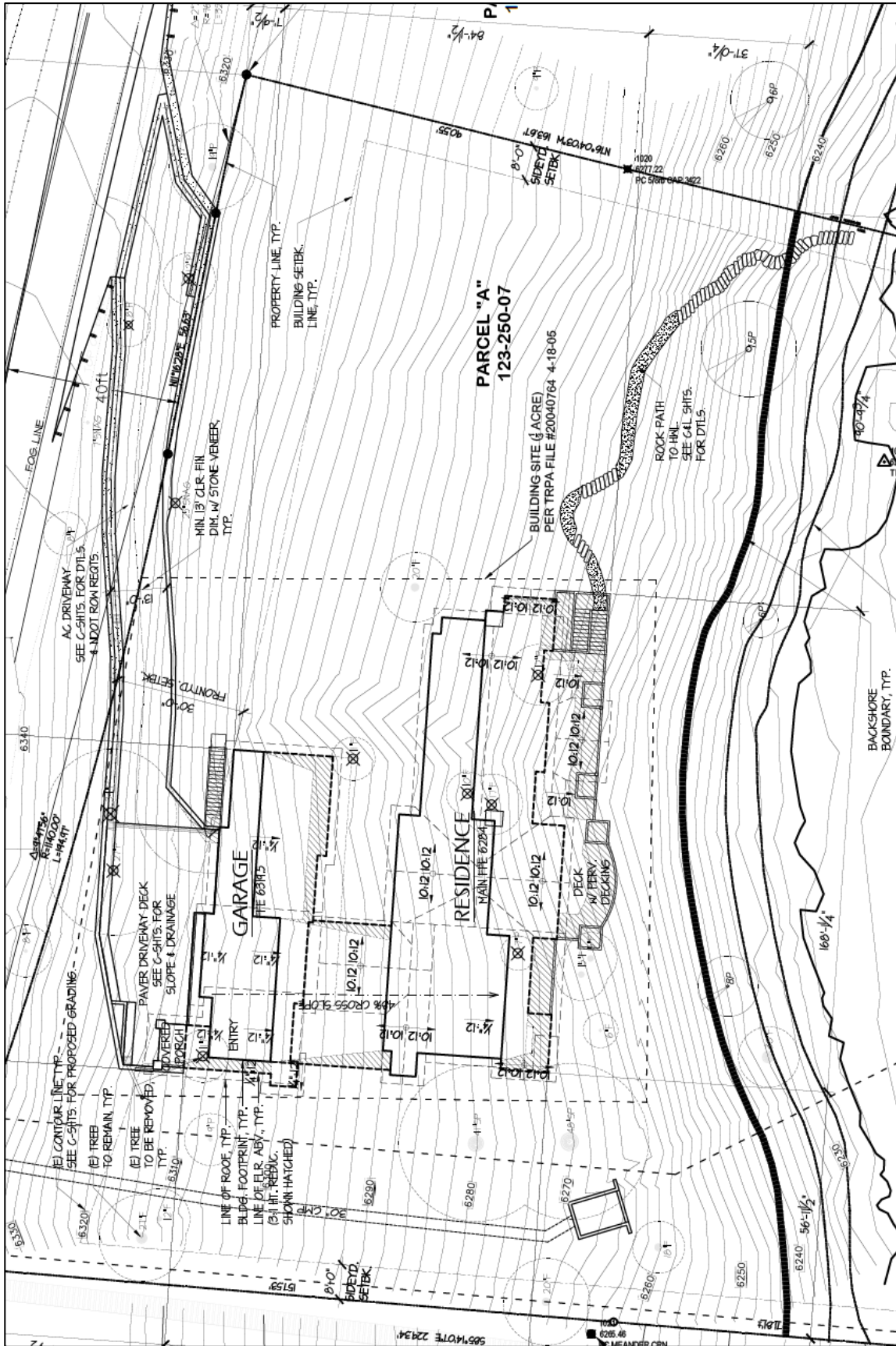
The purpose of a special use permit is to allow a method of review any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide a procedure whereby such uses might be permitted by further restricting or conditioning so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP20-0020 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as Medium Density Suburban (MDS). The proposed grading, an area of approximately 19,713 square feet, with 150 cubic yards of cuts and 316 cubic yards of fill to facilitate the construction of a driveway and a new single-family residence. The driveway traversing 30% or greater slopes. Also, the grading improvements will require the fill material resulting in the construction of an earthen structure larger than 4.5 feet tall within the front yard setback requiring a special use permit. For these reasons, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP ordinance allows the Board of Adjustment to vary code provisions in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking to vary certain grading requirements. The Board of Adjustment will also be ruling on these requests.

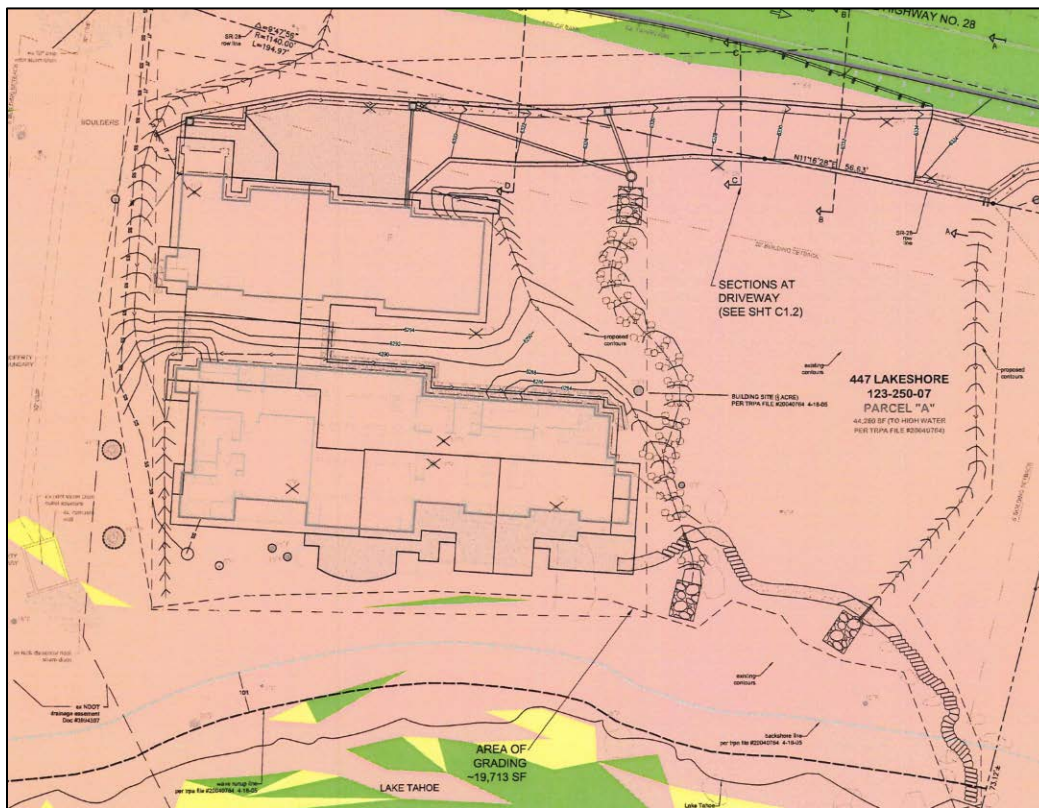


Site Plan

Project Evaluation

The applicant is proposing to construct a driveway traversing 30% or greater slopes. The subject parcel is 1.19 acres and has a regulatory zone of Medium Density Suburban (MDS), the site is currently vacant. The site contains numerous large shrubs, trees, and native vegetation. The proposed grading on the site meets the major grading requirements as set forth in WCC Article 438, *Grading*, specifically WCC 110.438.35 (3) *Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper); and WCC 110.438.35 (4) Grading to construct a permeant earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback.* The application is also asking to vary several standards of Article 438 as described in detail further in this staff report. The proposed grading will disturb an area of approximately 19,713 square feet, with 150 cubic yards of cut and 316 cubic yards of fill. Most of the graded area will be covered by impervious surfaces such as the paved driveway or the footprint of the proposed residence; however, grading will result in fill material resulting in the creation of a permanent earthen structure greater than 4½ feet within the front yard setback.

The parcel is a lakefront property, situated on steep slopes in Crystal Bay. Due to the parcel, and proposed location of the residence being below the roadway, and the proposed driveway having to traverse the fill slopes associated with the roadway, the driveway is required to traverse slopes of greater than 30%. It is staff’s opinion that due to the constraints on this property, this special use permit is necessary to develop a residence on this property.



Slope Map Green = 0-15%; Yellow = 15-30%; Red = 30% or Greater Slope)

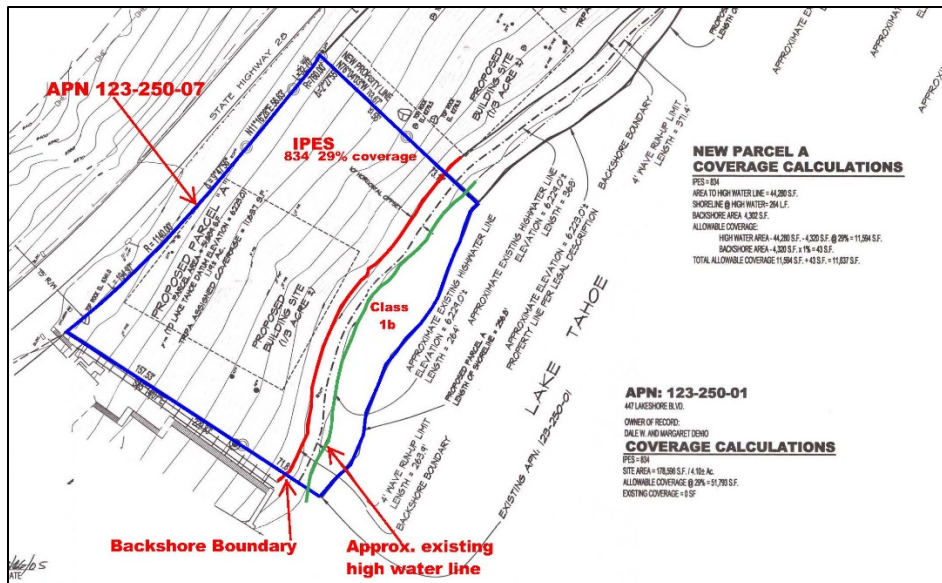
In addition to the slope map provided, which shows a significant portion of the site in red, which indicates 30% or greater slopes; The applicant provided a list of reasons on what dictated the building placement thereby necessitating the driveway to traverse slopes greater than 30%. These reasons are listed below:

- The building was positioned within the TRPA established building site.
- The building was positioned outside the designated Backshore Boundary.
- The building was positioned on the natural bench that is somewhat flatter.

- Maintaining the maximum allowed driveway slope to the building site from State Route 28 highway grade.
- Tahoe Regional Planning Agency (TRPA) building height restrictions – the maximum building height elevation sets the driveway elevation.
- TRPA scenic regulations from Lake Tahoe and State Route 28 – lowering the garage roof height to not be visible from State Route 28. Utilizing existing trees on the lakeside for scenic mitigation.
- The building was positioned to limit excessive tree removal and to retain the largest mature trees.
- The required building setbacks.
- The existing NDOT easement for a highway storm drain and outlet structure.

Due to this list, an alternative driveway access point is not feasible.

The grading will occur primarily for the construction of the driveway building pad and retaining walls. All development must adhere to TRPA land capability designations or Individual Parcel Evaluation System (IPES). The more significant grading takes place within the Right of Way, this area of grading is regulated by Nevada Department of Transportation (NDOT); Washoe County would not have regulatory jurisdiction over these areas.



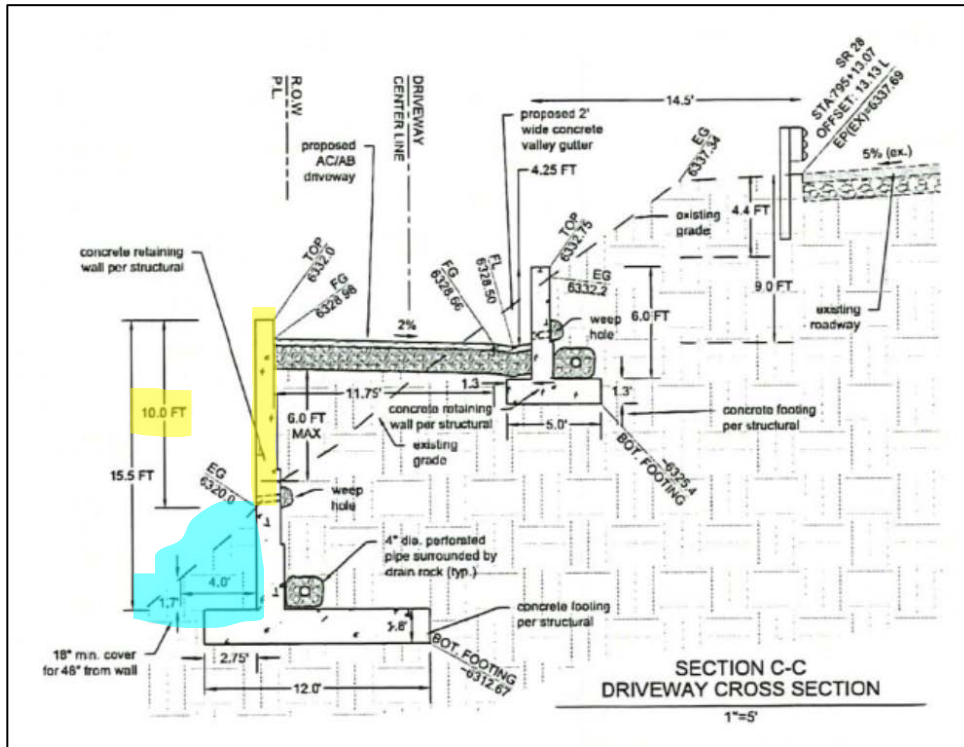
IPES Coverage (TRPA)



Side View of Proposed Home and Lakeshore Blvd

Standards Proposed to be Varied

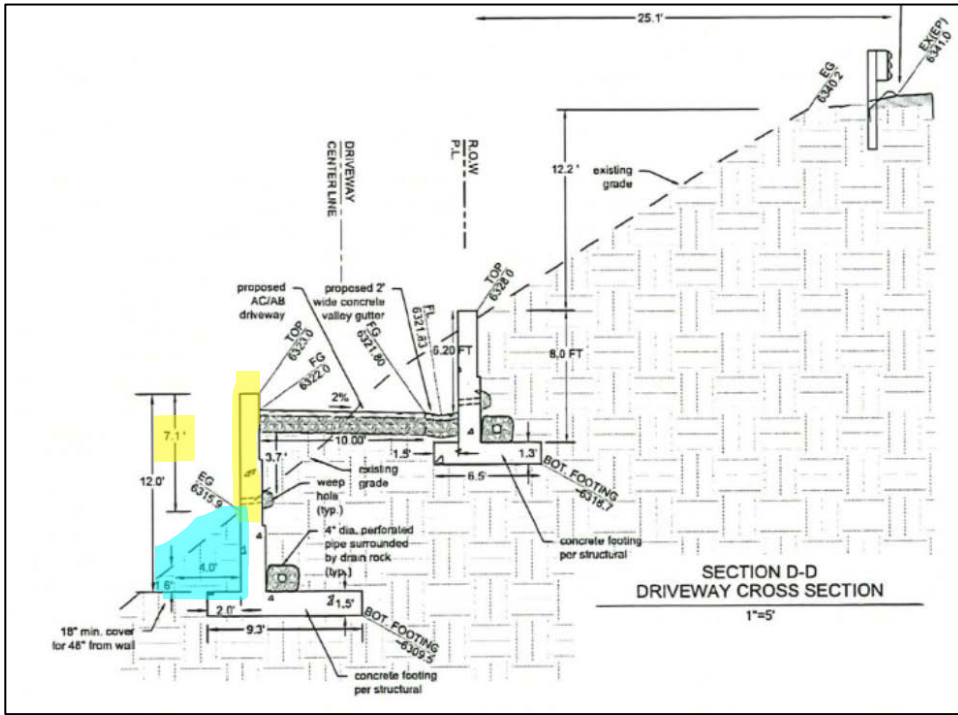
The applicant is requesting to vary standards within Washoe County Code Section 438, Major Grading. WCC Section 110.438.45 (d), *Within the front yard setback area of a parcel with a residential use or zoned for residential use, retaining walls are limited to a maximum of four and one-half (4.5) feet.* The applicant states that in order to successfully achieve access to the proposed residence while maintaining the maximum driveway slope permitted over the steep topography it requires a retaining wall to be greater than 4.5 feet within the front yard setback. The retaining wall found in Cross Section C-C shows a retaining wall at 10 feet, which is 4 feet over the maximum allowed height.



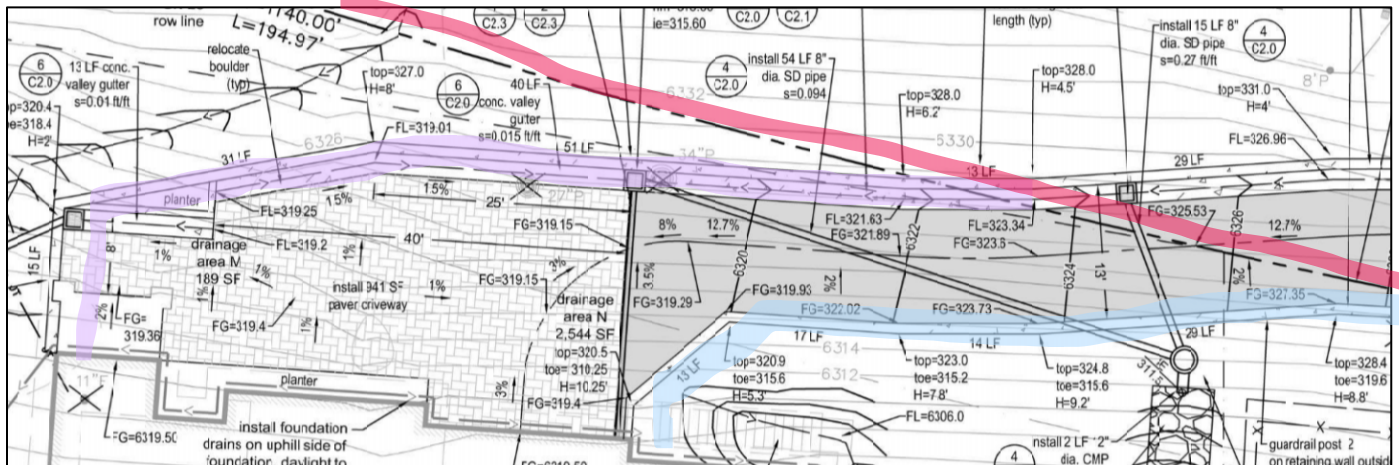
Cross Section C-C (Yellow = Retaining Wall / Blue = Manufactured Slope)

Additionally, the retaining wall found in Cross Section D-D shows a retaining wall at 7 feet, which is 2.5 feet over the maximum allowed height. These 2 retaining walls are required for structural support of the proposed driveway.

The large retaining walls found in Cross-Section A-A and Cross-Section B-B are found within the NDOT Right-of-Way, therefore Washoe County does not have regulatory jurisdiction over these proposed walls.



Cross Section D-D (Yellow = Retaining Wall / Blue = Manufactured Slope)



Proposed Driveway (Purple = West Wall; Blue = East Wall; Red = Property Line)

Along the eastern wall (blue) the proposed heights of the retaining wall are 8 feet 8 inches; 9 feet 2 inches; 7 feet 8 inches; 5 feet 3 inches, and 10 feet 2 inches. This eastern wall is important for supporting the proposed driveway. Along the western wall (purple) the proposed heights of the retaining walls are 10 feet, 8 feet, and 2 feet.

The applicant is also requesting to vary WCC Section 110.438.45 (a), *Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)*. Cross Sections A-A, B-B, C-C, and D-D all show manufactured slopes greater than 3:1 (2:1 Max) at the base of the proposed retaining walls. These slopes cover the bottom of the retaining walls and are meant to blend with the natural grade of the site. Due to the topography of the site, staff is in support of the two requested modifications. Without these modifications the site would be undevelopable.

Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB)

The proposed project was presented by the applicant's representative at the Citizen Advisory Board meeting on November 2, 2020. Comments by the Citizen Advisory Board members included indemnification for the County if fire engines were damaged, retaining wall height, and building wall height. The CAB recommended approval with a decision of 4-1.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Federal
 - National Resources Conservation Service
 - US Fish and Wildlife
- State of Nevada
 - Division of Environmental Protection
 - Department of Transportation
 - Division of Forestry – Endangered Species
 - Department of Wildlife
- Washoe County Community Services Department
 - Planning and Building Division
 - Planning and Building Division – Parks and Open Spaces
 - Planning and Building Division – Water Resources
 - Engineering and Capital Projects – Land Development
 - Engineering and Capital Projects - Traffic
- Washoe County Health District
 - Division of Air Quality
 - Environmental Health
 - Emergency Medical Services Division
 - Vector Disease Program
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Tahoe Specific
 - Charter Communications
 - Incline Village General Improvement District
 - Nevada State Lands
 - Nevada Tahoe Conservation District
 - North Lake Tahoe Fire Protection District
 - Tahoe Regional Planning Agency
 - Tahoe Transportation District
 - US Forest Service – Lake Tahoe Basin Management Unit

Six out of the twenty-five above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Building Division imposed operational conditions that will be in effect for the life of the project.
Contact: Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us
- Washoe County Engineering addressed grading standards and conditions.
Contact: Leo Vesely, 775.328.2041, lvesely@washoecounty.us
- Washoe Storey Conservation District addressed revegetation, and tree removal items.
Contact: Jim Shaffer, 775.857.8500 ext. 131
- Washoe County Health District addressed community sewer and water requirements.
Contact: James English - jenglish@washoecounty.us
- North Lake Tahoe Fire Protection District addressed emergency access and a conforming water supply.
Contact: Jennifer Donohue, 775.831.0351; jdonohue@nltpd.net
- Nevada Department of Transportation addressed access onto Lakeshore Blvd.
Contact: Alex Wolfson, 775.834.8365; awolfson@dot.nv.gov

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

Staff Comment: The proposed grading and driveway, is consistent with the action programs, policies, standards, and maps of the Master Plan and Tahoe Area Plan.

2. Improvements. That 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.

Staff Comment: Adequate roadways, sanitation, water supply, drainage, and other necessary facilities and utilities will be provided to the site, as the grading is intended to create appropriate access and facilitate construction of a single-family residence.

3. Site Suitability. That the site is physically suitable for single family residential and for the intensity of such a development.

Staff Comment: The site is physically consistent with the Crystal Bay area of the Tahoe Basin. Slopes are steep, but if the requests are approved, the site would be suitable for grading and a single-family residence.

4. Issuance Not Detrimental. That 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.

Staff Comment: The issuance of this special use permit will not be significantly detrimental to the public health, safety or welfare, injurious to the property or improvement of the adjacent properties, or detrimental to the character of the surrounding area as this application complies with Article 438.

5. 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.

Staff Comment: Issuance of this permit will not have a detrimental effect on the location, purpose, or mission of a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0020 is being recommended for approval with conditions. Staff offers the following motion for the Board's 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 Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0020 for Aqua Verde Investment Group, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
2. Improvements. That 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;
3. Site Suitability. That the site is physically suitable for single family residential and for the intensity of such a development.
4. Issuance Not Detrimental. That 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;
5. 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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the 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 Board of Adjustment and mailed to the applicant.

Applicant/Owner: Aqua Verde Investment Group, LLC
6490 S. McCarran Blvd. Suite F-46
Reno, NV 89509
Attn: Gary Hill

Representatives: Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448
Attn: Gary Midkiff

Designer: Susie Ynagi, Architect
P.O. Box 1662
Carnelian Bay, CA 96140



Conditions of Approval

Special Use Permit Case Number WSUP20-0020

The project approved under Special Use Permit Case Number WSUP20-0020 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact: Chris Bronczyk; Planner, 775.328.3612, cbronczyk@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. All grading shall be in accordance with Article 110.438 Grading Standards.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- f. Failure to comply with the conditions of approval shall render this approval out of compliance with this special use permit and subject to revocation. Compliance with this condition shall be determined by Planning and Building.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact: Contact Name: Leo Vesely, P.E., 775.328.2313, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. If the disturbed area exceeds 1 acre, then the following items are required:
 - I. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
 - II. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
 - III. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.

- c. All grading and cut slopes and fill slopes shall be in accordance with Washoe County Code Article 438 Grading Standards.
- d. All retaining walls shall be designed by a licensed engineer and shall be permitted through the Building Department.
- e. All slopes shall be revegetated or mechanically stabilized. Seed mix shall be designed by a licensed landscape architect and mechanical stabilization, if any, shall be designed by a licensed civil or geotechnical engineer.

Washoe County Health District

- 3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact: James English, 775.328.2610, jenglish@washoecounty.us

- a. This project will connect to community water and sewer.
- b. The WCHD does not have any requirements or objections for this project as proposed.

North Lake Tahoe Fire Protection District

- 4. The following conditions are requirements of the North Lake Tahoe Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Jennifer Donohue, 775.831.0351, jdonohue@nltpfd.net

- a. Requesting access and turn around suitable to emergency vehicles.
- b. A conforming water supply; or
- c. Alternative materials, design and methods of construction and equipment in accordance with 2018 International Fire Code, Section 104.9.

Nevada Department of Transportation

- 5. The following conditions are requirements of the Nevada Department of Transportation, which shall be responsible for determining compliance with these conditions.

Contact: Alex Wolfson; 775.834.8365; awolfson@dot.nv.gov

- a. The project is directly adjacent and proposes access to Lakeshore Boulevard. Lakeshore Blvd is an NDOT owned and maintained road that is officially designated as State Route 28 (SR-28), and functionally classified as an urban minor arterial.
- b. NDOT requires the use of only legal permitted accesses on its State roadways. All driveway accesses and other improvements to the state highway system will be required to comply with the NDOT Access Management System and Standards, and Terms and Conditions Relating to Occupancy Permits current at the time of application. NDOT standards generally allow direct access to state routes when there are no other means of alternate access available.
- c. In addition to following local and federal guidelines, the applicant will be required to follow drainage policies and standards outlined in NDOT's Drainage Manual.
- d. The applicant will be required to obtain an NDOT occupancy permit for all improvements including driveway access proposed within the SR-28 right of way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.

- e. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.
- f. This letter does not provide for approval or disapproval of improvements proposed within NDOT right of way. Review during the NDOT occupancy permit process may result in further modification to the proposed improvements or denial.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: November 1, 2020

To: Chris Bronczyk, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0020 – 447 Lakeshore Grading**
APN 123-250-07

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for a driveway to traverse a slope of thirty (30) percent or greater (steeper). The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Midkiff & Associates, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. If the disturbed area exceeds 1 acre, then the following items are required:
 - a. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
 - b. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
 - c. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
3. All grading and cut slopes and fill slopes shall be in accordance with Washoe County Code Article 438 Grading Standards.
4. All retaining walls shall be designed by a licensed engineer and shall be permitted through the Building Department.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP20-0020 – 447 Lakeshore Grading**

Date: November 1, 2020

Page: 2

5. All slopes shall be revegetated or mechanically stabilized. Seed mix shall be designed by a licensed landscape architect and mechanical stabilization, if any, shall be designed by a licensed civil or geotechnical engineer.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. No comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. No comments.

From: [Jennifer Donohue](#)
To: [Bronczyk, Christopher](#)
Subject: RE: Special Use Permit Case Number WSUP20-0020 (447 Lakeshore Grading)
Date: Wednesday, October 28, 2020 2:31:06 PM
Attachments: [image006.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Christopher,

As a condition of approval, NLTFPD requires that the applicant shall schedule a meeting with NLTFPD to identify and propose:

1. access and turn around suitable to emergency vehicles and
2. a conforming water supply; or
3. alternative materials, design and methods of construction and equipment in accordance with 2018 International Fire Code, Section 104.9.

Is that helpful for your recommendation?

Thank you,
Jen



Jennifer Donohue
Interim Fire Marshal

Office: [775.831.0351](tel:775.831.0351) x8127 | Cell: [775.434.4555](tel:775.434.4555)
Email: jdonohue@nltpd.net
[866 Oriole Way](#) | [Incline Village](#) | [NV 89451](#)



From: Bronczyk, Christopher <CBronczyk@washoecounty.us>
Sent: Wednesday, October 28, 2020 2:04 PM
To: Jennifer Donohue <JDonohue@nltpd.net>
Subject: RE: Special Use Permit Case Number WSUP20-0020 (447 Lakeshore Grading)

Hi Jennifer,

Can you provide conditions of approval, or denial related to these concerns?

Or additional comments related to these concerns. Without additional information it's difficult for me to provide a recommendation of denial or approval for this request.

| [Chris Bronczyk](#)

WSUP20-0020
EXHIBIT C



Planner | Planning & Building Division | Community Services Department

cbronczyk@washoecounty.us | Office: 775.328.3612 | Fax: 775.328.6133

1001 E. Ninth St., Reno, NV 89512

<https://www.washoecounty.us/>

Let us know how we're doing. Please tell us how we did by taking a [quick survey](#)

From: Jennifer Donohue <JDonohue@nltpd.net>

Sent: Wednesday, October 28, 2020 1:38 PM

To: Bronczyk, Christopher <CBronczyk@washoecounty.us>

Subject: Special Use Permit Case Number WSUP20-0020 (447 Lakeshore Grading)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Greetings Christopher.

NLTPD has significant operational concerns for emergency vehicle access on Case Number WSUP20-0020 and the proposed allowance "for a driveway to traverse a slope of thirty (30) percent or greater (steeper)."

Regards,
Jen



Jennifer Donohue
Interim Fire Marshal

Office: [775.831.0351](tel:775.831.0351) x8127 | Cell: [775.434.4555](tel:775.434.4555)

Email: jdonohue@nltpd.net

[866 Oriole Way | Incline Village | NV 89451](#)



WSUP20-0020
EXHIBIT C

From: [Jennifer Donohue](#)
To: [Bronczyk, Christopher](#)
Subject: Regarding NLTFPD Concerns for WSUP20-0020 (447 Lakeshore Grading)
Date: Wednesday, October 28, 2020 3:58:41 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Greetings,

This particular section of Lakeshore Blvd. (State Route 28) is challenging for access as it is narrow and with a grade. There are three parcels (APN:123-250-07, 447 Lakeshore Blvd; APN 123-250-08, 449 Lakeshore Blvd; APN 123-250-09, 451 Lakeshore Blvd) that are currently undeveloped and therefore have non-conforming water (available for firefighting).

According to NLTFPD records, two parcels have had previously proposed projects that have yet to come to fruition. The review process of those proposed projects required the past applicants to address the non-conforming water as well as the access for emergency vehicles. As access to these parcels is challenging and buildable land is scarce, the (current) applicants may propose alternative materials, design and methods of construction and equipment in accordance with 2018 International Fire Code, Section 104.9 to satisfy (firefighting) water supply and access.

To my knowledge and after a review of records, there does not appear to be any evidence that the applicant of this project (447 Lakeshore) has engaged NLTFPD for preliminary consultation like previous projects for this area. This project (447 Lakeshore) has been reviewed by the NLTFPD Fuels Division, under a pre-TRPA review, of the vegetation in an effort to determine the construction type (IR1); however, that does not constitute an approval of the project, access, or water supply.

I hope this information is helpful and provides context and historical reference.

Regards,
Jen



Jennifer Donohue
Interim Fire Marshal

Office: [775.831.0351](tel:775.831.0351) x8127 | Cell: [775.434.4555](tel:775.434.4555)

Email: jdonohue@nltpd.net

[866 Oriole Way](#) | [Incline Village](#) | [NV 89451](#)



**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

October 30, 2020

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: 447 Lakeshore Grading; 123-250-16
Special Use Permit; WSUP20-0020

Dear Washoe County Staff:

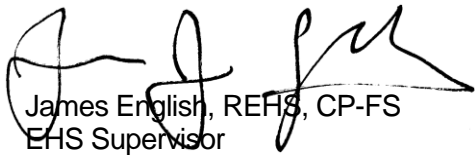
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: This project will connect to community water and sewer.
- b) Condition #2: The WCHD does not have any requirements or objections for this project as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services Division
Washoe County Health District



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

October 22, 2020

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP20- 0020 447 Lakeshore

Dear Chris,

In reviewing the special use permit for a driveway to traverse a slope of 30 percent, the Conservation District has the following comments.

The District will require a vegetation plan to review for the 3:1 slope from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three year period.

To prevent the spread of noxious weeds during grading, the applicant shall collaborate with the Conservation District to develop an onsite weeds management plan to ensure weed seeds do not impact other areas utilizing certified weed free material.

With 11 native trees removed for the proposed driveway, the District requires to mitigate this loss at minimum a 1:1 planting of the same size and same tree variety in addition to the proposed landscape plan.

If the 1:1 slope is mechanically stabilized, the District will require 3/4 to 1 1/2-inch D size rock in the voids of the rip rap slope to reduce undermining by small animals.

We recommend as a condition the exterior of the building paint color palette be earth tone colors including the roofing material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., *Director*

November 4, 2020

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attention: Chris Bronczyk, Planner

SENT VIA ELECTRONIC MAIL

RE: WSUP20-0020 – 447 Lakeshore Grading

Dear Mr. Bronczyk,

Nevada Department of Transportation (NDOT) staff has reviewed the following application and provided comments accordingly:

Special Use Permit Case Number WSUP20-0020 (447 Lakeshore Grading) – For possible action, hearing, and discussion to approve a Special Use Permit to allow for a driveway to traverse a slope of thirty (30) percent or greater (steeper).

NDOT comments:

1. The project is directly adjacent and proposes access to Lakeshore Boulevard. Lakeshore Blvd is an NDOT owned and maintained road that is officially designated as State Route 28 (SR-28), and functionally classified as an urban minor arterial.
2. NDOT requires the use of only legal permitted accesses on its State roadways. All driveway accesses and other improvements to the state highway system will be required to comply with the NDOT Access Management System and Standards, and Terms and Conditions Relating to Occupancy Permits current at the time of application. NDOT standards generally allow direct access to state routes when there are no other means of alternate access available.
3. In addition to following local and federal guidelines, the applicant will be required to follow drainage policies and standards outlined in NDOT's Drainage Manual.
4. The applicant will be required to obtain an NDOT occupancy permit for all improvements including driveway access proposed within the SR-28 right of way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.
5. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant

**WSUP20-0020
EXHIBIT G**

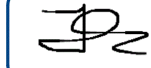
improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

6. This letter does not provide for approval or disapproval of improvements proposed within NDOT right of way. Review during the NDOT occupancy permit process may result in further modification to the proposed improvements or denial.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

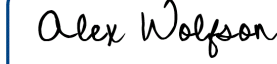
DocuSigned by:



F9FB080A68BF478...

Tara Smaltz, PE
Engineering Services Manager
NDOT District II

DocuSigned by:



8D80C88AB3244A2...

Alex Wolfson, PE
Traffic Engineer
NDOT District II

Cc: Jessen Mortensen, PE – NDOT Structures
Mike Fuess, PE, PTOE – NDOT District Engineer
File

November 5, 2020

Chris Bronczyk, Planner
Washoe County Community Services Department
Planning & Building Division
1001 E. Ninth St., Reno, NV 89512

**Subject: Incline Village CAB Meeting Questions/Answers
Special Use Permit Request WSUP20-0020
447 State Route 28, Crystal Bay APN# 123-250-07
Aqua Verde Investment Group, LLC**

Dear Chris,

Please find below the IV CAB members questions in bold and the applicant's representative responses in italics.

1. Has NDOT (commented/reviewed project) chimed in to see how close this is?

Yes, NDOT is currently reviewing the project and has issued a conditional approval. NDOT has to approve the driveway approach before construction can commence.

2. Indemnification for the County, if fire engine were damaged?

This would be up to the County's attorneys. The driveway approach is wide enough to accommodate a fire engine. Also, the fire engine could be staged along the NDOT shoulder near the NDOT storm drain on the south side of the property. If necessary, a fire hydrant could be provided.

3. Staff Discussion re: NDOT will provide staff approval requirements on Friday.

4. Staff Discussion re: 4.5-ft retaining wall height code reason – to prevent property owners from constructing high walls in the front yard setback and blocking views from adjacent neighbors. This project is a different situation because the retaining walls are down slope of SR28 and not visible from the public.

5. What is the highway width, as bike lanes are likely the only sort of non-motorized access that is possible? The question was mentioned in the context of the idea that it

may be possible to narrow the lanes to 10' to reduce speeds and make room for a bike lane.

State Route 28 right-of-way width fronting the project site is 140-ft wide. The highway width measures approximately 26-ft from the edge of pavement to edge of pavement.

6. Were other design options looked at, with a shorter driveway?

Yes, other design options were considered, but with the site steep slope, maintaining the 12% maximum driveway slope, building placement and building height limitation all dictate how access is achieved to the residence.

7. CAB Member raised the concern of the length and width of the cut for the driveway and nearby SR28. Concern about disturbance of the slope and SR 28 falling out.

It was pointed out that the actual depth of cut is minimal on the highway side of the driveway and on the downhill side of the driveway the cut is only as necessary to construct the retaining wall. Also, NDOT is reviewing the plans and has required that there be a single retaining wall and NOT a tiered retaining system.

8. Staff reminded the CAB members that the SUP is grading on slopes 30% or greater, not that the driveway slope would be only 12%, not 30%.

9. Staff reminded the CAB members that the only portion for review is from the property line to the building entry, the area off the parcel is NDOT right-of-way and not Washoe County's jurisdiction.

10. CAB Member raised the concern of building height.

TRPA has reviewed the building height to comply with its Code and has issued a conditional permit for the project.

Please feel free to contact us if you have any questions.

Sincerely,

Melissa Bickenbach

Melissa Bickenbach
Associate Planner

October 29, 2020

Washoe County Community Services Department
Planning & Building Division
Chris Bronczyk, Planner
1001 E. 9th Street
Reno, NV 89512

**Subject: Amended Special Use Permit for a Proposed Single-Family Dwelling and Driveway
447 Lakeshore Blvd., Crystal Bay, NV APN# 123-250-07
WBLD20-101375**

Dear Chris,

Please accept the below description and rationale to supplement the Special Use Permit application request, for the proposed private driveway and new single-family residence for the above-referenced project.

The Special Use Permit is being requested to allow three Washoe County Standards to be varied, and are primarily due to the existing conditions and constraints of the property.

1. Article 438.35 (a)(3)

(a) Major Grading Permits (Grading Requiring a Special Use Permit). A special use permit, pursuant to Article 810, is required for all major grading. Major grading is any clearing, excavating, cutting, filling, grading, earthwork construction, earthen structures and storage of earth, including fills and embankments that meet or exceed any one (1) or more of the following thresholds (for the purposes of this section the County Engineer shall determine the slope of the project area): (3) Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper);

The parcel is situated on a steep slope in Crystal Bay and like many properties in the basin and specifically in Crystal Bay and Incline Village, the site slopes downward from State Route 28/Lakeshore Blvd. towards Lake Tahoe in excess of 30% slope. In this case, because the parcel and home site is below the roadway and the upper portion of the parcel crosses the fill slope from construction of the roadway there is no option to avoid having the driveway crossing the area of greater than 30% slope. Without County approval to cross the area of 30% slope the parcel would not be developable.

Although, the majority of the site is predominately steep, the area along the highway is particularly steep as it is the fill that supports the highway above. There are several constraining

factors that dictated the building placement and the reason why the driveway must traverse the steep slope.

- The building was positioned within the TRPA established building site
- The building was positioned outside the designated Backshore Boundary
- The building was positioned on the natural bench that is somewhat flatter
- Maintaining the maximum allowed driveway slope to the building site from State Route 28 highway grade
- TRPA building height regulations – the maximum building height elevation sets the driveway elevation.
- TRPA scenic regulations from Lake Tahoe and State Route 28 – lowering the garage roof height to not be visible from State Route 28. Utilized existing trees on the lakeside for scenic mitigation screening.
- The building was positioned to limit excessive tree removal and to retain the largest mature trees
- The required Building Setbacks
- The existing NDOT easement for a highway storm drain and outlet structure

Because all of these factors established the building placement, it is necessary that the driveway traverse the steep slope. Therefore, an alternative driveway access point is not feasible.

2. Article 438.45 (a) Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1).

The second reason the Special Use Permit is being requested is that the steep topography results in 3:1 manufactured slopes. In order to access the building access and residence, the retaining wall that supports the driveway results in a manufactured slope of 3:1. The 3:1 manufactured slope covers the bottom of the driveway retaining wall, which is the backfill against the retaining wall to blend with the natural grade of the site.

3. Article 438.45 (d) Within the front yard setback area of any parcel with a residential use or zoned for residential use, retaining walls are limited to a maximum height of four and one-half (4.5) feet.

In order to achieve access to the building site for the proposed residence while maintaining the maximum driveway slope over the steep topography creates a condition where the retaining wall is over 4.5-ft in height in the front setback. In the Driveway Cross Section C-C, the portion of the retaining wall that supports the driveway is 6-ft, which is 1.5-ft over the maximum standard height. The Driveway Cross Section D-D is 3.7-ft and therefore is not over height. Driveway Cross Sections A-A and B-B are within the NDOT Right-of-Way and are not subject to Washoe County Special Use Permit purview.

447 Lakeshore Blvd.
Amended Special Use Permit
October 29, 2020
Page 3 of 3

Due to the site conditions and the multiple constraining factors, creates a circumstance where a deviation from the Washoe County Standards is necessary and critical in the fruition of the development of this project; otherwise the property would be undevelopable.

Please feel free to contact us if you require additional information for the Special Use Permit request.

Sincerely,



Melissa Bickenbach
Associate Planner

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: Aqua Verde Investment Group, LLC			
Project Description: In order to implement the private driveway to the proposed single-family dwelling, a Special Use Permit is being requested to allow the following Washoe County standards to be varied: 1) grading on slopes greater than 30% slope, 2) earthen structure greater than 4.5-ft within the front yard setback and 3) manufactured slopes greater than 3:1.			
Project Address: 447 State Route 28			
Project Area (acres or square feet): 51,839 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): The property is located between Gonowabie Rd. and Crystal Tower.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-250-07	51,839 sq. ft.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Aqua Verde Investment Group, LLC		Name: Midkiff & Associates, Inc.	
Address: 6490 S. McCarran Blvd. Suite F-46		Address: P.O. Box 12427	
Reno, NV	Zip: 89509	Zephyr Cove, NV	Zip: 89448
Phone:	Fax:	Phone: 775-588-1090	Fax: 588-1091
Email: garythesurf@gmail.com		Email: Gary@midkiffandassoc.com	
Cell:	Other:	Cell:	Other:
Contact Person: Gary Hill		Contact Person: Gary Midkiff	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property Owner		Name: Susie Ynagi, Architect	
Address:		Address: P.O.Box 1662	
	Zip:	Carnelian Bay, CA	Zip: 96140
Phone:	Fax:	Phone: 530-583-1789	Fax:
Email:		Email: susiey@jps.net	
Cell:	Other:	Cell: 530-546-1789	Other:
Contact Person:		Contact Person: Susie Ynagi	
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?

The special use permit is being requested as the proposed private driveway traverses slopes greater than 30% slope.

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 civil site plans.

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

The schedule is to commence construction of the single-family dwelling and driveway is Spring 2021 and will take three years to complete. Please refer to the attached construction methodology and sequencing prepared by Remick & Associates.

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 proposed use of the property is a single-family dwelling, which the grading/disturbance is necessary in order to construct the driveway and residence. The proposed use is consistent with the Master Plan classification as Suburban Residential and zoned Medium Density Suburban. The property is surrounded by existing and new single-family homes along Lakeshore and Crystal Bay, consistent with the proposed project. The property has a high IPES score of 834 with an allowable land coverage of 29%, which is considered adequate for development.

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

The development of the property will result in increase of property values to adjacent properties.

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

Single-family dwelling is considered a relatively low impact to adjacent properties. The residence will be built below the highway grade and downslope, to avoid blocking views from the roadway. Furthermore, the residence and driveway will be heavy screened with vegetation to further mitigate scenic impacts from the roadway and from Lake Tahoe.

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.

The proposed residence includes a garage that can accommodate four-six vehicles, plus the driveway can accommodate additional vehicle parking, as necessary. The landscaping plan consists of native trees and plants within the Tahoe Basin and provides screening of the residence in order to comply with the TRPA scenic regulations. The exterior light fixtures will be shielded and directed downward to not shed light onto adjacent properties and consistent with the TRPA lighting standards.

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

9. Utilities:

a. Sewer Service	IVGID
b. Electrical Service	NV Energy
c. Telephone Service	ATT & Spectrum
d. LPG or Natural Gas Service	SW Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	ATT & Spectrum
g. Water Service	IVGID

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 #		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).

--

10. Community Services (provided and nearest facility):

a. Fire Station	NLTFPD - North Lake Tahoe Fire Station 2
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Incline Elementary
d. Middle School	Incline Middle School
e. High School	Incline High
f. Parks	Preston Field
g. Library	Incline Village Library
h. Citifare Bus Stop	Crystal Bay - SR28 & Amagosa Rd.

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

1. What is the purpose of the grading?

The purpose of the grading is to construct a private driveway and a proposed single-family residence.

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

The estimated earthwork quantities for the driveway only is: 150 CY of Cut & 316 CY of Fill

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

The approximate grading disturbance on the subject property is 19,713 sq. ft.

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

Approximately 316 CY of material will be imported. Material will be off-hauled to a TRPA approved location, (such as FW Carson) for storage and holding and then brought back to the site for use as fill, when appropriate.

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

In order to adhere to the strict Lake Tahoe basin development standards, it would not be possible to develop the property without grading on slopes greater than 30%. Similar to other properties in Crystal Bay, the entire property is 30% slope or more. In order to limit visibility from the roadway, the building was sited lower on-site. In order to comply with building height standards and driveway slope, the driveway entry was shifted to the north. The steep slope conditions of Crystal Bay and the numerous limiting development standards, creates a situation where grading standards are exceeded.

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.)

No work has been done.

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

The proposed disturbance is identified on the site plan as "area of grading".

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

During construction the disturbed areas of driveway and building pad will be visible from off-site, from Lakeshore Blvd., properties above the subject property and Lake Tahoe. After construction is completed and vegetation is well established, the driveway will be screened from off-site views, as well as the residence to comply with the TRPA scenic regulations.

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)?

The proposed driveway is being created to serve one single-family residence. Given the topography of the site, a shared driveway would not be feasible and would create more disturbance.

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?

The slope is greater than 30% of the cut and fill areas of the driveway. Temporary BMPs will remain in place until the new plantings have established, as shown on the civil plans and described in the construction methodology.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
-----	--	--

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)?

Yes, retaining walls will be required to support the driveway and the three foundation walls for the residence.

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

The residence will be built below the highway grade and downslope, to avoid blocking the view from the roadway. Furthermore, the residence and driveway will be screened with vegetation to further mitigate scenic impacts.

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

The proposed driveway and residence will require 11 trees to be removed.
1-8" P, 2-12" P, 25" Snag, 34" P, 27" P, 2-11" F, 10" F, 17" F, 7" P

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?

Please refer to the landscape plan sheets LS-1.1, LI-3.1, which details the revegetation plan.

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

Please refer to landscape plan sheets LI3.1 and LI3.2.

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

No, the plan has not been reviewed by the conservation district.

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

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

Property Owner Affidavit

Applicant Name: Aqua Verde Investment Group, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Gary James Hill, Manager
(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): 123-250-07

Printed Name Aqua Verde Investment Group LLC

Signed [Signature]

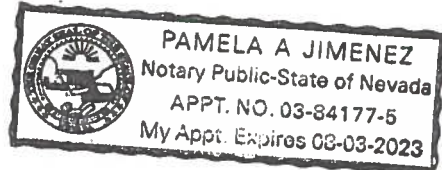
Address 6480 S. McCarran Blvd #F-46
 Reno NV 89509

Subscribed and sworn to before me this
5th day of August, 2020

[Signature] Douglas County, NV
Notary Public in and for said county and state

My commission expires: 8/03/2023

(Notary Stamp)



*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

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name: AQUA VERDE INVESTMENT GROUP LLC Entity Number: E0268532011-2

Entity Type: Domestic Limited-Liability Company (86) Entity Status: Active

Formation Date: 05/10/2011 NV Business ID: NV20111316645

Termination Date: Perpetual Annual Report Due Date: 5/31/2021

Series LLC: Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity: MARK G SIMONS Status: Active

CRA Agent Entity Type: Registered Agent Type: Commercial Registered Agent

NV Business ID: Office or Position:

Jurisdiction:

Street Address: 6490 S. MCCARRAN BLVD., STE. F-46, RENO, NV, 89509, USA

Mailing Address:

Individual with Authority to Act: JODI ALHASAN

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	NAPLES INVESTMENTS FAMILY LIMITED PARTNERSHIP	1631 E. CHEERY LYNN, PHOENIX, AZ, 85016, USA	05/24/2019	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#) [Name History](#) [Mergers/Conversions](#)

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OPERATING AGREEMENT

FOR

**AQUA VERDE INVESTMENT GROUP, LLC
a Nevada Limited Liability Company**

THIS OPERATING AGREEMENT is made effective as of the 11th day of May, 2011, by Naples Investments Family Limited Partnership, an Arizona limited partnership ("Member").

RECITALS

A. On May 10, 2011, Articles of Organization forming Aqua Verde Investment Group LLC ("Company") were filed with the Nevada Secretary of State.

B. The Member wishes to define its interests, rights, and obligations by means of this Operating Agreement.

THEREFORE, it is agreed as follows.

SECTION ONE

Organization of Limited Liability Company

1.1 Purpose. The purpose of the Company shall include all lawful activity that may be approved in advance by the Member unanimously,

1.2 Member and Interests. The Original Member of the Company is as follows:

<u>Name and Address</u>	<u>Percentage Interest</u>
Naples Investments Family Limited Partnership 1631 E. Cheery Lynn Phoenix, Arizona 85016	100%

1.3 Capital Contributions. The contributions by each Member, together with

any other real or personal property acquired by the Company, shall be referred to as the "Assets".

If the Members determine that additional capital is required for development of the assets, then all Members shall contribute their pro rata share of such additional capital within ninety (90) days of issuance of written notice to each Member of the amount of additional capital due from such Member.

1.4 Control. Each Member shall be entitled a vote equal to his or her fractional interest in the Company. The following decisions shall require unanimous written consent by the Members of the Company, (a) contribution of additional capital; (b) admission of additional Members; (c) encumbrance or sale of substantially all of the Assets; (d) dissolution of the Company prior to sale of the Assets or prior to the term of the Company's duration; (e) continuance of the Company notwithstanding sale or abandonment of the business or Assets or death of a Member; and (f) modification or amendment of this Agreement.

1.5 Admission of Additional Members. If additional capital is required within the Company, but one or more of the Members elects not to contribute all or any part of the additional capital, then upon a unanimous vote of the Members, additional Member(s) may be admitted and may be required to contribute in cash, services, or promissory notes as such additional capital may be needed. All additional members shall execute and be bound by the terms of this Agreement as it may be amended from time to time.

SECTION TWO

Management of Business and Distribution of Profits

2.1 Management. The Company is managed by its sole Member Naples Investments Family Limited Partnership, an Arizona limited partnership ("Naples") Naples hereby designates its General Partners Gary James Hill and Kimberly L. Hill ("Managers") to act for and on behalf of the Member Manager. Either may act for and bind the Company. The Managers shall secure all services and materials necessary for the development, operation, and management of the business, including the employment of accountants, legal counsel, managing agents or other experts to perform services for the Company and to compensate them from Company funds; shall obtain and maintain in force adequate policies of comprehensive general liability and property damage insurance, worker's compensation, and fidelity bonds with respect to the business and its operations; shall maintain all books and records and make all government filings (including tax returns); shall enter into and execute contracts and other documents on behalf of the Company; and shall secure adequate and necessary permits, labor, materials, and services to conduct the business.

Unless authorized to do so by this Operating Agreement or by the Managers of the Company, no attorney-in-fact, employee or other agent of the Company shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable pecuniarily for any purpose. The Member shall have the power and authority to bind the Company.

2.2 Liability for Certain Acts. The Managers shall perform their duties as

waiver of any such provision in the future. This Agreement shall be interpreted and enforced according to the laws of the State of Nevada.

4.3 Binding Effect. This Agreement shall inure to the benefit and shall be binding upon the parties, their legal representatives and assigns.

4.4 Gender, Number and Tense. Except as required by the context:

(a) The masculine gender includes the feminine and neuter genders.

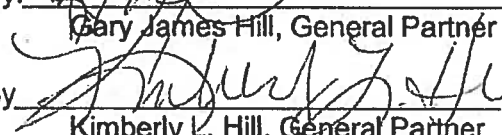
(b) The singular number includes the plural number, and the plural includes the singular.

(c) The present tense includes the future tense.

IN WITNESS WHEREOF, the Member hereto has executed this Agreement on the day and year first above written.

NAPLES INVESTMENT FAMILY LIMITED PARTNERSHIP
an Arizona limited partnership

By: 
Gary James Hill, General Partner

By: 
Kimberly L. Hill, General Partner

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 12325007
 AIN:

Balance Good Through:	10/06/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



C/O MARK G SIMONS ESQ
 AQUA VERDE INVEST GRP LLC
 6490 S MCCARRAN BLVD F 46
 RENO NV 89509

Description:

Situs: 447 LAKESHORE BLVD
 INCLINE VILLAGE

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
12325007	2020	2020509351	1	08/17/2020	1,262.03	0.00	50.48	1,312.51	0.00
12325007	2020		2	10/05/2020	1,261.90	0.00	0.00	1,261.90	0.00
12325007	2020		3	01/04/2021	1,261.89	0.00	0.00	1,261.89	0.00
12325007	2020		4	03/01/2021	1,261.89	0.00	0.00	1,261.89	0.00
Current Year Totals					5,047.71	0.00	50.48	5,098.19	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
12325007	Active	10/6/2020 1:40:22 AM
Current Owner: AQUA VERDE INVEST GRP LLC 6490 S MCCARRAN BLVD F 46 RENO, NV 89509		SITUS: 447 LAKESHORE BLVD INCLINE VILLAGE NV
Taxing District 5200		Geo CD:
Legal Description		
Township 16 Section Lot A Block Range 18 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/1/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
Incline Recreati	\$830.00	\$0.00	\$830.00
Incline Village	\$532.27	(\$393.70)	\$138.57
North Lake Tahoe 2	\$2,630.88	(\$1,938.02)	\$692.86
State of Nevada	\$690.20	(\$477.01)	\$213.19
Washoe County	\$5,650.30	(\$3,905.06)	\$1,745.24
Washoe County Sc	\$4,622.31	(\$3,194.59)	\$1,427.72
LAKE TAHOE WATER BASIN	\$0.13	\$0.00	\$0.13
Total Tax	\$14,956.09	(\$9,908.38)	\$5,047.71

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020509351	B20.113259	\$5,098.19	9/30/2020

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

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.

From: [TAX](#)
To: [Melissa Bickenbach](#)
Subject: RE: Proof of Property Tax Payment for Special Use Permit Application - 123-250-07
Date: Tuesday, October 06, 2020 10:57:07 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[123-250-07.pdf](#)

Good morning,

Please find the attached 2020/21 revenue object statement for the parcel #123-250-07. This information can also be found on our website.

To inquire on the tax status of any parcel at any time, visit our website at www.washoecounty.us/treas and click the "View or Pay Taxes" link.

Please do not hesitate to contact our office if you have any other questions.

Thank you,



Marquette Smith
Account Clerk II | Washoe County Treasurer
Masmith@washoecounty.us | Office: 775.328-2500
PO Box 30039, Reno, NV 89520-3039
Pay online: | www.washoecounty.us/treas



Disclaimer: The Washoe County Treasurer's Office will retain e-mail correspondence for 30 days. It is your responsibility to retain copies for future reference.

From: Melissa Bickenbach <melissa@midkiffandassoc.com>
Sent: Tuesday, October 6, 2020 10:27 AM
To: TAX <tax@washoecounty.us>
Subject: Proof of Property Tax Payment for Special Use Permit Application

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

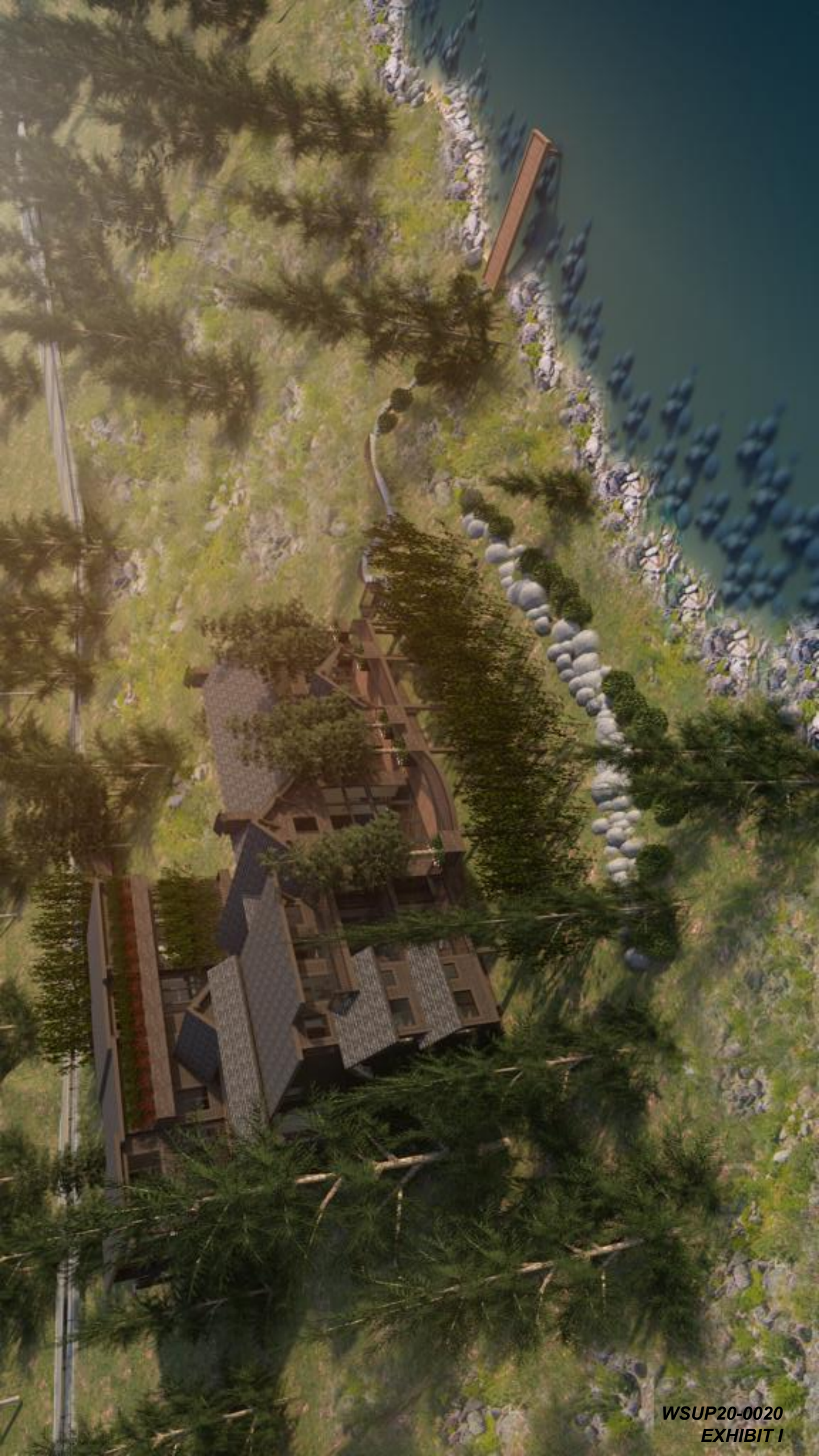
Good Morning,

Could you kindly provide a written statement of the property tax payment status for this parcel?

447 Lakeshore Blvd.

APN# 123-250-07

Aqua Verde Investment Group, LLC

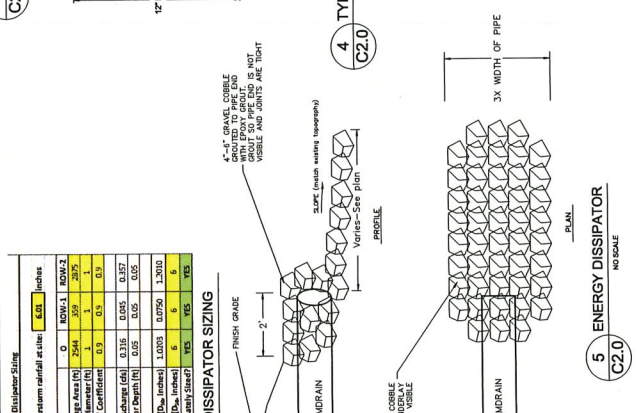
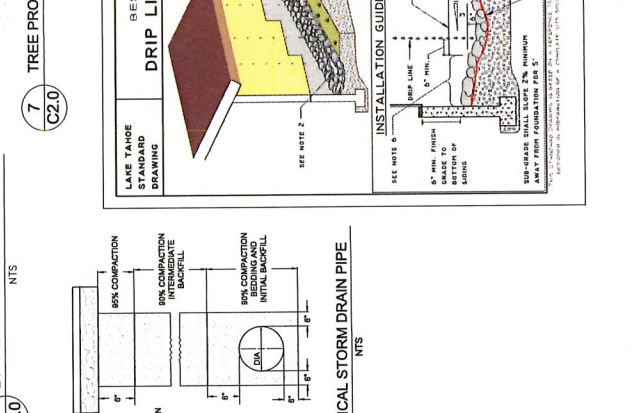
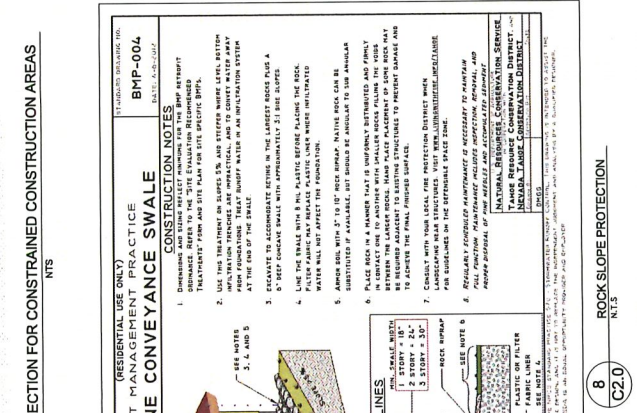
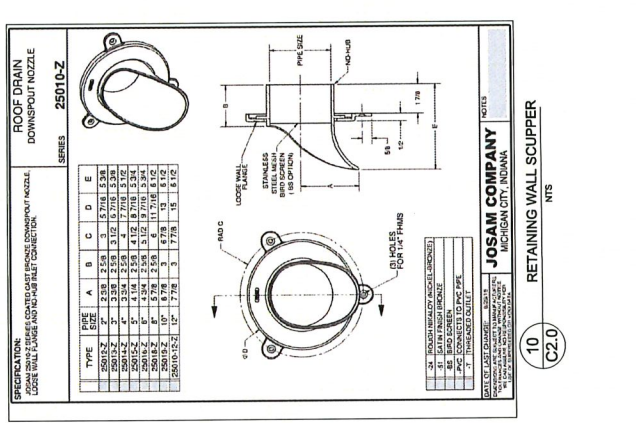
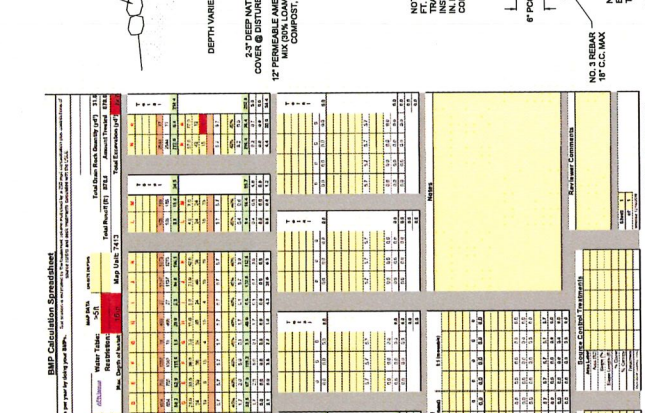
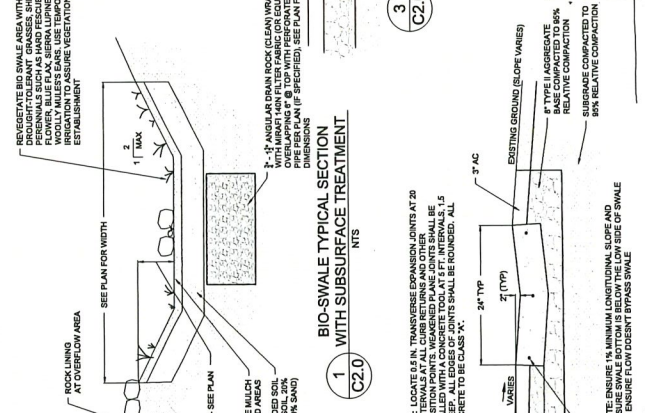
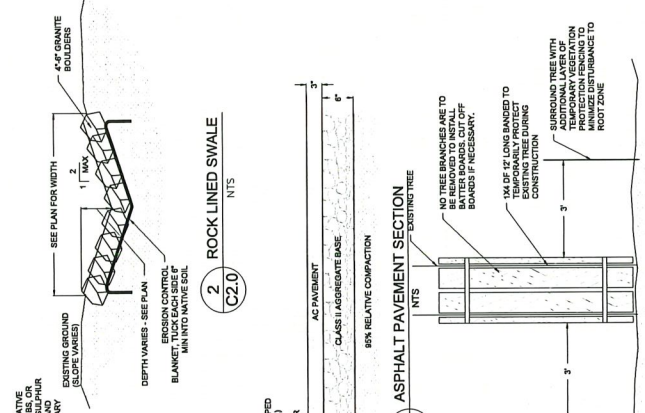
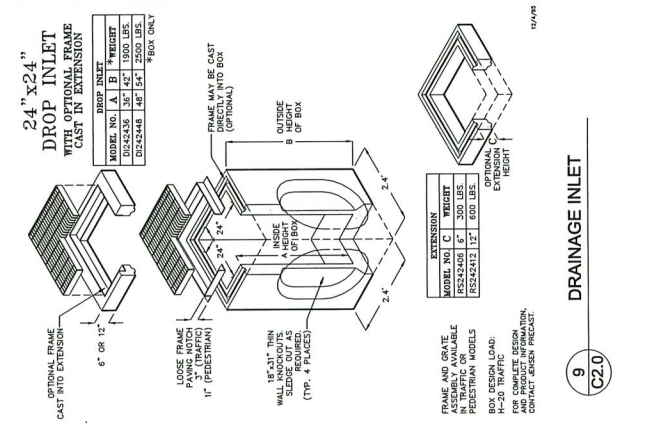




Note: The retaining wall height closest to State Route 28 is not accurately depicted, per the drawings. The retaining wall is approximately 6" -12" above existing grade.







STORMWATER CALCULATIONS (20 YEAR-1 HOUR STORM)

447 Lakeshore Strip-Run Storm Drainage Sizing

Area	Flow	Velocity	Time	Volume
1.00	1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00	10.00
11.00	11.00	11.00	11.00	11.00
12.00	12.00	12.00	12.00	12.00
13.00	13.00	13.00	13.00	13.00
14.00	14.00	14.00	14.00	14.00
15.00	15.00	15.00	15.00	15.00
16.00	16.00	16.00	16.00	16.00
17.00	17.00	17.00	17.00	17.00
18.00	18.00	18.00	18.00	18.00
19.00	19.00	19.00	19.00	19.00
20.00	20.00	20.00	20.00	20.00
21.00	21.00	21.00	21.00	21.00
22.00	22.00	22.00	22.00	22.00
23.00	23.00	23.00	23.00	23.00
24.00	24.00	24.00	24.00	24.00
25.00	25.00	25.00	25.00	25.00
26.00	26.00	26.00	26.00	26.00
27.00	27.00	27.00	27.00	27.00
28.00	28.00	28.00	28.00	28.00
29.00	29.00	29.00	29.00	29.00
30.00	30.00	30.00	30.00	30.00
31.00	31.00	31.00	31.00	31.00
32.00	32.00	32.00	32.00	32.00
33.00	33.00	33.00	33.00	33.00
34.00	34.00	34.00	34.00	34.00
35.00	35.00	35.00	35.00	35.00
36.00	36.00	36.00	36.00	36.00
37.00	37.00	37.00	37.00	37.00
38.00	38.00	38.00	38.00	38.00
39.00	39.00	39.00	39.00	39.00
40.00	40.00	40.00	40.00	40.00
41.00	41.00	41.00	41.00	41.00
42.00	42.00	42.00	42.00	42.00
43.00	43.00	43.00	43.00	43.00
44.00	44.00	44.00	44.00	44.00
45.00	45.00	45.00	45.00	45.00
46.00	46.00	46.00	46.00	46.00
47.00	47.00	47.00	47.00	47.00
48.00	48.00	48.00	48.00	48.00
49.00	49.00	49.00	49.00	49.00
50.00	50.00	50.00	50.00	50.00

3 CONCRETE BARRIER
NTS

NO. 200 DROP INLET

MEETS REQUIREMENTS FOR STRENGTHS FOR PUBLIC WORKS CONSTRUCTION TYPE 2 CATCH BASIN

SET 1 OF 1
 PROJECT NO. 102A
 SHEET NO. C2.4
 CONTRACT NUMBER

NOTES:
 1. See Section 05100, Part 1, for material specifications.
 2. All concrete shall be cast in place.
 3. All concrete shall be finished with a broom finish.
 4. All concrete shall be cured with a minimum of 7 days.
 5. All concrete shall be tested for strength.
 6. All concrete shall be tested for air content.
 7. All concrete shall be tested for slump.
 8. All concrete shall be tested for temperature.
 9. All concrete shall be tested for setting time.
 10. All concrete shall be tested for moisture content.
 11. All concrete shall be tested for density.
 12. All concrete shall be tested for unit weight.
 13. All concrete shall be tested for compressive strength.
 14. All concrete shall be tested for tensile strength.
 15. All concrete shall be tested for modulus of elasticity.
 16. All concrete shall be tested for Poisson's ratio.

2 RETAINING WALL TYPE 1A
NTS

REINFORCEMENT DETAIL

SET 1 OF 1
 PROJECT NO. 102A
 SHEET NO. C2.4
 CONTRACT NUMBER

NOTES:
 1. See Section 05100, Part 1, for material specifications.
 2. All concrete shall be cast in place.
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1 GUARDRAIL CONNECTION
NTS

POSTS 1-3 POST DETAILS
POSTS 4-10 POST DETAILS

SET 1 OF 1
 PROJECT NO. 102A
 SHEET NO. C2.4
 CONTRACT NUMBER

NOTES:
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5 CONCRETE BARRIER
NTS

REINFORCEMENT DETAIL

SET 1 OF 1
 PROJECT NO. 102A
 SHEET NO. C2.4
 CONTRACT NUMBER

NOTES:
 1. See Section 05100, Part 1, for material specifications.
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4 CONCRETE BARRIER
NTS

FOUNDATION DRAIN W/ DRIPLINE INFILTRATION TRENCH

SET 1 OF 1
 PROJECT NO. 102A
 SHEET NO. C2.4
 CONTRACT NUMBER

NOTES:
 1. See Section 05100, Part 1, for material specifications.
 2. All concrete shall be cast in place.
 3. All concrete shall be finished with a broom finish.
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7 JENSEN PRECAST #200
NTS

OPTIONAL GRADE RINGS

SET 1 OF 1
 PROJECT NO. 102A
 SHEET NO. C2.4
 CONTRACT NUMBER

NOTES:
 1. See Section 05100, Part 1, for material specifications.
 2. All concrete shall be cast in place.
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8 TYPE 1 SHOULDER DIKE (NDOT DETAIL DS-3A)
NTS

TYPE 1 SHOULDER DIKE

SET 1 OF 1
 PROJECT NO. 102A
 SHEET NO. C2.4
 CONTRACT NUMBER

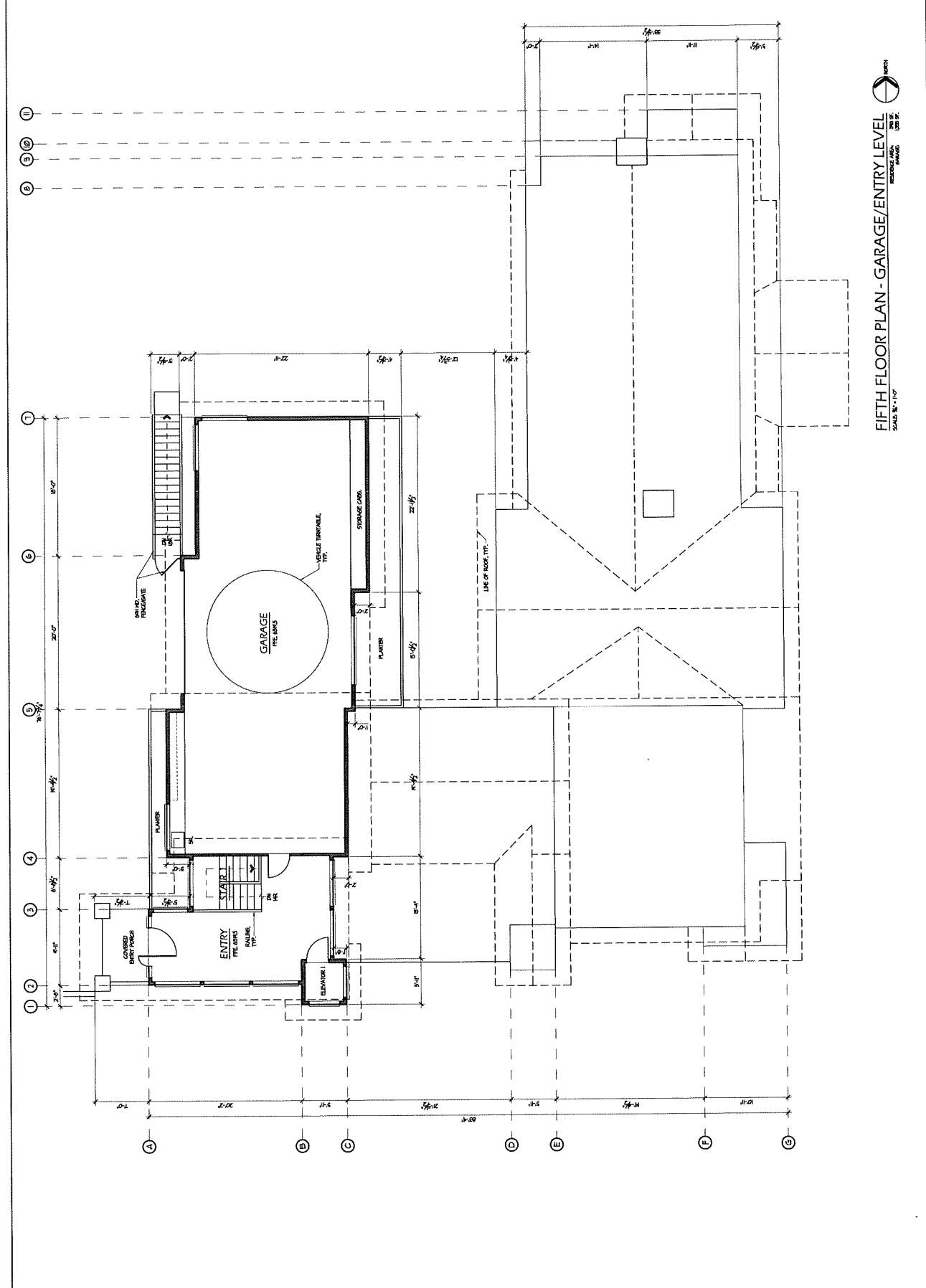
NOTES:
 1. See Section 05100, Part 1, for material specifications.
 2. All concrete shall be cast in place.
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6 FOUNDATION DRAIN W/ DRIPLINE INFILTRATION TRENCH
NTS

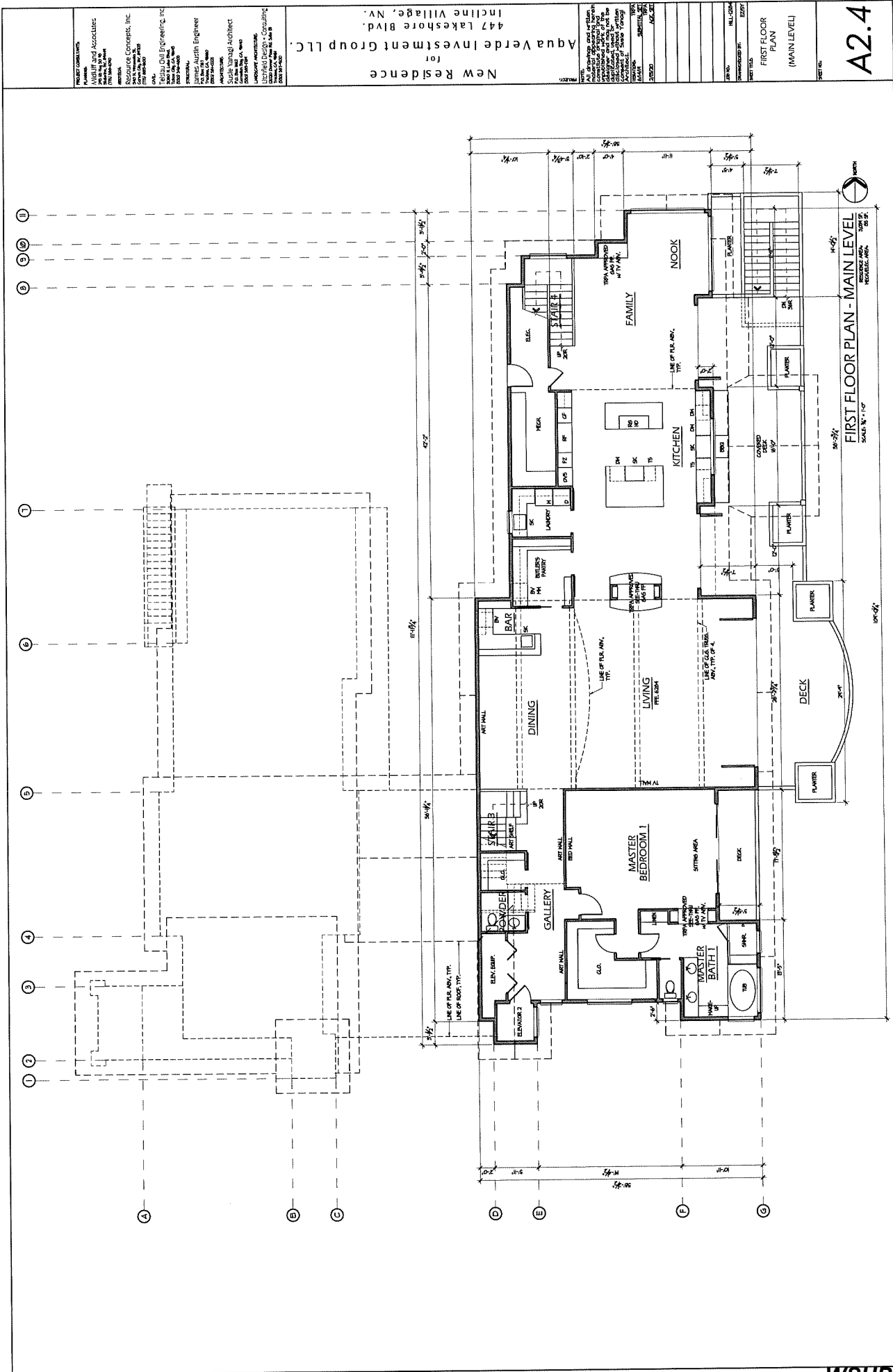
FOUNDATION DRAIN W/ DRIPLINE INFILTRATION TRENCH

SET 1 OF 1
 PROJECT NO. 102A
 SHEET NO. C2.4
 CONTRACT NUMBER

NOTES:
 1. See Section 05100, Part 1, for material specifications.
 2. All concrete shall be cast in place.
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 16. All concrete shall be tested for Poisson's ratio.



FIFTH FLOOR PLAN - GARAGE/ENTRY LEVEL
 SCALE: 1/8" = 1'-0"



PROJECT CONSULTANTS

ARCHITECT
 MUMFORD AND ASSOCIATES
 2000 W. 10th Street
 Fort Lauderdale, FL 33304
 (954) 571-1100

GENERAL CONTRACTOR
 Aqua Verde Concepts, Inc.
 3000 S.W. 10th Street
 Fort Lauderdale, FL 33304
 (954) 571-1100

MECHANICAL ENGINEER
 J. Paul & Associates, Inc.
 2000 W. 10th Street
 Fort Lauderdale, FL 33304
 (954) 571-1100

ELECTRICAL ENGINEER
 J. Paul & Associates, Inc.
 2000 W. 10th Street
 Fort Lauderdale, FL 33304
 (954) 571-1100

LANDSCAPE ARCHITECT
 J. Paul & Associates, Inc.
 2000 W. 10th Street
 Fort Lauderdale, FL 33304
 (954) 571-1100

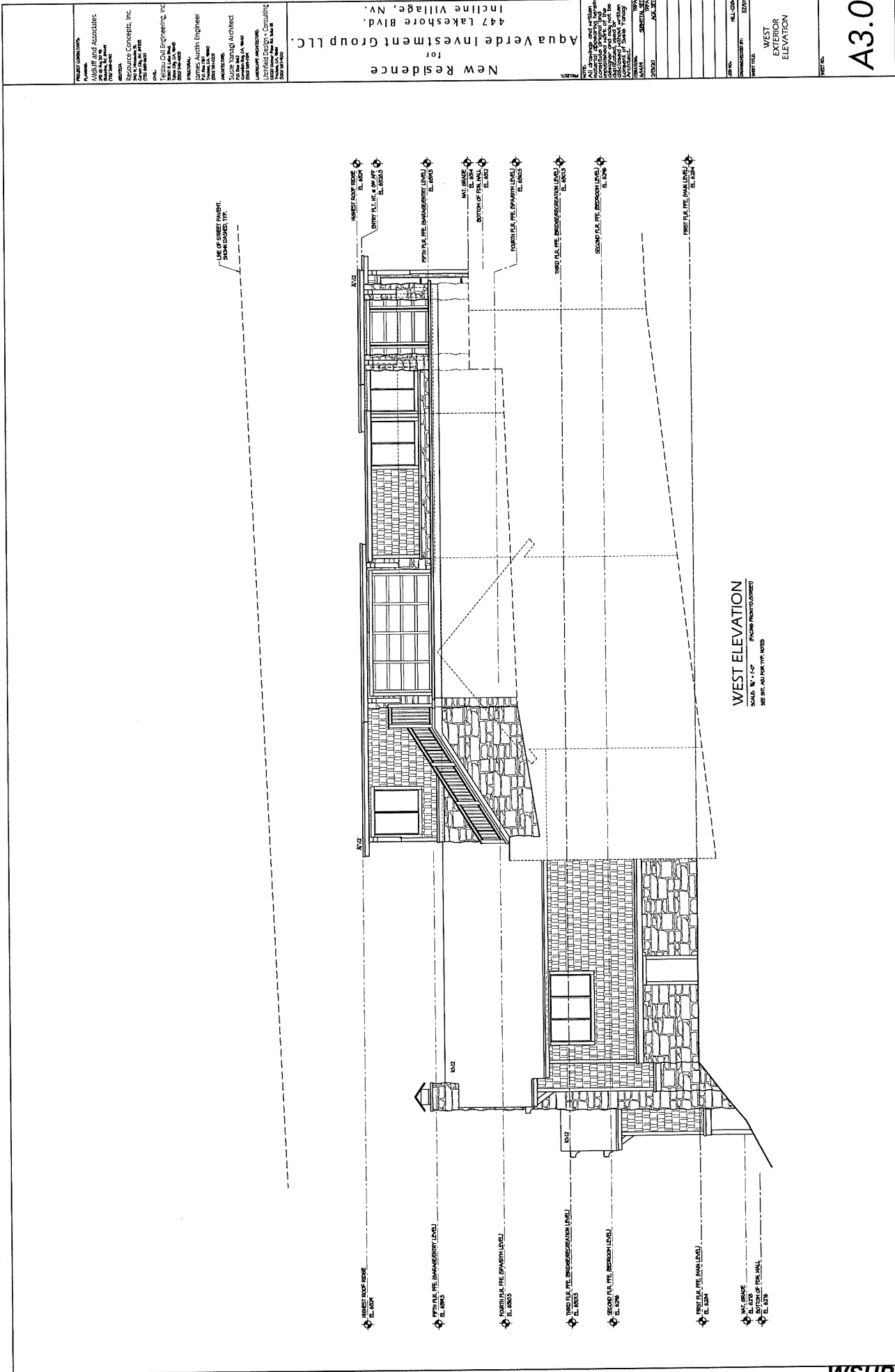
INTERIOR DESIGNER
 J. Paul & Associates, Inc.
 2000 W. 10th Street
 Fort Lauderdale, FL 33304
 (954) 571-1100

New Residence
 for
Aqua Verde Investment Group LLC.
 447 Lakeshore Blvd.
 Incline Village, NV.

DATE: 08/20/20
SCALE: AS SHOWN
PROJECT NO.: 20000000000000000000
REV. NO.: 01

FIRST FLOOR PLAN (MAIN LEVEL)
 SHEET NO. **A2.4**

FIRST FLOOR PLAN - MAIN LEVEL
 SCALE: 1/8" = 1'-0"



Project:
**AQUA VERDE
 INVESTMENT
 GROUP, LLC**
 SITE:
 47 LAKESHORE BOULEVARD
 CRYSTAL LAKE, WABASCO COUNTY,
 ILLINOIS

Litchfield
 DESIGN + CONSULTING
 1000 N. W. 10TH AVE., SUITE 400
 MIAMI, FL 33136
 PHONE: (305) 486-1100
 FAX: (305) 486-1101
 www.litchfield-dc.com

Permitting Agent
Gary D. Midkiff
 Midkiff & Associates Inc.
 1000 N. W. 10TH AVE., SUITE 400
 MIAMI, FL 33136
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**LANDSCAPE
 SITE
 PLAN**

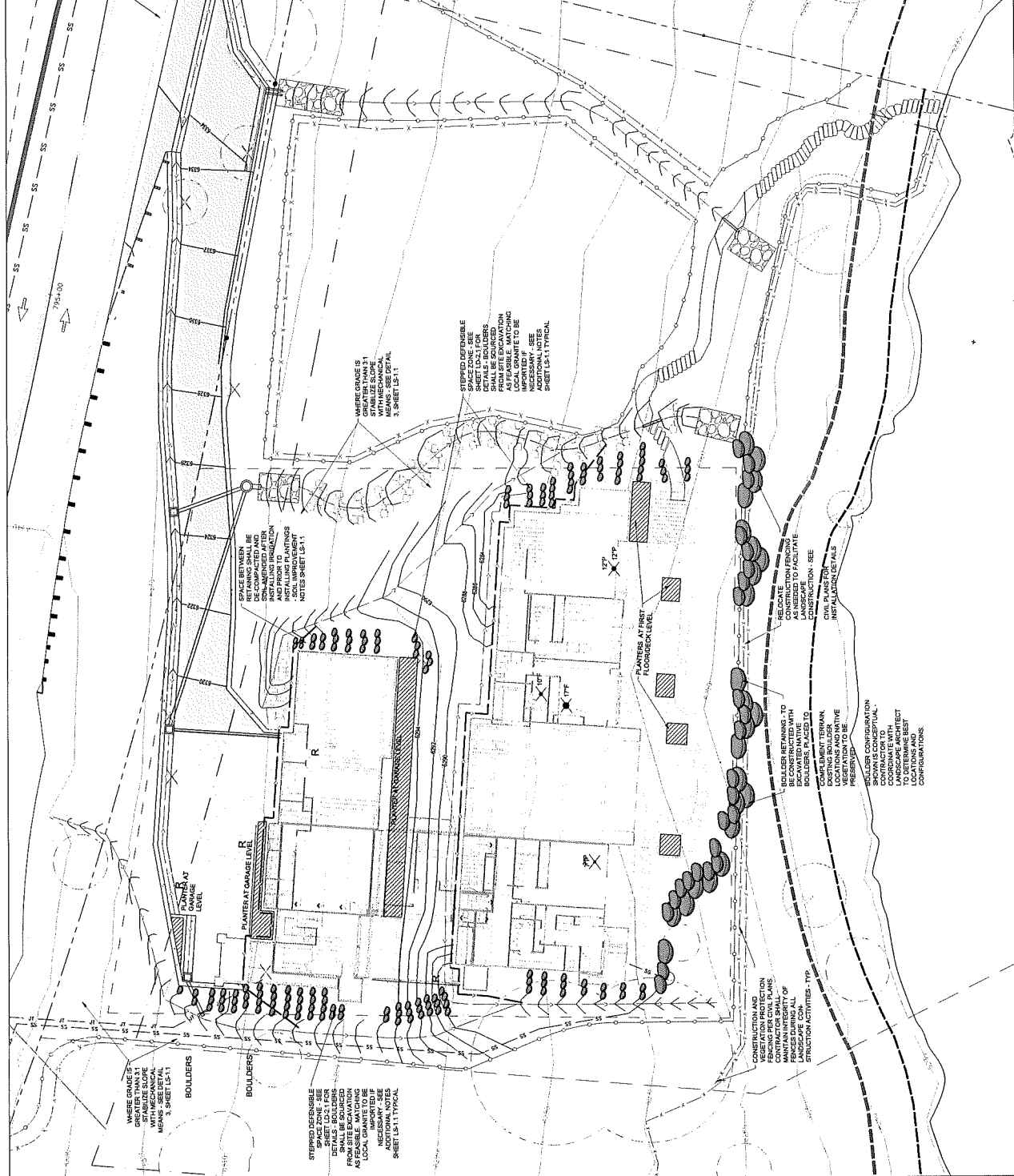


Drawn By: RWL
 Checked By: RWL
 Drawing Date: 29 MAY 2020

NO.	DATE	DESCRIPTION

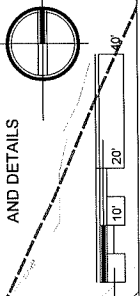
LANDSCAPE SITE
 PLAN
 Scale: 1"=10'
 SHEET NO:
LS-1.0
 1 OF 12

- SHEET INDEX**
- LS-1.0 - LANDSCAPE SITE PLAN
 - LS-1.1 - LANDSCAPE SITE NOTES AND DETAILS
 - LD-2.0 - DEFENSIBLE SPACE PLAN
 - LD-2.1 - DEFENSIBLE SPACE NOTES AND DETAILS
 - LI-3.0 - IRRIGATION NOTES AND LEGEND
 - LI-3.1 - IRRIGATION DETAILS
 - LI-3.2 - IRRIGATION DETAILS
 - LI-3.3 - IRRIGATION DETAILS
 - LP-4.0 - PLANTING PLAN
 - LP-4.1 - PLANTING LEGEND AND DETAIL PLANS
 - LP-4.2 - PLANTING NOTES AND DETAILS
 - LE-5.0 - LANDSCAPE ELEVATIONS



- SITE NOTES:**
1. SEE DEFENSIBLE SPACE PLAN AND DETAILS FOR ADDITIONAL SITE WORK.
 2. TEMPORARY STAGING / ACCESS - CONTRACTOR SHALL COORDINATE WITH LOCAL GRANITE TO BE FOR ACCESS TO TEMPORARY STAGING OF LANDSCAPE MATERIALS AND ACCESS METHODS TO SITE.
 3. SEE SHEET LS-1.1 FOR TRPA CONDITION NOTES
 4. ALL EXCAVATED UN-WEATHERED BOULDERS SHALL BE STAINED TO MATCH EXISTING WEATHERED BOULDERS - SEE SHEET LS-1.1 FOR SPECIFICATIONS.

SEE SHEET LS-1.1 FOR NOTES AND DETAILS



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DATE: 28 MAY 2020
CHECKED BY: PVL
DRAWING DATE: 28 MAY 2020

IRRI GATION & LEGEND
 IRRIGATION NOTES & LEGEND
 IRRIGATION NOTES & LEGEND
 IRRIGATION NOTES & LEGEND

IRRIGATION LEGEND

SYMBOL	QTY.	DESCRIPTION	SIZE
M		METER - VERIFY EXISTENCE AND LOCATION - SEE CIVIL PLANS - 2" SUPPLY @ STREET	
3	1	POC - POINT OF CONNECTION - LOCATE SOURCE FROM JOINT TRENCH	2"
4	1	BACKFLOW PREVENTION DEVICE - WILKINS 975-XL REDUCED PRESSURE ASSY	AS RECD
5	2	PER IROID DETAIL - WATER CONNECTION DETAIL - MUELLER 1 CURB STOP VALVE ON 1" SCH 40 PVC IN GS BOX MARKED "IRRIGATION"	
6	1	WALL-MOUNTED CONTROLLER - HUNTER PRO-C MODULAR MODEL PC-408 PLUS ONE POC-300 MODULE AND ONE POC-600 MODULE TO EXPAND TO 18 STATIONS & CONTROL MODULE	18 STATION
7	1	120 VAC CONTROLLER WITH WSS WIRELESS SOLAR-SYNC SENSOR RECEIVER	
8	1	WIRELESS SOLAR-SYNC SENSOR - INSTALL ON WEST END OF 4TH FLOOR DECK FASCIA CLEAR TREE DRIPLINES AND SHADOWS, MINIMIZE VISIBILITY FROM INTERIOR WINDOWS	
9	14	BALL VALVE - WATTS FBV-4 BALL VALVE (OR APP'YD EQUIVA) @ POC	SIZE AS RECD
10	13	QUICK COUPLING VALVE - HUNTER HQ41RC - SPACE AT 50' INTERVALS	1"
11	14	IRRIGATION VALVE - HUNTER DRIP ZONE (CZ-10) LF - 40' LOW FLOW KIT	1"
12	5	ECC-ID - ECO INDICATOR - INSTALL AT FAR END OF ECO WRAP ZONES	
13	155	HALO SPRAY MICRO-SPRAYS - LOCATE AND ADJUST RADIUS UP TO 11.5' TO COVER	
14	50	SINGLE DRIP EMITTER HE-20T THREADED POINT SOURCE EMITTER	
15		HATCHES - DRIP ZONES - SEE LEGEND TO LEFT	
16	94	HUNTER DRIFLINE (RD-L-06-CV) SHRUB RING - DETAIL 15 SHEET LI-3.2	
17		HUNTER DRIFLINE (RD-L-06-CV) TREE RING - DETAIL 16 SHEET LI-3.2	
18	19	HUNTER DRIFLINE (RD-L-06-CV) SPECIMEN TREE RING - DETAIL 17 SHEET LI-3.2	
19	12	VALVE ID BOX	
20	800 LF	SCHEDULE 40 PVC MAINLINE AT 24" BELOW GRADE - LOOPED	1 1/4"
21	550 LF	SCHEDULE 40 PVC LATERAL LINE AT 18" BELOW GRADE - SIZE AS NEEDED	3/4" AND 1"
22	155 LF	HUNTER ECO WRAP DRIP LINE AT 6" BELOW GRADE	1/2"
23	2750 LF	HUNTER TWPE-700RDD - BLANK DRIFLINE SUPPLY TO RINGS AND HALO SPRAYS	4"
24	50 LF	SLEEVES - SCHEDULE 40 PVC SLEEVE, 4" UNLESS OTHERWISE NOTED ON PLAN - DEPTH RECD FOR LINE TYPE	

NOTES:

- THIS DESIGN IS PARAMETRIC. ALL DRIPS, VALVES, ETC. SHOWN ARE FOR DESIGN CLARIFICATION ONLY.
- INSTALL CONTROLLER AND RAIN SENSOR RECEIVER ON WALL UNDER MAIN ENTRY/DRIVEWAY SHELTERED FROM ELEMENTS DRIP IRRIGATION IS DESIGNED FOR 40 PSI @ THE VALVE WITH MAXIMUM FLOW RATE OF 13.59 GPM. INSTALL PRESSURE REGULATOR AND COMPENSATE FOR THE BETTER OF THE OVERALL SYSTEM PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IF WATER PRESSURE AND FLOWS DO NOT MEET MINIMUM REQUIREMENTS.
- INSTALL PRESSURE REGULATOR AS NEEDED FOR THE BETTER OF THE OVERALL SYSTEM. GPM RATES SHOWN PER VALVE ARE APPROXIMATE. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY SYSTEM DOES NOT MEET MINIMUM REQUIREMENTS.
- INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS IN HARD PIPE PORTIONS OF SYSTEM.
- INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS IN HARD PIPE PORTIONS OF SYSTEM.
- BETWEEN POC AND BACKFLOW PREVENTER AND LOWER PRESSURE MAINLINES, IN EXCAVATION SECTIONS AS SHOWN IN DETAILS AND AT ALL LOW POINTS IN HARD PIPE PORTIONS OF SYSTEM. ESTABLISH LOW POINTS IN ALL EXHAUST HEADERS AND INSTALL KING DRAINS AT THESE LOW POINTS WITH GRAVED SUMP BELOW.
- FLOW RATE AT POC IS UNKNOWN AND ASSUMED CORRECT TO ADJUST PIPE SIZING FOR OPTIMUM FLOW AND PRESSURE.
- CONTRACTOR SHALL PROVIDE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS UPON COMPLETION OF PROJECT.
- CONTRACTOR TO SUPPLY HUNTER FOAM-IT WITH 25000 PSI MOUNT SMART PORT BRACKET. ROOM REMOTE AND SET UP WHERE A DIFFERENCE OF 15 FEET OR MORE OCCURS IN ONE ECO-WRAP ZONE. ADDITIONAL AVB VALVES WILL BE REQUIRED.

DELIVERY METHOD - SHEET-DETAIL

SYMBOL	ZONE #	DESCRIPTION
1	PERMANENT	TOP OF SLOPE TREES AND SHRUBS
2	TEMPORARY / INTERMITTENT	SEED ESTABLISHMENT AND MAINTENANCE
3	TEMPORARY / INTERMITTENT	SEED ESTABLISHMENT AND MAINTENANCE
4	PERMANENT	GROUNDCOVER MAINTENANCE
5	PERMANENT	GROUNDCOVER MAINTENANCE
6	PERMANENT	GROUNDCOVER MAINTENANCE
7	TEMPORARY / INTERMITTENT	SEED ESTABLISHMENT AND MAINTENANCE
8	PERMANENT	SHRUB RINGS WITH ZONES 4, 5 AND 7
9	PERMANENT	GROUNDCOVER MAINTENANCE
10	TEMPORARY / INTERMITTENT	SEED ESTABLISHMENT AND MAINTENANCE
11	PERMANENT	TREE, SHRUB, GROUNDCOVER MAINTENANCE, ELEVATED BED
12	TEMPORARY / INTERMITTENT	SEED ESTABLISHMENT AND MAINTENANCE
13	PERMANENT	ELEVATED BED - LOW FLOW - SEE SPECIAL INSTALLATION NOTE
14	PERMANENT	ELEVATED PLANTERS - LOW FLOW - SEE SPECIAL INSTALL NOTE

IRRIGATION NOTES - CONTINUED

- INSTALLING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND AREAS PRIOR TO START OF JOB. INTENT IS FOR FULL COVERAGE OF PLANTING. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO TRENCHING.
- PLAN IS DIAGRAMMATIC AND NOT INTENDED TO SHOW EXACT LOCATIONS OF PIPING AND VALVES.
- ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CONTRACTOR IS ADVISED TO OBTAIN SUBSTITUTIONS AND/OR CHANGES FOR CONSIDERATION BY LANDSCAPE ARCHITECT OR OWNER.
- MAINLINE SHALL BE SCH40 PVC MINIMUM DEPTH OF 24" BELOW FINISH GRADE. LATERAL LINES SHALL BE SCH 40 PVC AT A MINIMUM DEPTH OF 18" BELOW FINISH GRADE. USE ONLY THE 200 MARK PLASTIC JOINTS. ALLOW 15 MINUTES SET-UP CURING TIME BEFORE MOVING OR HANDLING, AND 24 HOURS CURING TIME BEFORE WATER IS PLACED IN PVC PIPE. CENTER LOADS WITH FINISH GRADE OF BACKFILL TO PREVENT ACHING AND WHIPPING UNDER PRESSURE. WHERE MORE THAN ONE PIPE IS INSTALLED IN A TRENCH, PLACE PIPE SIDE BY SIDE AND MAKE SURE ALL JOINTS ARE IN THE SAME TRENCH PRIOR TO INSTALLATION OF PIPE.
- ALL VALVES SHALL BE BELOW GRADE IN CARBON POLY-PLASTIC VALVE BOXES OR EQUAL SIZE AS NEEDED FOR VALVE MANIFOLD. INSTALL VALVE BOXES IN PLANTERS WHENEVER POSSIBLE.
- INSTALL ALL POP-UP SPRAY HEADS AT GRADE. 2" FROM WALKS AND CURBS AND 12" FROM WALLS. ALL LAWN SPRAY HEADS TO BE INSTALLED AT GRADE 2" FROM CURBS AND WALLS. ALL HEADS TO BE INSTALLED WITH DOUBLE MARLEX STREET ELKS.
- SECURELY MOUNT CONTROLLER AS DIRECTED BY MANUFACTURER. COMPLETE ALL ELECTRICAL CONNECTIONS TO CONTROLLER. ALL CONTROL WIRING SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES IN COMMON TRENCHES WITH MAINLINE WHENEVER POSSIBLE. WHERE WIRE CROSSES PAVING, ENCASE WIRE IN A SCH 40 PVC SLEEVE. SECURELY MOUNT REMAINING STATION TO THE LAST VALVE ON THE MAINLINE. LABEL AND LEAVE IN LAST VALVE BOX FOR FUTURE ACCESS.
- AT VALVES, BOTH WIRES SHALL BE BROUGHT INTO VALVE BOX AND SHALL HAVE AN EXCESS LOOP OF 24" BEFORE BEING SPLICED INTO THE SOLENOID PITGALS USING PENITITE CONNECTORS.
- AFTER VALVES HAVE BEEN INSTALLED, TEST ALL MAINLINES FOR LEAKS AT FULL LINE PRESSURE FOR A PERIOD OF TWO HOURS WITH COUPLINGS EXPANDED AND TAMPED FOR AT LEAST 24 HOURS. PROVISIONS SHALL BE MADE FOR THOROUGHLY BLEEDING THE LINE OF AIR AND DEBRIS. CORRECT ALL DEFECTS AND RETEST.
- ALL EXCAVATIONS SHALL BE BACKFILLED WITH FINE MATERIAL TO 4" ABOVE CROWN OF PIPE AND TAMPED; THEN FILL WITH EARTH AND TAMP. ALL TRENCHES SHALL BE LEFT FLUSH WITH ADJOINING GRADE AND IN CONFORMANCE WITH ALL APPLICABLE CODES. ALL SUBSEQUENT SETTING SHALL BE CORRECTED BY THE CONTRACTOR.

IRRIGATION MANAGEMENT PLAN AND TRPA NOTES

IRRIGATION MUST BE ADAPTED TO ALL SPECIFIED PLANTS TO ENSURE GROWTH RATES AND SUITABILITY. CONTRACTOR SHALL PROVIDE REGULAR MAINTENANCE TO ENSURE EFFICACY FOR SPRAY FOR GROUND COVER. REGULAR IRRIGATION TO AVOID RUNOFF, OVERSPRAY, EXCESSIVE WATER CONSUMPTION, AND WATER FLOW ON ADJACENT PROPERTY. REGULAR MAINTENANCE REQUIRED TO DESIGNED HYDROZONES. ALL IRRIGATION SHALL APPLY TO THE TRPA CODE OF ORDINANCES AND COMPLY WITH THE TRPA HOME MANUFACTURER'S INSTRUCTIONS. IRRIGATION REQUIRE FOR YOUNG PLANTS IN BACKSHORE UNTIL ESTABLISHED.

CONTRACTOR SHALL PROVIDE REGULAR MAINTENANCE TO MICRO-SPRAY FOR GROUND COVER AND SEEDED AREAS. DIRECT EMITTERS FOR ADJUST RESISTANCE TO AVOID WATER FLOW ONTO ADJACENT PROPERTY. COLLATER WITH AUTOMATIC CLIMATE ADJUSTMENTS FOR RAINFALL, FREEZING TEMPERATURES AND SOLAR PERIOD CHANGES.

REGULATING AND CONTINUANCE REQUIRED. CHECKING, ADJUSTING, RESETTING TYPE AND SUPPLY TO DESIGNED HYDRO-ZONES. ALL IRRIGATION SHALL COMPLY WITH THE TROD CODE OF ORDINANCES.

INSTALL SYSTEM PER INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. BE INSTALLED IN SPECIFICATIONS FOR COLD CLIMATE ENVIRONMENTS WITH WINTERIZATION AND AUTOMATIC DRAINAGE CAPABILITIES.

SPECIAL ZONE NOTES - #S 9, 11, 12

THE IRRIGATED ELEVATED PLANTER BEGS BEING UNDER ATTENTION TO PREVENT VISIBILITY FROM EXTERIOR AREAS. CONTRACTOR SHALL CONSULT NOTES BY STRUCTURAL ENGINEER IN ADDITION TO THESE NOTES.

ZONES #9 AND 11 - BE IN EQUAL SIZED HOPE LATERAL LINE ALONG PLANTER DRAIN AND LINER. THE ECO LATERAL TO ECO WRAP TO SURFACE DRAIN BELOW DRIVEWAY DECK.

ZONE #12 - RAIN HEADS ALONG BACK OF CURB TO BACK DRAIN. LEAVE TIE TO ADJACENT PLANTERS VIA ELKS OR BEAM KEEPING PIPE INSIDE FROM LAKE SIDE VIEWS - DO NOT PENETRATE STRUCTURAL MEMBERS - RUN HOPE THROUGH DRAIN HOLES AND TO ECO USE TO DRAIN.

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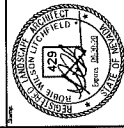
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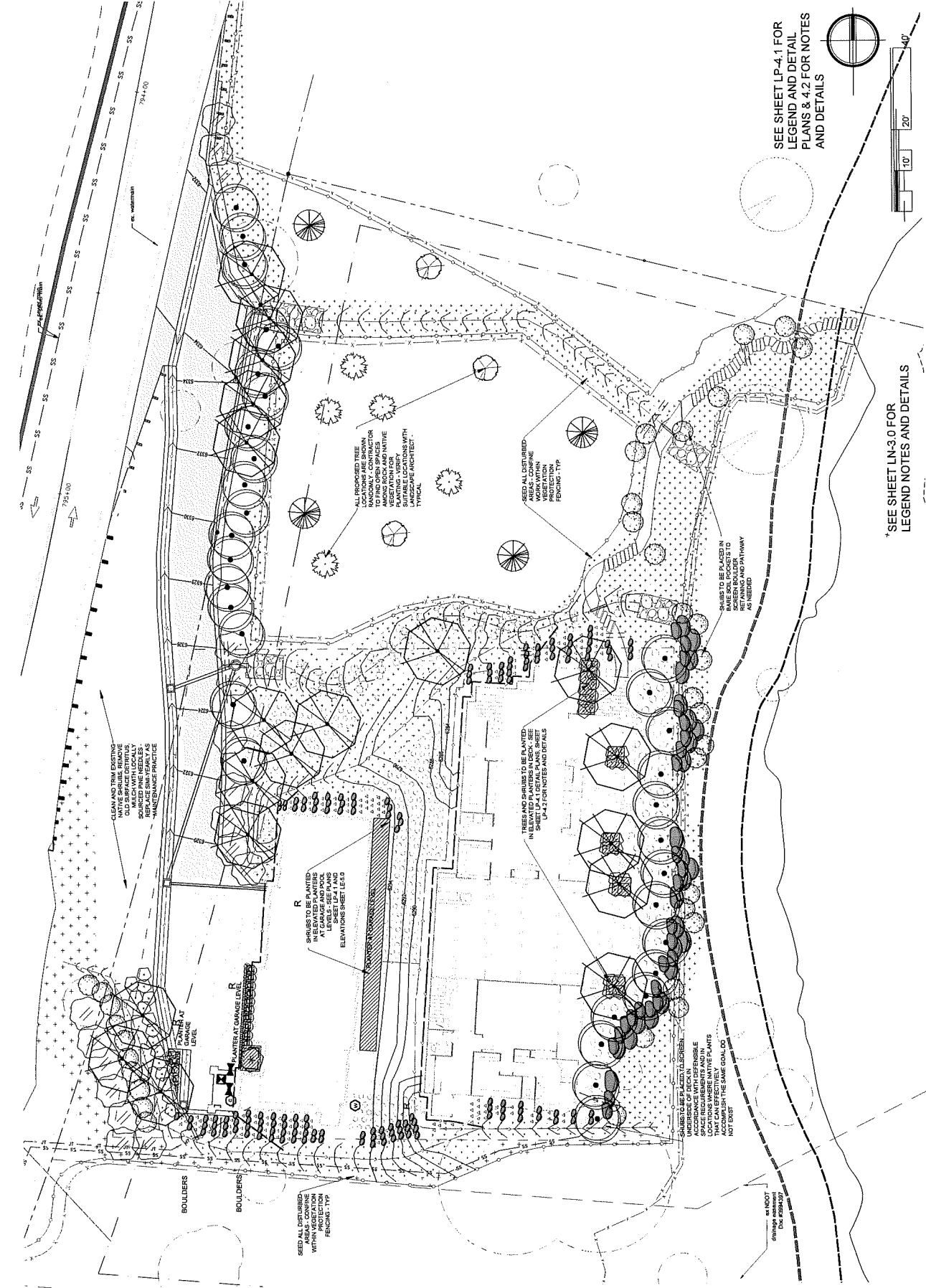
PLANTING
PLAN



Drawn By: **SK**
 Checked By: **SK**
 Drawing Date: **28 MAY 2020**

DATE	DESCRIPTION

PLANTING
 PLAN
 Scale: 1"=10'
LP-4.0
 9 OF 12



SEE SHEET LP-4.1 FOR
 LEGEND AND DETAIL
 PLANS & 4.2 FOR NOTES
 AND DETAILS



*SEE SHEET LN-3.0 FOR
 LEGEND NOTES AND DETAILS

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**PLANTING
 LEGEND AND
 DETL PLANS**



Checked By: RWA
 Drawing Date: 28 MAY 2020
 Title: _____
 Scale: _____
 Date: _____

**PLANTING
 LEGEND & DETAIL PLANS**
 Scale: 1" = 4'
LP-4.1
 10 OF 12

PLANT LEGEND

SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	PLANTED SIZE	5-YEAR GROWTH
(C)	CAL DEC	COALOCERUS DECURRENS	INCENSE CEDAR	3	5'	4W X 8H 10T	6W X 13T
(J)	JUN PER	POPINUS JEFFREYI	JEFFREY PINE	6	6'	3W X 6T	5W X 10T
(S)	SUN LAM	POPINUS LAMBERTIANA	SUGAR PINE	6	TUING - TO 18" T	TUING - TO 18" T	2W X 3T
(P)	PON PON	POPINUS PONDEROSA	PONDEROSA PINE	18	4" CAL	3W X 10T	4W X 15T
(Q)	POP TRE	POPINUS TREMULOIDES	QUAKING ASPEN	18	4" CAL	3W X 10T	4W X 15T
(D)	COB SER	COBURNUS SERICEA	RED TWIG DOGWOOD	33	#2	2W X 3T	4W X 6T
(R)	PRULIV	PRULINUS VIRGINIANA DEMASK	SIERRA CHOKE CHERRY	31	#2	6T X 3W	6W X 15T
(B)	RIB NEV	RIBES NEVADENSE	MOUNTAIN CURRANT	34	#2	2W X 2T	4W X 5T
(M)	SPIL BEN	SPIRAEA DENSAFLORA	MOUNTAIN SPIREA	36	#2	2W X 2T	3W X 3T
(P)	PHI LEW	PHILADELPHUS LEMSII 'SNOW VELVET'	SNOW VELVET MOCK ORANGE	1	#5	WHITE, FRAGRANT	N/A
(A)	AST CHI	ASTILBE CHINENSIS 'VISIONS'	PERENNIALS AND GROUND COVER	6	#1	1.5X1.5	N/A
(C)	COT DAM	COTONEASTER DAMMERI 'EICHHOLTZ'	CHINESE ASTILBE	25	#1	12W X 12" L	3W X 3L
(P)	PAE LAC	PAEONIA LACTIFLORA 'SARAH BURKHARDT'	EICHHOLTZ COTONEASTER	14	#2	PINK FLS 24-36"	N/A
(C)	CREEP POT	POTENTILLA VERNIA	SARAH BURKHARDT PEONY	187	4"	YELLOW FLS	N/A
(C)	THIMB BERRY	RUBUS PARVIFLORUS	CREEPING POTENTILLA	422	#1	2W X 2T	3W X 3T
(V)	VIN MIN	VINCA MINOR 'EVELYN'	THIMBLEBERRY	18	#1	WHITE, VARIEGATED	N/A
(M)	SEED MIKES	SEED MIKES	VARIEGATED WHITE PERIWINKLE	18	#1	WHITE, VARIEGATED	N/A
(S)	SEE LIST	SEE LIST	SEED MIKES	5500 S.F.	LOCATE IN DEZONE	6' OR MORE FROM STR.	
(S)	SEE LIST	SEE LIST	SEE LIST	2500 S.F.	LOCATE IN SWALES		
(S)	SEE LIST	SEE LIST	SEE LIST	2500 S.F.	LOCATE IN SWALES		

* THESE PLANTS SHALL BE GROWN FROM LOCAL SEED SOURCES (WITHIN 50 MILES). ENSURE SUGAR PINES ARE BLISTER RUST RESISTANT STRAIN
 * PRUNE VIBURNUM SEASONALLY TO MAINTAIN SIZE OF PLANTING AREA AND FRESHEN GROWTH; PRUNE AFTER BLOOM TO ENCOURAGE FOLLOWING YEAR'S GROWTH

REVEGETATION SEED MIX ONE - DISTURBED AREAS

PLANT NAME	PLANT SYMBOL	PLANT QTY.	SYMBOL
BLACKWHEAT SULFUR	(S)	25	(S)
FRENCH	(S)	25	(S)
BROME MOUNTAIN BROWAR	(S)	4.0	(S)
FESCUE SHEEP COVER	(S)	6.0	(S)
FESCUE WARD DUNAR	(S)	6.0	(S)
LUPINE ARISTATUS	(S)	25	(S)
BLUEGRASS BIG SHERMAN	(S)	5.5	(S)
SQUARE TAIL GRASS	(S)	1.0	(S)
WHEATGRASS SLENDER ROVEN	(S)	5.75	(S)
FLAX BLUE	(S)	5	(S)
BITTERBUSH	(S)	25	(S)
SAVINGRASS BIG WYOMING	(S)	5	(S)
TOTAL PLANTING		93.25	

REVEGETATION SEED MIX 2 - SWALES

SPECIES	PLANT QTY.	SYMBOL
SLENDER WHEATGRASS	2.50	(S)
PURSCUE WHEATGRASS	1.50	(S)
HARD FESCUE	1.50	(S)
CHEERING FESCUE	1.50	(S)
TOTAL # OF SEED FOR APPROX. 50 ACRE	7.00	
TOTAL # OF PURE LIVE SEEDS	1.5#	

GOOD SEED TO SOIL CONTACT IS ESSENTIAL FOR GERMINATION. LOCATE 10-12" OF SOIL CONTACT. IT IS RECOMMENDED THAT SEEDS BE SOWN IN THE EARLY FALL FOR BEST GERMINATION. TEMPORARY IRRIGATION IS HIGHLY RECOMMENDED.
 * SEED MIX AVAILABLE THROUGH CONDUIT-SEED (710) 360-0669

