

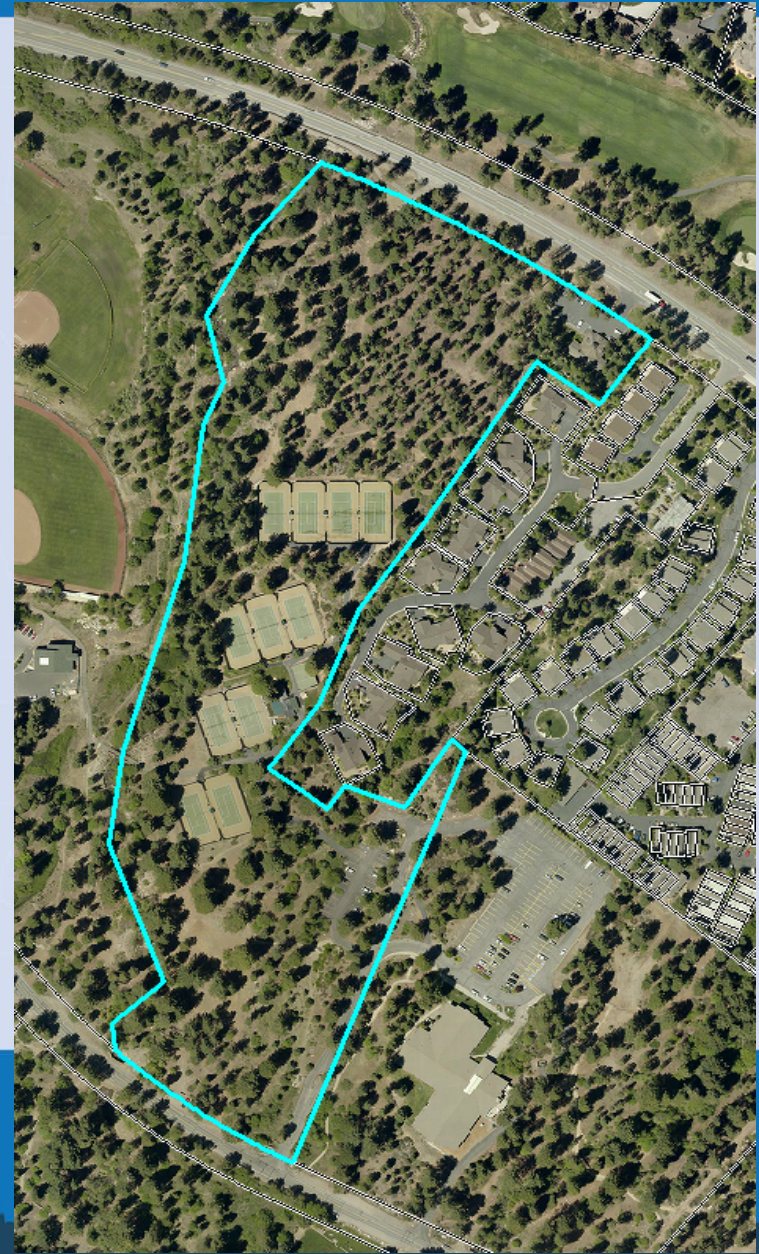


WSUP17-0017

Washoe County Board of Adjustment

October 5, 2017

IVIGID BIKE PARK





Vicinity Map

969 Tahoe Blvd
±800' East of
Southwood Blvd





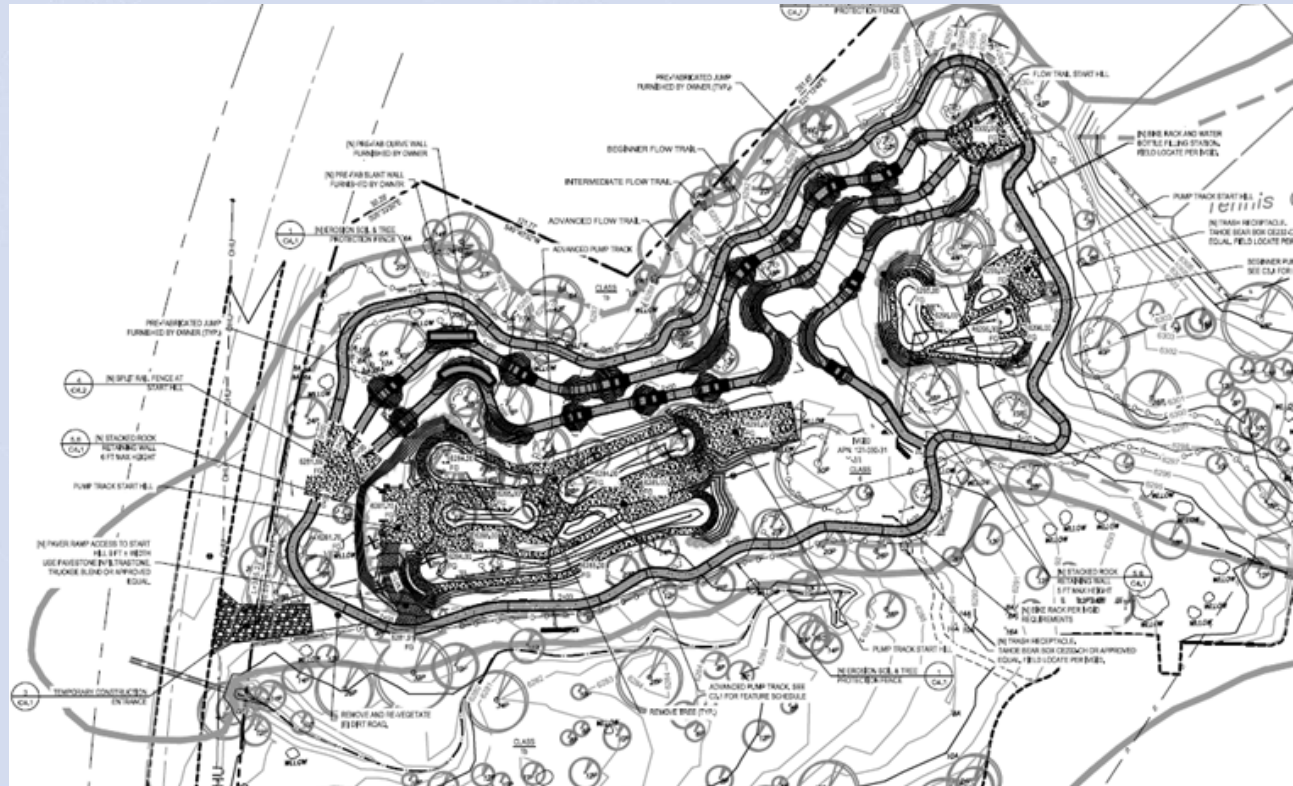
Proposed Request

Request:

- Earthen Structures taller than 6'
- Used for Jumps and Landings

Proposed Use

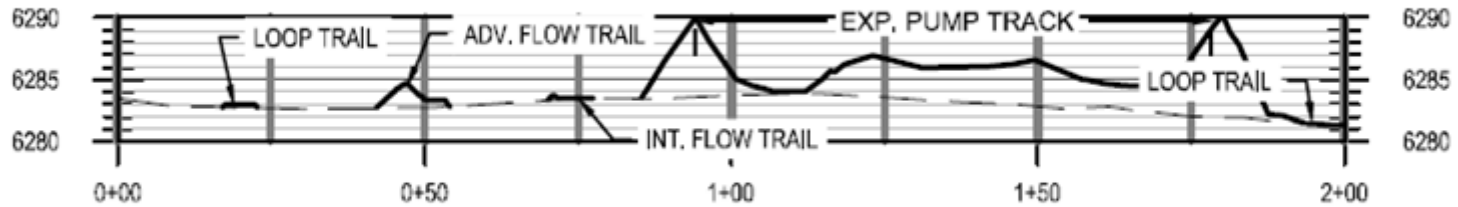
- New Bike Park
- Beginner, Intermediate, and Advanced



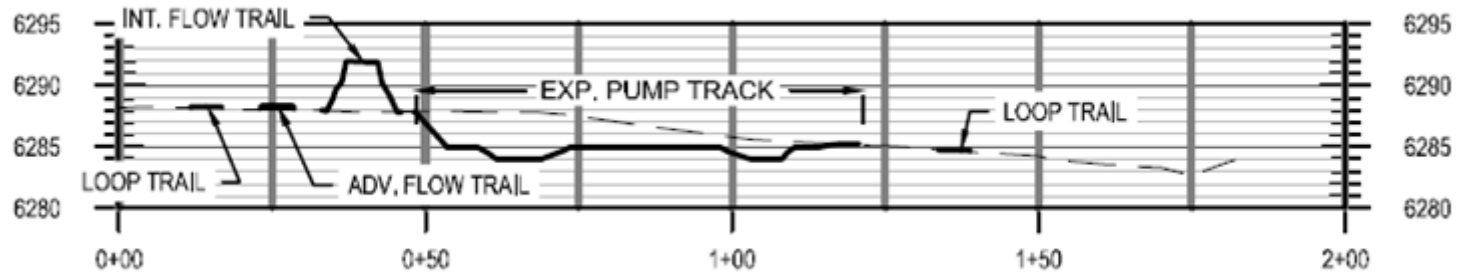


Earthen Structures

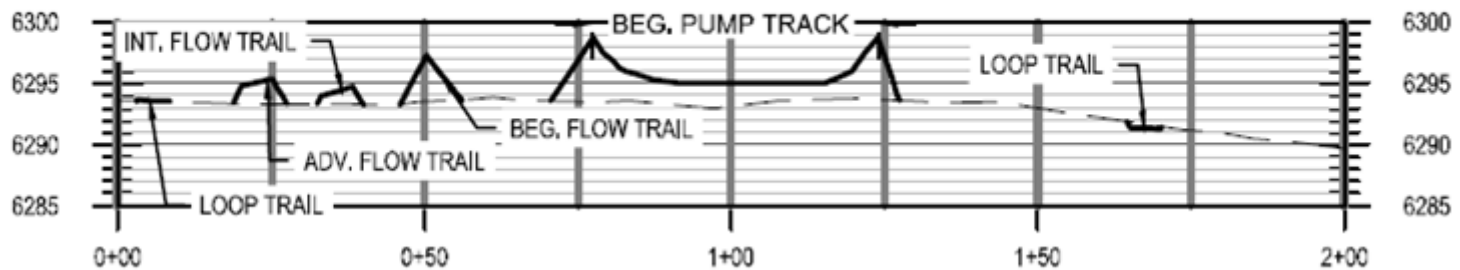
CROSS SECTION 1



CROSS SECTION 2



CROSS SECTION 3





Citizen Advisory Board

Incline Village Crystal Bay Citizen Advisory Board

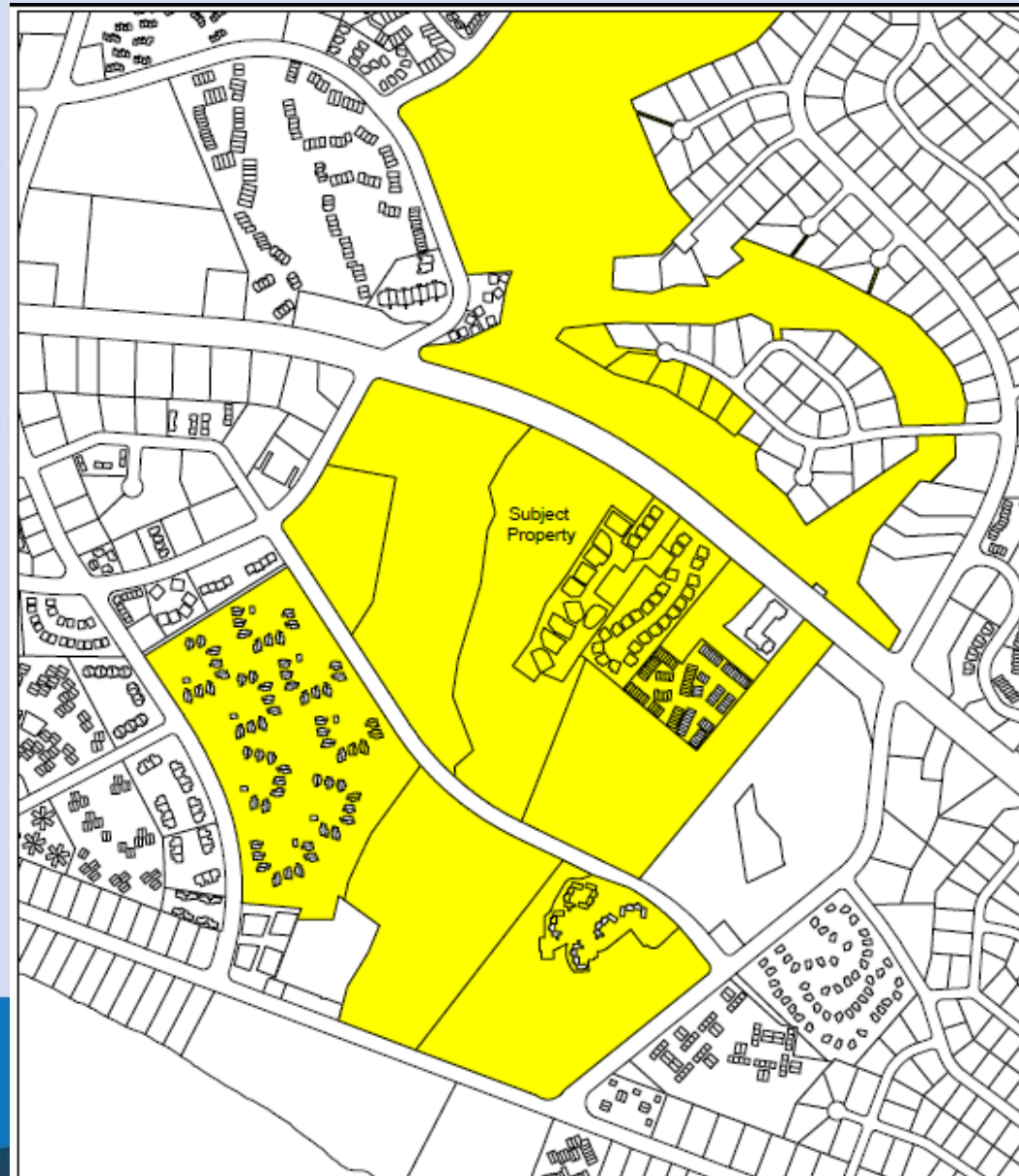
- September 25, 2017
- No concerns mentioned
- Unanimous approval recommendation



Noticing

Notice

- 750' from property
- 119 Property owners noticed





Findings

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 the earthen structures to be used in support of the bike park 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.



Possible Motion for WSUP17-0017

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 the conditions contained in Exhibit A to this matter, Special Use Permit Case Number WSUP17-0017 for IVGID Bike Park, having made all five findings in accordance with Washoe County Code Section 110.810.30.