



# Board of Adjustment Staff Report

Meeting Date: January 5, 2023

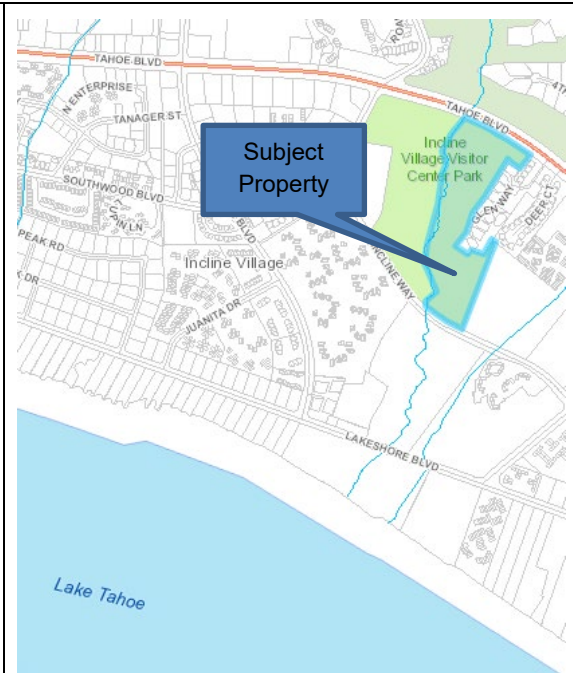
Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER:	WSUP22-0029 IVGID Bike Park Phase II Grading
BRIEF SUMMARY OF REQUEST:	Special Use Permit for participant sports facilities use type and major grading to construct phase 2 of the IVGID Bike Park.
STAFF PLANNER:	Kat Oakley, Planner Phone Number: 775.328.3628 E-mail: koakley@washoecounty.gov

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for participant sports facilities use type and major grading associated with the construction of Phase II of the IVGID Bike Park. The total grading proposed is approximately 25 cubic yards of cut and 1,000 cubic yards of fill, with 18,605 square feet of disturbed area and a request to vary the 3:1 maximum slope standard per WCC110.438.45 (a).

Applicant/Owner: Incline Village General Improvement District 964  
 Location: Incline Way  
 APN: 127-030-31  
 Parcel Size: 18.36 acres  
 Master Plan: Incline Village Tourist  
 Regulatory Zone: Tahoe, Incline Village  
 Area Plan: Tourist  
 Development Code: Tahoe  
 Commission District: Authorized in Article 810, Special Use Permits  
 1 – Commissioner Hill



**Vicinity Map**

## 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 WSUP22-0029 for the Incline Village General Improvement District, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

*(Motion with Findings on Pages 11)*

**Staff Report Contents**

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**Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them 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:

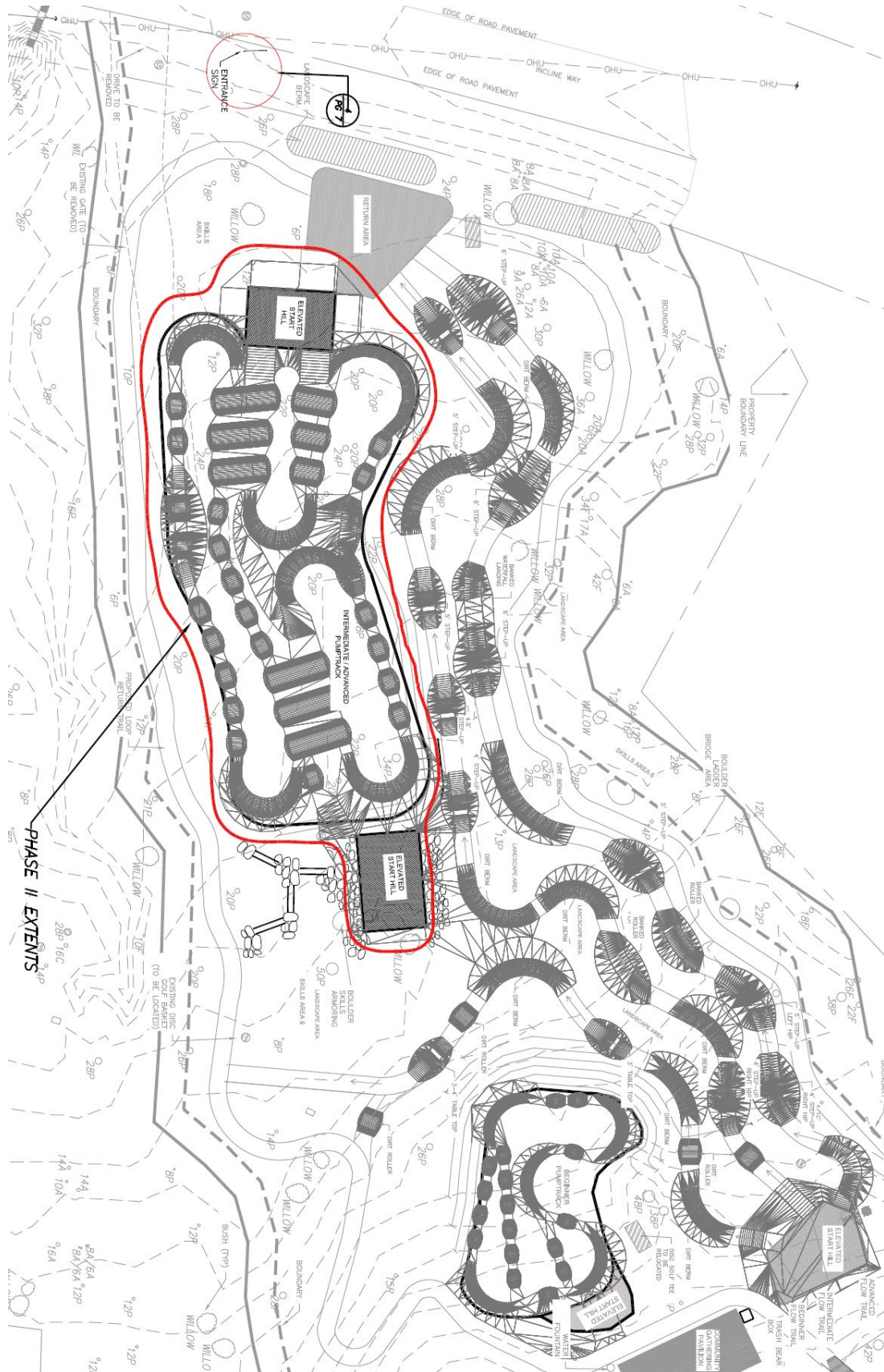
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP22-0029 are attached to this staff report and will be included with the action order.

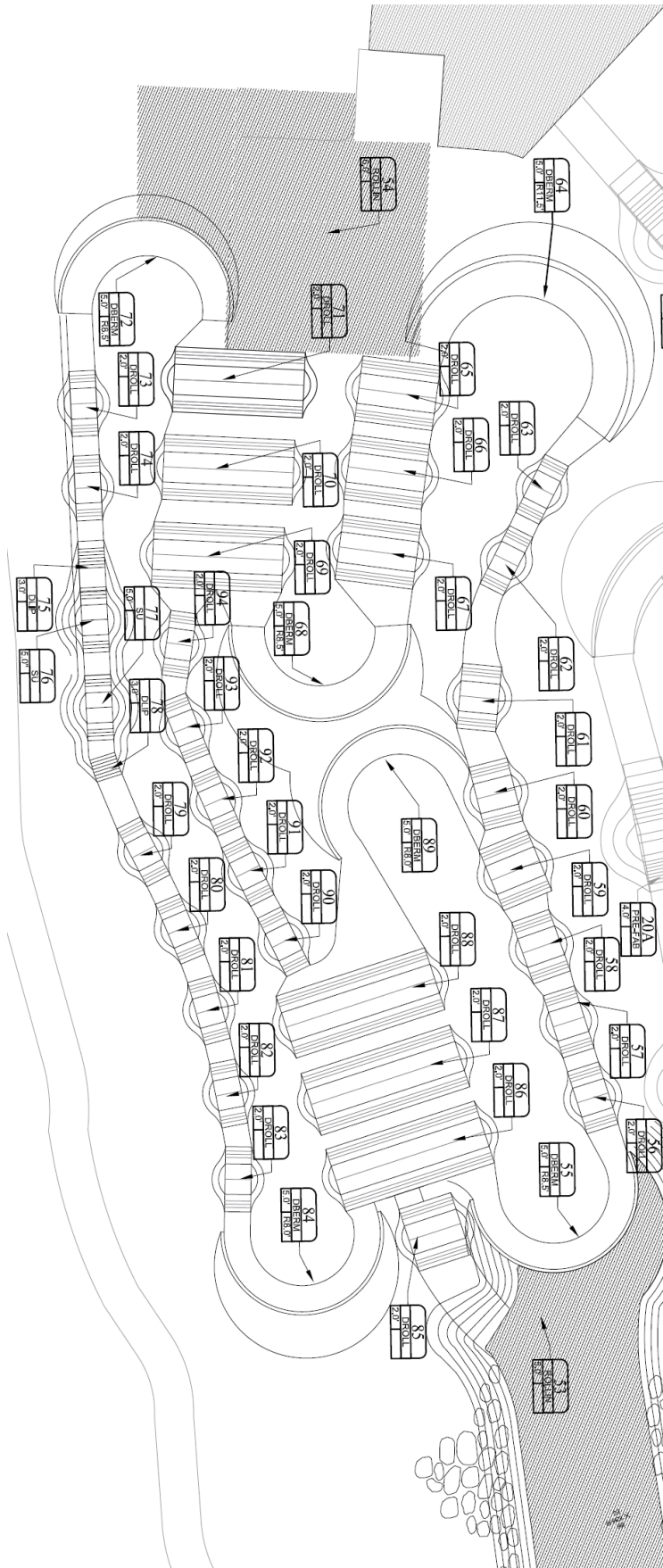
The subject property is designated as Tahoe, Incline Village Tourist (TA\_IVT). The proposed use of a bike park, which is classified a participant sports facility, is permitted in TA\_IVT with a special use permit per WCC 110.220.155. Additionally, the proposed grading creates earthen structures greater than six feet in height, requiring a special use permit for major grading per WCC 110.438.35 (a) 4. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:

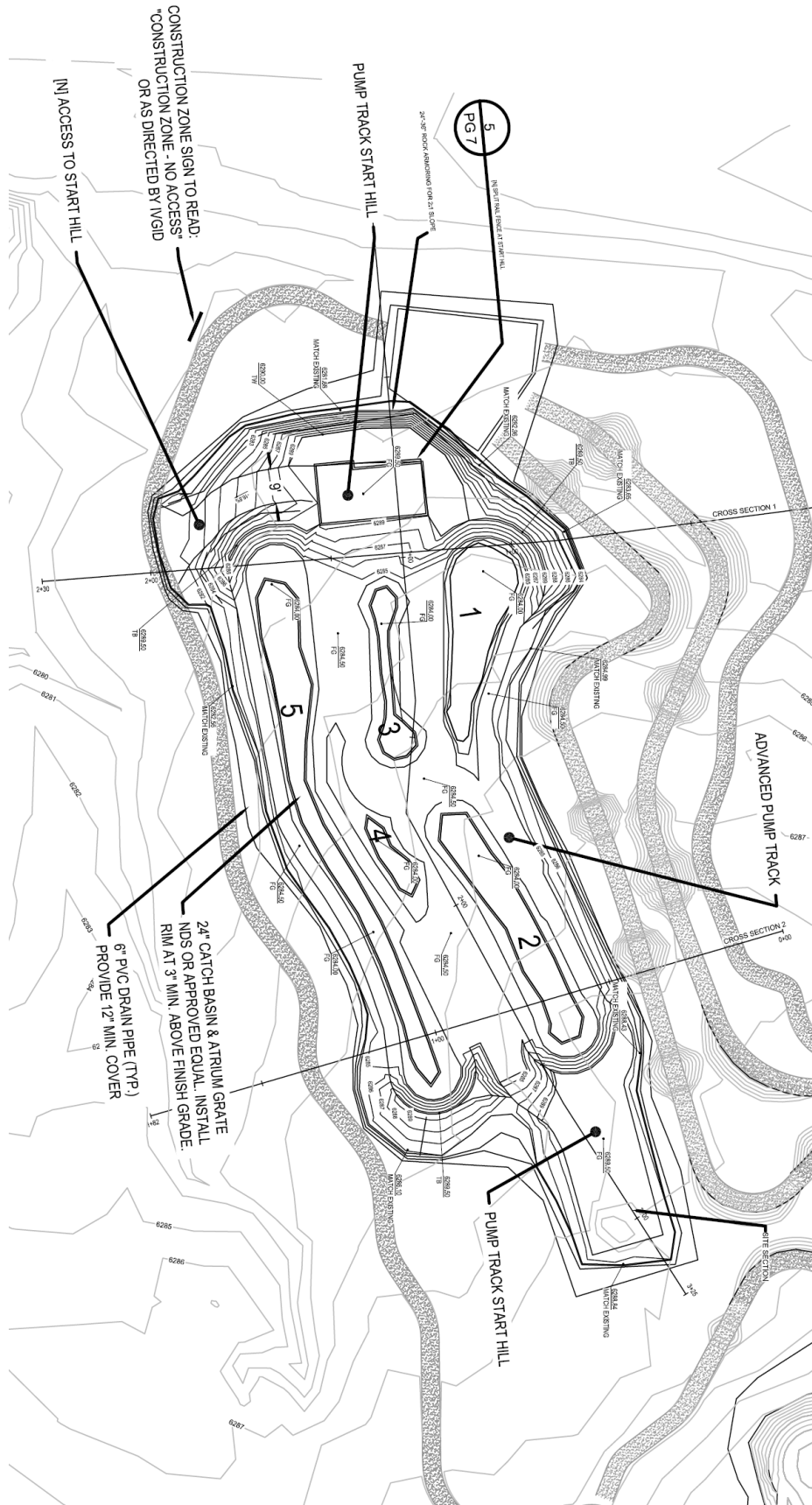
Variance(s) Requested	Relevant Code
Slopes steeper than 3:1	110.438.45 (a)



**Site Plan**



**Feature Schedule**



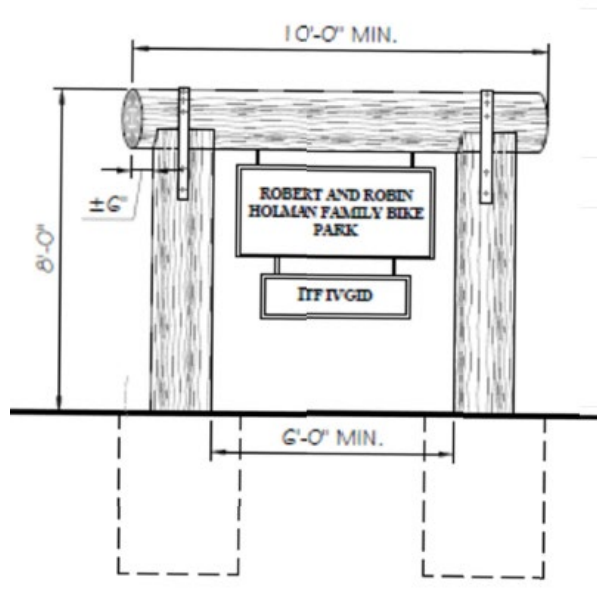
**Grading Plan**

**Project Evaluation**

This special use permit is for an expansion to an existing bike park in Incline Park approved under WSUP17-0017. The expansion is classified as a participant sports facility and adds a pump track with jumps and rollers. While this use is already established on site, the new track represents a large enough expansion as to require a special use permit. This track will be served by existing park facilities, including parking, lighting, and garbage enclosures. Other existing uses served by the parking lot include tennis courts and a recreation center, which require 92 parking spaces per the standards of WCC 110.220.1 Appendix A (Exhibit E). The parking lot contains 184 spaces, which leaves 92 parking spaces to accommodate the bike park use. Participant sport facilities parking is assessed on a case-by-case basis, and most users of the expanded bike park will also be users of the existing bike park. Furthermore, the applicant has indicated that many users travel to the park via bike. Therefore, staff doesn't believe the bike park expansion will significantly increase demand for parking. While some comments during the neighborhood meeting process indicated concerns about parking, existing parking facilities meet Washoe County requirements and are sufficient to accommodate the expansion.

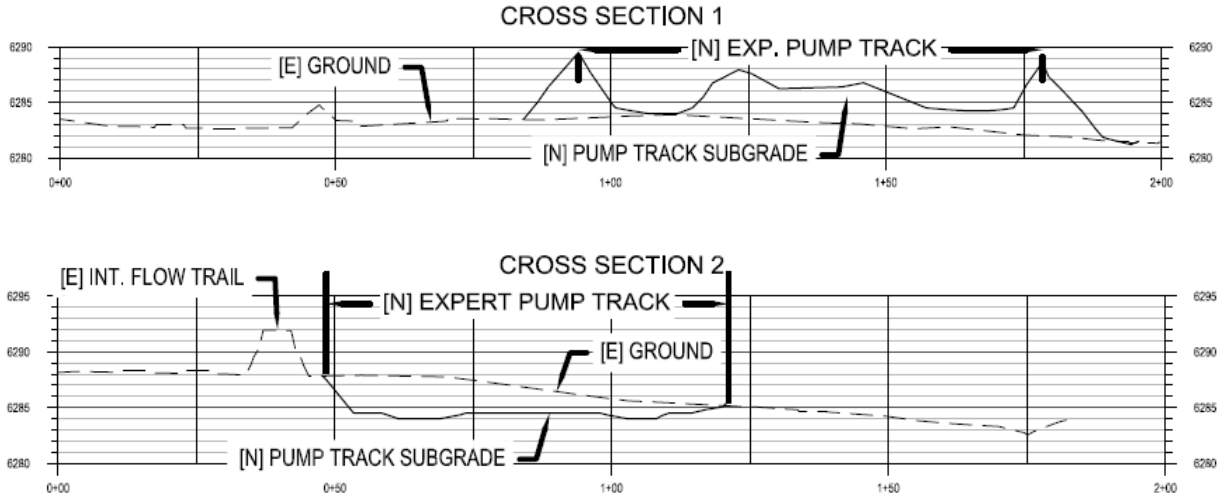
Dust, erosion, and runoff control are concerns that were raised during the neighborhood meeting and are required to be addressed for participant sport facilities under WCC 110.220.1 (N). Plans on sheet 5 of 7 in the application show proposed landscaping around the edges of the bike park, interior landscaping, and catch basins to control runoff. While the bike park can't be entirely revegetated and still serve its intended use, the applicant has indicated the use of temporary BMP's during construction and permanent BMP's and maintenance plans as required by Washoe County and the Tahoe Regional Planning Agency (TRPA). Washoe County Engineering and Capital Projects reviewed this application and provided conditions regarding erosion control and runoff management. They did not indicate any concerns. Washoe County Air Quality also had the opportunity to review this application and didn't indicate any concerns regarding dust control. The application meets all applicable standards for the participant sports facility use.

As part of the expansion, the applicant is proposing a replacement for an existing sign facing Incline Way. The sign as proposed is 8 feet tall. The Tahoe Area Plan contains applicable standards regarding signs which can be found in WCC 110.220.1.8 (g) 2. Freestanding signs of various heights and sizes are permitted depending on the distance from the property line. For the current sign to comply, it will have to be placed at least 10 feet from the property line. The sign will be reviewed for full compliance once its location is indicated at the building permit stage.



### Proposed Sign

The proposed grading is under special use permit thresholds for volume and area of disturbance, the subject property generally containing slopes under 15%. The applicant is proposing 25 cubic yards of cut, 1,000 cubic yards of fill, and 18,605 square feet of disturbed area. The creation of earthen structures greater than 6 feet in height trigger a special use permit, as can be seen in the cross sections below.



### Cross Sections

All proposed slopes are 3:1 or less, in conformance with WCC 110.438.45 (a), except for slopes around the southern start hill. The applicant has requested to vary standard WCC 110.438.45 (a) in that area to allow for 2:1 slopes on the backside of the start hill as shown in the grading plans. The applicant indicated that this deviation is necessary to fit the pump track in a relatively small area. Furthermore, they state that this design is standard for pump tracks and improves track flow for users. As shown on sheet 5 of 7 in the application packet, significant landscaping is proposed between the start hill and Incline Way, shielding it from the road. Staff is satisfied that this design with 2:1 slopes meets all the required special use permit findings.

The largest difference between finished and natural grade is 9 feet—under the 10-foot limit—and fill slopes fall outside of the setbacks of 20 feet from the front and rear property lines and 15 feet from the side property lines. No retaining walls or significant cuts are proposed. The grading complies with all standards aside from WCC 110.438.45 (a).

The proposed grading and use conform with the Master Plan and Tahoe Area Plan, a more detailed analysis of which can be found below. Staff is therefore recommending approval.

### Area Plan Evaluation

The subject parcel is located within the Tahoe Area Plan. The following are the pertinent policies from the Area Plan:

#### Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Comments	Condition of Approval
LU1-3	Discretionary permits shall include finding that compatibility is maintained with adjacent uses	Use is compatible, finding included in analysis	N/A



R1-1	Support implementation of IVGID Community Services Master plan to expand recreation facilities	Proposed bike park is an IVGID facility	N/A
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**Reviewing Agencies**

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@gmail.com
Nevada State Historic Preservation	X			
Incline Village Roads	X	X		Rich Tomsen, rthomsen@washoecounty.gov
IVGID	X	X		Tim Buxton, tlb@ivgid.org
IVGID - Parks	X	X		Tim Buxton, tlb@ivgid.org
Nevada Division of State Lands	X			
Nevada Tahoe Conservation District	X			
North Lake Tahoe FPD	X	X		John James, jjames@nltfpd.net
Tahoe Regional Planning Agency	X			
Tahoe Transportation District	X			
US Forest Service (LTBMU) 'Lake Tahoe Basin Management Unit'	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

**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.

- (a) 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 bike park and associated grading is consistent with the Master Plan and Tahoe Area Plan. Specifically, supporting the expansion of IVGID recreational facilities is a stated goal of the Tahoe Area Plan. Furthermore, the participant sport facilities use is compatible with the other surrounding recreational uses and is located a substantial distance from the nearest residential lots.*

- (b) 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: The proposed use is an expansion of an existing bike park which is part of a larger recreational site served by existing infrastructure and facilities. Users of the bike park will utilize existing roadways and parking. The Washoe County Engineering and Capital Projects Division reviewed this application and provided conditions to ensure appropriate drainage facilities. The Washoe County Health District indicated no sanitation concerns.*

- (c) Site Suitability. That the site is physically suitable for participant sport facilities and for the intensity of such a development.

*Staff Comment: The Washoe County Engineering and Capital Projects Division reviewed this application and stated no concerns regarding site suitability. The site is relatively flat and has supported similar grading for Phase 1 of the bike park.*

- (d) 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 proposed bike park will not be detrimental to public health, safety, or welfare. It is a proposed expansion to an existing recreational use that is generally surrounded by other recreational uses and is available to local residents. Landscaping is also proposed between the expansion and the road, mitigating any negative visual impacts. No public comment has been received on the application.*

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*Staff Comment: There are no military installations within the noticing range; therefore, there will be no negative impacts.*

**Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0029 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 WSUP22-0029 for the Incline Village General Improvement District, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for a participant sports facility, and for the intensity of such a development;
- (d) 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;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**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: Incline Village General Improvement District, pw@ivgid.org

Representatives: Randolph McLean, rdm@ivgid.org



# Conditions of Approval

Special Use Permit Case Number WSUP22-0029

The project approved under Special Use Permit Case Number WSUP22-0029 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on January 5, 2023. 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 Name – Kat Oakley, Planner, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov)**

- 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.
- 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.
- d. 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.

- d. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Machinery shall not be started nor shall arrive on site prior to 7am. No construction activities shall take place on Sundays.
- e. The applicant shall incorporate 8 aspen trees of the same size and species as those removed into the landscaping plans submitted with the building/grading permit.

**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 Name – Robert Wimer, PE, 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) 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. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- c. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

\*\*\* End of Conditions \*\*\*



Washoe-Storey Conservation District

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

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

October 26, 2022

Washoe County Community Services Department

C/O Kat Oakley, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP22- 0029 IVGID Bike Park Phase 2

Dear Kat,

In reviewing the special use permit for major grading, the District has the following comments.

The document states # 15 dry seed mix for revegetation but did not identify the specific species mix. Can the applicant send the seed species mix to the District for our review.

To prevent the spread of noxious weeds with the import of fill material, the applicant develops an onsite weeds management plan to ensure weed seeds do not impact other areas utilizing certified weed free material.

With 4 Aspen trees removed, to mitigate this loss at minimum a 2:1 planting of the same size and same tree species associated with this reparation.

With new catch basins incorporated for drainage, drill weep holes (12) on the side walls nearest the bottom of the basin to prevent storm water from entering Lake Tahoe.

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

Sincerely,

Jim Shaffer

## **Oakley, Katherine**

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**From:** Program, EMS  
**Sent:** Wednesday, October 19, 2022 1:33 PM  
**To:** Oakley, Katherine  
**Cc:** Program, EMS; John James  
**Subject:** FW: October Agency Review Memo II  
**Attachments:** October Agency Review Memo II.pdf

Good afternoon,

The EMS Program has reviewed the October Agency Review Memo II - Special Use Permit Case Number WSUP22-0029 (IVGID Bike Park Phase II) - and has no concerns or questions at this time based on the information provided.

I have cc'd John James, the Fire Marshal for NLTFD, to speak to EMS as needed. I did not see a NLTFD point of contact on the original memo email. If there was, I apologize for missing that.

Thank you,

Sabrina.

### **Sabrina Brasuell**

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY  
HEALTH DISTRICT**



ENHANCING WASHOE COUNTY PUBLIC HEALTH

Public Health



Date: October 27, 2022

To: Kat Oakley, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **IVGID Bike Park Phase II, WSUP22-0029**  
APN 127-030-31

## GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an intermediate/advanced pump track for recreational bicycle use and is located on approximately 18.36 acres east of the Incline Way and Southwood Boulevard intersection near the IVGID Recreation enter and tennis courts along Incline Way. The Engineering and Capital Projects 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 IVGID Public Works. 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: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) 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. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
3. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.



**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. No drainage related conditions.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

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

1. No traffic related conditions.

## Oakley, Katherine

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**From:** Albarran, Adriana  
**Sent:** Wednesday, October 19, 2022 10:29 AM  
**To:** Oakley, Katherine; jjames@nltfpd.net  
**Subject:** Fw: October Agency Review Memo II IVGID Bike Park - Item 3

Hello,

I have forwarded your comment to Kat Oakley, the planner for this case. She is on this email as well.

Regards,



### Adriana Albarran

Office Support Specialist, Planning & Building Division | Community Services Department

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

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**From:** John James <jjames@nltfpd.net>  
**Sent:** Wednesday, October 19, 2022 10:27 AM  
**To:** Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Subject:** RE: October Agency Review Memo II IVGID Bike Park - Item 3

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

Hello Adriana,

With the attached request prevention would just require address posted, defensible space established and recommend having a AED onsite.

IVGID Bike Park - **Item 3**

I am running it by operations as well and can follow up if they have anything to add.



### John James Fire Marshal

Office: 775 831-0351 x 8131 | Cell: [775.413.9344](tel:775.413.9344)

Email: [jjames@nltfpd.net](mailto:jjames@nltfpd.net)

866 Oriole Way | Incline Village | NV 89451

## **Oakley, Katherine**

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**From:** John James <jjames@nltfpd.net>  
**Sent:** Thursday, October 20, 2022 10:59 AM  
**To:** Oakley, Katherine  
**Subject:** RE: October Agency Review Memo II

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

Per the Assistant Chief, "I don't think the address would work because the geocode for the address and the APN are mismatched. Also, it is exclusively an outdoor venue so an AED would not be practical".  
With that being said - The NLTFPD has reviewed the October Agency Review Memo II - Special Use Permit Case Number WSUP22-0029 (IVGID Bike Park Phase II) - and has no concerns or questions at this time based on the information provided.

Thank you,

# WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

October 26, 2022

Washoe County Community Services  
Planning and Development Division

RE: IVGID Bike Park Phase II; 127-030-31  
Special Use Permit; WSUP22-0029

Dear Washoe County Staff:

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

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The WCHD has no comments, conditions or concerns with the approval of this application as submitted.
- b) Condition #2: The parcel is served by community water and sewerage systems.

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

Sincerely,



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



Date	10-19-22
Attention	Kat Oakley
Re	Special Use Permit Case #WSUP22-0029 (Bike Park Phase II)
APN	127-030-31
Service Address	964 Incline Way
Owner	Incline Village General Improvement District

**Special Use Permit Case Number WSUP22-0029 (IVGID Bike Park Phase II)** - For hearing, discussion, and possible action to approve a special use permit for major grading associated with the construction of Phase II of the IVGID Bike Park. The total grading proposed is approximately 25 cubic yards of cut and 1,000 cubic yards of fill, with 18,605 square feet of disturbed area.

- Applicant/Owner: Incline Village General Improvement District
- Location: 964 Incline Way
- APN: 127-030-31

- Parcel Size: 18.36 acres
- Master Plan: Incline Village Tourist
- Regulatory Zone: Tahoe, Incline Village Tourist
- Area Plan: Tahoe
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Hill
- Staff: Kat Oakley, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3628

IVGID Comments: This project is managed and Inspected by the Incline Village General Improvement District Engineering Division and has no impact to the water or sewer operations.

## Oakley, Katherine

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**From:** Lowden, Joanne  
**Sent:** Wednesday, October 26, 2022 3:30 PM  
**To:** Oakley, Katherine  
**Subject:** WSUP22-0029 (IVGID Bike Park Phase II)

Hi Kat,

I reviewed #3 WSUP22-0029 (IVGID Bike Park Phase II) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



**Joanne Lowden**  
**Natural Resource Planner**  
**Community Services Department | Regional Parks and Open Space**  
[jlowden@washoecounty.us](mailto:jlowden@washoecounty.us) | Office: [775-328-2039](tel:775-328-2039)  
1001 E. Ninth St., Reno, NV 89512



**Oakley, Katherine**

---

**From:** Thomsen, Richard  
**Sent:** Tuesday, October 18, 2022 2:41 PM  
**To:** Oakley, Katherine  
**Cc:** Albarran, Adriana  
**Subject:** Re: October Agency Review Memo II 3. Special Use Permit Case Number WSUP22-0029 (IVGID Bike Park Phase II) -

Kat,

There is no reason Roads will object or add any conditions to the Special Use Permit Case Number WSUP22-0029 (IVGID Bike Park Phase II) . Thank you.



**Rich Thomsen**  
**Road Supervisor | Community Services Department**  
rthomsen@washoecounty.gov | Office: 775.328.2180  
625 Mt. Rose Highway Incline Village NV 89451



~~~~~

## Oakley, Katherine

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**From:** Weiss, Timber A.  
**Sent:** Tuesday, October 25, 2022 4:30 PM  
**To:** Oakley, Katherine  
**Subject:** no water rights comments for Special Use Permit Case Number WSUP22-0029 (IVGID Bike Park Phase II)

No water rights comments for this.

Thank you,



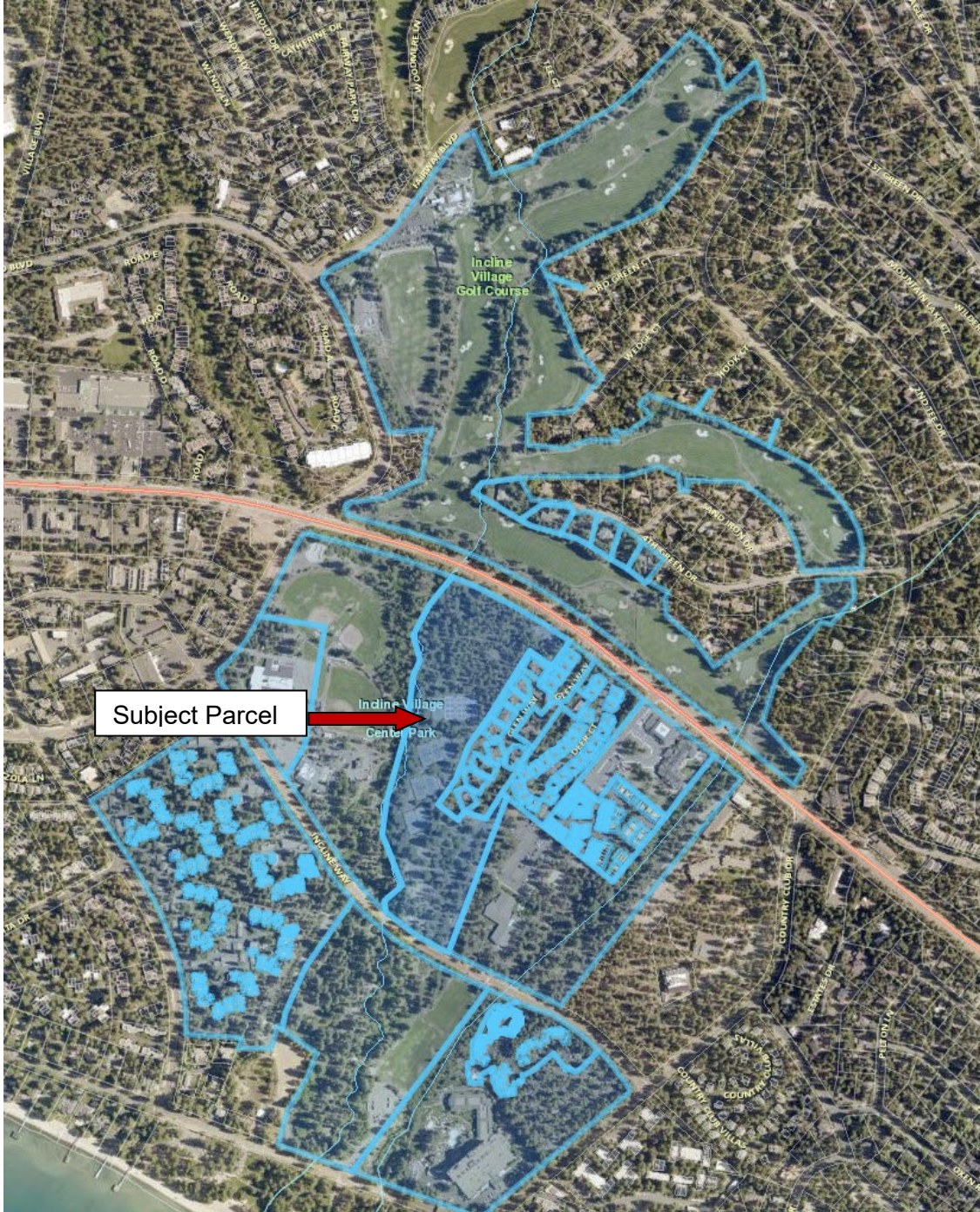
**Timber Weiss, PE | Professional Engineer**  
**Engineering & Capital Projects Division | Community Services Department**  
1001 E. 9th Street, Bldg A Reno, NV 89512  
[tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov) | Office Voice Mail: 775.954.4626 or 775.433.0769  
Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
For additional information, email [engineering@washoecounty.us](mailto:engineering@washoecounty.us) or call 775.328.2040





**Public Notice Map**

Pursuant to Washoe County Code Section 110.306.25 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500 foot radius of the subject property, noticing 122 separate property owners.



**NOTICING MAP**



September 8, 2022

To whom it may Concern,

We are pleased to submit an application for a special use permit regarding the IVGID Bike Park Phase II. IVGID held a neighborhood meeting on August 16, 2022 with the community about the proposed project and uploaded the related information to the Washoe County Neighborhood HUB.

Comments received at the meeting were as follows:

- 1) Phase I completion did not include full project BMP installation per TRPA permit requirements:
- 2) Soil stabilizer (Envirotac II) not suitable for use next to adjacent creeks/SEZs
- 3) Site planting has not occurred as part of Phase I
- 4) Site parking requirements for the bike park
- 5) Delegated responsibility and accountability for Bike Park maintenance and operation

IVGID propose these comments are generally not applicable to the SUP grading permit application. However, please note that the proposed design does not include soil stabilizer additives, although a planting schedule is included. The additional comments will be addressed independent of the Washoe County permit application as IVGID will implement proper BMPs according to TRPA guidelines during construction and will be following through with revegetation of the site once pump track construction has completed. IVGID also has agreements in place for routine site maintenance of the Bike Park.

We appreciate your time and consideration and look forward to working with Washoe County through the application process.

Sincerely,



Randolph McLean

Enclosures

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893 Southwood Boulevard, Incline Village, NV 89451  
PHONE: (775) 832-1100 • FAX (775) 832-1122

## Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information

## Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov) or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Special Use Permit Application materials.
7. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
  - d. Show locations of parking, landscaping, signage and lighting.
  - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - f. Property boundary lines, distances and bearings.
  - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
  - i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the

map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- p. Boundary of any wetland areas and/or floodplains within the project site.
- q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

8. **Site Plan Specifications for Grading:**

- a. Location and limits of all work to be done.
- b. Existing contours and proposed contours.
- c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- d. Existing draining (natural and man-made) and proposed drainage patterns.
- e. Sufficient elevation data to show the drainage will work as proposed.
- f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- h. Limiting dimensions of cut and fill.
- i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
- j. Cut and fill slopes setback from the property boundary.
- k. Structure setbacks from a slope.

9. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**

9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.

10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
  - a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
    - Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
    - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
    - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
    - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
    - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
  - b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
    - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
    - Temporary or permanent water irrigation systems.
    - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
    - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
14. **Submission Packets:** Two (2) packets and a flash drive. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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**Notes:**

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** The applicant is required to submit a list of mailing addresses for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

## Washoe County Development Application

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

|                                                                                                                                                                                                                        |                 |                                       |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>                                                                                                                                                                                             |                 | Staff Assigned Case No.: _____        |                 |
| Project Name: <b>IVGID Bike Park Phase II</b>                                                                                                                                                                          |                 |                                       |                 |
| Project Description: Construction of an intermediate/advanced pump track for recreational bicycle use.                                                                                                                 |                 |                                       |                 |
| Project Address: 964 Incline Way, Incline Village, NV 89451                                                                                                                                                            |                 |                                       |                 |
| Project Area (acres or square feet): 18,605 SF                                                                                                                                                                         |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>East of Incline Way and Southwood Blvd Intersection near the IVGID Recreation Center and Tennis Courts along Incline Way |                 |                                       |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                                              | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| 127-030-31                                                                                                                                                                                                             | 18.36           |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s). WSUP17-0017                                                                                                            |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                                                                                                                                                   |                 |                                       |                 |
| <b>Property Owner:</b>                                                                                                                                                                                                 |                 | <b>Professional Consultant:</b>       |                 |
| Name: Incline Village General Improvement District                                                                                                                                                                     |                 | Name:                                 |                 |
| Address: 893 Southwood Blvd                                                                                                                                                                                            |                 | Address:                              |                 |
| Incline Village, NV      Zip: 89451                                                                                                                                                                                    |                 | Zip:                                  |                 |
| Phone: (775) 832-1203      Fax: 7758321266                                                                                                                                                                             |                 | Phone:      Fax:                      |                 |
| Email: pw@ivgid.org                                                                                                                                                                                                    |                 | Email:                                |                 |
| Cell: NA      Other:                                                                                                                                                                                                   |                 | Cell:      Other:                     |                 |
| Contact Person: Hudson Klein                                                                                                                                                                                           |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                                            |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: IVGID                                                                                                                                                                                                            |                 | Name: IVGID Public Works              |                 |
| Address: 893 Southwood Blvd                                                                                                                                                                                            |                 | Address: 1220 Sweetwater Rd.          |                 |
| Incline Village, NV      Zip: 89451                                                                                                                                                                                    |                 | Incline Village, NV      Zip: 89451   |                 |
| Phone: (775) 832-1203      Fax: 7758321260                                                                                                                                                                             |                 | Phone: (775) 832-1203      Fax:       |                 |
| Email: pw@ivgid.org                                                                                                                                                                                                    |                 | Email:                                |                 |
| Cell: (775) 833-8323      Other:                                                                                                                                                                                       |                 | Cell: (775) 548-6375      Other:      |                 |
| Contact Person: Randolph McLean                                                                                                                                                                                        |                 | Contact Person: Hudson Klein          |                 |
| <b>For Office Use Only</b>                                                                                                                                                                                             |                 |                                       |                 |
| 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 proposed project is the second phase to the bike park. The first Phase was originally constructed in 2018 (WSUP17-0017). The second phase of the bike part includes the construction of an intermediate/advanced pump track. The pump track will include 30 jumps, 6 berms, and two elevated starting platforms.

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.  
Drawing Nos. 1-7

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

This project will be completed in one phase. Construction is estimated to start in May of 2022 and end of construction be finished by the end of June of 2022.

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 bike park will be constructed directly adjacent to the existing Bike Park (Phase I) near the IVGID recreation facility and tennis facility. The existing ground surface and topography is ideal for this construction.

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

The proposed pump track will expand existing use of current facility that is free to use to the public. This will provide more variety to outdoor recreation that Incline Village has to offer.

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

Anticipated potential negative impacts include visual impacts to Incline Way for which vegetative screening and planting will mitigate such impacts to the public right of way. There is potential for increased erosion of the site that will be mitigated by TRPA- approved BMP installation and regular maintenance to areas prone to erosion.

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.

Landscaping is shown on sheet 5 of 6 of the attached plan set. This project is expanding current site use and no additional parking or site improvements (i.e. signage or lighting ) is needed. A new sign is proposed to replace the existing facing Incline Way and is shown on sheets 3 and 6 of the attached plan set.



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                | Existing only, no proposed change. |
| b. Electrical Service           | None                               |
| c. Telephone Service            | None                               |
| d. LPG or Natural Gas Service   | None                               |
| e. Solid Waste Disposal Service | None                               |
| f. Cable Television Service     | None                               |
| 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 #        | N/A | acre-feet per year | N/A |
| i. Certificate #   | N/A | acre-feet per year | N/A |
| j. Surface Claim # | N/A | acre-feet per year | N/A |
| k. Other #         | N/A | acre-feet per year | N/A |

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

|     |
|-----|
| N/A |
|-----|

10. Community Services (provided and nearest facility):

|                         |                                                                      |
|-------------------------|----------------------------------------------------------------------|
| a. Fire Station         | North Lake Tahoe Fire District / 866 Oriole Way, Incline Village, NV |
| b. Health Care Facility | Tahoe Forest Hospital / 880 Alter Ave. Incline Village, NV           |
| c. Elementary School    | Incline Elementary School / 915 Northwood Blvd., Incline Village, NV |
| d. Middle School        | Incline Middle School / 931 Southwood Blvd., Incline Village, NV     |
| e. High School          | Incline High School / 499 Village Blvd., Incline Village, NV         |
| f. Parks                | Incline Village Rec Center / 980 Incline Way, Incline Village, NV    |
| g. Library              | Incline Village Library / 845 Alder Ave., Incline Village, NV        |
| h. Citifare Bus Stop    | Southwood Blvd after Incline Way / Incline Village, NV               |

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

1. What is the purpose of the grading?

The grading for this project will level the site to support import and placement of fill material used for construction of the elevated start hills, individual jumps and banks, and drainage/BMP installations.

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

Approximately 25 cubic yards will be removed during clearing and grubbing.

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

Approximately 18,605 SF

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 1,000 cubic yards of fill material will be imported to the site to construct the pump track.

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

No, the square footage of the site grading requires the permit. The design and size of the proposed pump track jumps and ramps requires the scale of grading estimated at 1,000 CY to be imported.

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.)

The majority of the project site was graded during the Phase 1 of the bike park. The work was conducted in 2017 by Sierra Trail Works.

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

Yes.

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

Yes, the project site can be seen from the West boundary of the property from Incline Way

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No. The proposed site is isolated and bounded by the existing Phase I Bike Park, and SEZ zone, and Incline Way. The improvements are specifically design for bicycle use only.

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 proposed slope of the project site is to be a level surface. TRPA approved BMP's will be installed at any stormwater flow path leaving the project site. BMP's include surface drain inlets, conveyance piping, and infiltration trenches.

11. Are you planning any berms?

|     |                                     |    |                          |                                              |    |
|-----|-------------------------------------|----|--------------------------|----------------------------------------------|----|
| Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | If yes, how tall is the berm at its highest? | 5' |
|-----|-------------------------------------|----|--------------------------|----------------------------------------------|----|

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)?

The site is generally level. Proposed elevated areas and/or cut slopes will be left at angle of repose with rock armoring where erosion potential exists. No retaining structures are proposed.

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

Vegetation screening and planting throughout the site will assist in visual mitigation. Refer ot sheet 5 of 7 for proposed planting schedule.

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

4 aspen trees will be required to be removed from the site prior to the start of work. < 6" DBA trees.

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?

Dry seed mix at 17.5 lbs/acre and wood chip mulch applied to re-vegetated areas.

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

The project site is already set up with hose lines to provide irrigation to the area.

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

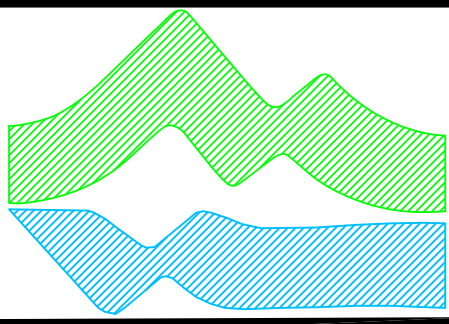
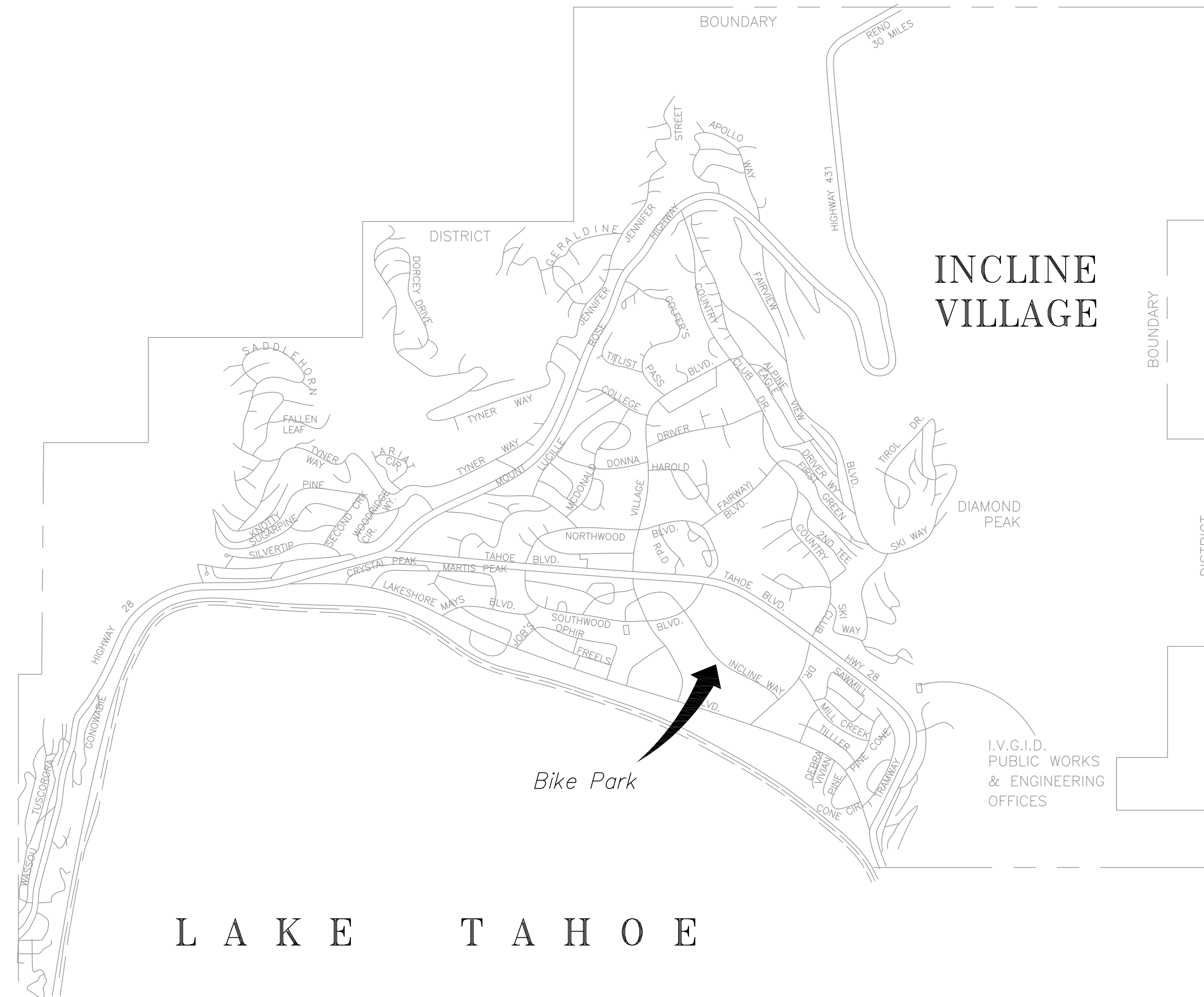
No. However the landscape and re-vegetation plan follows the TRPA guidelines.

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. |
|-----|----------------------------------------|-------------------------------|

# INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

## 2022 INCLINE BIKE PARK - PHASE II



**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**  
 1220 Sweetwater Rd.; Incline Village, Nevada 89451 Phone 775-832-1267

COVER PAGE

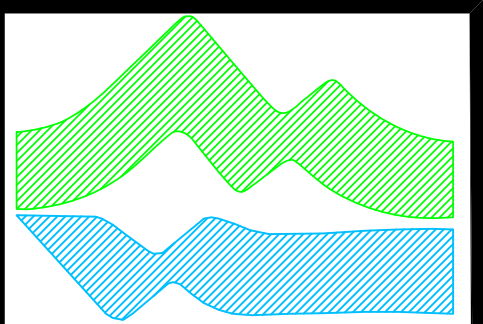
2022  
 IVGID BIKE PARK PHASE II

BID SET

DATE SIGNED: \_\_\_\_\_

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |

Project No. 4378LI1707  
 DATE: 03/02/2017  
 SCALE: AS NOTED  
 DRAWN: JRL DESIGN: JRL  
 APPROVED: ATR DATE: \_\_\_\_\_



**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**  
**1220 Sweetwater Rd.; Incline Village, Nevada 89451** Phone 775-832-1267

**2022**  
**IVGID BIKE PARK PHASE II**  
**NOTES**

**BID SET**

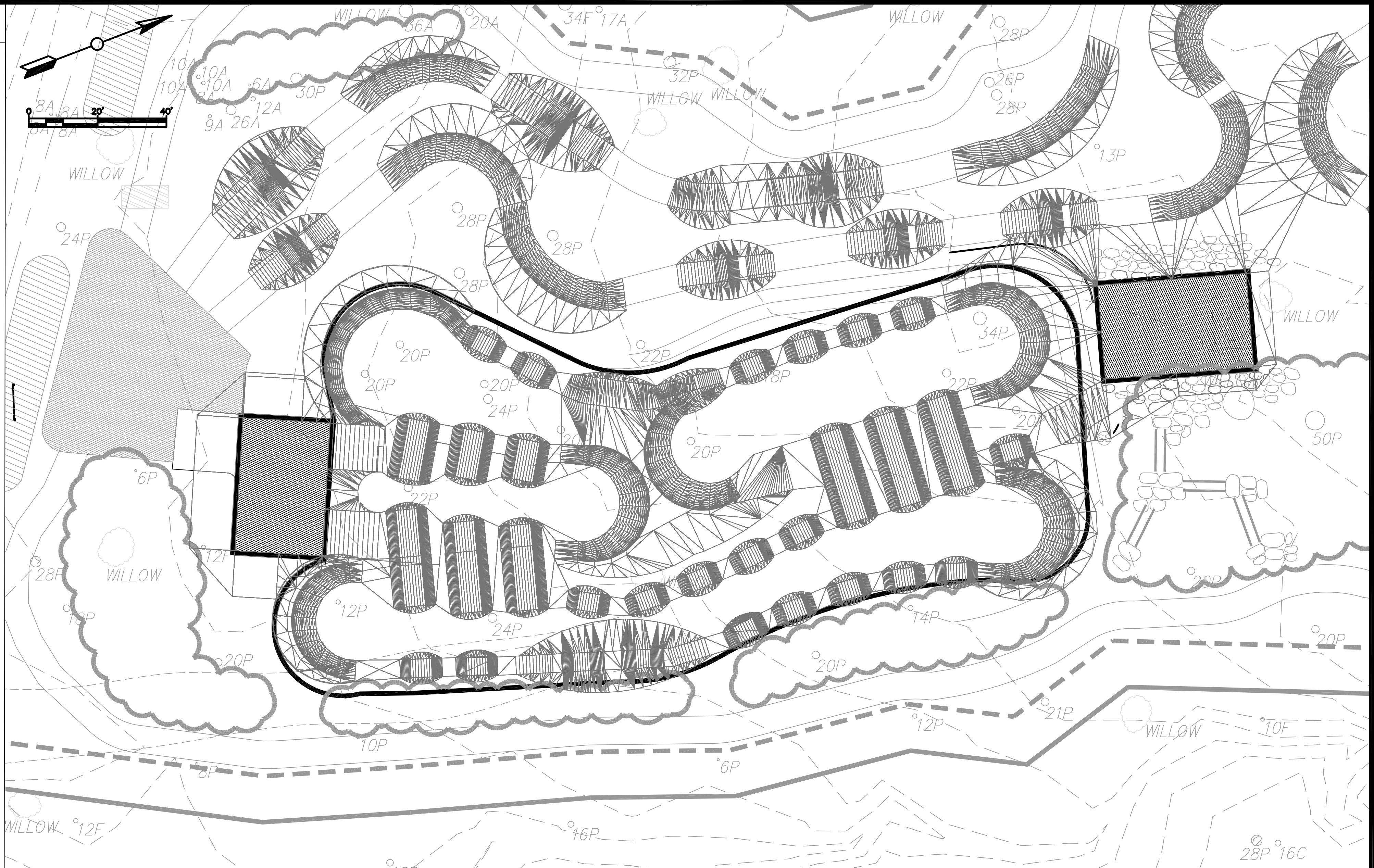
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Project No. 4378L1707  
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SHEET **2** OF **7**

WSUB22-0028  
 EXHIBIT D



**CONSTRUCTION NOTES**

1. THE TYPES, LOCATIONS, SIZED, MATERIALS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, LOCATIONS, SIZES, MATERIALS AND/OR DEPTHS OF UNDERGROUND UTILITIES. THE OWNER AND/OR ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF OTHER BURIED UTILITIES OR OBJECTS NOT SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL EXPOSE AND CHECK ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AT ALL PROPOSED POINTS OF CONNECTION TO VERIFY LOCATION AND DEPTH OF UNDERGROUND FACILITIES PRIOR TO EXCAVATION OF PROPOSED UTILITY.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, ERRORS, AND OMISSIONS TO THE ENGINEER IMMEDIATELY UPON DISCOVERY. IF DIRECTED BY THE OWNER, ENGINEER, OR AGENCY HAVING JURISDICTION THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION MEASURES ARE ENACTED.
4. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 800-227-2600 FORTY-EIGHT HOURS PRIOR TO COMMENCING EARTHWORK OR EXCAVATION ACTIVITIES.
5. AT THE CONCLUSION OF WORK, CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ALL DAMAGED PROPERTY, PUBLIC AND/OR PRIVATE FOR WHICH THEY ARE RESPONSIBLE. THE JOB SITE AND ADJACENT AREAS SHALL BE CLEANED UP AND SUBJECT TO INSPECTION AND APPROVAL OF THE OWNER, ENGINEER, AND/OR AGENCY HAVING JURISDICTION.
6. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
7. PR DESIGN & ENGINEERING, INC. HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN AND CONSTRUCTION PROCESS MAY INCLUDE ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES MAY INCLUDE CALCULATIONS, PLAN CHECK AND VERIFICATION DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN PR DESIGN & ENGINEERING, INC. PERFORM CONSTRUCTION STAKING, PR DESIGN & ENGINEERING INC. SHALL BE INDEMNIFIED FROM ANY DAMAGES RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY PR DESIGN & ENGINEERING, INC.
8. PR DESIGN & ENGINEERING INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.
9. SHOULD IT APPEAR THAT THE WORK TO BE COMPLETED, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT IVGID, FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
10. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL RESPECTIVE UTILITY COMPANIES FOR THE LOCATION AND PLACEMENT OF PROPOSED UTILITIES PRIOR TO CONSTRUCTION.
11. IN ALL AREAS OF WORK CONTRACTOR IS REQUIRED TO RAISE EXISTING VAULTS, BOXES, MANHOLES, ETC. TO 1/2" BELOW THE FINISH GRADE ELEVATIONS SHOWN ON THE PLANS. IN SLOPED AREAS THE RAISED FACILITIES MUST MATCH SLOPE.
12. ALL EXCAVATED MATERIAL NOT RE-USED ON SITE AND ALL ASPHALT, BASE ROCK AND PIPE DEBRIS REMOVED DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION AT NO ADDITIONAL COST.
13. THE COST OF PROTECTION AND/OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORM WATERS DURING INCLEMENT WEATHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES OR IMPROVEMENTS AS A RESULT OF IMPROPER PROTECTION OF SUCH AREAS FORM STORM WATER DISCHARGED FROM THE WORK AREA.
14. THE COST OF CORRECTIVE WORK REQUIRED FOR COMPLETION AND/OR ACCEPTANCE OF THE WORK NECESSITATED BECAUSE OF UNSATISFACTORY WORKMANSHIP OR MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL KEEP DETAILED RECORDS AND AS-BUILTS SHOWING ALL MODIFICATIONS MADE TO THESE PLANS. THESE RECORDS AND AS-BUILTS SHALL BE PROVIDED TO THE ENGINEER UPON PROJECT COMPLETION, OR AS REQUESTED FOR USE IN PREPARING RECORD DRAWING.
16. ALL GRADING AND PAVING WORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN WASHOE COUNTY'S GRADING STANDARDS AND THE PROJECT PLANS AND SPECIFICATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE, AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITIONS AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
18. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE NV OSHA STATE CONSTRUCTION SAFETY ORDERS.

**TRPA NOTES**

1. ALL TREES NOT DESIGNATED FOR REMOVAL ON THE PLANS ARE TO BE PRESERVED
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND EDITION.
3. DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 35 FEET OF STRUCTURES.

**ENVIRONMENTAL HEALTH NOTE**

IF AT ANY TIME DURING THE COURSE OF CONSTRUCTING THE PROPOSED PROJECT, EVIDENCE OF SOIL AND/OR GROUNDWATER CONTAMINATION WITH HAZARDOUS MATERIAL IS ENCOUNTERED, THE APPLICANT SHALL IMMEDIATELY STOP CONSTRUCTION ACTIVITIES AND CONTACT WASHOE COUNTY ENVIRONMENTAL HEALTH SERVICES HAZARDOUS MATERIAL SECTION. THE PROJECT SHALL REMAIN STOPPED UNTIL THERE IS A RESOLUTION OF THE CONTAMINATION PROBLEM TO THE SATISFACTION OF ENVIRONMENTAL HEALTH SERVICES.

**ENVIRONMENTAL HEALTH NOTE**

**NOTICE:**  
**48 HOURS PRIOR TO ANY EXCAVATION CONTRACTOR IS TO CALL UTILITY SERVICE ALERT.**

PHONE # 1-(800)-227-2600

**811**  
 Know what's below.  
 Call before you dig.

**ALL EXCAVATION AREAS TO BE CLEARLY MARKED IN WHITE PAINT.**

**SURVEY NOTES**

1. SURVEY PREPARED BY WEBB LAND SURVEYING IN NOVEMBER 2015
2. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM RECORD OF SURVEY 4074, FILE NO. 2688974 O.R.W.C. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK NOVEMBER 20 & 21, 2015.
7. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
8. VERTICAL DATUM IS FROM INCLINE VILLAGE GID.
9. T.B.M = (SEWER MANHOLE IN TAHOE BLVD.). ELEV = 6283.2'
10. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.

**LEGEND**

**EXISTING**

|  |     |                                        |       |                               |
|--|-----|----------------------------------------|-------|-------------------------------|
|  | 500 | 10' CONTOUR                            | O/P   | TREE TRUNK, DIAM., PINE       |
|  |     | 2' CONTOUR                             | O/F   | TREE TRUNK, DIAM., FIR        |
|  |     | PROPERTY LINE                          | O/A   | TREE TRUNK, DIAM., ASPEN      |
|  |     | RETAINING WALL                         | O/C   | TREE TRUNK, DIAM., CEDAR      |
|  |     | FLOWLINE                               | O/SN  | TREE TRUNK, DIAM., SNAG       |
|  |     | OVERHEAD UTILITIES                     | O/S1  | TREE TRUNK, DIAM., STUMP      |
|  |     | SANITARY SEWER MANHOLE                 | O/ORN | TREE TRUNK, DIAM., ORNAMENTAL |
|  |     | WATER VALVE                            | Φ     | ELEV SPOT ELEVATION           |
|  |     | SANITARY SEWER CLEANOUT MONUMENT       |       |                               |
|  |     | 100.00 ASSUMED CONTROL/TRAVVERSE POINT |       |                               |
|  |     | TEMPORARY BENCH MARK                   |       |                               |

**PROPOSED**

|  |                           |
|--|---------------------------|
|  | EXISTING MAJOR CONTOUR    |
|  | EXISTING MINOR CONTOUR    |
|  | PROPOSED CONTOUR          |
|  | JOINT TRENCH              |
|  | SEWER SERVICE             |
|  | WATER SERVICE             |
|  | GAS SERVICE               |
|  | SEWER CLEAN OUT           |
|  | TREE PROTECTION FENCE     |
|  | FILTER FENCE / FIBER ROLL |
|  | TREE STRAPPING            |

**PROJECT INFORMATION**

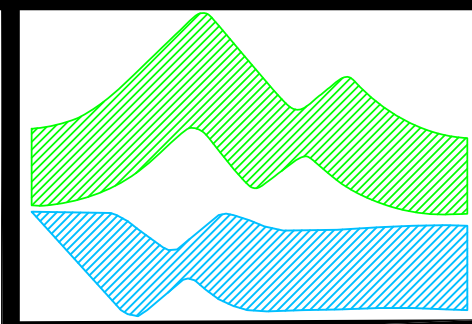
**PROJECT LOCATION:**  
 969 TAHOE BLVD.  
 INCLINE VILLAGE, NV 89451

**OWNER:**  
 INCLINE VILLAGE GID  
 1220 SWEETWATER RD.  
 INCLINE VILLAGE, NV 89451

**SEWER & WATER:**  
 IVGID  
 1220 SWEETWATER RD.  
 INCLINE VILLAGE, NV 89451

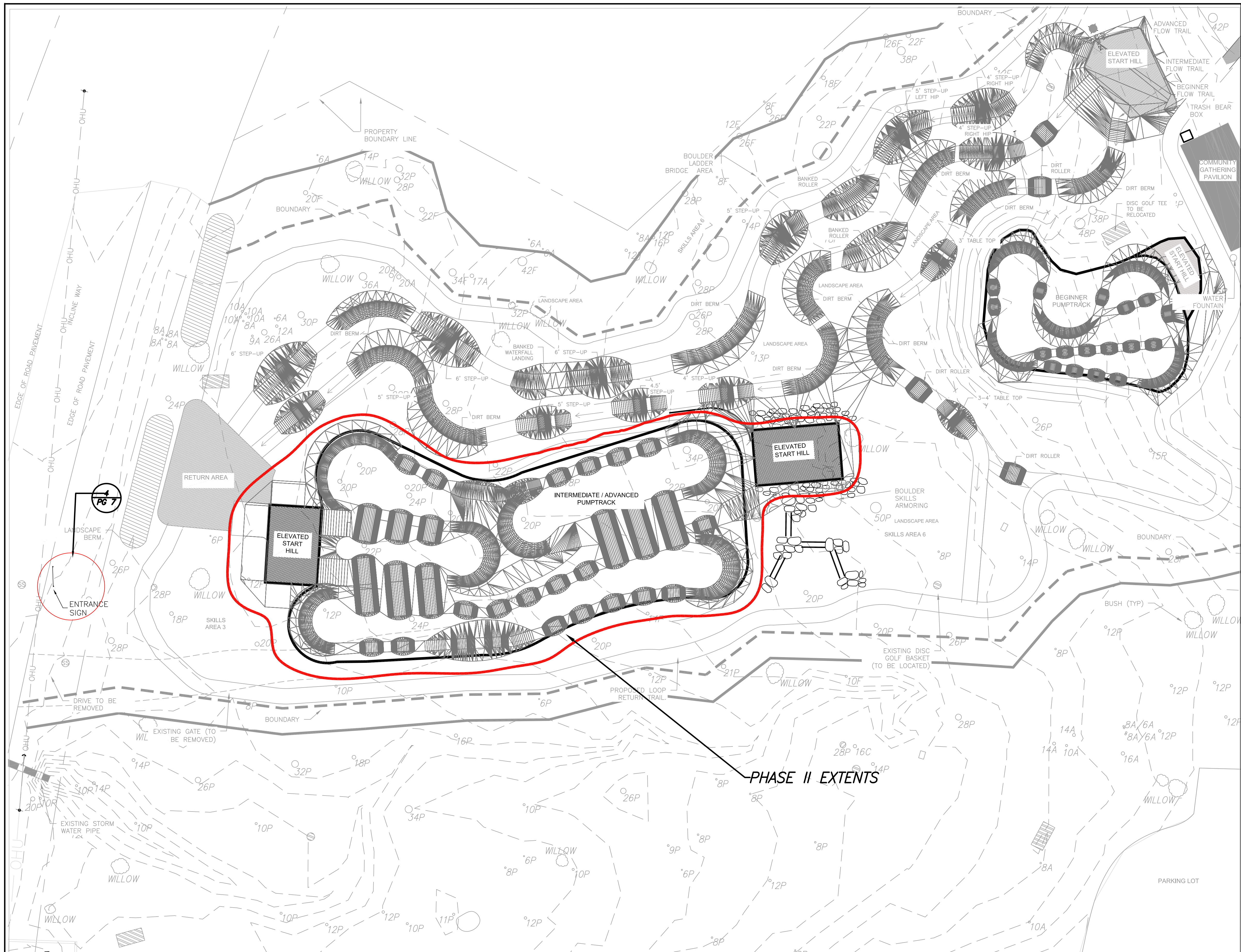
**GAS:**  
 SW GAS  
 218 INCLINE CT.  
 INCLINE VILLAGE, NV 89451

**POWER:**  
 LIBERTY UTILITIES  
 701 NATIONAL AVE.  
 TAHOE VISTA, CA 96146



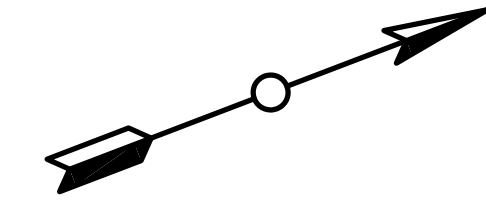
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**  
 1220 Sweetwater Rd.; Incline Village, Nevada 89451 Phone 775-832-1267

**2022 IVGID BIKE PARK PHASE II**  
**SITE PLAN**



NOTE: WORK PLANNED FOR PHASE II IS OUTLINED IN RED

**PLAN**  
 SCALE: 1" = 25'

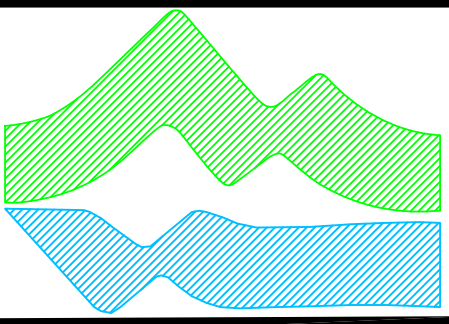


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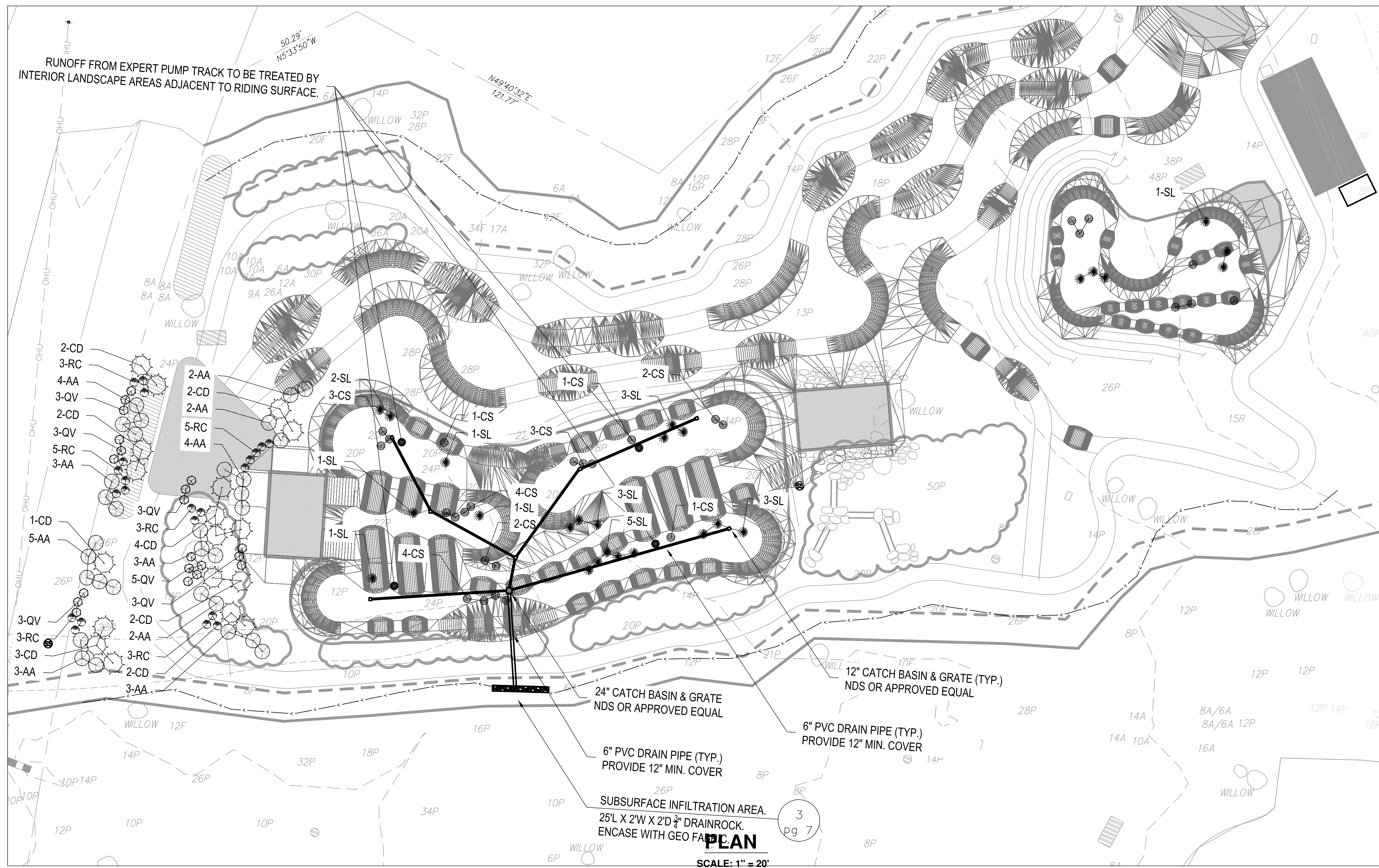
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SHEET 3 OF 7



**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**  
 1220 Sweetwater Rd.; Incline Village, Nevada 89451 Phone 775-832-1267

**2022 IVGID BIKE PARK PHASE II LANDSCAPE & BMP PLAN**



**REVEGETATION NOTES**

- REVEGETATION TREATMENT SHALL BE INSTALLED AS PER THESE SPECIFICATIONS AND THE PLAN SHEETS AND SHALL CONSIST OF SALVAGING AND AMENDING TOPSOIL, REPLACING TOPSOIL, SEEDING AND MULCHING.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS:
  - ALLOWABLE LANDSCAPE EQUIPMENT, HANDCREW ONLY.
  - CONTAINER PLANT MATERIALS ON SITE, PRIOR TO INSTALLATION.
  - LIMITS OF SEEDING.
- SOIL DISTURBANCE SHALL BE MINIMIZED AND LIMITED TO THOSE AREAS THAT REQUIRE TREATMENT. ALL EXISTING VEGETATION WITHIN THE PROJECT LIMITS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED. ANY EXISTING VEGETATION THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- SITE PREPARATION: ALL COMPACTED SOILS IN THE PROJECT AREA SHALL BE LOOSENEED AS REQUIRED TO A DEPTH OF 6 TO 8 INCHES WITH HAND TOOLS ONLY. SOIL SHALL BE LOOSENEED NOT TURNED OR INVERTED. SOILS SHALL BE LOOSENEED SUCH THAT NO SOIL CLODS ARE LARGER THAN AN AVERAGE OF 2 INCHES IN DIAMETER. FINAL SURFACES SHALL BE NON-UNIFORM, ROUGH AND NATURAL IN APPEARANCE. CONTRACTOR MUST AVOID EXISTING PLANTS AND TREE ROOTS WHEREVER LOOSENING OCCURS.
- REVEGETATION TREATMENT:
  - TTA - WET STREAMZONE AREA - APPLY TRPA APPROVED SEED MIX TO PREPARED SEEDBEDS. TEMPORARY IRRIGATION IS REQUIRED FOR TWO SEASONS ALONG ROCK CHANNEL. CONTRACTOR MUST ENSURE IRRIGATION DOES NOT CAUSE RILLS OR EROSION.
  - TTB - DRY STREAMZONE AREA - APPLY TRPA APPROVED SEED MIX TO PREPARED SEEDBEDS. APPLY TOPSOIL WHERE REQUIRED AND APPLY SOIL AMENDMENTS AS REQUIRED. HAND BROADCAST TRPA APPROVED SEED MIX AND INCORPORATE. APPLY MULCH TO ACHIEVE 85 PERCENT COVER. TEMPORARY IRRIGATION IS REQUIRED FOR TWO SEASONS.
- IRRIGATION: CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS REQUIRED AND INSTALL TEMPORARY IRRIGATION SYSTEM FOR TWO GROWING SEASONS. IRRIGATION SYSTEM SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALL. CONTRACTOR SHALL COORDINATE WITH PLACER COUNTY AND NTPUD FOR WATER CONNECTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SURFACE DRIP IRRIGATION OBTAIN 100 PERCENT (100%) OVERLAP COVERAGE UNDER NORMAL WIND CONDITIONS. CONTRACTOR SHALL INSPECT IRRIGATION SYSTEM ON A MONTHLY BASIS TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY. CONTRACTOR SHALL BE RESPONSIBLE FOR WINTERIZING THE IRRIGATION SYSTEM FOR (2) YEARS AND REMOVING THE SYSTEM ONCE PLANTS ARE FULLY ESTABLISHED. CONTRACTOR TO COORDINATE WITH ENGINEER TO DETERMINE IF THE IRRIGATION SYSTEM CAN BE REMOVED AFTER (2) YEARS

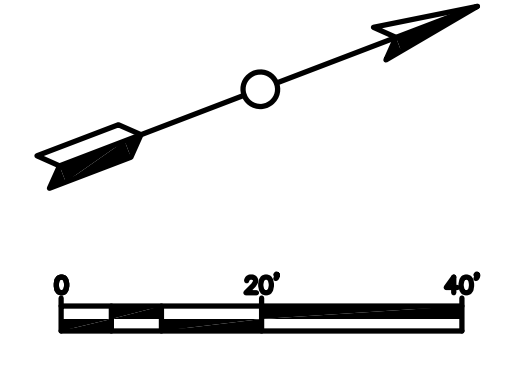
**PLANT LIST**

**CONTAINER PLANTS**

| KEY | BOTANICAL NAME               | COMMON NAME          | QTY. | SIZE    |
|-----|------------------------------|----------------------|------|---------|
|     | <i>Amelanchier alnifolia</i> | Western Serviceberry | 31   | 15 Gal. |
|     | <i>Calocedrus decurrens</i>  | Incense Cedar        | 18   | 15 Gal. |
|     | <i>Cornus sericea</i>        | Redstem Dogwood      | 28   | 5 Gal.  |
|     | <i>Quercus vaccinifolia</i>  | Huckleberry Oak      | 21   | 5 Gal.  |
|     | <i>Ribes cereum</i>          | Wax Current          | 22   | 5 Gal.  |
|     | <i>Salix lemmonii</i>        | Lemmon's Willow      | 26   | 5 Gal.  |

**TTB - SEED MIX**

| BOTANICAL NAME                 | COMMON NAME                  | LB/ACRE |
|--------------------------------|------------------------------|---------|
| <i>Archastaphylos uva-ursi</i> | Kinnikinnick                 | 6.00    |
| <i>Bromus carinatus</i>        | California brome             | 3.00    |
| <i>Elymus glaucus</i>          | Blue wildrye                 | 3.00    |
| <i>Festuca rubra</i>           | Red festuca                  | 1.00    |
| <i>Hordeum brachyantherum</i>  | Meadow barley, from 6,000' + | 2.00    |
| <i>Lupinus polyphyllus</i>     | Tahoe lupine                 | 2.00    |
| <i>Potentilla gracilis</i>     | Cinquefoil                   | 0.50    |
| TOTAL PSL Pounds per Acre      |                              | 17.50   |



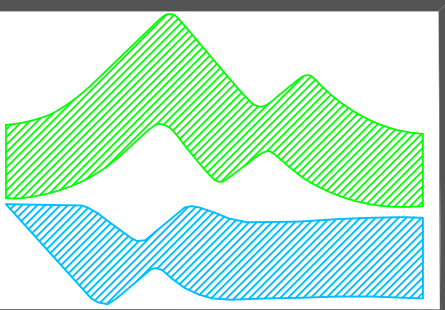
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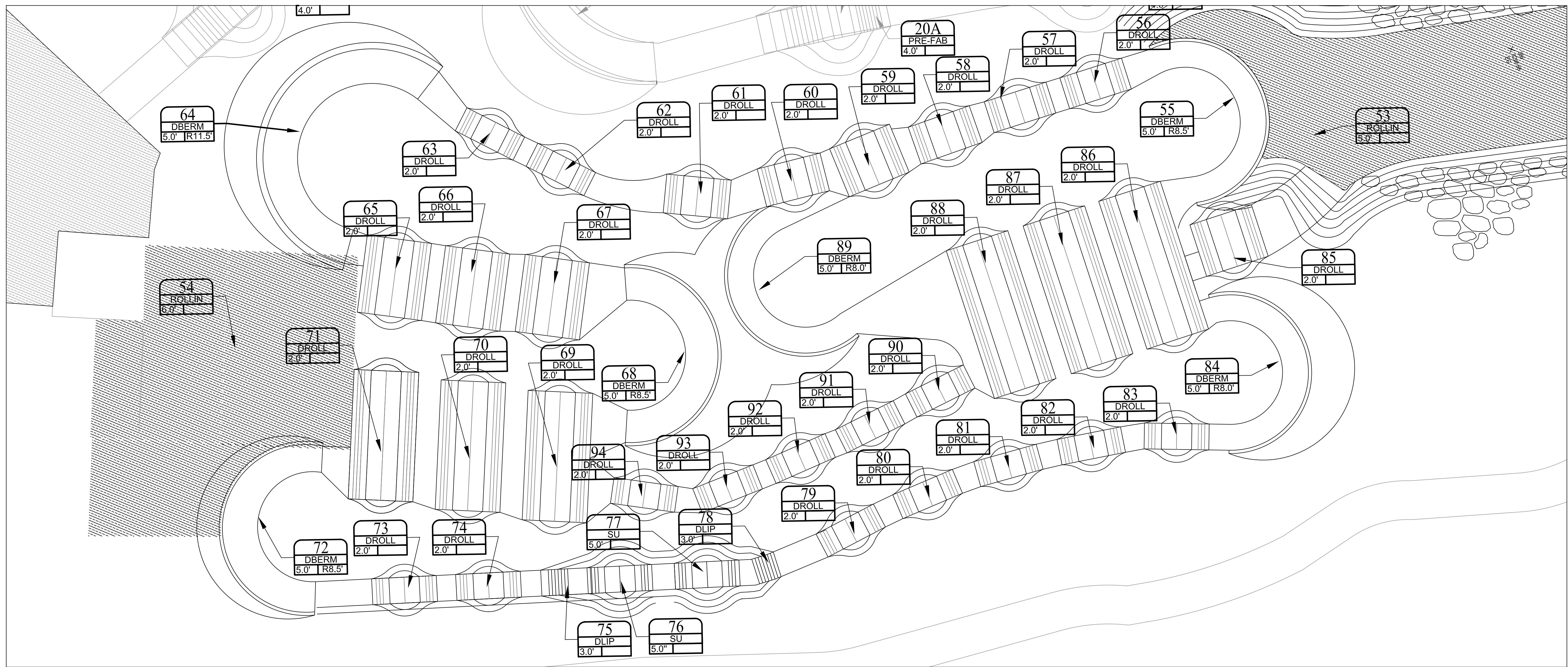




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 1220 Sweetwater Rd.; Incline Village, Nevada 89451 Phone 775-832-1267

**2022 IVGID BIKE PARK PHASE II**

**FEATURE SCHEDULE**



| BIKE FEATURES |              |        |        |
|---------------|--------------|--------|--------|
| ID            | ABBREVIATION | HEIGHT | RADIUS |
| 53            | ROLLIN       | 5.0'   |        |
| 54            | ROLLIN       | 6.0'   |        |
| 55            | DBERM        | 5.0'   | R8.5'  |
| 56            | DROLL        | 2.0'   |        |
| 57            | DROLL        | 2.0'   |        |
| 58            | DROLL        | 2.0'   |        |
| 59            | DROLL        | 2.0'   |        |
| 60            | DROLL        | 2.0'   |        |
| 61            | DROLL        | 2.0'   |        |
| 62            | DROLL        | 2.0'   |        |
| 63            | DROLL        | 2.0'   |        |
| 64            | DBERM        | 5.0'   | R11.5' |
| 65            | DROLL        | 2.0'   |        |
| 66            | DROLL        | 2.0'   |        |
| 67            | DROLL        | 2.0'   |        |
| 68            | DBERM        | 5.0'   | R8.5'  |
| 69            | DROLL        | 2.0'   |        |
| 6A            | DLIP         | 5.0'   |        |
| 70            | DROLL        | 2.0'   |        |
| 71            | DROLL        | 2.0'   |        |
| 72            | DBERM        | 5.0'   | R8.5'  |
| 73            | DROLL        | 2.0'   |        |

| BIKE FEATURES |              |        |        |
|---------------|--------------|--------|--------|
| ID            | ABBREVIATION | HEIGHT | RADIUS |
| 74            | DROLL        | 2.0'   |        |
| 75            | DLIP         | 3.0'   |        |
| 76            | SU           | 5.0'   |        |
| 77            | SU           | 5.0'   |        |
| 78            | DLIP         | 3.0'   |        |
| 79            | DROLL        | 2.0'   |        |
| 80            | DROLL        | 2.0'   |        |
| 81            | DROLL        | 2.0'   |        |
| 82            | DROLL        | 2.0'   |        |
| 84            | DBERM        | 5.0'   | R8.0'  |
| 85            | DROLL        | 2.0'   |        |
| 86            | DROLL        | 2.0'   |        |
| 87            | DROLL        | 2.0'   |        |
| 88            | DROLL        | 2.0'   |        |
| 89            | DBERM        | 5.0'   | R8.0'  |
| 90            | DROLL        | 2.0'   |        |
| 91            | DROLL        | 2.0'   |        |
| 92            | DROLL        | 2.0'   |        |
| 93            | DROLL        | 2.0'   |        |
| 94            | DROLL        | 2.0'   |        |

**ABBREVIATIONS**

DBROLL - DIRT BANKED ROLLER  
 DROLL - DIRT ROLLER  
 DBERM - DIRT BERM  
 DLIP - DIRT LIP/KICKER  
 DWF - DIRT WATERFALL LANDING  
 ROLLIN - ELEVATED START/ROLL-IN AREA  
 SU - STEP-UP  
 SURH - STEP-UP RIGHT HIP  
 SULH - STEP-UP LEFT HIP  
 TABT - TABLE TOP  
 PRE-FAB - PRE-FAB FEATURE FURNISHED BY OWNER

**BIKE FEATURE NOTES**

- BIKE FEATURE HEIGHT IS IN REFERENCE TO FINISH GRADE.
- BERM RADII SHOWN IN THE BIKE FEATURE PLAN AND TABLE ARE MEASURED FROM INSIDE BOTTOM OF BERM.
- OWNER WOULD LIKE TO MINIMIZE THE IMPACT TO THE EXISTING TREES AND VEGETATION.
- FIELD ADJUSTMENTS MAY BE NECESSARY UPON THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE.
- TOP OF ROLL-INS SHOULD BE PITCHED A MINIMUM OF 5% IN THE DIRECTION OF TRAVEL FOR THE ROLL-IN.
- ALL RIDING SURFACES TO RECEIVE A MINIMUM OF 4 INCHES OF SCREENED TOP-COAT MIX AS APPROVED.

**ID#** RADIUS POINT OF BERM  
 R.P. FOR BIKE FEATURE ID#

**ID** - BIKE FEATURE ID#  
**ABB** - ABBREVIATION  
**H** - HEIGHT ABOVE FINISH GRADE  
**R** - RADIUS OF INSIDE TOW OF BERM

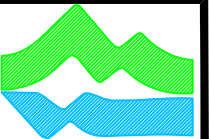
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SHEET 4 OF 7



**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**  
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Grading Plan

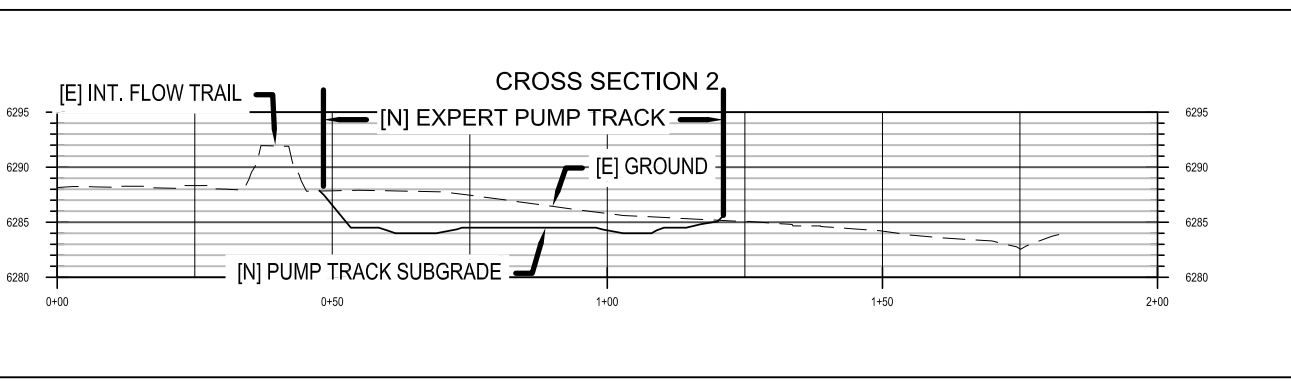
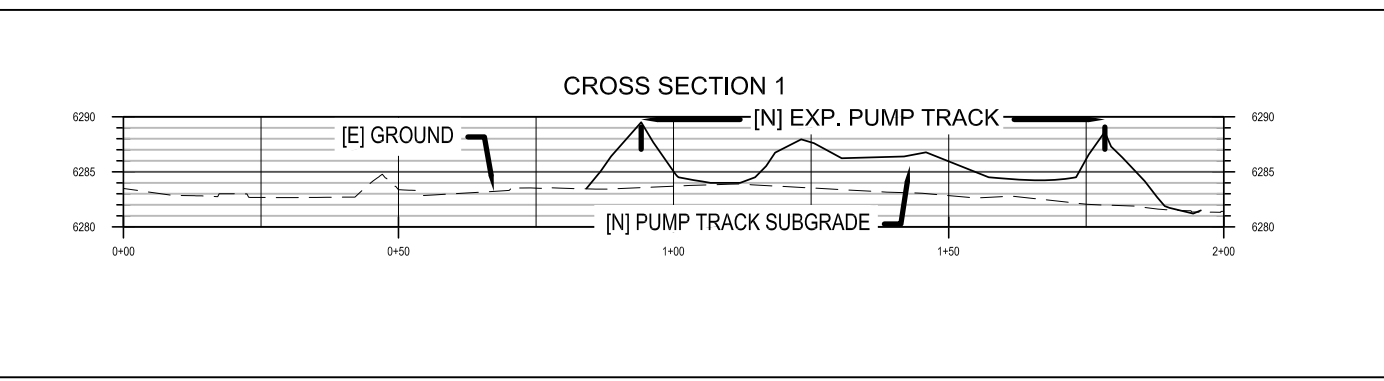
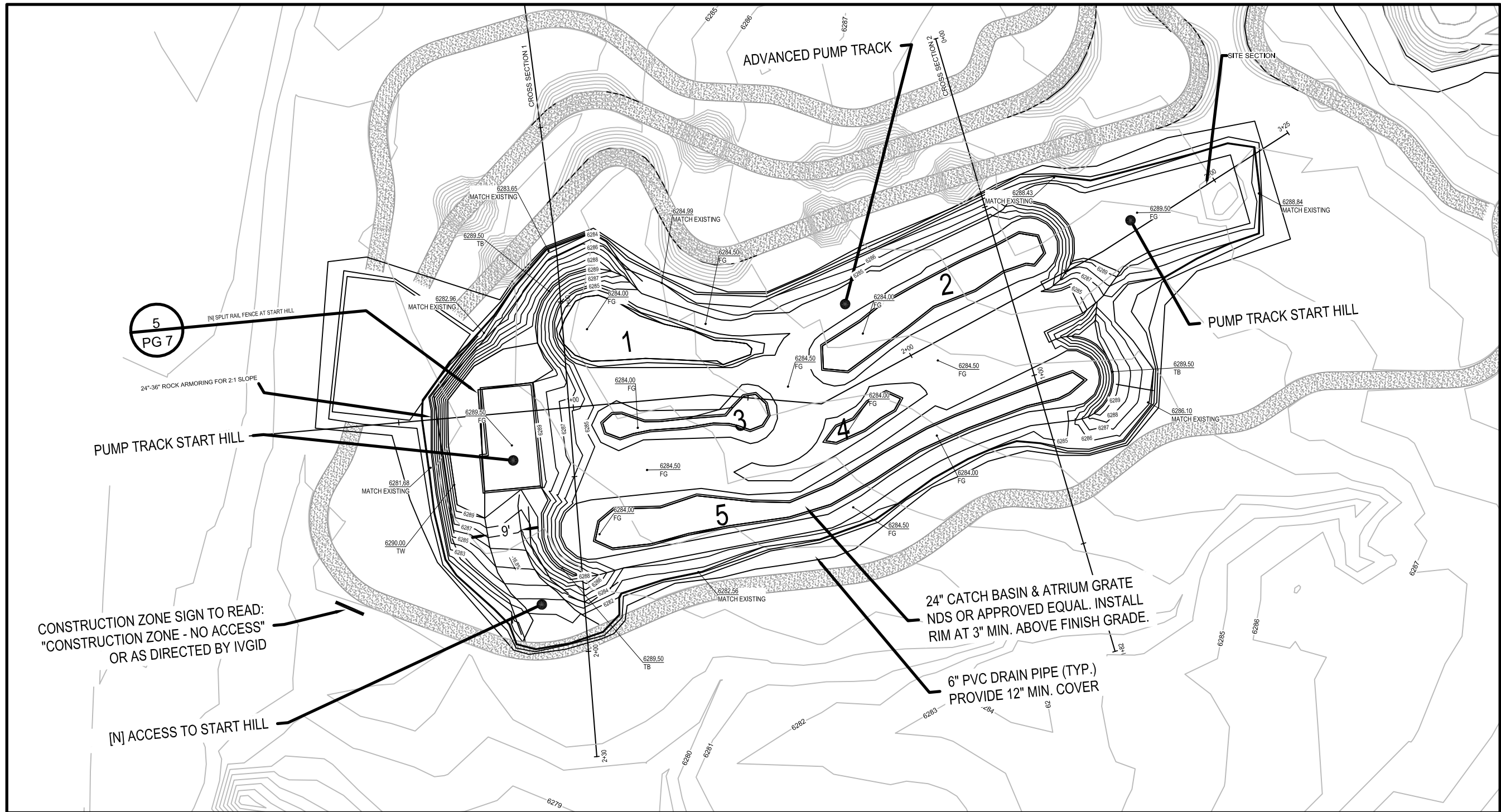
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 IVGID BIKE PARK PHASE II

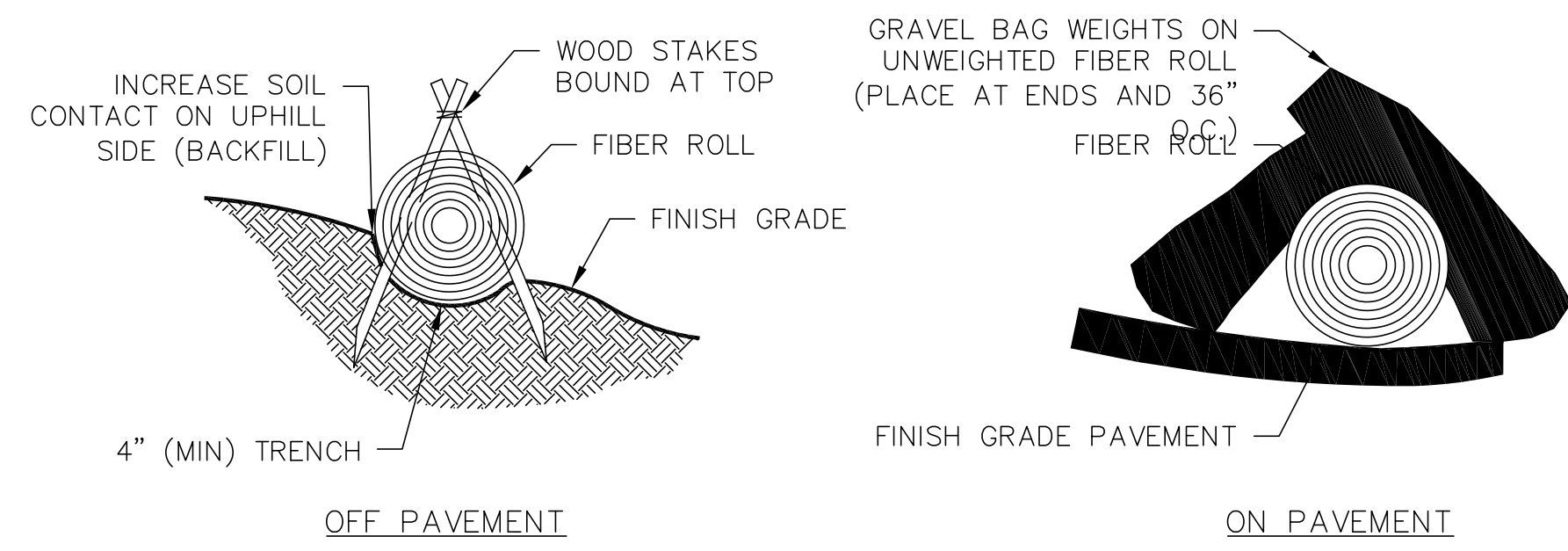
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 DRAWN: JRL DESIGN: JRL  
 APPROVED: ATR DATE: \_\_\_\_\_

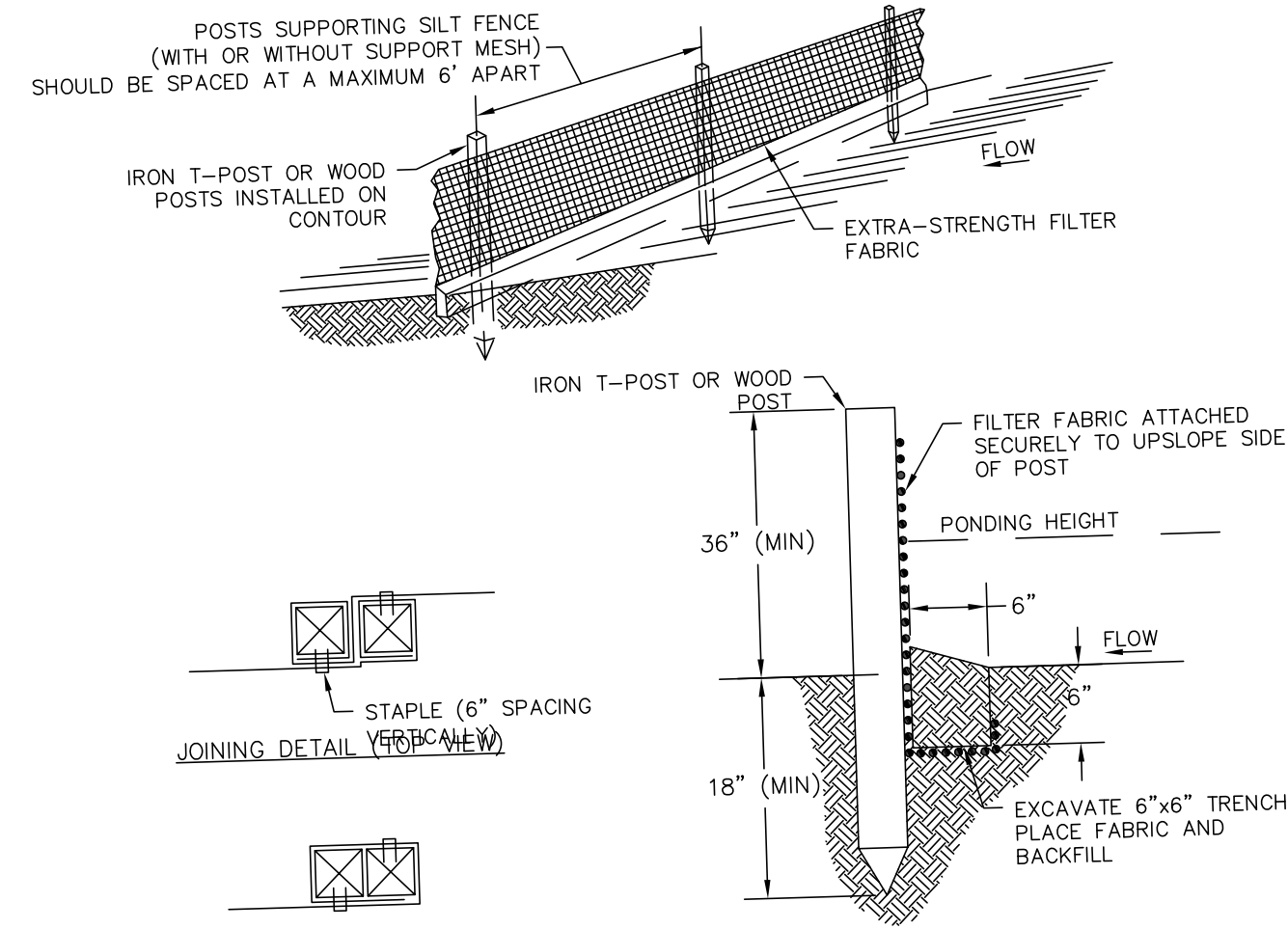
SHEET 6 OF 7  
 WSLIP22-002



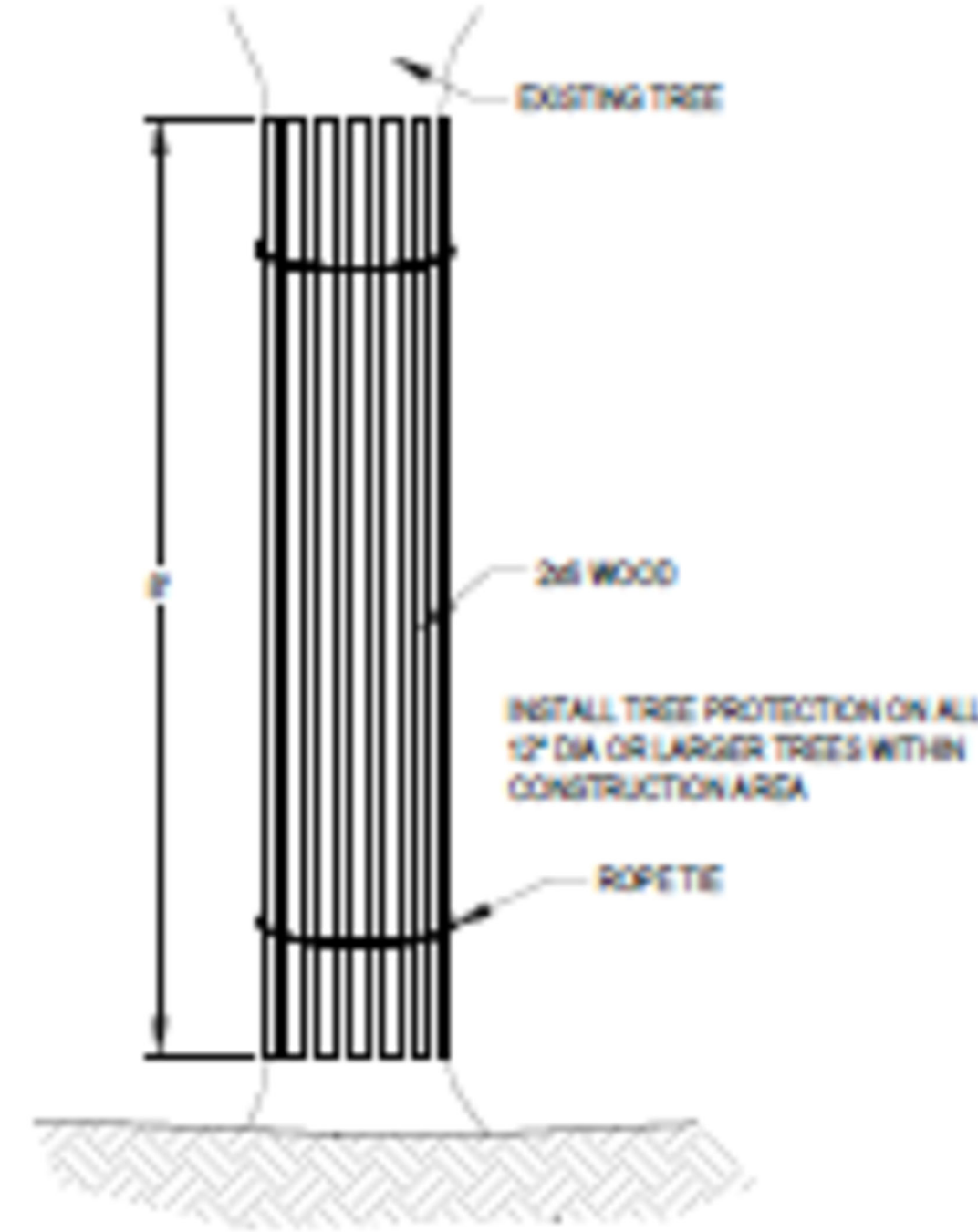


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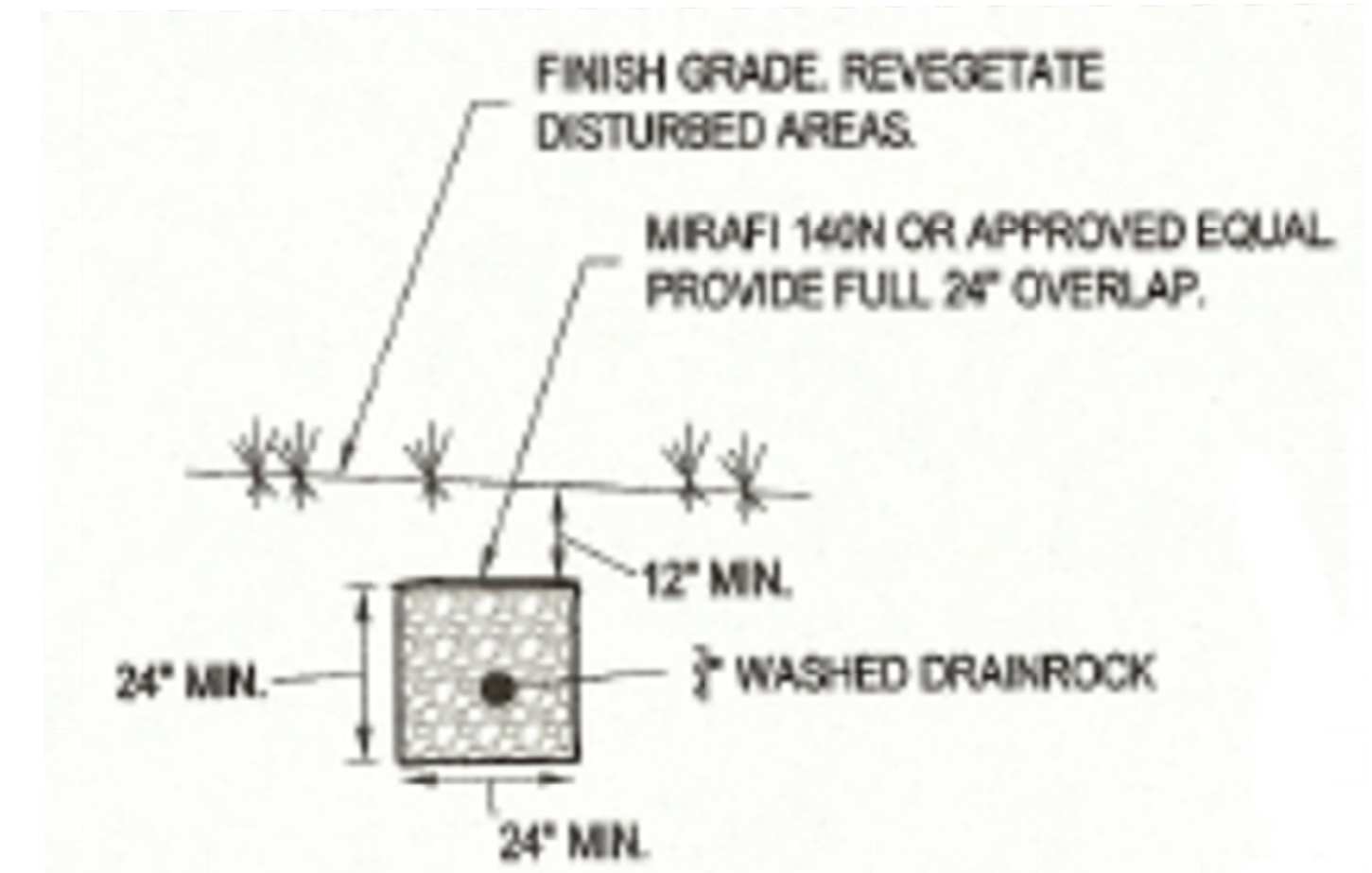
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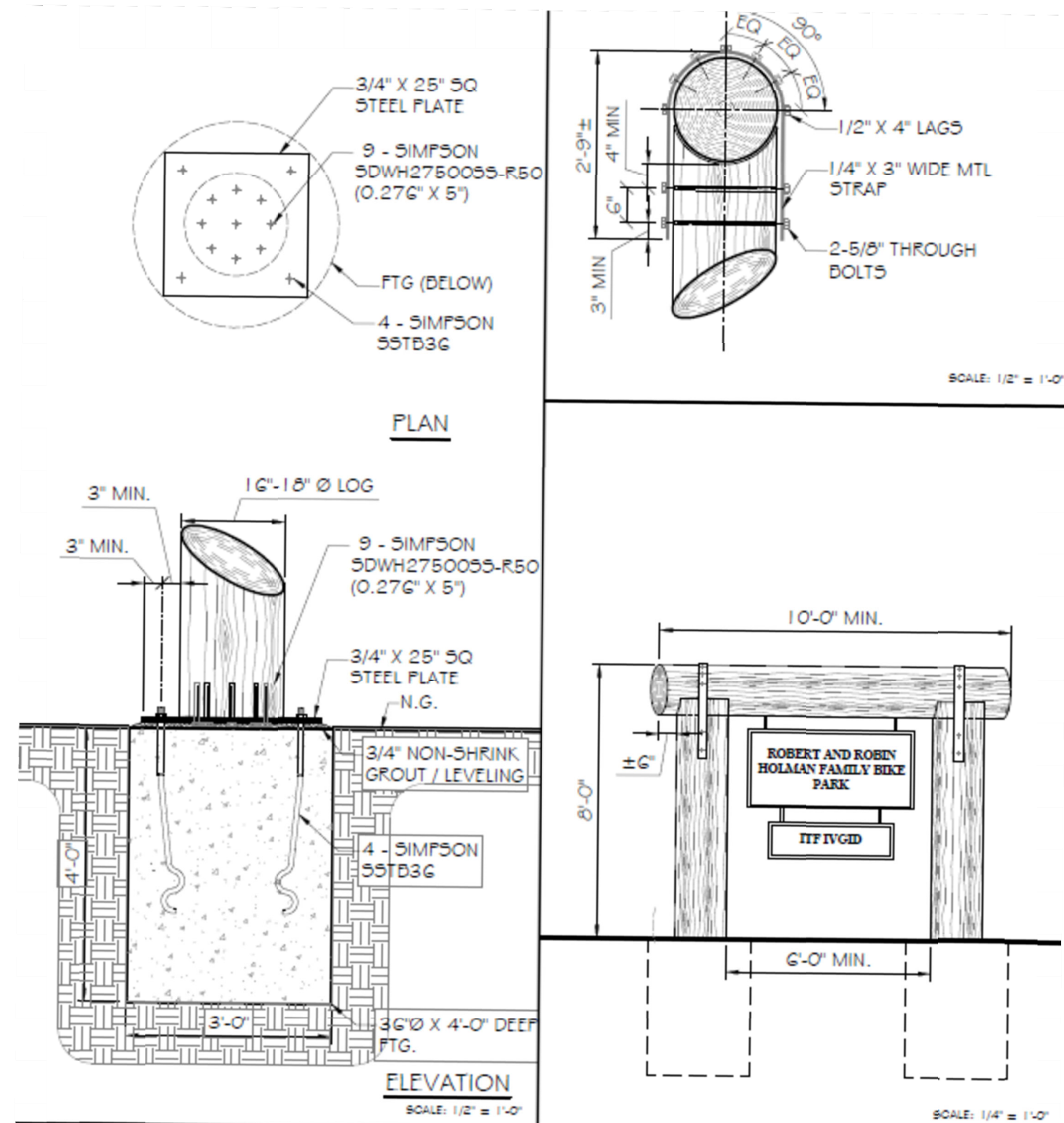
TEMPORARY SOIL & TREE PROTECTION FENCING



TEMPORARY TREE PROTECTION (TYP.)



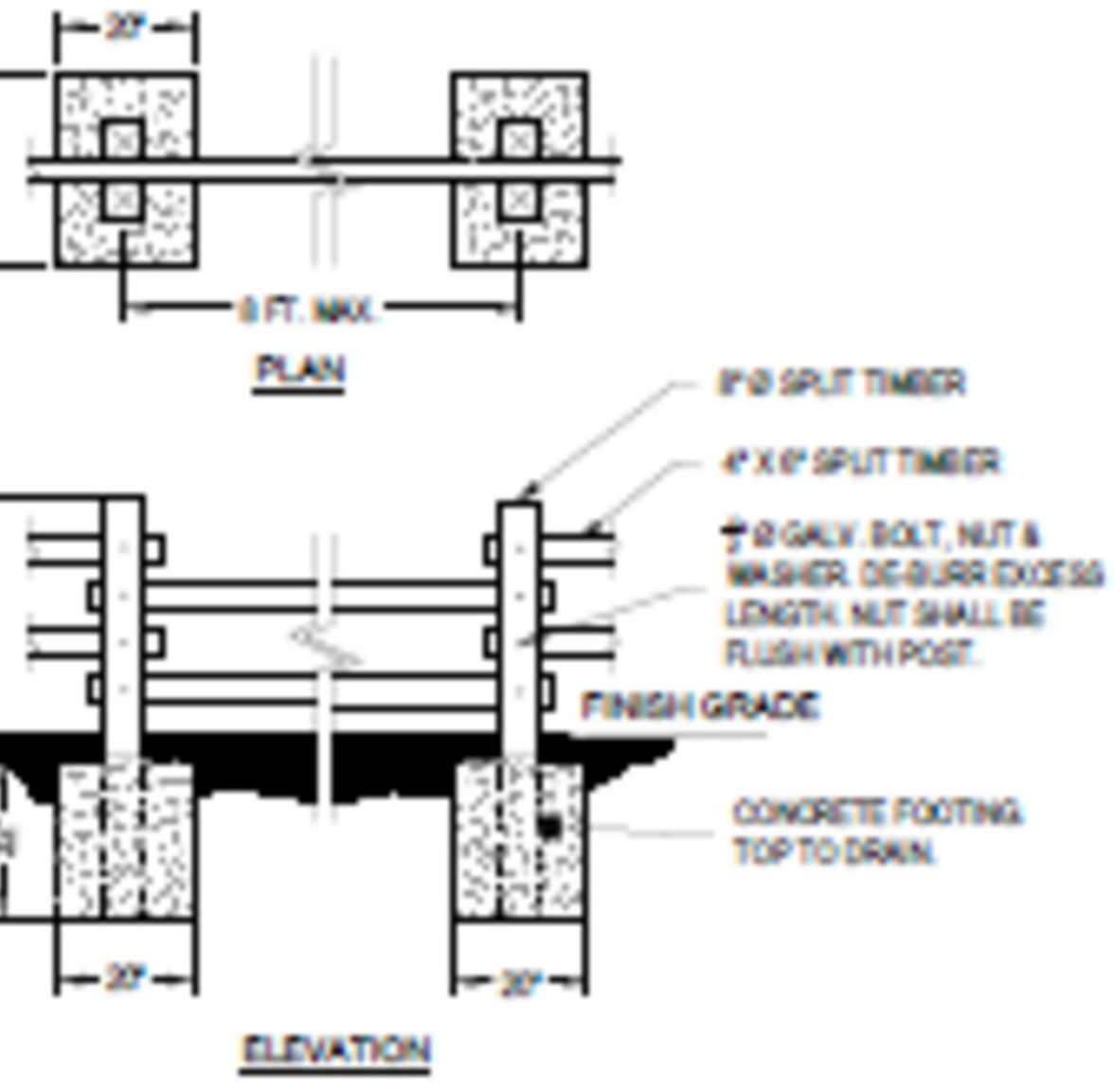
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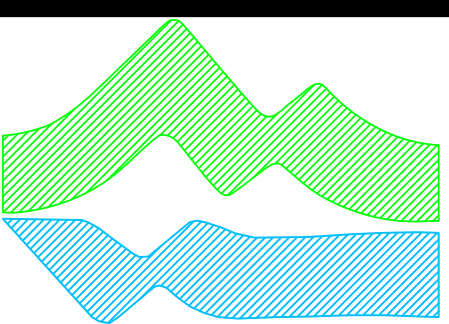
ITF / IVGD - LOG POST SIGN



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SPLIT RAIL FENCE



**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**  
 1220 Sweetwater Rd.; Incline Village, Nevada 89451 Phone 775-832-1267

DETAILS

2022  
 IUGID BIKE PARK PHASE II

BID SET

DATE SIGNED: \_\_\_\_\_

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

Project No. 4378LI1707  
 DATE: 03/02/2017  
 SCALE: AS NOTED  
 DRAWN: JRL DESIGN: JRL  
 APPROVED: ATR DATE: \_\_\_\_\_

SHEET 7 OF 7



November 1, 2022

Letter #001

Ms. Katherine Oakley  
Project Planner  
Washoe County – Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

**Project: IVGID Bike Park Phase II**  
**Re: SUP Application WSUP22-0029 – Intermediate/Advanced Pump Track Construction**

This letter is written with regard to the Incline Village General Improvement District (District) Special Use Permit application submitted on October 8, 2022. Following Washoe County CSD review, your email dated October 18, 2022 and related phone conversations notified the District that the proposed Project would require an additional Special Use Permit for its "Use Type" which was discussed to be a "Participant Sports Facility."

The District has reviewed Sections 110.410 and 110.412 of the Washoe County Development Code; in addition, we have reviewed the Tahoe Area Plan and Code of Ordinances. Following our review, The District believes that the existing bike park and the proposed Phase II improvements located at 964 Incline Way (APN 127-030-31) comply with requirements outlined in the respective Codes listed above. The project is an expansion to the existing bike park (WC Permit WSUP17-0017, 2017) and represents no change to the current use of the existing recreation facility.

The District proposes Phase II of the Bike Park Project applies under "Recreation" and is therefore exempt from the Washoe County requirements for additional parking and landscaping. However, because the Project is located within the Tahoe Basin, the Project must also follow the standards called out for Recreation in the Tahoe Area Plan. The Tahoe Area Plan divides recreation into subcategories; the Project would apply under "Participant Sports Facilities." With that designation, the existing site meets the Tahoe Area Plan standards including signage, lighting, landscaping, parking, and BMP's on the property as called out for Participant Sport Facilities. The new project will include additional landscaping and planting of native plants and mulch as shown on the Project drawings.

District property and existing recreation facility staff regularly review and coordinate compliance with TRPA requirements to ensure the property meets applicable requirements for the area. This includes signage, lighting, landscaping, parking, and BMP's on the property.

Thank you for your time and consideration with this application. The District looks forward to collaborating with the CSD to complete the project application.

Sincerely,

Randolph McLean  
Associate Engineer

---

893 Southwood Boulevard, Incline Village, NV 89451  
PHONE: (775) 832-1100 • FAX (775) 832-1122



November 15, 2022

Letter #002

Ms. Katherine Oakley  
 Project Planner  
 Washoe County – Community Services Department  
 1001 East Ninth Street  
 Reno, NV 89512

**Project: IVGID Bike Park Phase II**  
**Re: SUP Application WSUP22-0029 – Intermediate/Advanced Pump Track Construction**

This letter is written with regard to the Incline Village General Improvement District (District) Special Use Permit application submitted on October 8, 2022. Following Washoe County CSD review, your email dated November 8, 2022 and related phone conversations notified the District that the proposed Project would require an additional Special Use Permit for its "Use Type" which was determined to be a "Participant Sports Facility."

The District has reviewed Sections 110.410 and 110.412 of the Washoe County Development Code; in addition, we have reviewed the Tahoe Area Plan and Code of Ordinances. Following our review, the District believes that the existing bike park and the proposed Phase II Improvements located at 964 Incline Way (APN 127-030-31) comply with requirements outlined in the respective Codes listed above. The project is an expansion to the existing bike park (WC Permit WSUP17-0017, 2017) and represents no change to the current use of the existing recreation facility.

The current site uses a shared parking lot with both the Recreation Center and the Tennis Complex. The total required parking allocation according to the guidelines found in the Washoe County Development Article 410 – Parking and Loading & Article 220.1 – Tahoe Area Design Standards is as follows;

| Location                        | W.C. Parking Allocation         | Area         | Parking Required | Parking Provided |
|---------------------------------|---------------------------------|--------------|------------------|------------------|
| Recreation Center – Lower Floor | 1 Space per 500 ft <sup>2</sup> | 25,414 SF    | 51               | 130              |
| Recreation Center – Upper Floor | 1 Space per 500 ft <sup>2</sup> | 10,838 SF    | 22               |                  |
| Tennis Courts                   | 1 Space per 3 Courts            | 11 Courts    | 4                | 39               |
| Per Full Time Employee          | 1 Space per FTE                 | 15 Employees | 15               | 15               |
| <b>TOTAL PARKING ALLOCATION</b> |                                 |              | <b>92</b>        | <b>184</b>       |

- People using the existing Bike Park are the same people that will be using Phase II.
- The majority of bikers arrive to the Bike Park on their bikes.

Phase I of the Bike Park Project included landscaping and erosion control measures throughout the work site including planting of native plants in accordance with TRPA Permit # EIPC2017-0010. In following the Washoe County Development Code – Tahoe Area Design Standards – Landscaping – Section N the Bike Park Phase II will incorporate the same type permanent BMP's already installed during construction of Phase I. Landscaping of Phase II will be in accordance with the TRPA approved plans. During construction, all areas susceptible to water runoff will receive proper temporary BMPs and the permanent BMPs will be properly maintained by IVGID staff.

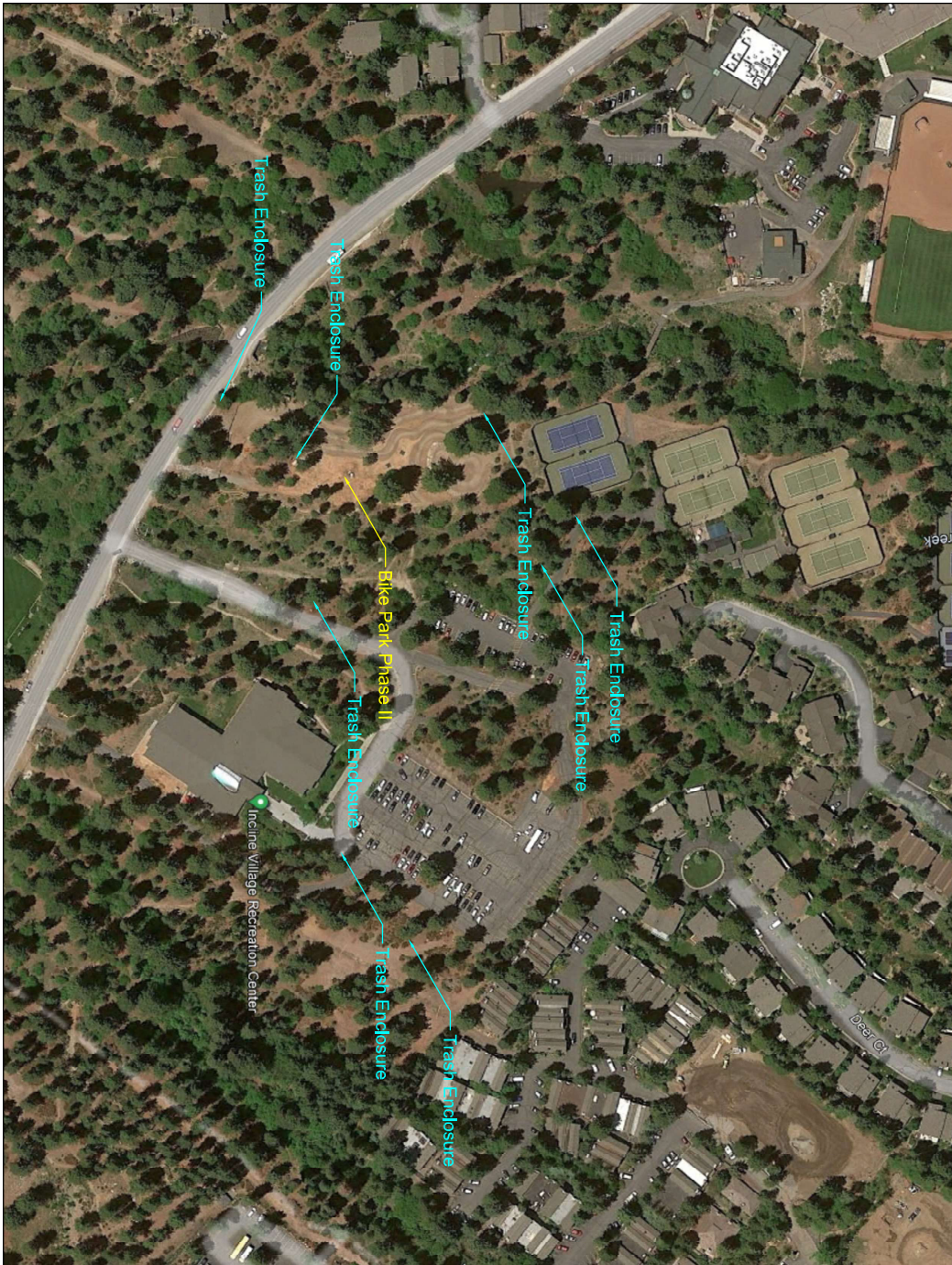
District property and existing recreation facility staff regularly review and coordinate compliance with TRPA requirements to ensure the property meets applicable requirements for the area. This includes signage, lighting, landscaping, parking, and BMP's on the property.


Thank you for your time and consideration with this application. The District looks forward to collaborating with the CSD to complete the project application.

Sincerely,

Randolph McLean  
 Associate Engineer

893 Southwood Boulevard, Incline Village, NV 89451  
 PHONE: (775) 832-1100 • FAX (775) 832-1122



|                                                                                                                      |                                                             |                                                                                                                              |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| PROJECT NO. 220107<br>DATE: 11/16/2022<br>SCALE: NTS<br>DRAWN: JRS<br>CHECKED: JRS<br>APPROVED: _____<br>DATE: _____ | DATE SIGNED: _____<br>REVIEWER: _____<br>DESCRIPTION: _____ | <b>INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT</b><br>1220 Sweetwater Rd.; Incline Village, Nevada 89451 Phone 775-832-1267 |  |
|                                                                                                                      | ROAD NAME: _____<br>2022<br>IVGID BIKE PARK PHASE II        | Trash Enclosure Locations                                                                                                    |                                                                                       |

App A

## Oakley, Katherine

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**From:** Randolph McLean <rdm@ivgid.org>  
**Sent:** Monday, December 5, 2022 10:26 AM  
**To:** Oakley, Katherine  
**Subject:** RE: Special Use Permit Narrative 002

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

Hi Kat,

We would like to request a deviation from the standard maximum 3:1 slopes.

The slopes for the start hill were designed at a 2:1 slope due to limited room in the area. This is also a standard design for bike parks. The height of the start hill is set to allow riders to gain momentum at their start to help carry them through the pump track. If the slopes were more gradual, the riders would have a harder time getting through the tracks features.

Let me know if there is any more detail you need from us.

Regards,

Randolph McLean  
Associate Engineer

Incline Village General Improvement District  
Public Works Department  
1220 Sweetwater Road  
Incline Village, NV 89451  
(775) 833-8323

**From:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Sent:** Thursday, December 1, 2022 11:43 AM  
**To:** Randolph McLean <rdm@ivgid.org>  
**Subject:** RE: Special Use Permit Narrative 002

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for confirming! One of the Washoe County grading standards is that slopes shall not be steeper than 3:1 (WCC 110.438.45). Since you're getting a special use permit, you can ask for a deviation from that standard for the 2:1 slopes at the start hill. Would you like me to incorporate that request into my staff report, or would you like to change to 3:1? If you want to request 2:1, a brief explanation of why you've chosen it would be helpful! Just something short via email would work fine. And let me know if you have any questions about that section of code.

Best,



**Kat Oakley**

**Planner, Planning & Building Division | Community Services Department**

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

---

**From:** Randolph McLean <[rdm@ivgid.org](mailto:rdm@ivgid.org)>  
**Sent:** Thursday, December 1, 2022 8:00 AM  
**To:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
**Subject:** RE: Special Use Permit Narrative 002

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

Hi Kat,

Sorry for the late response. The slopes to the start hill should be the only ones in excess of 3:1 for the project.

Thanks,

Randolph McLean  
Associate Engineer

Incline Village General Improvement District  
Public Works Department  
1220 Sweetwater Road  
Incline Village, NV 89451  
(775) 833-8323

**From:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
**Sent:** Monday, November 28, 2022 12:28 PM  
**To:** Randolph McLean <[rdm@ivgid.org](mailto:rdm@ivgid.org)>  
**Cc:** Kate Nelson <[knsn@ivgid.org](mailto:knsn@ivgid.org)>; Hudson Klein <[hwk@ivgid.org](mailto:hwk@ivgid.org)>  
**Subject:** RE: Special Use Permit Narrative 002