



Board of Adjustment Staff Report

Meeting Date: July 11, 2018

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER: WSUP18-0009 (Sky Tavern Excavation)

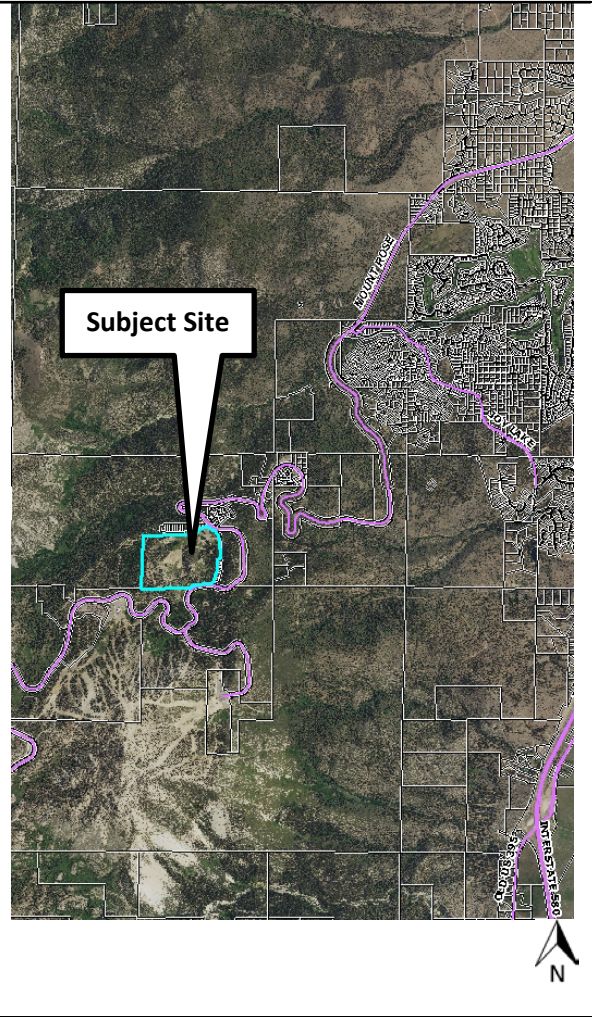
BRIEF SUMMARY OF REQUEST: To approve major grading including excavation of 39,300 cubic yards of material and expand the parking lot area. Additional improvements will include the construction of a new maintenance building, restoring culverts, and snowmaking pump station.

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to excavate 39,300 cubic yards of material from Grass Lake and Recreation Pond at the Sky Tavern Ski Area in order to improve the lake/pond and to use the excavated material to expand the parking lot area. Additional improvements will include the construction of approximately 34,218 square feet of new asphalt paving in the parking area, construction of a new 2,000 square foot maintenance building, restoring the culvert for Browns Creek, piping of spring water to the snowmaking pond, and installation of permanent snowmaking pump station. The proposal also requests varying the landscaping, parking and grading requirements.

Applicant:	Sky Tavern Junior Ski Area
Property Owner:	City of Reno
Location:	10000 Mt Rose Hwy.
APN:	048-050-03
Parcel Size:	±143.07 acres
Master Plan:	Rural
Regulatory Zone:	Parks & Recreation (PR)
Area Plan:	Forest
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 438, Grading and Article 810, Special Use Permits
Commission District:	1 – Commissioner Berkbigler



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP18-0009 for Washoe County School District, having made all four findings in accordance with Washoe County Code Section 110. 810. 30

(Motion with Findings on Page 10)

Staff Report Contents

Special Use Permit.....3

Vicinity Map..... 4

Site Plan..... 5

Project Evaluation6

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STMWV CAB)8

Reviewing Agencies9

Recommendation 10

Motion 10

Appeal Process 11

Exhibits Contents

Conditions of ApprovalExhibit A

Agency Review Letters.....Exhibit B

Public NoticeExhibit C

Project Application.....Exhibit D

Special Use Permit

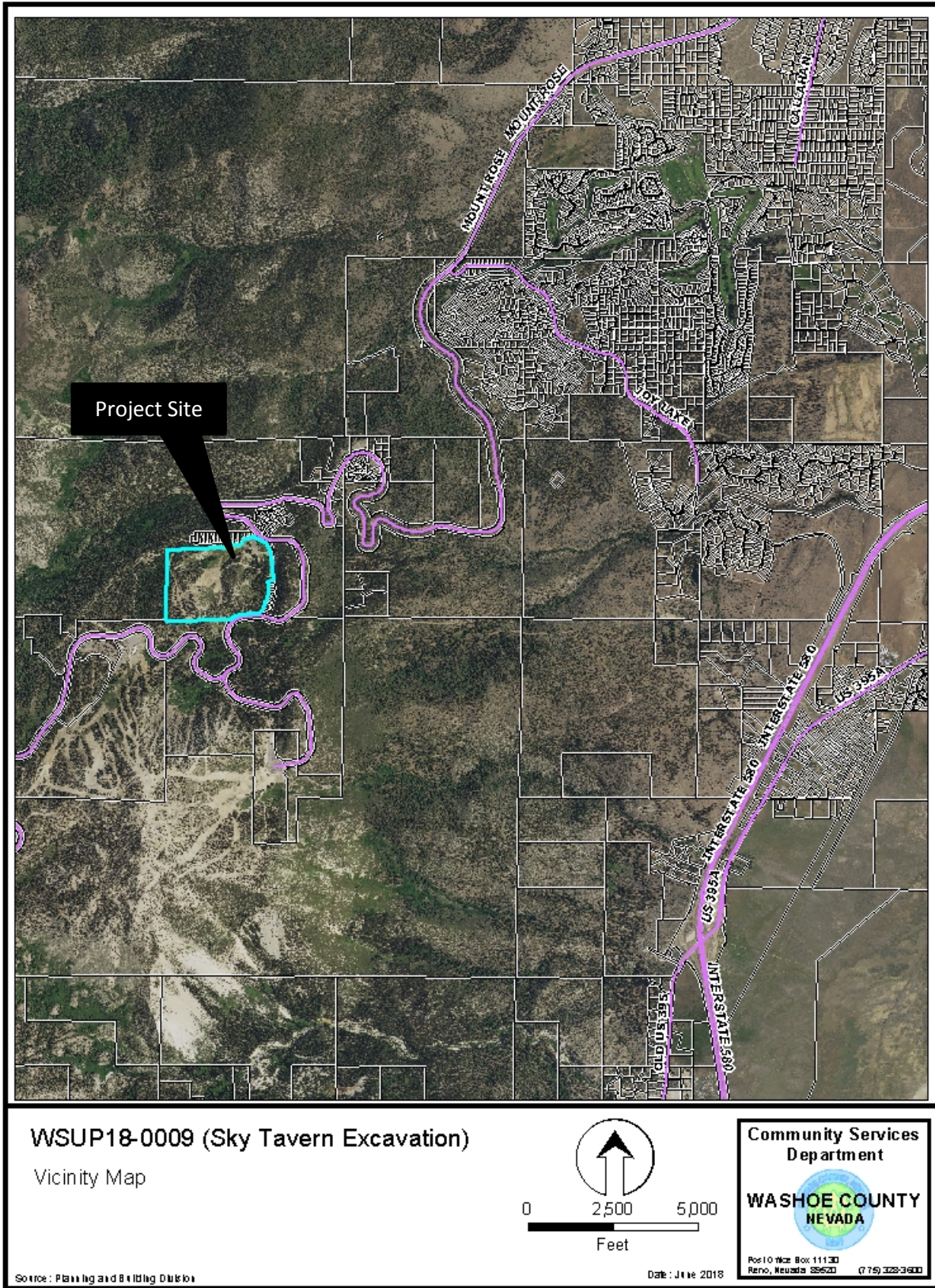
The purpose of a Special Use Permit (SUP) is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting 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 WSUP18-0009 are attached to this staff report and will be included with the Action Order.

The subject property is designated as Parks and Recreation (PR). The proposed excavation of 39,300 cubic yards is permitted with a special use permit per WCC 110.438.35. Therefore the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP regulations allow variances to be granted in conjunction with the approval process per WCC Section 110.810.20(e). The applicant is seeking a variance to landscaping, parking and grading requirements. The Board of Adjustment will also be ruling on those requests.



Vicinity Map

Project Evaluation

The subject site is at the Sky Tavern Ski area off Mt. Rose Highway. The applicant, Sky Tavern Junior Ski Area, is seeking a special use permit for major grading to excavate 33,000 cubic yards of sediment from Grass Lake and 6,300 cubic yards of sediment from Recreation Pond. A total of 111,000 square feet of the property will be disturbed. Currently, Grass Lake is over grown with vegetation and the excavation of the lake will create a functioning lake that will be used for the new snow making operations. Piping will be installed into Grass Lake and the necessary support equipment will be located in the new snowmaking pump station adjacent to Grass Lake. There is existing drainage piping from Recreation Pond to Grass Lake which connects to Browns Creek and the existing Browns Creek culvert will be restored. Grass Lake is a natural saddle of Browns Creek which drains into Browns Creek then Galena Creek and into Washoe Valley and ultimately the Truckee River. The upstream sediment removal will improve and reduce downstream sediment impacts and will help minimize stormwater runoff and dust impacts from the site. The applicant stated that removal of vegetation will make Grass Lake and Recreation Pond more attractive and suitable for summer recreation and will reduce fire danger. This will also constitute a general clean-up of the area and enhance the aesthetics for neighboring properties. The applicant is proposing to provide additional roadway and traffic control signage.

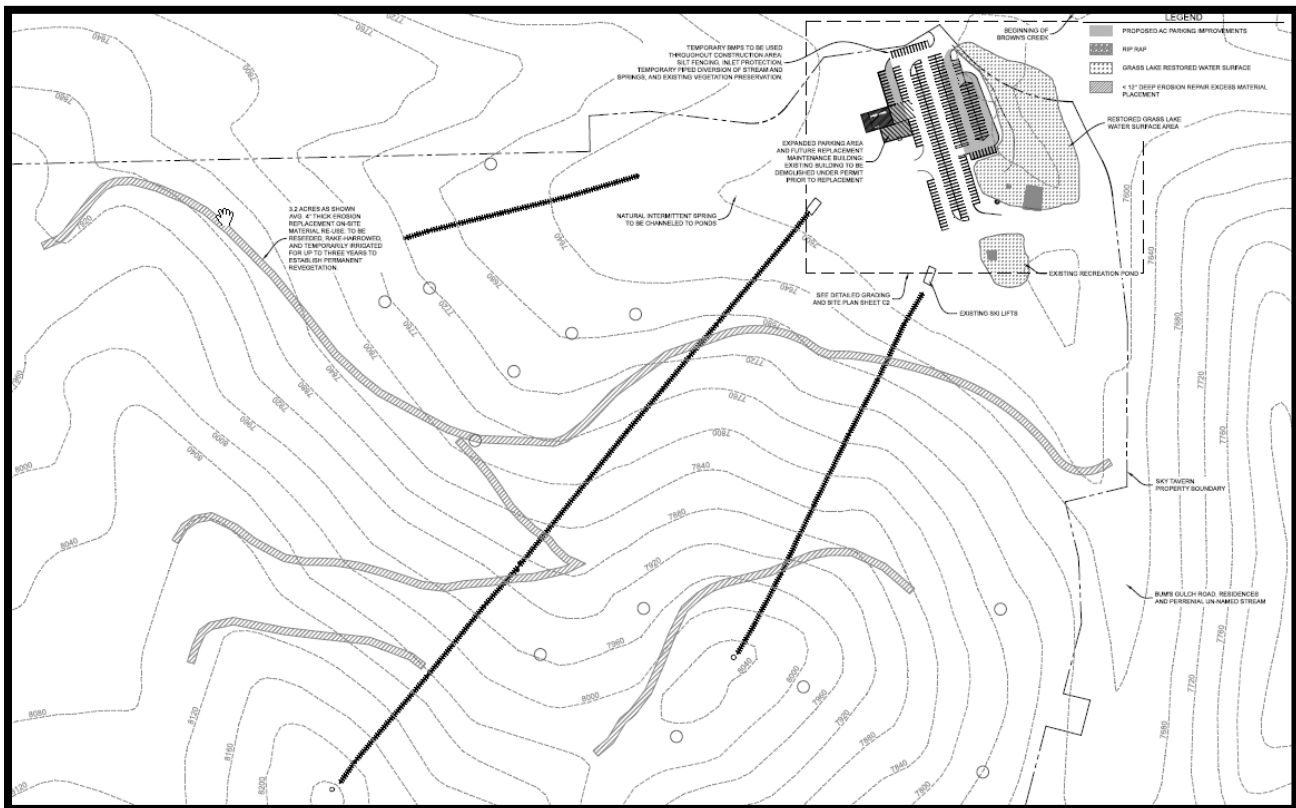


Looking southwest at Grass Lake



Looking east at Grass Lake and New Proposed Parking Lot Area

The excavated material will be used to enlarge the existing parking lot area and the construction of a new parking area adjacent to the lodge. The lower parking lot adjacent to Grass Lake will be enlarged by 24,346 square feet with 29 parking spaces and the new upper parking lot will be 9,872 square feet with 11 parking spaces. The applicant states that the expanded parking lot will be particularly helpful for emergency vehicles and will be designed to improve the function of the parking lot. The existing maintenance building currently located next to Grass Lake will be demolished. A new 2,000 square foot maintenance building will be constructed adjacent to the new parking lot with parking for maintenance equipment.



Erosion Repair Area for Excess Material Map

Material will also be used to repair eroded/damaged roads on the ski slope area (See map on page 8). This area is 3.2 acres in size and will be reseeded, rake harrowed, and temporarily irrigated for up to three years to establish permanent revegetation. The applicant states that Best Management Practices (BMPs) will be implemented throughout the site, including but not limited to silt fence, fiber rolls, rip-rap and re-vegetation.

A request to vary the signage, landscaping, parking and loading, and grading requirements was submitted with the application. The request to vary the specific code requirements are:

Article 412 Landscaping:

- 412.60 - Requesting to waive additional trees/vegetation to the site. There is significant existing vegetation on the site with numerous trees and vegetation.
- 412.15 - Requesting to waive the irrigation requirement. At the elevation of the site the vegetation is typically wild and irrigation is not needed. Hand watering can be done to establish new seedlings, as needed.
- 412.50 - Requesting to waive planting in the parking lot areas. Snow levels can accumulate during the winter months and equipment needed to remove the snow, which would make plowing the area difficult and possibly destroy the planting areas in the parking lots.

Article 410 Parking and Loading:

- 410.10 - Requesting to waive the numbers of parking spaces requirement. Parking spaces will be based on historic use and not the size of the buildings.
- 410.15(a)(b) - Requesting to waive motorcycles and bicycles parking space requirement. Motorcycles and bicycles do not access site during winter months and there is plenty of parking space in off season to accommodate both uses.
- 410.25(a)(g) – Requesting to waive the parking lot design and lighting requirement. The design will be based on the site topography and lighting the parking lot is not needed with the operating hours only during daylight hours. If operating hours increase beyond daylight hours lights will be installed in the parking lot.

Article 438 Grading:

- 438.45(c) - Requesting to waive the finished grade limit of 10 feet elevation. This permit is for excavation and a drainage feature, the slope will be inundated and not exposed and not be subject to erosion.
- 438.36(a) – Requesting to waive the soil and geology report, material is already segregated and known and has been identified by civil engineer.
- 438.39 – Requesting to waive the fees and financial security since the property is owned by the City of Reno, which is a public entity.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STMWV CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on June 14, 2018. There was discussion and the CAB agreed to move the application forward. The CAB minutes were not available for the staff report; however, the following items were discussed:

- Storage capacity for the lake and pond
- Flooding in the area and Browns Creek
- The need for a dam
- Snowmaking capacity and recovery rate

Reviewing Agencies

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

- US Forest Service
- State of Nevada
 - Department of Environmental Protection
 - Division of Forestry
 - Division of Water Resources
 - Department of Wildlife
- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Water Rights
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
- Washoe County Sheriff Office
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

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

- Washoe County Planning and Building Division addressed the hours of construction, revegetation, and visual mitigation standards for the project.
Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed the requirement for complete construction drawings and drainage features associated with the project.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Washoe County Health District addressed the requirement for piping from the spring and water system infrastructure.
Contact: Wes Rubio, 775.328.2434, wrubio@washocounty.us
- Washoe County Water Management Planner Coordinator addressed the water rights conditions.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Nevada Department of Environmental Protection addressed the requirement for construction stormwater and dust control permit.
Contact: Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting

approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows:

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

Staff Comment: The proposed grading is consistent with Policies or Action Programs included in the Master Plan and Forest Area Plan that are applicable to the proposed excavation for lakes/ponds, therefore, the proposed grading is found to be consistent.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: There are adequate facilities existing at the site and the proposed project was reviewed by relevant agencies. Conditions of approval in support of the project were received and are attached to this report.

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

Staff Comment: The proposed excavation of the existing lake/pond will improve the efficiency of the lake/pond and mitigate the erosion on the ski slope area. It will also, clean-up of the area and enhance the area for neighboring properties.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The proposed project is anticipated to have minimal impact to the surrounding area and conditions of approval have been included to mitigate any negative potential impacts. The excavation will remove sediment from the lake/pond, improve and reduce downstream sediment and improve and reduce the erosion on the ski slope.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP18-0009 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 WSUP18-0009 for Sky Tavern Junior Ski Area, having made all four findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

- 3. Site Suitability. That the site is physically suitable for excavation and for the intensity of such a development;
- 4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

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: Sky Tavern Junior Ski Area
 21130 Mt Rose Hwy.
 Reno, NV 89511
 billhenderson@skytavern.com

Owner: City of Reno
 PO Box 1900
 Reno, NV 89505

Representatives: Robison Engineering Company, Inc.
 846 Victorian Avenue, Suite 20
 Sparks, NV 89431
 nathan@robinsoneng.com



Conditions of Approval

Special Use Permit Case Number WSUP18-0009

The project approved under Special Use Permit Case Number WSUP18-0009 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on July 11, 2018. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 – Julee Olander, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. All areas disturbed by grading activities shall be revegetated using a seed mix of native plants. The area around Grass Lake and Recreation Pond seed mix shall include tree seeds.
- d. The entire perimeter of all construction areas shall be fenced with temporary construction fencing to inhibit unauthorized access during grading activities.
- e. Grading and construction activity shall be limited to the following hours: between 7 a.m. and 7 p.m. during the week; between 9 a.m. and 7 p.m. on Saturday; and no grading activity is permitted on Sunday.
- f. All trash and similar debris within the project area shall be removed.
- g. 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.

- h. Prior to any ground disturbing activity, the applicant shall coordinate with the Washoe-Storey Conservation District to review and approve the type of seed mix, the method of broadcasting the seed, timing for planting and any temporary irrigation that may be required for all revegetation activities. The applicant shall provide a letter from the Washoe-Storey Conservation District to the Planning and Building Division with details of what was approved.
- i. The following **Operational Conditions** shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.

- iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

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 – Leo Vesely, 775.328.2313, ivesely@washoecounty.us

- 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. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- e. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- f. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- h. The following note shall be added to the grading plan; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Washoe County Water Management Planner Coordinator

3. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. The applicant shall obtain necessary permits from the State of Nevada, Division of Water Resources, State Engineer's office. Permits required include a Dam permit for the Impoundment at the Grass Lake and appropriate water rights permit for the use of the decreed water for snow making and other related uses.

Washoe County District Health

4. The following conditions are requirements of Washoe County District Health, who shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. Prior to any approval, all piping from the spring must be identified and shown on a plan. Since the spring is the water source for the facility, the connection to the pond must be approved by WCHD and will most likely require an air gap.
- b. Identify any water system infrastructure for the existing Mount Rose Homeowner's Association water system that is nearby and could be affected by the proposed construction.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

Date: June 11, 2018

To: Julee Olander, Planning and Building Division

From: Leo R. Vesely, P.E., Engineering and Capitol Projects Division

Re: Sky Tavern Pond Excavation SUP - WSUP18-0009
 APN 048-050-03

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The proposed project consists of excavation of accumulated silt material and additional deepening of an existing pond. 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 special use permit application prepared by Robison Engineering Company Inc. Engineering Incorporated. The County Engineer shall determine compliance with all the following conditions of approval.

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

GENERAL CONDITIONS

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

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. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
4. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
5. 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. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Subject: Sky Tavern Pond Excavation SUP - WSUP18-0009
Date: June 7, 2018
Page: 2

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
2. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
3. The following note shall be added to the grading plan; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Clara Lawson, P.E. (775) 328-3603

There are no traffic related conditions of approval.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval

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

June 19, 2018

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

RE: Sky Tavern Excavation; APN 048-050-03
Special Use Permit; WSUP18-0009

Dear Mrs. Olander:

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 – Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. Prior to any approval, all piping from the spring must be identified and shown on a plan. Since the Spring is the water source for the facility, the connection to the pond must be approved by WCHD and will most likely require an air gap.
- b. Identify any water system infrastructure for the existing Mount Rose Home Owners Association water system that is nearby and could be affected by the proposed construction.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

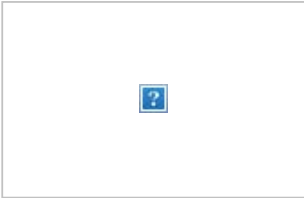
From: Patrick Mohn
To: [Olander, Julee](#)
Subject: NDEP Comments Sky Tavern Excavating WSUP18-0009
Date: Thursday, May 31, 2018 8:34:13 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Julee,

The NDEP typically does not review grading plans or stormwater improvements. I would say that dust control, construction stormwater, and Working in Waterways permits may all be required prior to the start-up of construction. Construction of dams may also require a permit from the Nevada Division of Water Resources.

Regards,

Pat



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 23, 2018

FR: Chrono/PL 183-18

Ms. Juleee Olander, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WSUP18-009 (Sky Tavern Excavation)

Dear Ms. Olander,

We have reviewed the above application and have no comments at this time.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 06112018



**Washoe-Storey
Conservation
District**

**Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502**

**Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525**

Board of Supervisors:

**Bret Tyler
Chairman**

**James Shaffer
Secretary
County Appointee**

**Kevin Roukey
Director**

**Tory Friedmen
Supervisor**

**Spencer Scott
Supervisor**

**John Muntin
Supervisor**

**OPEN
City Appointee**

**Roger Pelham, MPA, Senior Planner
Julee Olander, Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512**

June 11, 2018

Subject: May Agency Review – Case Nos. – WSUP18-0009 (Sky Tavern Excavation); WSUP18-0011 (Murry Grading); WSUP18-0012(Lemmon Drive Estates)

Roger, et al,

Thank you for providing us the May Agency Reviews and the opportunity to review and provide comments. We have reviewed the subject proposed projects as requested and we have the following comments:

Special Use Permit Number WSUP18-0009 (Sky Tavern Excavation)

The proposed project is to approve a special use permit to excavate 39,300 cubic yards of material from Grass Lake at Sky Tavern in order to improve the lake to allow for snow making operations at the Sky Tavern Junior Ski Area and to use the excavated material to support the construction of additional parking at the lower parking area. Additional improvements will include the construction of a dam structure at the lake, constructing approximately 37,300 square feet of new asphalt paving in the parking area, construction of a new 2,000 square foot maintenance building, restoring culverts for Browns Creek, piping of spring water to the snowmaking pond, and installation of permanent snowmaking pump and support equipment. The project is located in Section 17, T17N, R19E, MDBM in Washoe County. We have the following comments on this proposed project:

1. Regarding SUP Supplemental Information:
 - a. Item 1 – What is the type of project being requested? - The applicant states that the project is to excavate a portion of the sediment filled Grass Lake, utilizing the appropriate material to construct additional parking at the lower parking lot of Sky Tavern property and restoring the lake to a free water surface and installing controlled drainage and plumbing for a snow making pump system. It is our recommendation that the project description should be revised to state that the project will include impacting x.xx acres of wetlands by placing fill material into the existing wetlands (lake).
 - b. Item 3 – What improvements will have to be constructed or installed and what is the projected time frame for completion of each? – The applicant lists the improvements, but there is no time frame given for any of them.
 - c. Item 4 – What is the intended phasing schedule for the construction and completion of the project? – The applicant states the project is scheduled to begin in 2018. Due to the presence of waters of the United States on the project site (tributary to Browns Creek) and the lake is a natural lake on that tributary, it is our recommendation that the applicant provide us with detailed drawings showing the BMPs that will be put in place during construction for our review.
 - d. Item 7 – What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties? – The applicant states the proposed improvements constitute general cleanup and aesthetic

enhancement, when it fact it is a major construction project that will change the morphology of the existing wetland conditions of Grass Lake. The applicant also states that the natural resource protection and conservation will be assured by coordination with the Washoe-Storey Conservation District (WSCD), the U.S Army Corps of Engineers (USACE) and the Nevada Division of Wildlife. The project will involve the reconfiguration of Grass Lake, including the placement of fill in a portion of the existing wetlands which may require a permit from the USACE as well as from the Nevada Division of Environmental Protection (NDEP). The USACE will also require an aquatic resources delineation for the project area. Therefore it is our recommendation that the applicant provide us with all required applications and documentation for the applications for our review.

Our initial review of the project area found that the USFWS NWI Surface Waters and Wetlands mapping indicate the project site to include the following types of wetland types on site:

PSSCh – 1.33 acres - Freshwater Forested/Shrub Wetland - Palustrine, Scrub Shrub, seasonally flooded, with man- made barriers (Mt. Rose Highway) that obstructs inflow or outflow of water. This is the type of wetland that the parking lot will impact when constructed.

PEM1Fh – Two areas totaling .99 acres – Freshwater Emergent Wetland – Palustrine, Emergent, semi-permanently flooded with man-made barrier (Mt. Rose Highway) that obstructs inflow and outflow of water. This is the type of wetland that will be impacted by the construction of the pond sediment capacity improvement.

2. Regarding SUP Application for Grading Supplemental Information:

- a. Item 1 - What is the purpose of the grading? – The applicant states, sediment storage capacity restoration, water retention for snowmaking, and parking lot expansion as the purpose. The applicant provided a cross-section of the proposed excavation that indicates the existing ground level and the proposed excavation bottom. This indicates the pond will be excavated down approximately 20'. Are there any historic records that provide support that the existing bottom contours of Grass Lake was 20' in depth? If not them this project would be sediment storage capacity increase, not restoration. Has the applicant considered any alternative locations for the additional parking lot expansion in upland areas that would not require filling a portion of the pond and thereby being able to attain the sediment storage capacity of the pond over a larger area and at a lesser depth?
- b. Item 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 applicant states that BMPs in accordance with the Truckee Meadows Handbook and the Washoe County Stormwater Protection Ordinances and Standards will be implemented throughout the site. BMPs will include, but are not limited to silt fence, fiber rolls, rip-rap and revegetation. The plans submitted with the application do not have a revegetation plan or show any proposed BMPs locations. It is our recommendation that the application not be approved until we have been provided with a revegetation plan and a copy of the SWPPP for our review.
- c. Item 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? The applicant states they will use chipped mulch fir, hand plant native tree species plugs, willow and mountain mahogany shrubs, and broadcast seed and harrow of high elevation forage grass mix outside of pave areas. It is our recommendation that the application not be approved until the applicant has provided a revegetation plan and seed mix to the WSCD for our approval and all mulch and seed mix certifications that they are weed free.
- d. Item 17 – Have you reviewed the revegetation plan with the Washoe-Storey Conservation District? If yes, have you incorporated their suggestions? – The applicant states the revegetation plan has not been reviewed with WSCD. The applicant requested that Washoe County coordinate the plan review by WSCD and NRCS in the course of the SUP consideration. It is our intent to promote conservation and natural resources

consistent with the goals of the WSCD. It is our recommendation that the applicant provide Washoe County with the revegetation plan and proposed planting list and seed mix and they in turn provide it to us for review and approval, if Washoe County has agreed to act as the coordinator for the applicant. (See item 15 comments)

Special Use Permit Case Number WSUP18-0011 (MURRY GRADING)

The proposed project is to approve a Tentative Map to approve Major Grading of an area of approximately 80,000 square feet on parcel of land approximately 2.53 acres in size to facilitate the development of an Agricultural Sales Use Type. The project site is located as APN 046-080-03 in Washoe Valley, west of U.S. Highway 395, approximately 1 mile south of Eastlake Boulevard, in Washoe County, Nevada. We have the following comments on this proposed project:

1. Regarding Supplemental Information for Grading;
 - a. Item 17 – Have you reviewed the revegetation plan with the WSCD? If yes, have you incorporated their suggestions? - The applicant replied NO to the question and stated that upon review, suggestions may be incorporated. We have not received nor does the application have a revegetation plan for our review. The applicant states in their application under Construction and Revegetation - During construction, a chain link fence with fabric will be used to mitigate the visual aspects of construction. Water trucks will provide temporary irrigation to the disturbed area. A weed-free seed mix will be used, which will consist of Mountain Brome, Sandberg Bluegrass, Thickspike Wheatgrass, Pubescent Wheatgrass, Big Bluegrass, Big Sagebrush, Bitterbrush, Silverleaf Lupine, Blue Flax, and Louisiana Sagebrush with 20.15 pounds per acre broadcasted, it is our recommendation, that prior to approval of the application, the proposed seed mix and planting list be submitted to the WSCD and NRCS for approval.

Special Use Permit Case Number WSUP18-0012 (Lemmon Drive Estates)

The proposed project is to approve after-the-fact grading done without appropriate permits, that triggers Major Grading. The grading done includes the construction of a driveway or road that traverses a slope of 30% or greater. The project is located at Washoe County APN 552-210-18 east of Lemmon Drive, North of Buck Drive and South of the Church of Latter Day Saints in Washoe County, Nevada. We have the following comments on this proposed project.

1. Regarding Supplemental Information for Grading;
 - a. Item 17 – Have you reviewed the revegetation plan with the WSCD? If yes, have you incorporated their suggestions? - The applicant replied NO to the question and stated that this may be a good source for recommendation for revegetation methods that will be most fruitful. It is our recommendation, that prior to approval of the application, the proposed seed mix and planting list be submitted to the WSCD and NRCS

Sincerely,

// Original Signed by Kevin J. Roukey

Kevin J. Roukey, District Director
Washoe/Storey Conservation District



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 29, 2018

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP18-0009 (Sky Tavern Excavation)

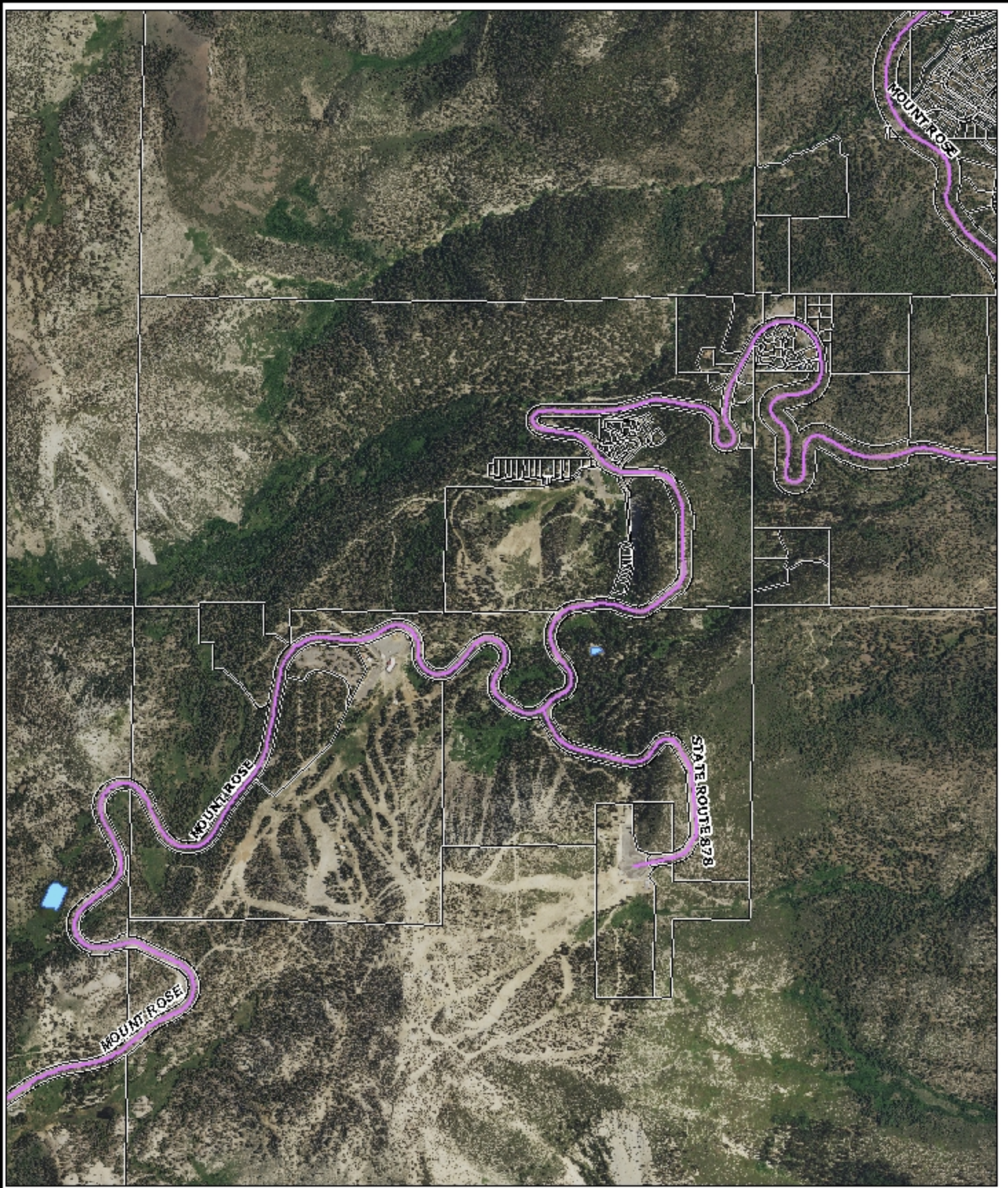
Project description:

The applicant is proposing a special use permit to excavate 39,300 cubic yards of material from Grass Lake at Sky Tavern in order to improve the lake to allow for snow making operations at the Sky Tavern Junior Ski Area and to use the excavated material to support the construction of additional parking at the lower parking area. Additional improvements will include the construction of a dam structure at the lake, constructing approximately 37,300 square feet of new asphalt paving in the parking area, construction of a new 2,000 square foot maintenance building, restoring culverts for Browns Creek, piping of spring water to the snowmaking pond, and installation of permanent snowmaking pump and support equipment, located at 10000 Mt. Rose Hwy, Assessor's Parcel Number: 048-050-03.

Water rights appurtenant to the land include Proof of Vested Rights 02748 as changed by Permit 11346, as changed by Permit 12566. Application to change and a clear title will be required to conform to the condition below.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

- 1) The applicant shall obtain necessary permits from the State of Nevada, Division of Water Resources, the State Engineer's office. Permits required include a Dam permit for the Impoundment at the Grass Lake and appropriate water rights permit for the use of the decreed water for Snow making and other related uses.



WSUP18-0009 (Sky Tavern Excavation)

Noticing Map - 750 feet from Subject Site
 56 Parcels Noticed



0 2,500
 Feet

Community Services
 Department



Post Office Box 11130
 Reno, Nevada 89450

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Sky Tavern Snow-making retention pond.			
Project Description: Excavation of grass lake/ lower Sky Tavern parking lot for a snow making retention pond.			
Project Address: 21130 Mt. Rose Hwy Reno, NV 89511			
Project Area (acres or square feet): 3 acres			
Project Location (with point of reference to major cross streets AND area locator): Northwest corner of Mt. Rose Hwy and Bums Gulch Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-050-03	143.07		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sky Tavern Junior Ski Area		Name: Robison Engineering Company, Inc	
Address: 21130 Mt. Rose Hwy		Address: 846 Victorian Avenue, Suite 20	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89431
Phone: 775-323-5125	Fax:	Phone: 775-852-2251	Fax: 852-9736
Email: billhenderson@skytavern.com		Email: nathan@robisoneng.com	
Cell: 775-530-6266	Other:	Cell: 775-2407652	Other:
Contact Person: Bill Henderson		Contact Person: Nathan Robison, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

The proposed project consists of excavating a portion of the sediment filled Grass Lake, utilizing the appropriate material to construct additional parking at the lower parking lot of Sky Tavern property, and restoring the lake to a free water surface, and installing controlled drainage and plumbing for a snow making pump system.

The demolition of the existing lower lot maintenance building and the construction of a new 2,000 s.f. maintenance building and maintenance yard is also proposed.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The existing lower parking lot, roadway, and pond will remain, along with all other existing improvements outside of the work area.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The following improvements are proposed:

- constructing approximately 37,300 sf new asphalt paving for Sky Tavern parking
- constructing a 2000-sf maintenance building
- restored culvert for Browns Creek
- piping of spring to snowmaking pond
- installation of permanent snowmaking pump and support equipment, power, etc.
- excavation (without water storage above grade, which would otherwise constitute a dam subject to regulation by the Nevada Division of Water Resources; for tracking purposes at DWR request, a Notice of Construction of a Dam will be filed), See attached email from DWR.

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

The proposed construction is not anticipated to be phased, though it may take multiple years to achieve the complete snowmaking system due to limitations on construction time. The project is scheduled to begin construction in 2018.

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

"Grass Lake" is located at a natural saddle of Browns Creek, stabilized by the downstream State Route 431 (Mt Rose Highway). Browns Creek eventually drains into Galena Creek, thence to Washoe Valley and ultimately the Truckee River. The pond restoration will improve sediment control, reducing downstream impacts. The site has been envisioned for snowmaking since as early as the 1970s, has sufficient water rights which are allocated to the lake, and is generally ideal for the proposed uses. Sky Tavern regularly has overcrowded parking, and insufficient/out-dated equipment shop storage and maintenance space. The proposed project would improve those conditions.

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

Addition of pond which is attractive and suitable for summer recreation, and cleaning of rough brush which will reduce fire danger. The proposed additional parking will accommodate summer camps, private events (weddings, etc) and other offseason uses, and will benefit neighboring businesses and residences by providing overflow, visitor and staging parking.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

The proposed improvements constitute general cleanup and aesthetic enhancement, which should be a benefit to neighboring properties. Safety is of the utmost importance to Sky Tavern, and the proposed project will not be detrimental to or endanger the public health or general welfare of the community. Sky Tavern will achieve safety by providing additional roadway signage and traffic control. In addition, the proposed improvements have been designed to minimize stormwater runoff and dust impacts.

- Natural Resource protection and conservation will be assured by coordination with the Washoe Storey Conservation District, the US Army Corps of Engineers, and the Nevada Division of Wildlife.

- Community protection will be accomplished by as-built mapping of historical water conveyance systems, both potable water and fire protection, and by confirmation of fire flow capacity meeting current building code and Fire Department requirements.

- Traffic circulation (particularly for emergency vehicles) will be enhanced by a redesign of the parking lot and maintenance of existing travelways (repaving, etc) associated with the improvements.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Coordination with Curtis at the adjacent Ski Rental Shop and southerly neighbors to assure that construction does not inhibit their access and/or operations.

Best Management Practices (BMP's) in accordance with the Truckee Meadows Handbook and the Washoe County Stormwater Protection Ordinances and Standards shall be implemented throughout the site. BMP's will include but are not limited to silt fence, fiber rolls, rip-rap and re-vegetation.

Please see the attached letter requesting specific waivers from the requirement of Articles 410 and 412 appropriate to the Sky Tavern use with this application.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Approximately 276 parking spaces total are proposed. Of the 276 spaces, 90 are added as part of this project. See site plans.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Existing vegetation preserved and enhanced in all possible locations. Landscaped islands are not proposed as part of the scope of work due to the facility use. Landscaped islands are difficult to maintain during the winter months when snow plowing of the parking lot is required. It is requested that the landscaping requirements be waived as part of this SUP application. See Grading section of the SUP application for description of proposed revegetation practices outside of the vehicle areas.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

A waiver of standard signage and lighting requirements is requested. The operating hours for the Ski Resort are during daylight only (9am-4pm). In the event that operation hours are to increase with the addition of slope lighting, parking lot lights in accordance with the Washoe County Development Standards would be added as well.

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

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

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	NA
g. Water Service	Spring/ public water system # _____

For most uses, the 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 #	12566	acre-feet per year	9.4
i. Certificate #	4685	acre-feet per year	9.4
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

City of Reno and Washoe County. Rights will not be dedicated, but will have a change in manner and place of use for snowmaking and other public ski area purposes. Engineer is Water Rights Surveyor qualified to make these applications.

14. Community Services (provided and nearest facility):

a. Fire Station	Galena ____ Timberline rd
b. Health Care Facility	Renown
c. Elementary School	Hunsberger
d. Middle School	Pine
e. High School	Galena
f. Parks	Galena
g. Library	South Meadows
h. Citifare Bus Stop	n/a

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

Sediment storage capacity restoration, water retention for snowmaking, and parking lot expansion.

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

39,300 cy

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

111,000 s.f.

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

The earthwork on-site is balanced. The excavated granular material from the pond will be utilized as parking lot fill. The non-structural material that is excavated shall be distributed throughout the ski area for stabilization purposes, to restore eroded areas, or will be utilized as growth media.

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

No. A majority of the excavation work is for stormwater pond detention. Earthwork associated with stormwater detention is not an exempt activity and requires a special use permit.

Though pond sediment removal may be considered routine maintenance, and future routine sediment removal is not expected to exceed SUP or grading permit thresholds, the amount of sediment accumulated over approximately 100 years constitutes work subject to SUP review.

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

No.

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

Yes

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

Yes. Visible from both directions of traffic on Mt. Rose Hwy and adjoining properties on Burns Gulch Rd. Sky Tavern Rd, Old Mt. Rose Hwy. The proposed grading generally re-establishes grass lake and adjacent meadow areas which have been eroded over time. Vegetation screening, both preserved and re-established, will reduce visual impact.

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 new driveways are proposed; however, grading includes stabilization of existing travelways around the site improving access for neighbors and emergency vehicles.

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?

3:1 maximum slopes are proposed throughout the site where earthwork does not occur within the storm drainage feature. Per Washoe County Development Code, 2:1 slopes are allowed in areas for storm drainage (i.e. the proposed pond slopes). Best Management Practices (BMP's) in accordance with the Truckee Meadows Handbook and the Washoe County Stormwater Protection Ordinances and Standards shall be implemented throughout the site. BMP's will include but are not limited to silt fence, fiber rolls, rip-rap and re-vegetation.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Not anticipated. An elevated stemwall at the back of the proposed maintenance shop building will be part of structural design, if its ideal location intrudes on the existing sloped area, as shown in the site plans.

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

Revegetation of similar beneficial species (trees and shrubs) to maintain wild/forested appearance, particularly from the highway which is currently screened by vegetation.

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

Roughly 50 small fir and pine 2"-10" diameter will be cleared and chipped for mulch as part of the BMPs for construction erosion prevention.

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?

Chipped fir mulch. Hand-planted native tree species plugs, willow and mountain mahogany shrubs, and broadcast seed and harrow of high-elevation forage grass mix outside of paved areas

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

Temporary pumps etc under permit #12566 to establish vegetation

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

The revegetation plan has not been reviewed with Washoe Storey Conservation District. The applicant requests that Washoe County coordinate plan review by WSCD and NRCS in the course of SUP consideration; it is our intent to promote conservation of natural resources consistent with the goals of WSCD.

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

Yes No If yes, please attach a copy.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Sky Tavern Snow-making retention pond.			
Project Description: Excavation of grass lake/ lower Sky Tavern parking lot for a snow making retention pond.			
Project Address: 21130 Mt. Rose Hwy Reno, NV 89511			
Project Area (acres or square feet): 3 acres			
Project Location (with point of reference to major cross streets AND area locator): Northwest corner of Mt. Rose Hwy and Burns Gulch Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
048-050-03	143.07		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: City of Reno		Name: Robison Engineering Co., Inc.	
Address:		Address: 846 Victorian Ave. Suite 20	
Reno, NV	Zip: 89505	Sparks, NV	Zip: 89431
Phone: 775-334-2020	Fax:	Phone: (775) 852-2251	Fax:
Email: milesl@reno.gov		Email: julianne@robisoneng.com	
Cell: 775-334-3396	Other:	Cell: (775) 852-2251 x 710	Other:
Contact Person: Lori Miles, Property Agent		Contact Person: Julianne Zotter	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Sky Tavern		Name:	
Address: 21130 Mt. Rose Hwy		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-323-5125	Fax:	Phone:	Fax:
Email: bill.henderson@skytavern.com		Email:	
Cell: 775-530-6266	Other:	Cell:	Other:
Contact Person: Bill Hendereson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Sky Tavern

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, John L. Flansberg
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 048-050-03

Printed Name John L Flansberg

Signed [Signature]

Address PO BOX 1900
Reno NV 89505

Subscribed and sworn to before me this
14th day of March, 2018.

[Signature]
Notary Public in and for said county and state
My commission expires: July 1, 2020

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



First American Title

First American Title Insurance Company

**5310 Kietzke Lane, Suite 100
Reno, NV 89511-2043**

April 20, 2018

First American Title Insurance Company
5310 Kietzke Lane, Suite 100
Reno, NV 89511-2047

Title Officer: Vickie A Taylor
Phone: (775)823-6200

Order Number: 121-2542007

Escrow Officer: Margie Roma
Phone: (775)823-6200

Property: 10000 Mount Rose Highway, Reno, NV, APN 048-050-03

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

TABLE OF CONTENTS

	Page
Agreement to Issue Policy	3
Schedule A	
1. Commitment Date	4
2. Policies to be Issued, Amounts and Proposed Insured	4
3. Interest in the Land and Owner	4
4. Description of the Land	4
Schedule B-1 - Requirements	
Schedule B-2 - Exceptions	
Conditions	

**YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.
If you have any questions about the Commitment,
please contact the issuing office.**

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

By:



Vickie A Taylor

First American Title Insurance Company

**WSUP18-0009
EXHIBIT D**

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 121-2542007
Page Number: 4
Property Address: 10000 Mount Rose Highway
Reno, NV

Authorized Signatory

SCHEDULE A

1. Commitment Date: **April 12, 2018** at 7:30 A.M.

2. Policy or Policies to be issued:	Amount
a. ALTA Standard Owners Policy	\$To Be Determined
Proposed Insured:	
To Be Determined	

3. (A) The estate or interest in the land described in this Commitment is:

Fee Simple

(B) Title to said estate or interest at the date hereof is vested in:

City of Reno, a Nevada municipal corporation

4. The land referred to in this Commitment is situated in the County of Washoe, State of Nevada, and is described as follows:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.B.&M; THENCE S 0°01'24" W AND ALONG THE WESTERN LINE OF SAID SECTION 17, A DISTANCE OF 525.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 0°01'24" W AND ALONG THE WESTERN LINE OF SAID SECTION 17, A DISTANCE OF 2145.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N 87°59'45" E AND ALONG THE SOUTHERN LINE OF SAID SECTION 17, A DISTANCE OF 1925.00 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTHERN LINE OF SAID SECTION 17 WITH THE NORTHERLY LINE OF STATE HIGHWAY ROUTE NO. 431; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY ROUTE NO. 431 TO A POINT OF INTERSECTION OF A LINE WHICH BEARS S 14°31' W FROM THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE AMENDED PLAT OF MT. ROSE BOWL SUBDIVISION NO. 2, SECTION 17, T. 17 N., R. 19E, M.D.B.&M., WASHOE CO. NEVADA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON MARCH 25, 1946; THENCE N 14 °31' E TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 14°31' E AND ALONG THE WESTERN LINE OF SAID LOT 1, A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 75°29' E AND ALONG THE NORTHERN BOUNDARY OF SAID LOT 1, A DISTANCE OF 25 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO JULIUS BROILI, JR., ET UX, BY DEED RECORDED IN BOOK 387, PAGE 117, FILE NO. [247679](#), DEED RECORDS; THENCE N 14°31' E AND ALONG THE WESTERN LINE OF SAID BROILI PARCEL, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION, THENCE N 14°31 E AND ALONG THE WESTERN LINE OF SAID SUBDIVISION, A DISTANCE OF 198.8 FEET; THENCE CONTINUING ALONG THE WESTERN LINE OF SAID SUBDIVISION N 2°29' W 181.9 FEET AND N 13°29' W 158.1 FEET TO

THE NORTHWEST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE N 76°31' E AND ALONG THE NORTHERN LINE OF SAID LOT 12, A DISTANCE OF 175 FEET TO A POINT ON THE WESTERN LINE OF 30 FOOT ROADWAY AS DELINEATED ON THE AMENDED MAP OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERN LINE OF SAID 30 FOOT ROADWAY TO THE SOUTHWESTERN CORNER OF AN 80 FOOT ROADWAY DESCRIBED IN PARCEL 1 IN THE DEED TO THE STATE OF NEVADA RECORDED IN BOOK 335, PAGE 495, FILE NO. [222660](#), DEED RECORDS; THENCE N 6°40'20" W AND ALONG THE WESTERN LINE OF SAID 80 FOOT ROADWAY, A DISTANCE OF 355.43 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 300 FEET, THROUGH AN ANGLE OF 18°30' AN ARC DISTANCE OF 96.87 FEET; THENCE N 25°10'20" W 156.19 FEET; THENCE ON A CURVE TO THE RIGHT TO THE INTERSECTION WITH THE SOUTHERLY LINE OF STATE HIGHWAY ROUTE NO. 431 BEING 200 FEET WIDE AND AS DESCRIBED IN PARCEL 1 OF THE DEED TO THE STATE OF NEVADA, RECORDED IN BOOK 487, PAGE 207, FILE NO. [292150](#), DEED RECORDS; THENCE WESTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID STATE HIGHWAY ROUTE NO. 431 TO A POINT ON THE 30 FOOT ROADWAY AS DELINEATED ON THE MAP OF MT. ROSE BOWL SUBDIVISION NO. 1, SEC. 17, T. 17 N., R. 19 E., M.D.B&M., WASHOE CO., NEVADA, ACCORDING TO THE MAP THEREOF, FILE IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON AUGUST 5, 1944; THENCE S 58°42' W AND ALONG SAID 30 FOOT ROADWAY TO THE POINT OF INTERSECTION OF A LINE WHICH BEARS N 19°40' W FROM THE SOUTHEASTERLY CORNER OF LOT 19 OF SAID MT. ROSE BOWL SUBDIVISION NO. 1; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID 30 FOOT ROADWAY THE FOLLOWING COURSES AND DISTANCES; S 81°58' W 224.73 FEET; S 37°11' W 168.16 FEET TO A POINT OF CURVE; THENCE ALONG THE CURVE TO THE RIGHT WITH A RADIUS OF 121.90 FEET THROUGH AN ANGLE OF 59°46' TO POINT OF INTERSECTION OF A LINE WHICH BEARS N 6°57' E FROM THE SOUTHEASTERLY CORNER OF LOT 19 OF SAID MT. ROSE BOWL SUBDIVISION NO. 1; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID 30 FOOT ROADWAY NORTH 83°03' WEST A POINT OF THE EASTERN BOUNDARY OF THE PARCEL OF LAND CONVEYED TO HAROLD E. CODDING, JR., ET EX, BY DEED RECORDED IN [BOOK 210, PAGE 286](#), DEED RECORDS, FROM WHICH POINT THE SOUTHEAST CORNER OF LOT 6 OF SAID MT. ROSE BOWL SUBDIVISION NO. 1 BEARS S 85°43' W 4.8 FEET AND S 2°04' E 30.00 FEET; THENCE S 2°04' E AND ALONG THE EASTERN LINE OF SAID CODDING PARCEL 100 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 85°43' W AND ALONG THE SOUTHERN LINE OF SAID CODDING PARCEL 60.00 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF THE PARCEL OF LAND CONVEYED TO PRINCE HAWKINS BY DEED RECORDED IN BOOK 446, PAGE 275, FILE NO. [274667](#), DEED RECORDS, AND BY DEED RECORDED IN BOOK 453, PAGE 415, FILE NO. [278262](#), DEED RECORDS; THENCE SOUTH 2°04' E 25 FEET TO THE SOUTHEAST CORNER OF SAID HAWKINS PARCEL; THENCE S 85°43' W AND ALONG THE SOUTHERN LINE OF SAID HAWKINS PARCEL, A DISTANCE OF 85 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 88°44'28" W TO THE TRUE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 4, 1991 AS DOCUMENT NO. [1528282](#) OF OFFICIAL RECORDS.

SCHEDULE B

SECTION ONE

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): None
- (F) Other: None
- (G) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of Identity, all parties.
 - 3. Other: None

The following additional requirements, as indicated by "X", must be met:

- (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (I) An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (J) The following LLC documentation is required from .
- (K) The following partnership documentation is required from :
- (L) The following documentation is required from corporation:
- (M) Based upon the Company's review of that certain partnership/operating agreement dated for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

- (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.
- (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.
- (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
- (Q) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.
- (R) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
- (S) Financial statements from the appropriate parties must be submitted to the Company for review.
- (T) A copy of the construction contract must be submitted to the Company for review.
- (U) An inspection of the land must be performed by the Company for verification of the phase of construction.

SCHEDULE B

SECTION TWO

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

Exceptions 1-6 will be omitted on extended coverage policies

7. Water rights, claims or title to water, whether or not shown by the public records.
8. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Washoe County Assessor, per Nevada Revised Statute 361.260.
9. Any taxes that may be due as provided under NRS 361.4725.
10. Any unpaid sewer service charges plus interest and penalties, which would create a lien and attach to said real property, pursuant to Chapter 7.20 of the Reno Municipal Code. Specific amounts may be obtained by calling (775)334-2095.

11. Any unpaid charges due the Washoe County Sewer & Water District. Specific amounts may be obtained by calling the Washoe County Water Resources, Utility Services Division at P.O. Box 11130, Reno, NV 89520, (775)954-4601.
12. The property herein described is currently exempt from Washoe County Real Property Taxes, however, upon transfer to a non-exempt entity, taxes will be assessed for the remainder of the current year.
Assessor's Parcel Number: 048-050-03
13. Reservations and provisions as contained in Patent from the United States of America, recorded February 19, 1889, in [Book A, Page 387](#) of Patents, as Instrument No. N/A.
14. Covenants, conditions and restrictions in the document recorded November 02, 1915 in Book No. 46, Page 496 as Instrument No. [8134](#) of Deed Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(C), of United States Codes.
15. An Easement for public utilities and incidental purposes, recorded October 04, 1945 in Book No. P, Page 72 as Instrument No. [134097](#) of Bonds and Agreements.
Affects: A portion of the land
16. An Easement for public utilities and incidental purposes, recorded August 16, 1950 in Book No. 259, Page 435 as Instrument No. [187193](#) of Deed Records.
Affects: A portion of the land
 - (The exact location thereof cannot be ascertained from the record)
17. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded July 31, 1951 in Book No. 284, Page 168 as Instrument No. [197999](#) of Deed Records.
18. An Easement for public utilities and incidental purposes, recorded February 08, 1952 in Book No. 293, Page 488 as Instrument No. [203312](#) of Deed Records.
Affects: A portion of the land
 - (The exact location thereof cannot be ascertained from the record)
19. An Easement for public utilities and incidental purposes, recorded August 23, 1952 in Book No. 305, Page 291 as Instrument No. [208694](#) of Deed Records.
Affects: A portion of the land

20. The interest of the State of Nevada in and to a parking area 150 feet in width by 474.50 feet in length as disclosed by document recorded September 29, 1952 in Book X, Page 168 as Document No. [209651](#) of Bonds and Agreements.
21. An Easement for public utilities and incidental purposes, recorded October 21, 1952 in Book No. 308, Page 541 as Instrument No. [210264](#) of Deed Records.
Affects: A portion of the land
22. An Easement for public utilities and incidental purposes, recorded May 05, 1953 in Book No. 321, Page 370 as Instrument No. [215928](#) of Deed Records.
Affects: A portion of the land
 - (The exact location thereof cannot be ascertained from the record)
23. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded May 20, 1953 in Book No. 323, Page 152 as Instrument No. [216521](#) of Deed Records.
24. An Easement for public utilities and incidental purposes, recorded September 17, 1953 in Book No. 330, Page 381 as Instrument No. [220368](#) of Deed Records.
Affects: A portion of the land
25. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded December 02, 1953 in Book No. 335, Page 495 as Instrument No. [222660](#) of Deed Records.
26. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded September 08, 1958 in Book No. 487, Page 207 as Instrument No. [292150](#) of Deed Records.
27. An Easement for public utilities and incidental purposes, recorded May 04, 1960 in Book No. 545, Page 76 as Instrument No. [319296](#) of Deed Records.
Affects: A portion of the land
28. An Easement for public utilities and incidental purposes, recorded February 10, 1976 in Book No. 950, Page 561 as Instrument No. [395953](#) of Official Records.
Affects: A portion of the land
29. An Easement for vehicle access and incidental purposes, recorded August 13, 1987 in Book No. 2599, Page 995 as Instrument No. [1185313](#) of Official Records.
Affects: A portion of the land

30. An Easement for public utilities and incidental purposes, recorded March 25, 1994 in Book No. 4018, Page 304 as Instrument No. [1779512](#) of Official Records.
Affects: A portion of the land
31. An Easement for spring water collection system, water lines, water well and incidental purposes, recorded October 12, 1994 in Book No. 4171, Page 156 as Instrument No. [1840484](#) of Official Records.
Affects: A portion of the land
32. An Easement for public utilities and incidental purposes, recorded November 26, 2002 in Book No. N/A as Instrument No. [2768895](#) of Official Records.
Affects: A portion of the land
33. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Survey Map #[5293](#) . Reference is hereby made to said plat for particulars.
34. An Easement for sanitary sewer facilities and incidental purposes, recorded March 21, 2012 in Book No. N/A as Instrument No. [4095183](#) of Official Records.
Affects: A portion of the land
35. An unrecorded Lease dated April 25, 2012, executed by City of Reno, a Nevada municipal corporation as lessor and New Cingular Wireless PCS, LLC, a Delaware limited liability company as lessee, as disclosed by a Memorandum of Lease recorded May 07, 2013 in Book No. N/A as Instrument No. [4234123](#) of Official Records.
 - Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
36. An Easement for public utilities and incidental purposes, recorded December 19, 2013 in Book No. N/A as Instrument No. [4310304](#) of Official Records.
Affects: A portion of the land
37. An Easement for public utilities and incidental purposes, recorded December 19, 2013 in Book No. N/A as Instrument No. [4310305](#) of Official Records.
Affects: A portion of the land
38. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS Survey.
39. Rights of parties in possession of the land by reason of unrecorded leases and all parties claiming by, through or under said lessees or tenants, if any, that would be disclosed from an inquiry of the parties, or by an inspection of the land.

INFORMATIONAL NOTES

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

NOTE: We find no open deeds of trust. Escrow please confirm before closing.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

CONDITIONS

1. DEFINITIONS

(a)"Mortgage" means mortgage, deed of trust or other security instrument.

(b)"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One

or

eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.



First American Title

First American Title Insurance Company
5310 Kietzke Lane, Suite 100
Reno, NV 89511-2043
(775)823-6200

INCOMING DOMESTIC WIRE INSTRUCTIONS

Beware of cyber-crime! If you receive an e-mail or any other communication that appears to be generated from a First American Title Insurance Company employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust.

**** Our Wire Instructions Do Not Change. ****

Funds from other than buyer or seller: Other than funds from a designated lender, real estate agent or broker, or the attorney of record, we will only accept incoming wires that are from the buyer or seller on a transaction. Other third party deposits not accompanied by appropriate instructions will be returned to the remitter.

Funds from a U.S. Bank: Funds should be wired from a bank within the United States. Notify our office at (775)823-6200 when you have transmitted your wire.

Funds from a non-U.S. Bank: If your funds are being wired from a non-U.S. bank, additional charges may apply. Contact our office for Incoming International Wiring Instructions.

ACH Transfers are NOT wire transfers: An ACH transfer is not immediately available funds and requires additional time for clearance. An ACH transfer cannot be accepted for an imminent closing. Acceptance of ACH transfers are subject to state law. Contact our office at (775)823-6200 prior to sending funds by ACH transfer.

Contact our office at (775)823-6200 when funds are sent.

PAYABLE TO: First American Title Insurance Company
BANK: First American Trust, FSB
ADDRESS: Attn: Banking Services M/S #4 5 First American Way, Santa Ana, CA
92707
ACCOUNT NO.: 3012490000
ROUTING NUMBER: 122241255

PLEASE REFERENCE THE FOLLOWING:
PROPERTY: 10000 Mount Rose Highway, Reno, NV 89511
FILE NUMBER: 121-2542007

**WIRES MAY BE RETURNED IF THE FILE NUMBER
AND PROPERTY REFERENCE ARE NOT INCLUDED**

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
04805003	Active	3/6/2018 2:06:55 AM
Current Owner: RENO CITY OF PO BOX 1900 RENO, NV 89505	SITUS: 10000 MOUNT ROSE HWY WASHOE COUNTY NV	
Taxing District	Geo CD:	
Legal Description		
Section 17 Lot Block Range 19 SubdivisionName _UNSPECIFIED Township 17		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$886.53	(\$886.53)	\$0.00
Truckee Meadows Fire Dist	\$2,816.05	(\$2,816.05)	\$0.00
Washoe County	\$7,257.60	(\$7,257.60)	\$0.00
Washoe County Sc	\$5,937.17	(\$5,937.17)	\$0.00
Total Tax	\$16,897.35	(\$16,897.35)	\$0.00

Payment History

No Payment Records Found

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

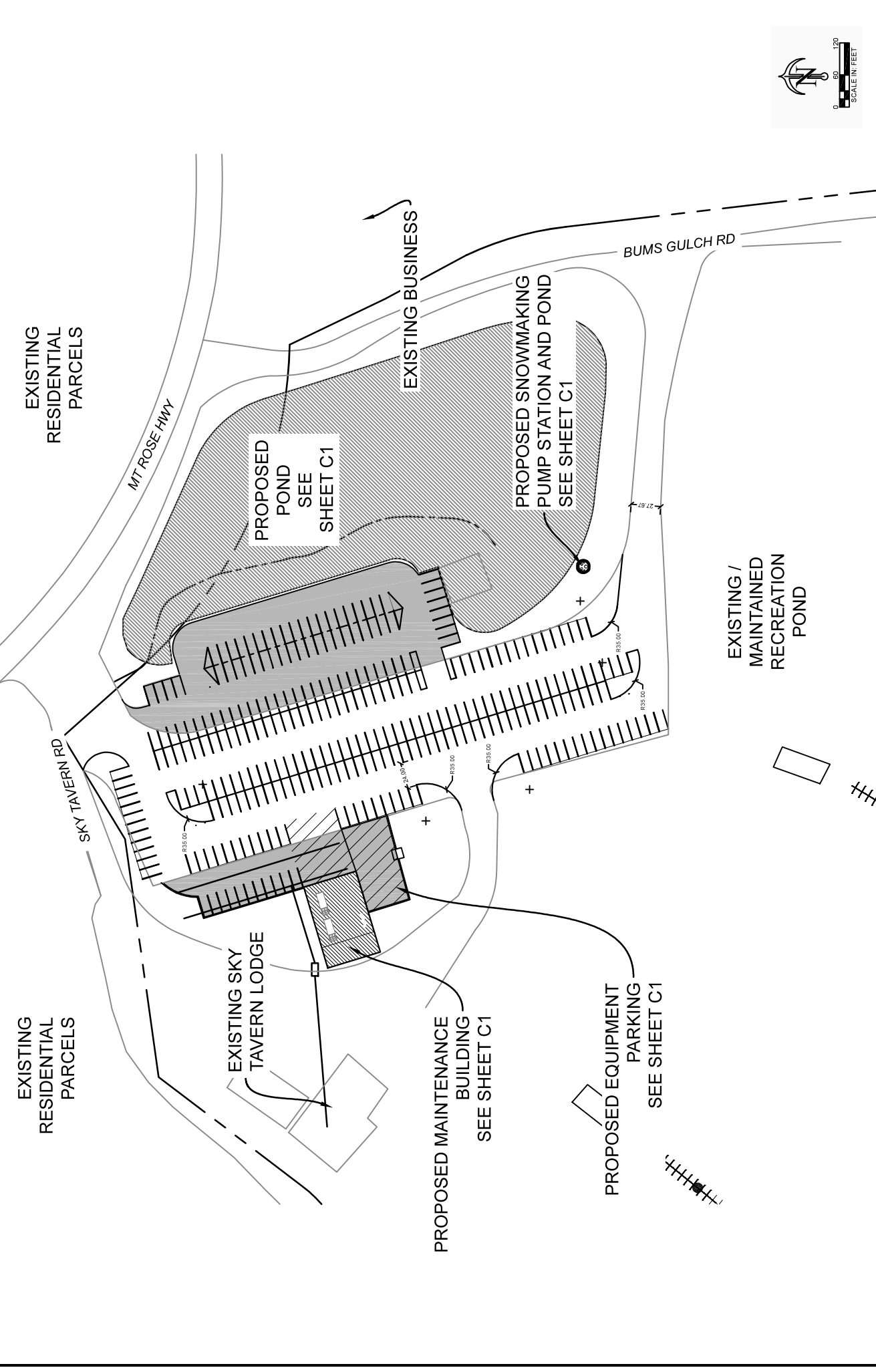
All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

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

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County
Treasurer
P O Box 30039
Reno, NV 89520-3039

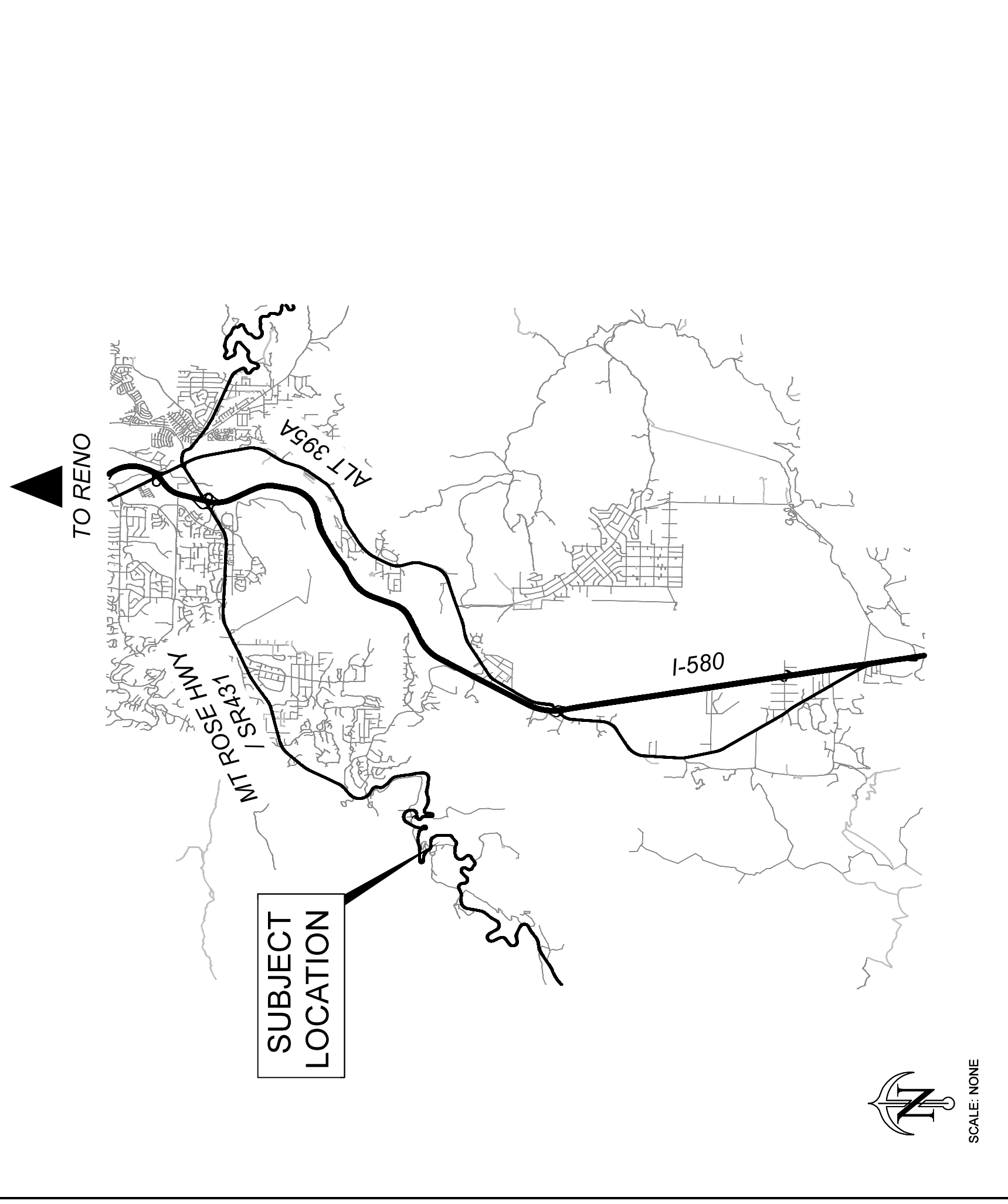
SITE MAP



PROJECT SUMMARY

JURISDICTION: WASHOE COUNTY, NEVADA
 COUNTY: WASHOE COUNTY, NEVADA
 ASSESSORS' PARCEL: 048-050-03
 ADDRESS: 21130 MT. ROSE HWY, RENO, NV 89511
 PROPERTY DESCRIPTION: SKY TAVERN SKI RESORT
 ZONING: PR - PARKS AND RECREATION
 FEMA FLOOD ZONE: X
 PROJECT SUMMARY: EXCAVATION OF POND, PARKING LOT EXPANSION, AND DRAINAGE/PLUMBING INSTALLATION FOR SNOW MAKING PUMP SYSTEM

VICINITY MAP



SPECIAL USE PERMIT - GRADING FOR SKY TAVERN

RENO, NEVADA

PROJECT AUTHORITY

CIVIL ENGINEER
 ROBISON ENGINEERING COMPANY
 NATHAN EARL ROBISON, PE
 846 VICTORIAN AVE, STE 20
 SPARKS, NV 89431
 (775) 852-2251 x 700
 (775) 852-9736 fax
 nathan@robisoneng.com

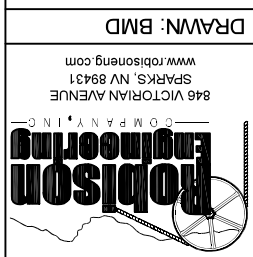
SURVEYOR
 ROBISON ENGINEERING COMPANY
 DAN KELSÖE, PLS
 846 VICTORIAN AVE, STE 20
 SPARKS, NV 89431
 (775) 852-2251 x 703
 (775) 852-9736 fax
 dan@robisoneng.com

OWNER
 CITY OF RENO
 PO BOX 1900
 C/O PROPERTY MANAGEMENT
 RENO, NV 89505
 CONTACT: BEN JONES
 (570) 289-1682

SITE CONTACT
 SKY TAVERN SKI RESORT
 21130 MT. ROSE HWY
 RENO, NV 89511
 CONTACT: BEN JONES
 (570) 289-1682

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PREPARED FOR:
 SKY TAVERN
 21130 MT. ROSE HWY
 RENO, NV 89511
 ATTN: BEN JONES
 (570) 289-1682



SPECIAL USE PERMIT
 SKY TAVERN SKI RESORT
 SHEET T1
 TITLE SHEET
 WASHOE COUNTY
 PROJECT NO. 1-03939-01-005
 NEVADA

PROJECT NOTES

1. ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY WASHOE COUNTY.
2. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING STREET WITH THE INSTALLATION OF CURBS AND ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.
3. SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURER'S DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (ROOFING, ETC.), WITHOUT EXCEPTION, SHALL BE OFFERED FOR REVIEW AND APPROVAL TO OWNER PRIOR TO THEIR INCORPORATION INTO THE PROJECT, WHERE QUANTITATIVE JUDGEMENT IS REQUIRED (E.G. MATERIALS WITH SPECIFIED STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.) THESE MATERIALS SPECIFICATIONS SHALL BE RESPONSIBLE FOR THEIR SUITABILITY FOR THE SPECIFIED USE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ON-SITE AND OFF-SITE.
5. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
6. THE CONTRACTOR SHALL NOTIFY ALL ENTITIES INVOLVED (PUBLIC AND PRIVATE) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, AND PROVIDE 48 HOURS PRIOR NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION. MAINTAIN ACCESS TO ALL PARCELS, PROVIDE ALL TEMPORARY AND/OR PERMANENT PATCHING AS REQUIRED BY GOVERNING AGENCY, ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION TO CONFORM TO THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, "NEVADA WORK ZONE TRAFFIC CONTROL MANUAL" (LATEST EDITION).
8. THE WORK IN THIS CONTRACT INCLUDES ALL ON-SITE AND OFF-SITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
9. THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, UTILITIES, SANITARY SEWERS, AND ALL UTILITIES THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE FIRE CONTROL AGENCY.
11. ALL QUANTITIES SUPPLIED WITH THESE PLANS ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THESE SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.

GRADING NOTES

1. ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SPARKS AND WASHOE COUNTY STANDARDS.
2. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, THE CONTENT OF PLANS AND MAKE APPROPRIATE CONFORMANCE MEASUREMENTS AGAINST EXISTING CONDITIONS PRIOR TO SETTING SUBGRADE AND SHALL COORDINATE WITH SURVEYOR TO SET ELEVATION AND LOCATION CONTROL PROPERLY TO ESTABLISH SUBGRADE PRIOR TO FINAL SURFACE TREATMENTS.
4. ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED; ADDITIONAL DISTURBANCE NOT PART OF PLANNED LANDSCAPING SHALL BE STABILIZED, BROADCAST AND RAKED DURING OCTOBER-NOVEMBER, OR HYDROSEEDED IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.
5. USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING STRUCTURES.
6. THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE-CONSTRUCTION MEETING BETWEEN OWNER, ENGINEER OF RECORD, MATERIALS TESTING LABORATORY, AND GENERAL CONTRACTOR HAS OCCURRED.
7. THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY ORANGE BOOK STANDARDS AND SITE SPECIFIC SOILS REPORT AS APPLICABLE. THIRD PARTY TESTING AGENCY SHALL BE NOTIFIED 24 HOURS PRIOR TO REQUIRED TESTING. ALSO, ON-LINE INSPECTION REQUEST TO SPWD TO BE SUBMITTED 24 HOURS PRIOR TO ALL INSPECTIONS.
8. ALL EXISTING UTILITIES SHALL BE LOCATED AND FACTS BE DISCOVERED DURING THE DEVELOPMENT WORK SHALL TEMPORARILY BE Halted AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE DETERMINED BY CONSULTATION WITH THE APPROPRIATE JURISDICTION.

TOPOGRAPHIC MAP NOTES:

1. THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY. NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER AN OPINION THEREON.
2. BASIS OF BEARINGS AND ELEVATION: REFER TO ALTAIRNAPS LAND TITLE SURVEY COMPLETED BY RED PLAINS SURVEYING COMPANY ON DECEMBER 4TH, 2017.

APPROXIMATE EARTHWORK BANK QUANTITIES:

FILL: 2,700 CY
 CUT: 39,300 CY
 TOTAL ON-SITE DISPOSAL: 36,600 CY



Know what's below.
 Call before you dig.

SCALE: NONE

Know what's below.
Call before you dig.

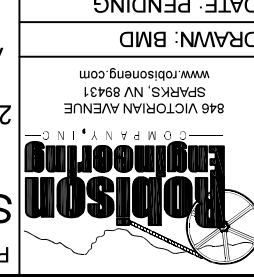


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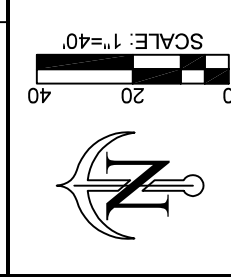
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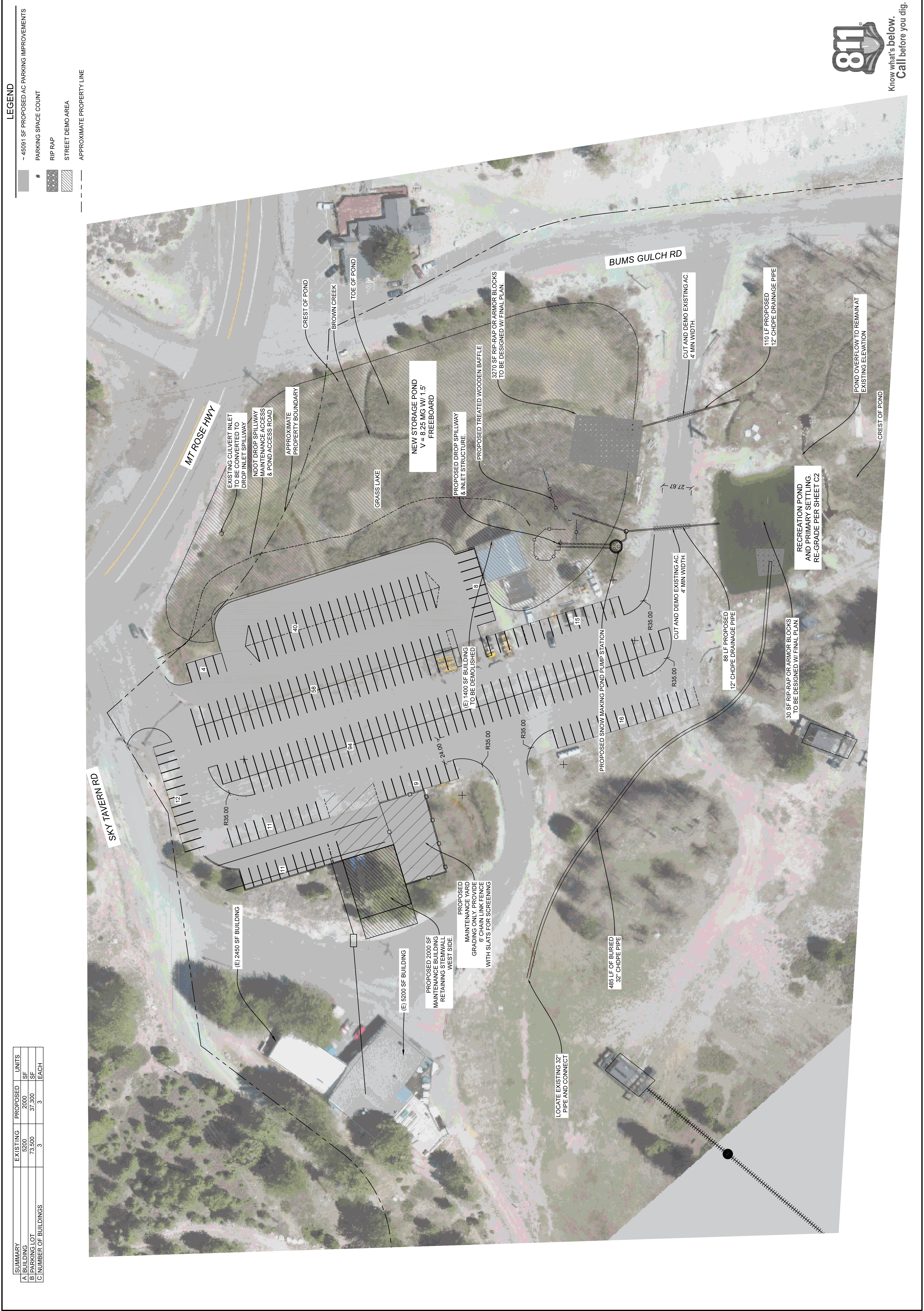
PRELIMINARY
NOT FOR
CONSTRUCTION



DATE PENDING
DRAWN: BMD
ATTN: BEN JONES
2110 MT. ROSE HWY
RENO, NV 89511
SKY TAVERN
PREPARED FOR:



PROJECT NO. 1-0399-01-005
WASHOE COUNTY
EXISTING TOPOGRAPHY
SHEET 00
SKY TAVERN SKI RESORT
SPECIAL USE PERMIT
NEVADA



SUMMARY	EXISTING	PROPOSED	UNITS
A. BUILDING	5200	2000	SF
B. PARKING LOT	73,500	37,500	SF
C. NUMBER OF BUILDINGS	3	3	EACH

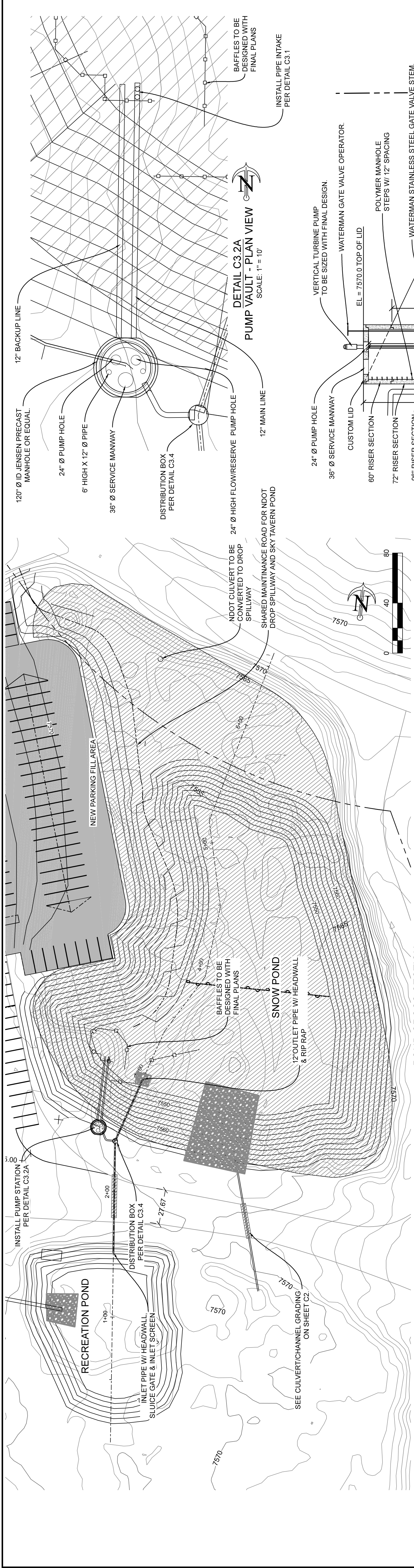




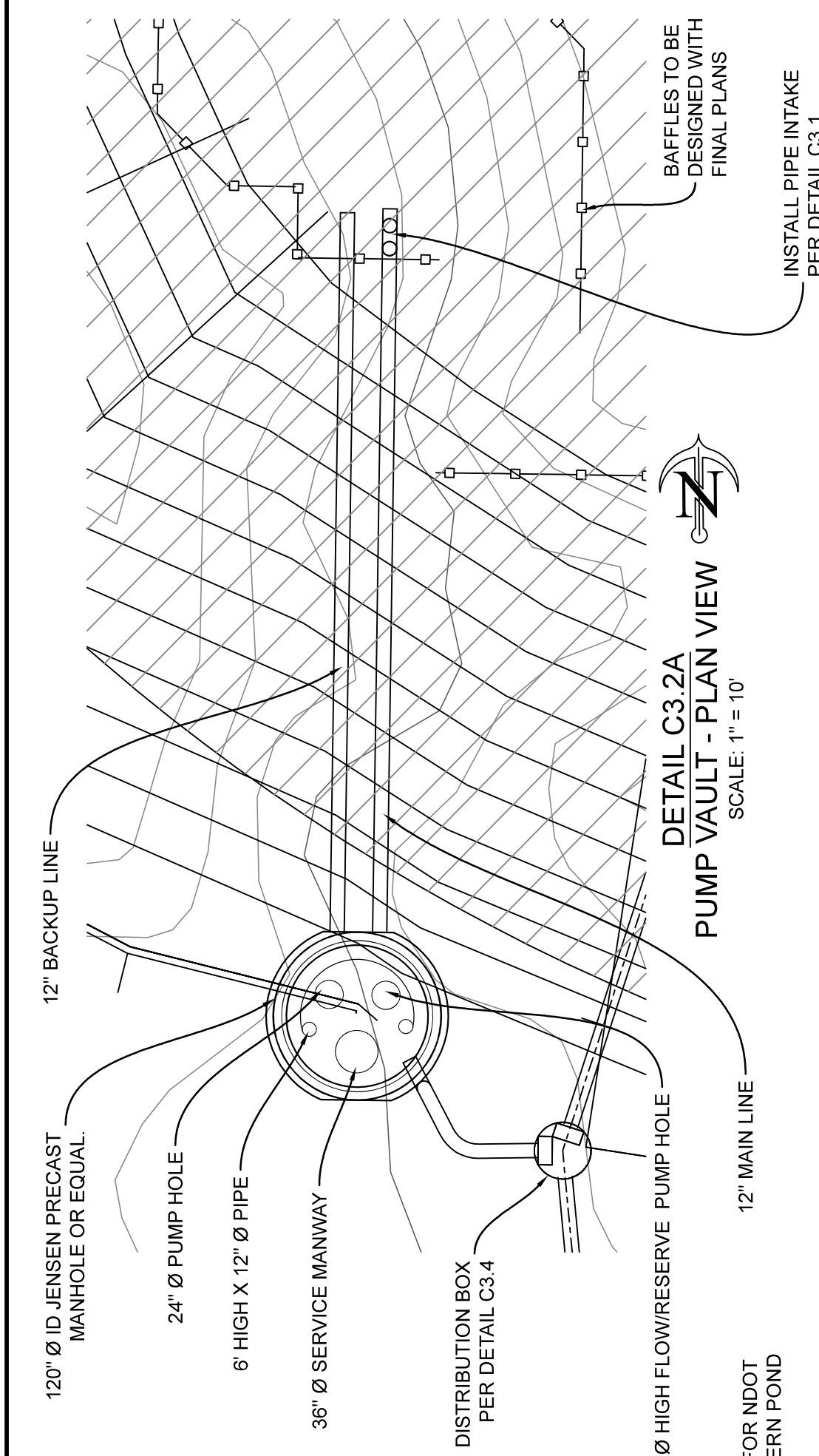
Know what's below.
Call before you dig.



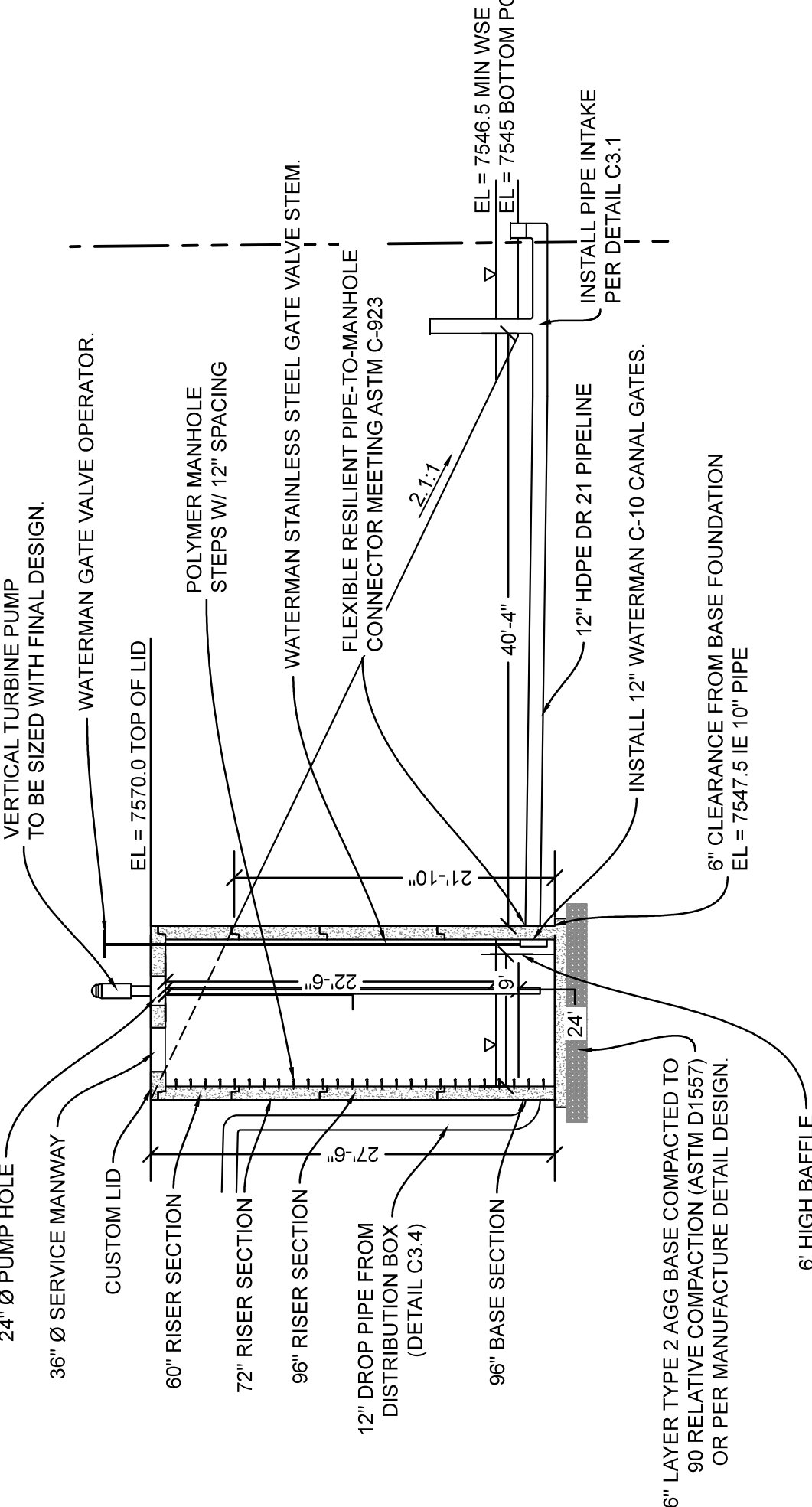
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 NOT FOR
 CONSTRUCTION



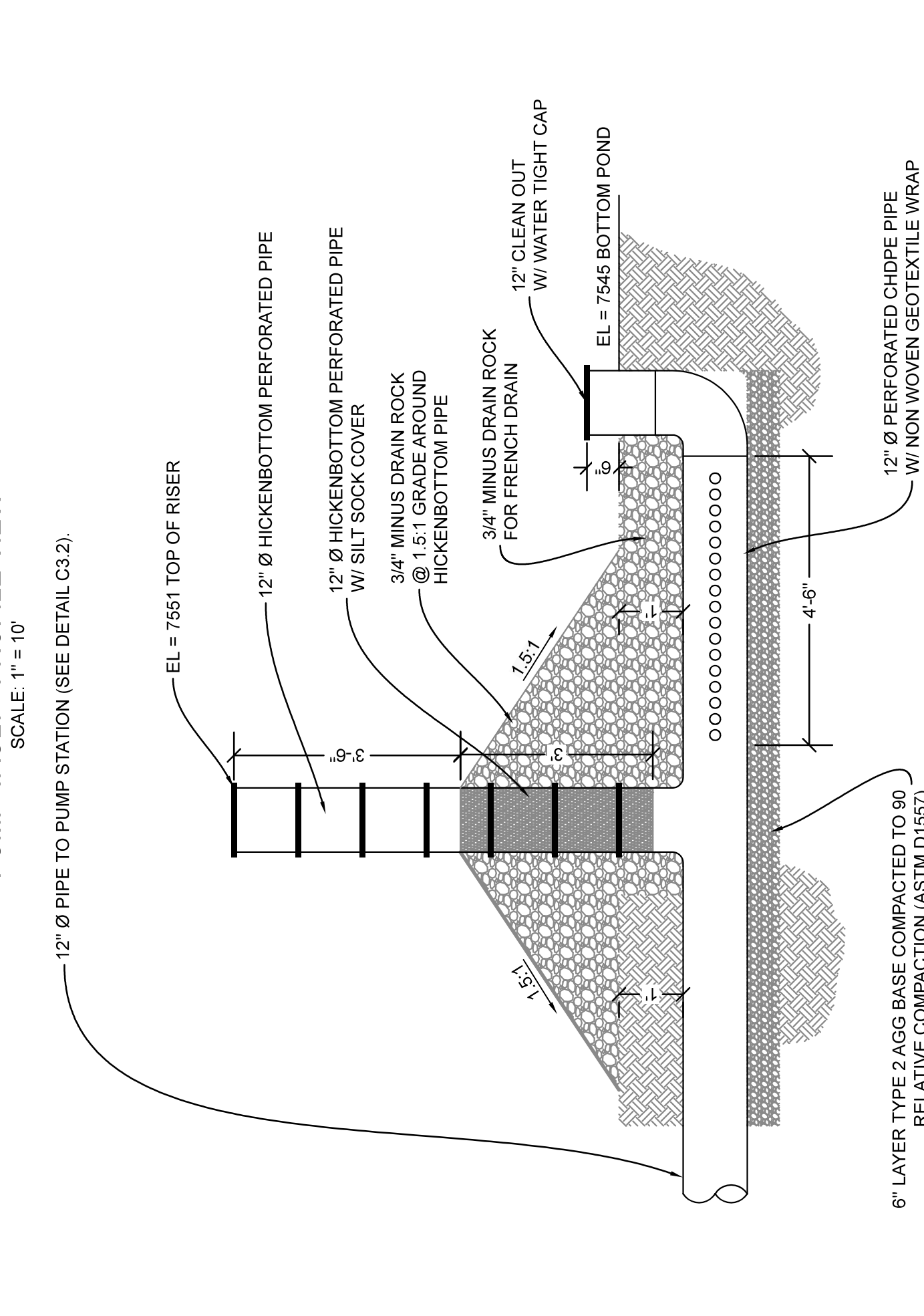
POND CROSS SECTION PLAN AND PROFILE
 1" = 40' (H)
 1" = 40' (V)



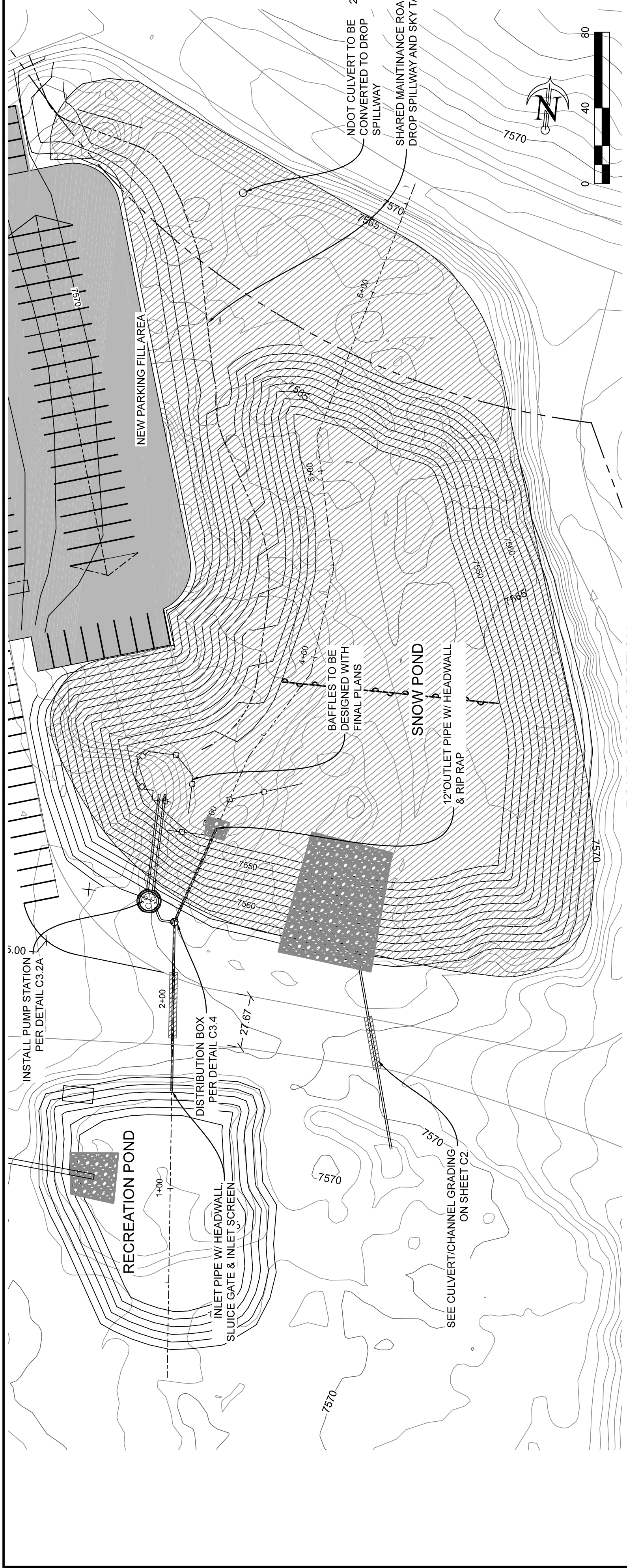
DETAIL C3.2A
 PUMP VAULT - PLAN VIEW
 SCALE: 1" = 10'



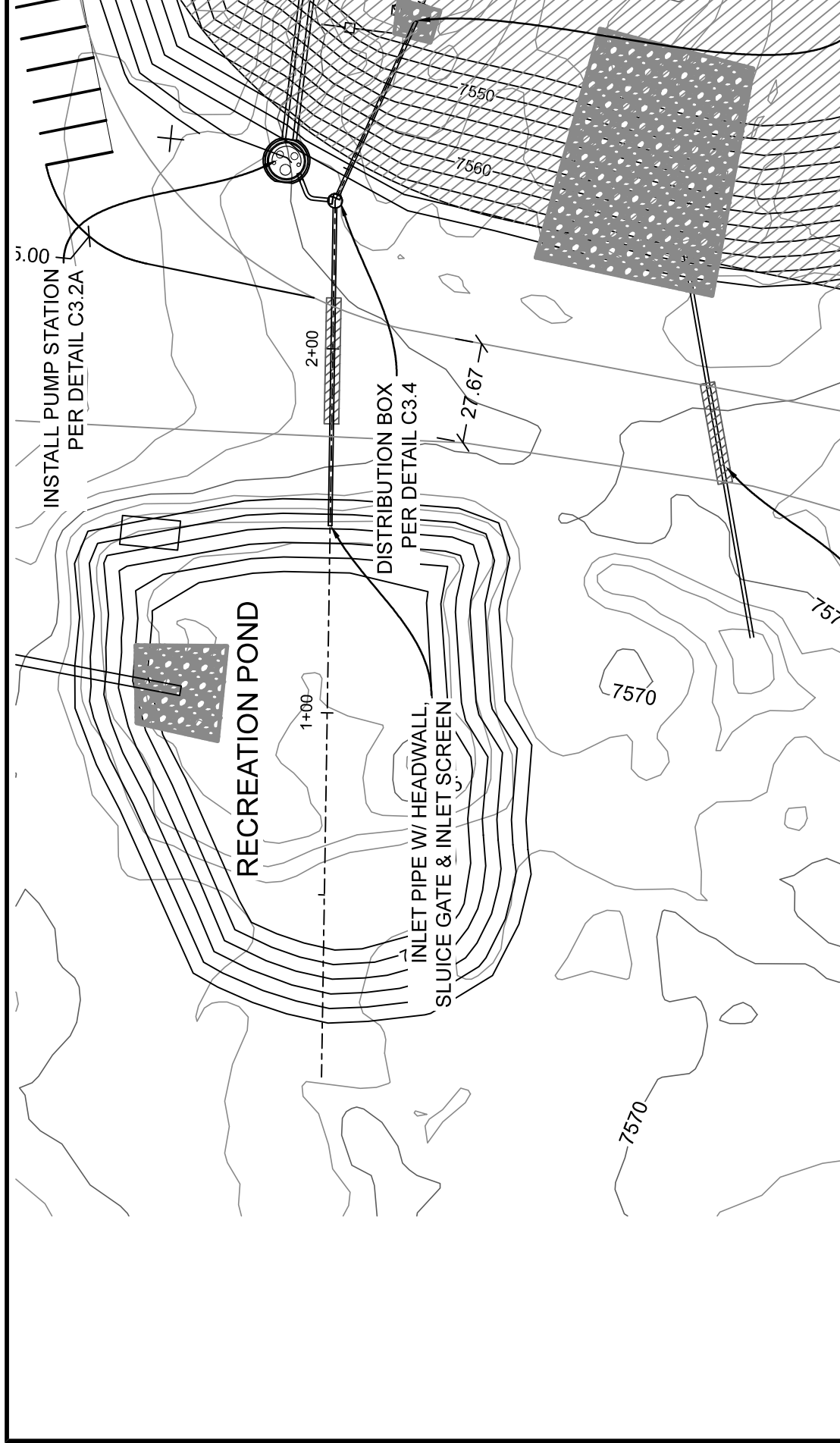
DETAIL C3.2B
 PUMP VAULT - PROFILE VIEW
 SCALE: 1" = 10'



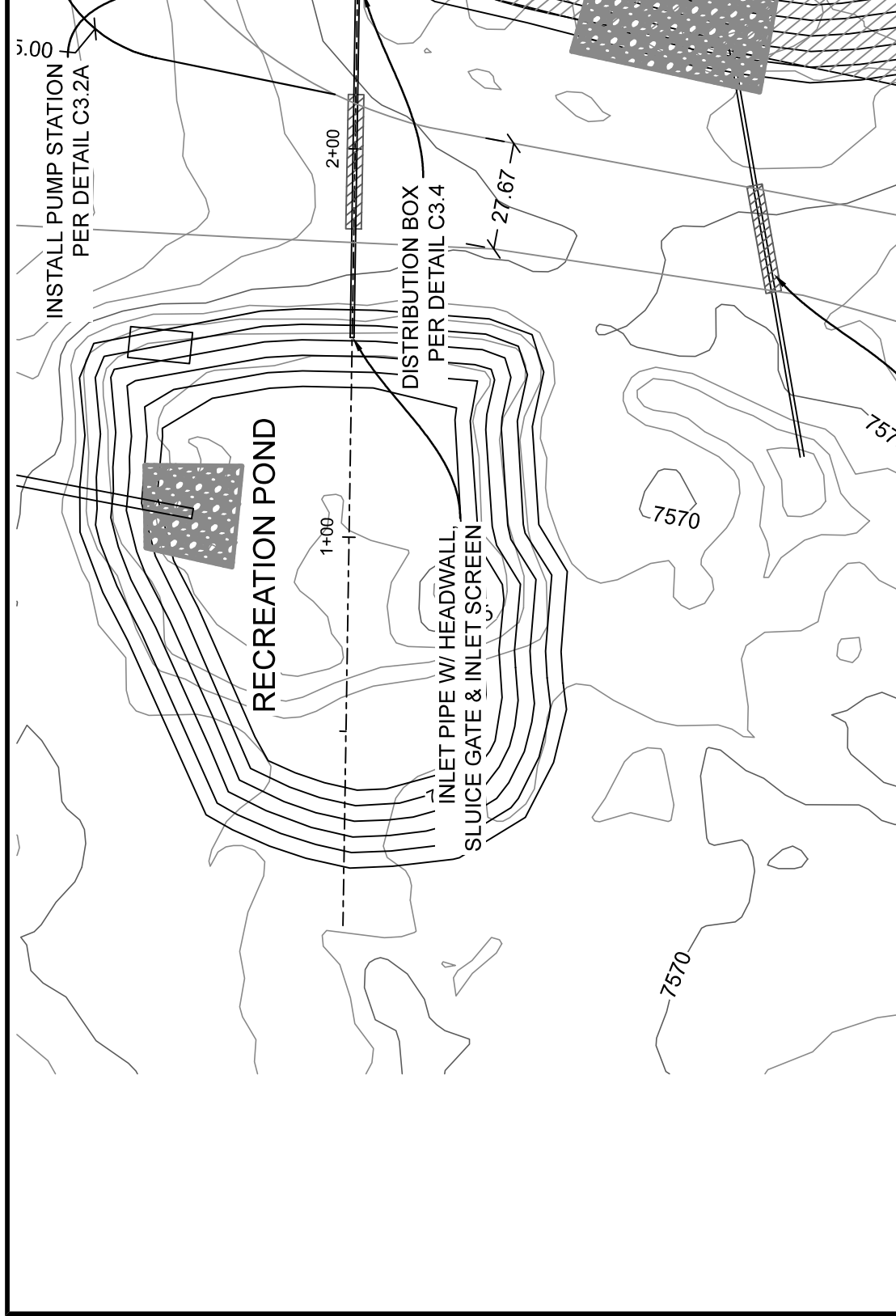
DETAIL C3.1
 STANDARD PIPE INTAKE
 DESIGN
 SCALE: 1" = 2'



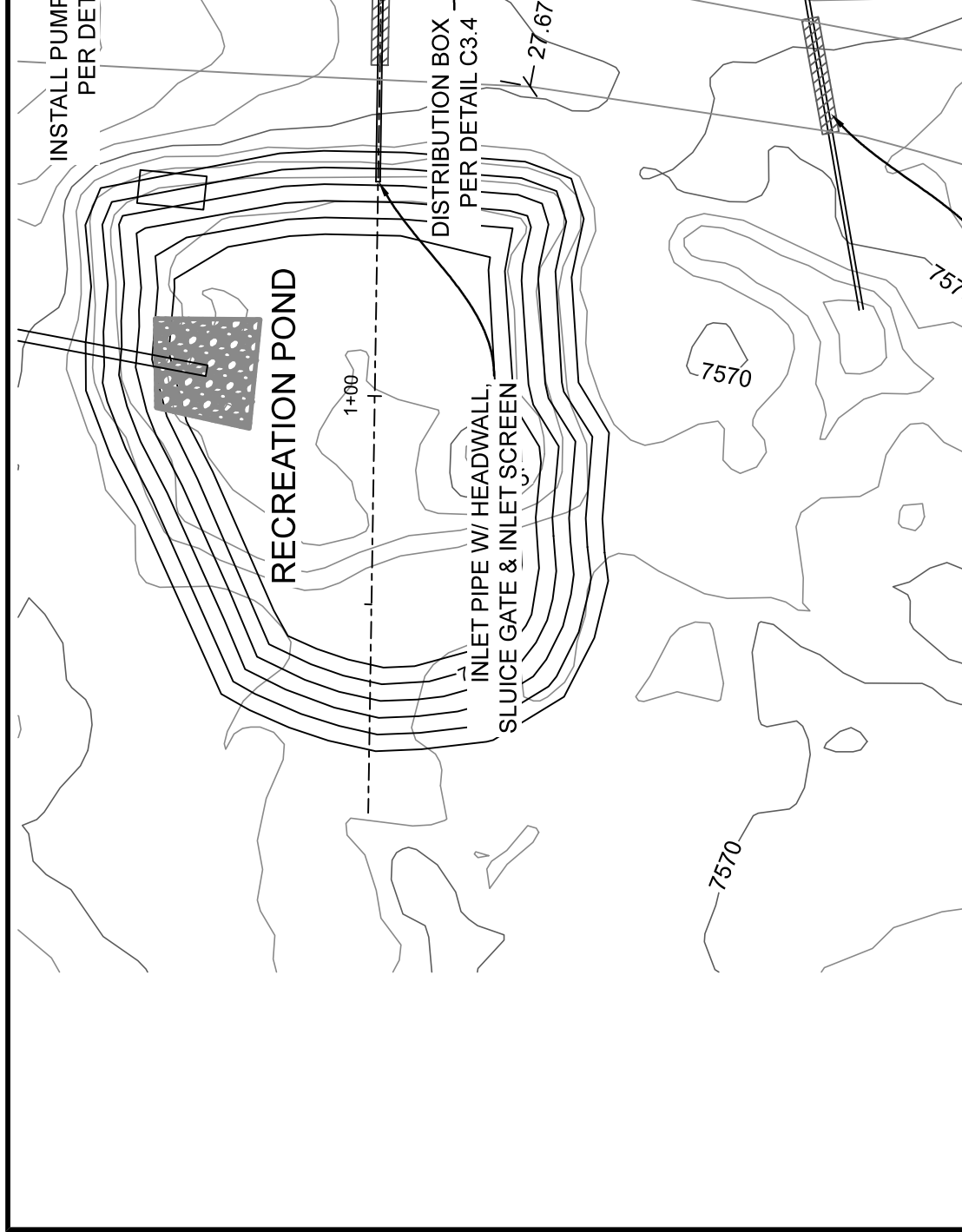
RECREATION POND
 1" = 40' (H)
 1" = 40' (V)



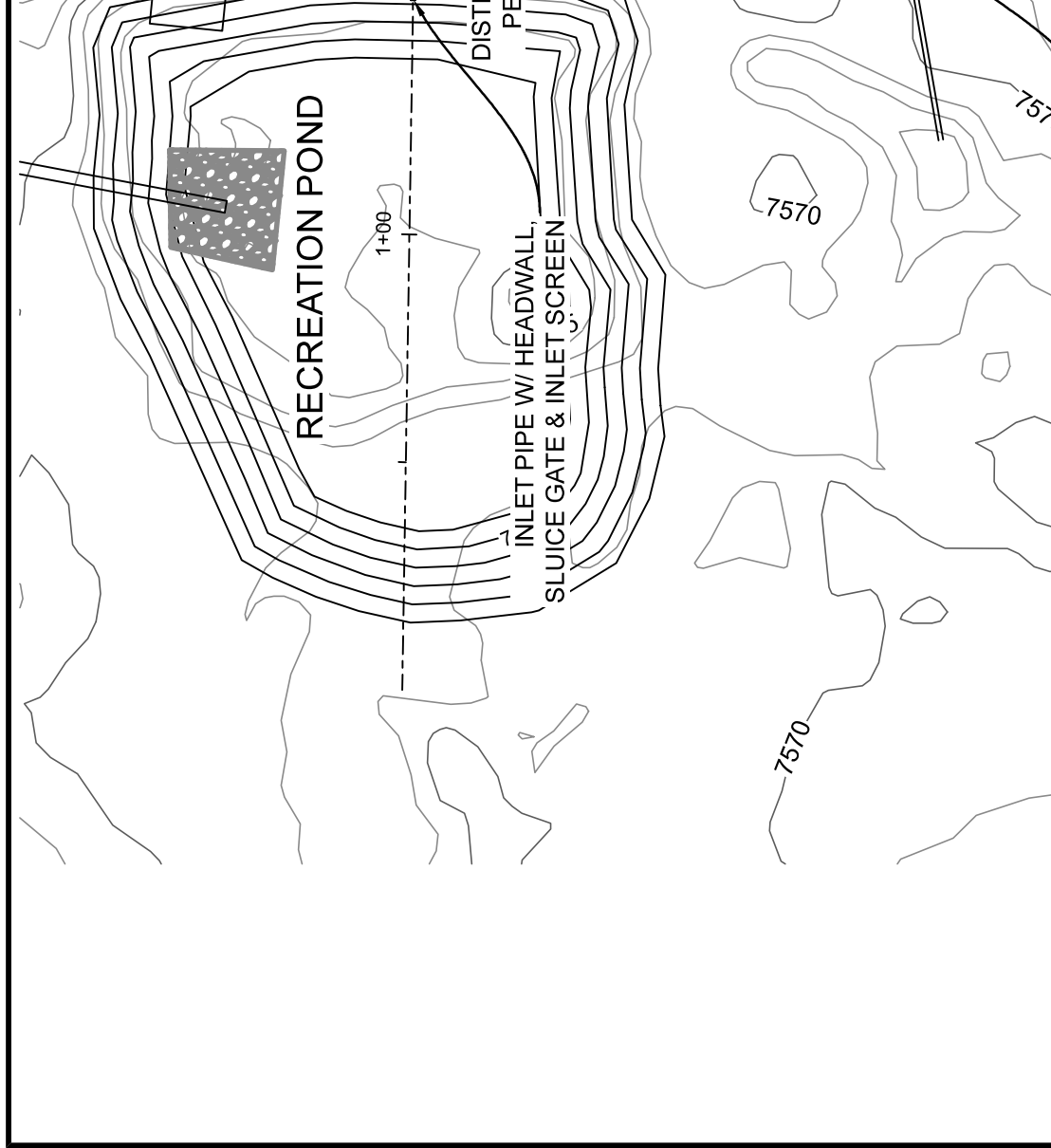
SNOW POND
 1" = 40' (H)
 1" = 40' (V)



DISTRIBUTION BOX
 1" = 5'



POND OUTLET
 1" = 5'



PUMP STATION
 1" = 5'

SPECIAL USE PERMIT
SKY TAVERN SKI RESORT
ARCHITECTURAL ELEVATIONS
SHEET A1
WASHOE COUNTY
PROJECT NO. 1-0399-01-005
NEVADA

SCALE IN INCHES
1/2" = 1'-0"
0 1/2 1

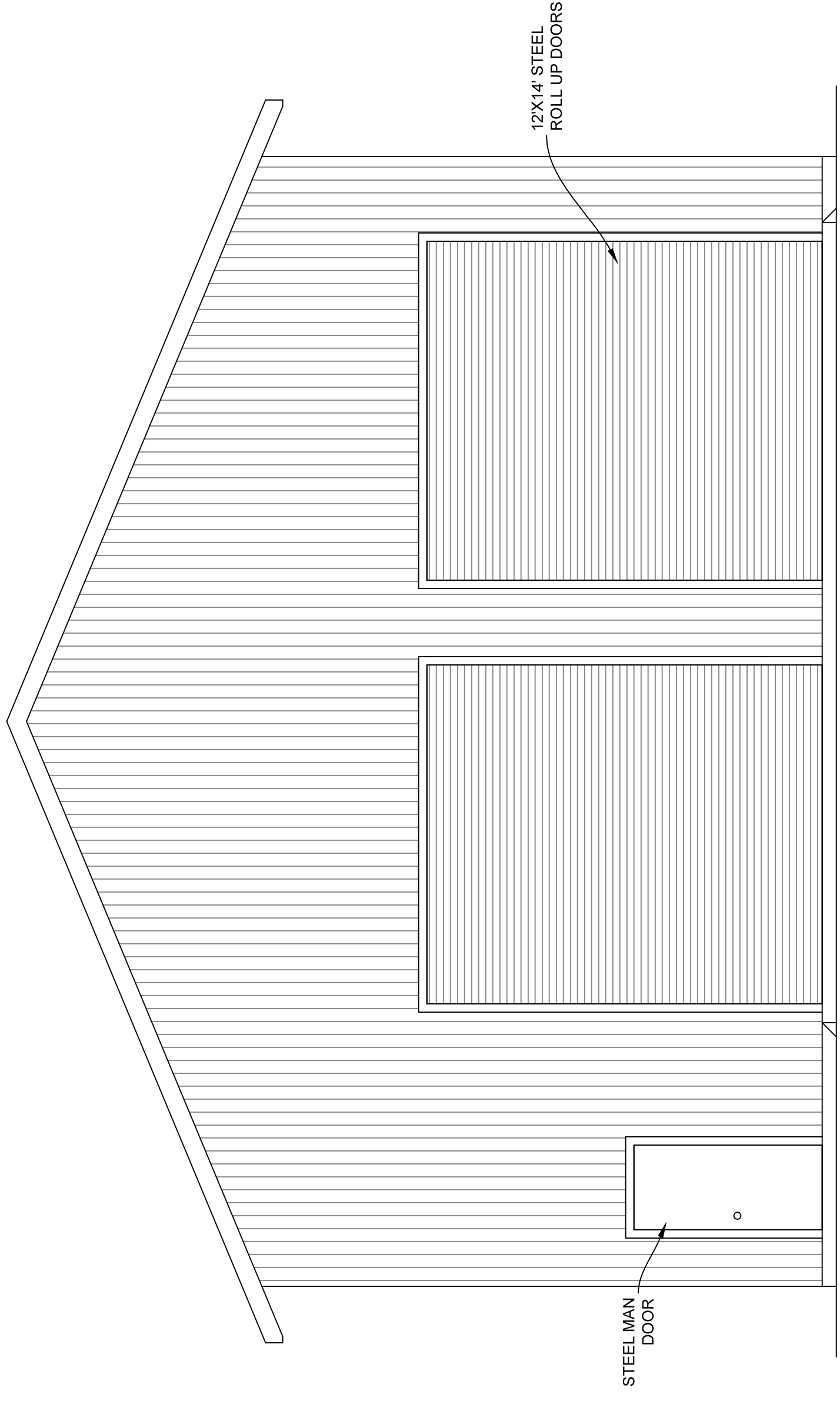
PREPARED FOR
SKY TAVERN
21130 MT. ROSE HWY
RENO, NV 89511
ATTN: BEN JONES
(575) 299-1682

Robinson
Engineering
13210 FELLS GROVE WAY
SUITE 100
HERRING, NV 89001
DATE PENDING
DRAWN: EWA

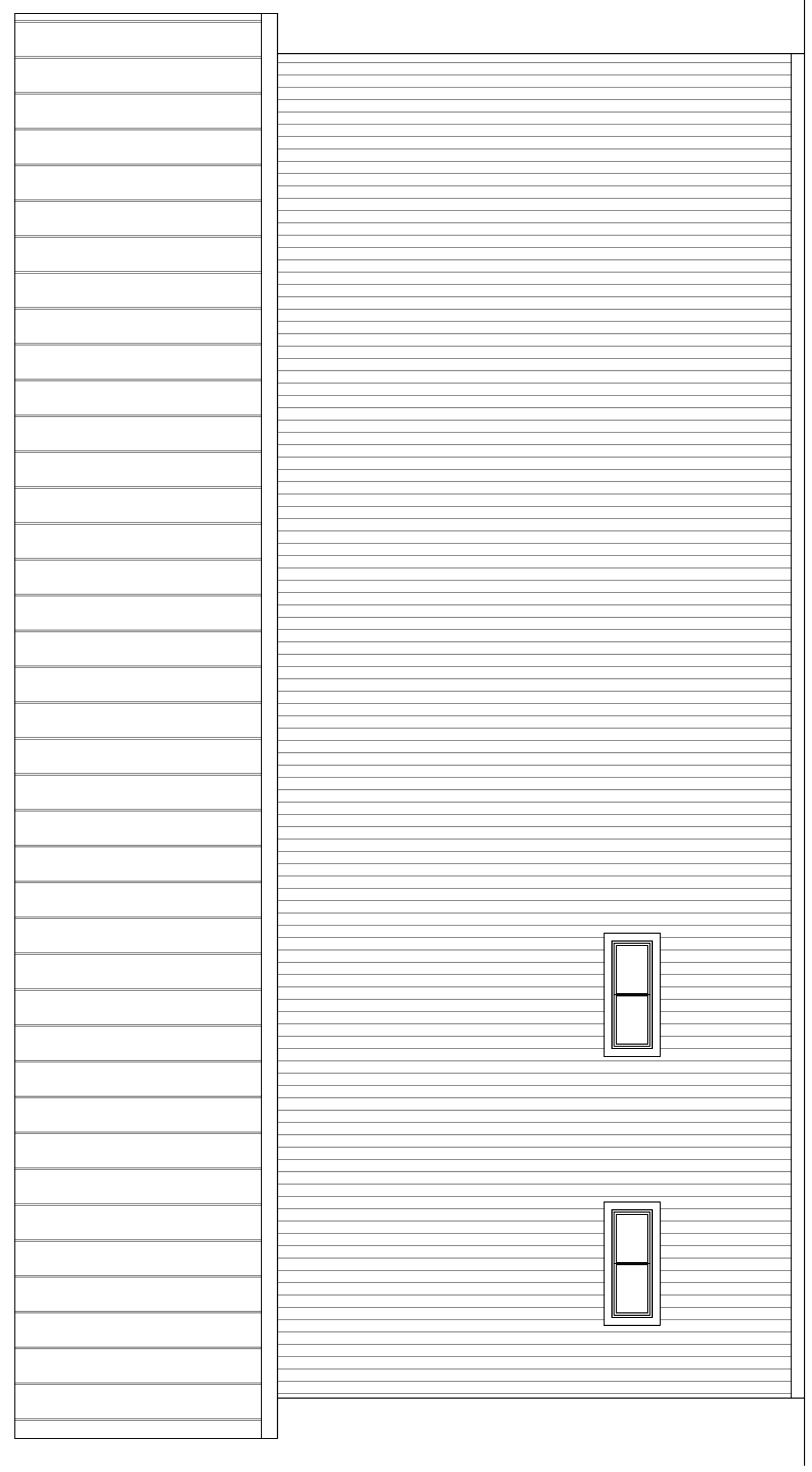
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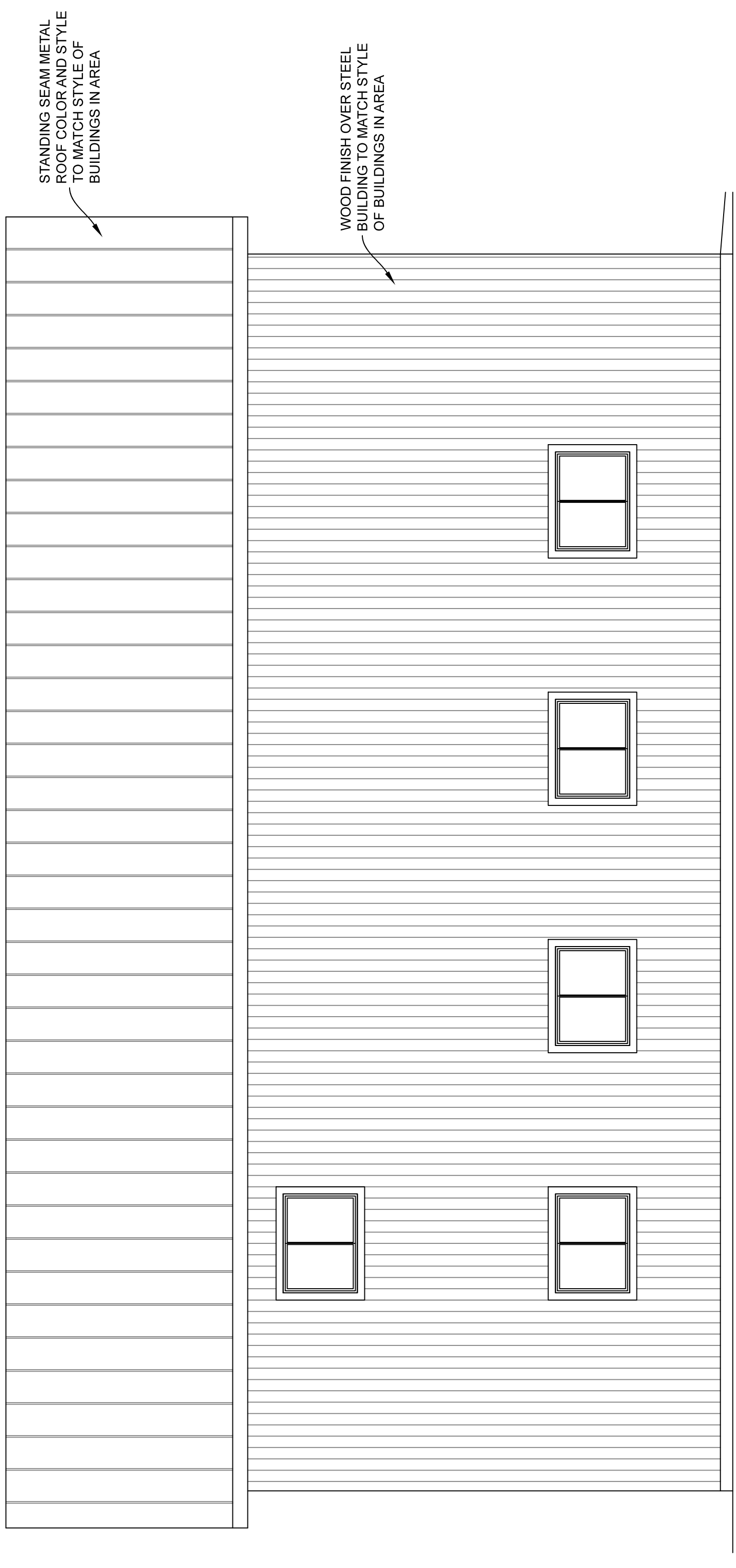
REVISIONS
SHEET
A1



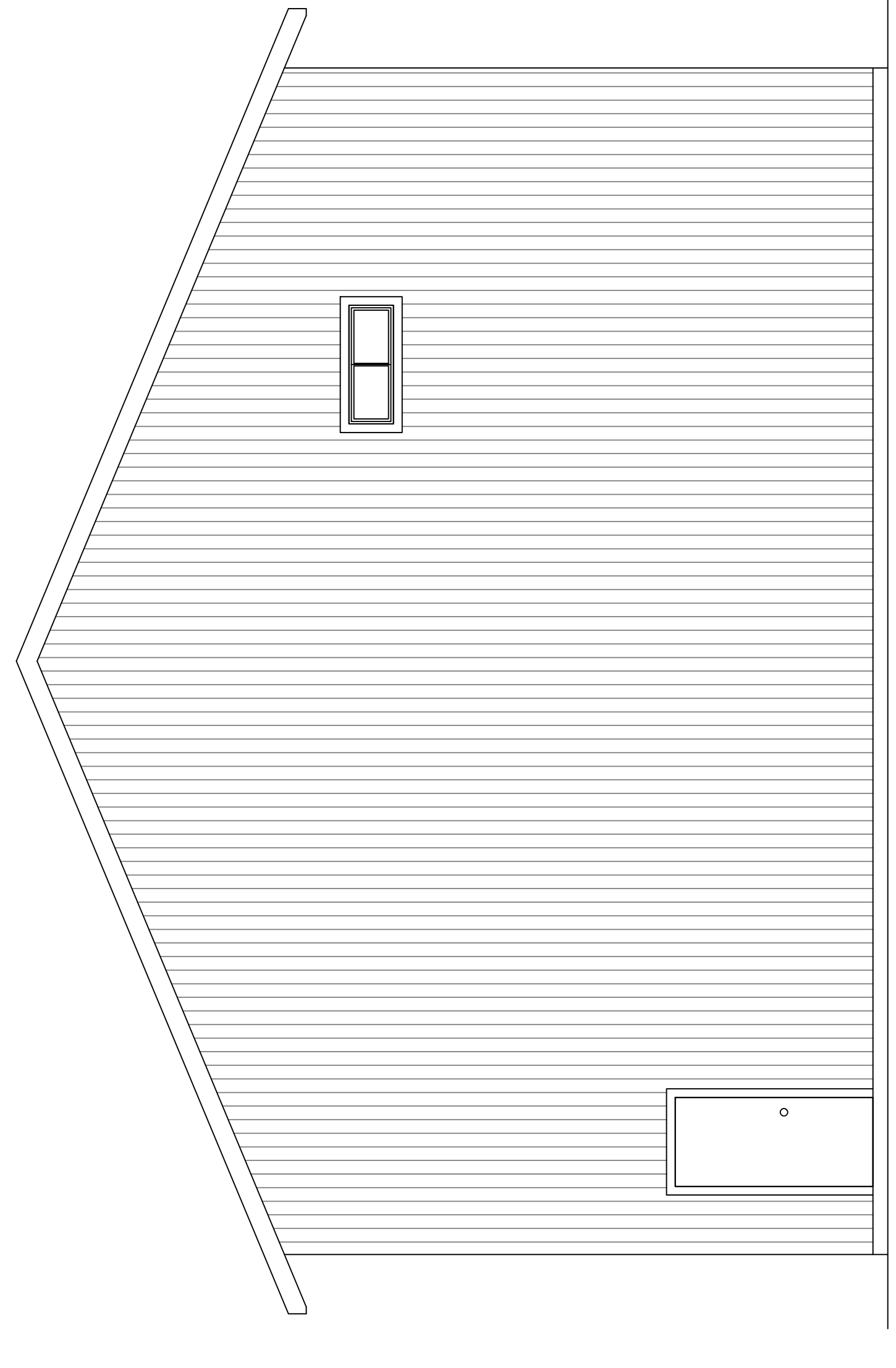
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

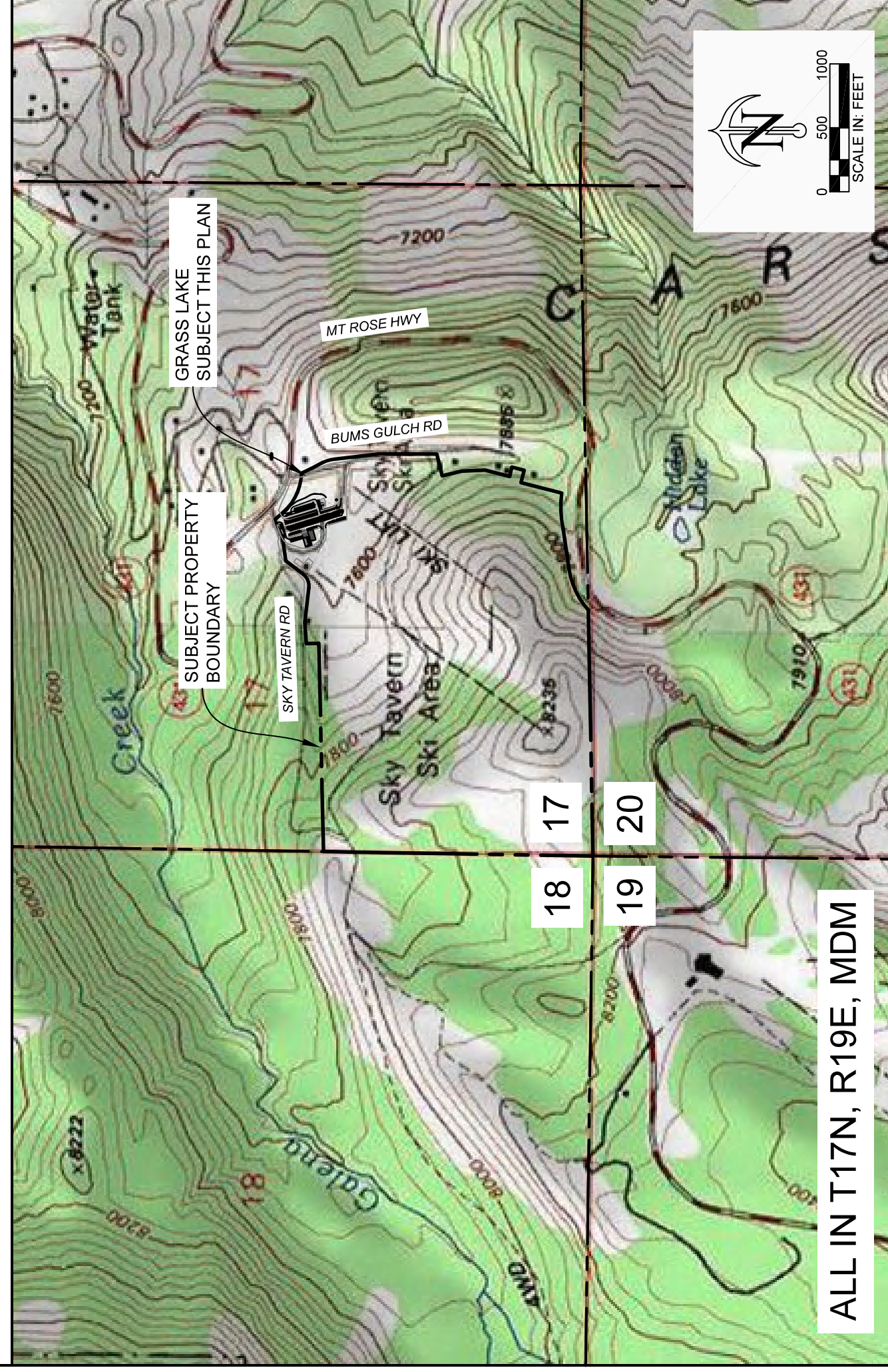


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

SITE MAP

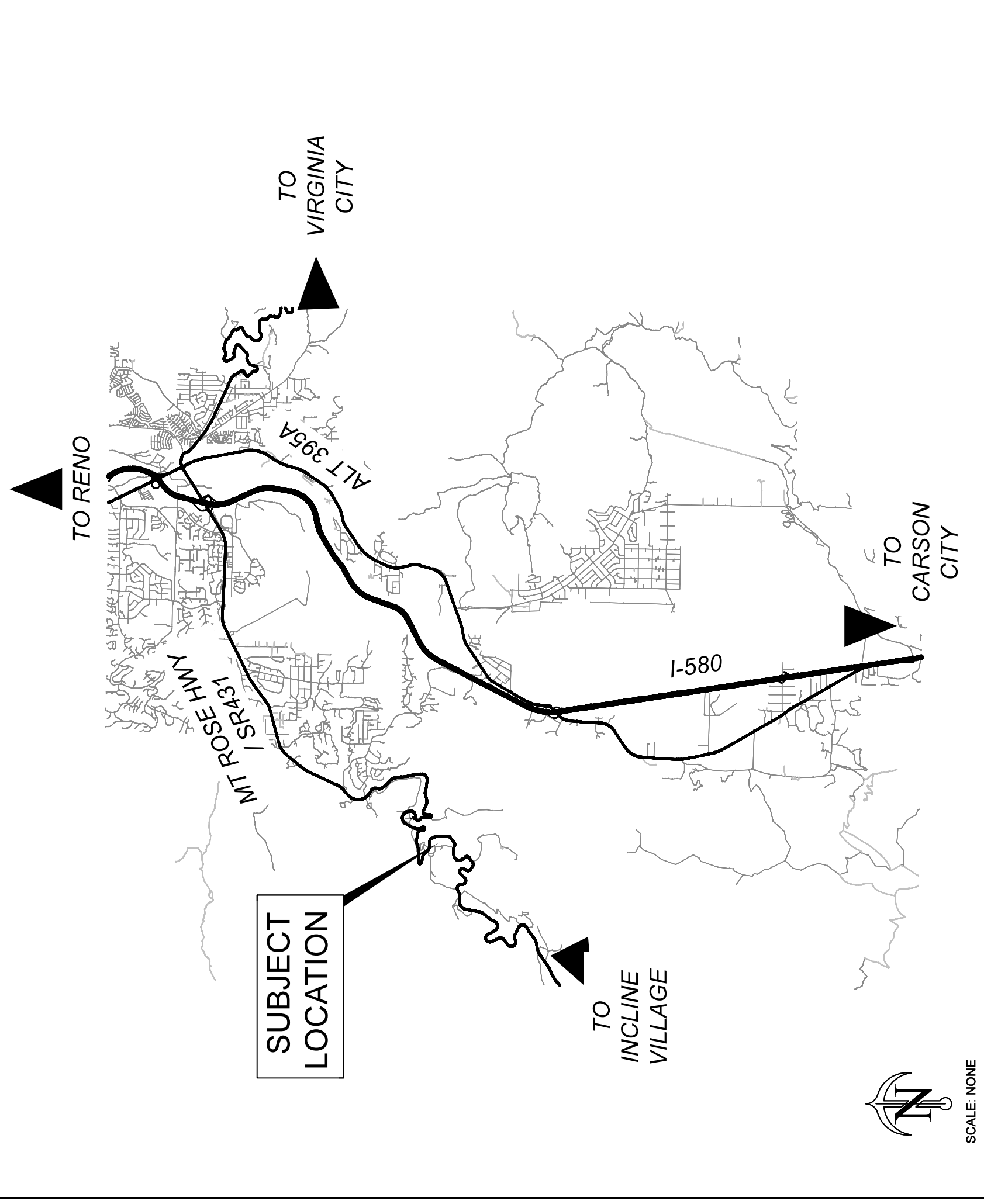


ALL IN T17N, R19E, MDM

PROJECT SUMMARY

JURISDICTION: WASHOE COUNTY, NEVADA
 COUNTY: WASHOE COUNTY, NEVADA
 ASSESSORS' PARCEL: 048-050-03
 ADDRESS: 21130 MT. ROSE HWY, RENO, NV 89511
 PROPERTY DESCRIPTION: SKY TAVERN SKI RESORT
 ZONING: PR - PARKS AND RECREATION
 FEMA FLOOD ZONE: X
 PROJECT SUMMARY: RESTORATION OF POND, PARKING LOT EXPANSION, AND INLET SYSTEM CONSTRUCTION FOR SNOW MAKING PUMP SYSTEM

VICINITY MAP



SNOWMAKING IMPROVEMENTS SPECIAL USE PERMIT - GRADING

FOR

SKY TAVERN JUNIOR SKI RESORT

RENO, NEVADA

SHEET LIST

GENERAL TITLE SHEET
 CIVIL EXISTING CONDITIONS
 C1 CIVIL SITE PLAN
 C2 PRELIMINARY GRADING PLAN
 C3 DETAILS AND PROFILES

PROJECT AUTHORITY

CIVIL ENGINEER
 ROBISON ENGINEERING COMPANY
 NATHAN EARL ROBISON, PE
 846 VICTORIAN AVE, STE 20
 SPARKS, NV 89431
 (775) 852-2251 x 700
 (775) 852-9736 fax
 nathan@robisoneng.com

SURVEYOR
 ROBISON ENGINEERING COMPANY
 DAN KELSÖE, PLS
 846 VICTORIAN AVE, STE 20
 SPARKS, NV 89431
 (775) 852-2251 x 703
 (775) 852-9736 fax
 dan@robisoneng.com

OWNER
 CITY OF RENO
 PO BOX 1900
 C/O PROPERTY MANAGEMENT
 RENO, NV 89505
 PROPERTY AGENT: LORI MILES
 (775) 334-3396

SITE CONTACT
 SKY TAVERN SKI RESORT
 21130 MT. ROSE HWY
 RENO, NV 89511
 CONTACT: BEN JONES
 (570) 289-1682

NOTES

PROJECT NOTES

1. ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY WASHOE COUNTY.
2. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SKI RESORT WITH THE INSTALLATION OF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.
3. SUBMITTALS: SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURER'S DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (ROOFING, ETC.), WITHOUT EXCEPTION, SHALL BE OFFERED FOR REVIEW AND APPROVAL TO OWNER PRIOR TO THEIR INCORPORATION INTO THE PROJECT, WHERE QUANTITATIVE JUDGEMENT IS REQUIRED (E.G. MATERIALS WITH SPECIFIED STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.) THESE MATERIALS SPECIFICATIONS SHALL BE RESPONSIBLE FOR THEIR SUITABILITY FOR THE SPECIFIED USE.
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GRADING NOTES

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2. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.
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5. USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING CONDUITS.
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8. ALL EXISTING UTILITIES AND FACTS TO BE DISCOVERED DURING SITE DEVELOPMENT WORK SHALL TEMPORARILY BE HATED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE DETERMINED BY CONSULTATION WITH THE APPROPRIATE JURISDICTION.

TOPOGRAPHIC MAP NOTES:

1. THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY. NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER ANY OPINION THEREON.
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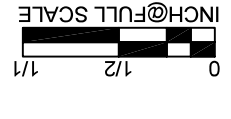
APPROXIMATE EARTHWORK BANK QUANTITIES:

FILL: 2,700 CY
 CUT: 39,300 CY
 TOTAL ONSITE DISPOSAL: 36,600 CY



Know what's below.
Call before you dig.

SKY TAVERN SKI RESORT
 PREPARED FOR:
 SKY TAVERN
 21130 MT. ROSE HWY
 RENO, NV 89511
 (570) 269-1682
 DRAWN: SCDBH/WJZ/MS
 DATE: 2018-06-01
 PROJECT NO: 1-0399-01-005
 WASHOE COUNTY
 TITLE SHEET
 SHEET T1
 Showmaking Improvements



DATE: 2018-06-01
 DRAWN: SCDBH/WJZ/MS
 PROJECT NO: 1-0399-01-005
 WASHOE COUNTY
 TITLE SHEET
 SHEET T1
 Showmaking Improvements

NO	DESCRIPTION	DATE	BY
1	ISSUED FOR CLIENT REVIEW	2018-03-27	BMM
2	ISSUED FOR PRELIM SUP REVIEW	2018-04-04	ESH
3	SPECIAL USE PERMIT (GRADING) APPLICATION	2018-06-01	VJZ


NO	REVISIONS
1	
2	
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NO	REFERENCES
1	CHKD
2	NER
3	NER
4	NER
5	NER

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR CLIENT REVIEW	2018-03-27	BMD	NER
2	ISSUED FOR PRELIM SUP REVIEW	2018-04-04	ESH	NER
3	SPECIAL USE PERMIT (GRADING) APPLICATION	2018-06-01	VJ/JZ	NER

REFERENCES
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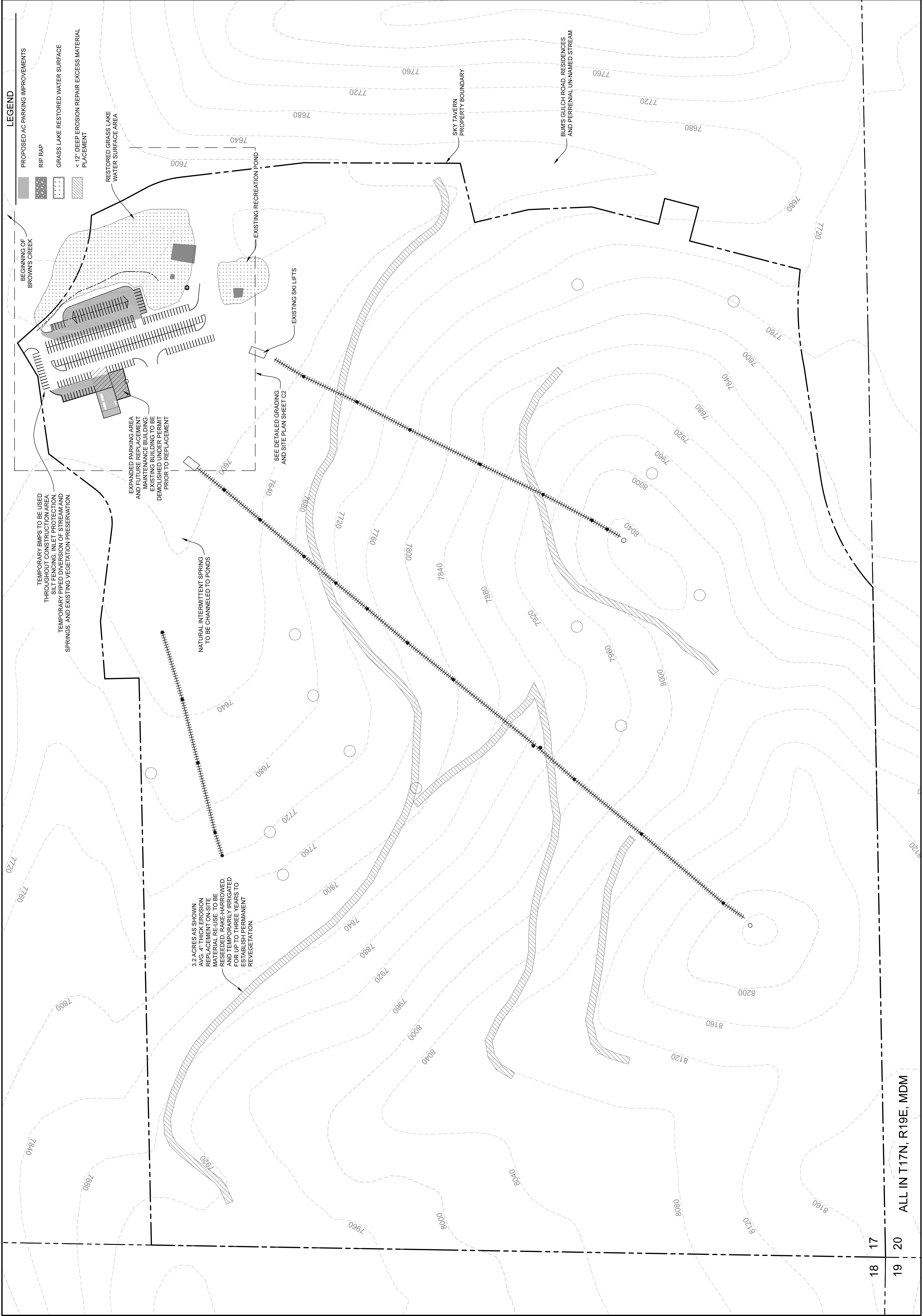
DATE: 2018-06-01	DRAWN: SDB/EH/WJ/JNR
PROJECT NO: 1-0399-01-005	DATE: 2018-06-01


 PREPARED FOR:
SKY TAVERN
 21190 MT. ROSE HWY
 KENO, NV 89511
 ATTN: BEN JONES
 (570) 269-1682

SCALE: 1"=40'


PROJECT NO: 1-0399-01-005
 WASHOE COUNTY
 SHEET CO
 EXISTING TOPOGRAPHY
 Showmaking Improvements
 SKY TAVERN SKI RESORT





NO	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR CLIENT REVIEW	2018-03-27	BMD	NER
2	ISSUED FOR PRELIM SUP REVIEW	2018-04-04	ESH	NER
3	SPECIAL USE PERMIT (GRADING) APPLICATION	2018-06-01	VJ/JZ	NER

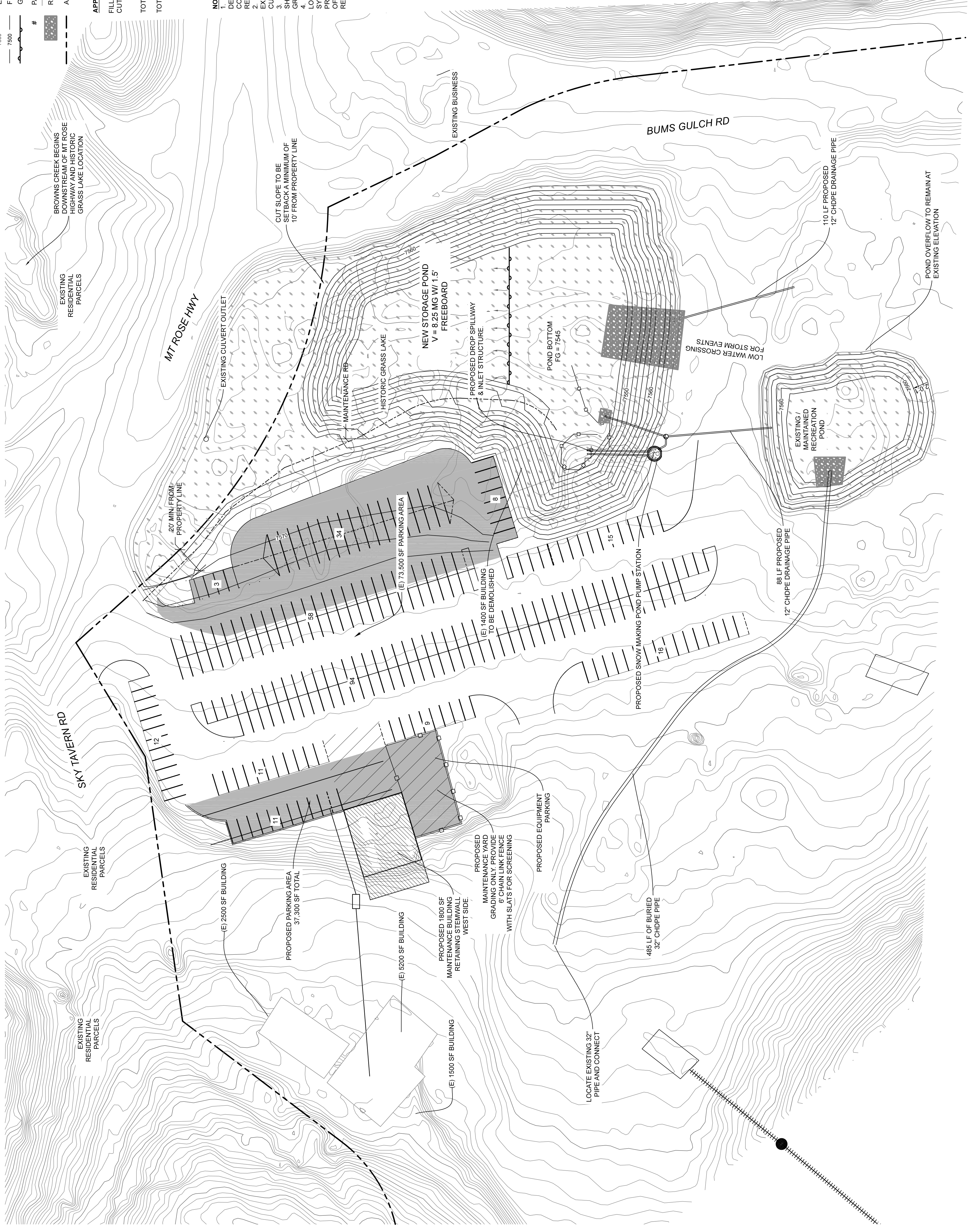
NO	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR CLIENT REVIEW	2018-03-27	BMD	NER
2	ISSUED FOR PRELIM SUP REVIEW	2018-04-04	ESH	NER
3	SPECIAL USE PERMIT (GRADING) APPLICATION	2018-06-01	VJ/JZ	NER

LEGEND

- 37,300 SF PROPOSED AC PARKING IMPROVEMENTS
- EXISTING CONTOUR
- FINISHED GRADE CONTOUR
- GRADE BREAK
- PARKING SPACE COUNT
- RIP RAP
- APPROXIMATE PROPERTY LINE

APPROXIMATE EARTHWORK BANK QUANTITIES:
 FILL: 2,700 CY
 CUT: 33,000 CY FROM GRASS LAKE
 6,300 CY FROM RECREATION POND
 TOTAL ONSITE MATERIAL REUSE: 36,600 CY
 TOTAL DISTURBED AREA: 111,000 SF

- NOTES:**
- PER ARTICLE 418 OF THE WASHOE COUNTY DEVELOPMENT CODE: THE PROJECT AREA IS NOT SUBJECT TO A SIGNIFICANT HYDROLOGICAL RESOURCE.
 - US ARMY CORPS OF ENGINEERS APPROVAL IS EXPECTED TO BE REQUIRED. REVIEW PROCESS IS CURRENTLY UNDERWAY.
 - EXISTING PUBLIC WATER SYSTEM COMPONENTS SHALL BE SURVEYED AND INCLUDED IN THE FINAL GRADING PLAN DESIGN.
 - FIRE FLOW CALCULATIONS AND AS-BUILT LOCATIONS OF EXISTING AND PUBLIC WATER MAINS SHALL BE SURVEYED AND INCLUDED IN THE PROPOSED BUILDING SHALL BE COMPLETED AS PART OF THE FINAL BUILDING DESIGN AND BUILDING PERMIT REQUIREMENTS.



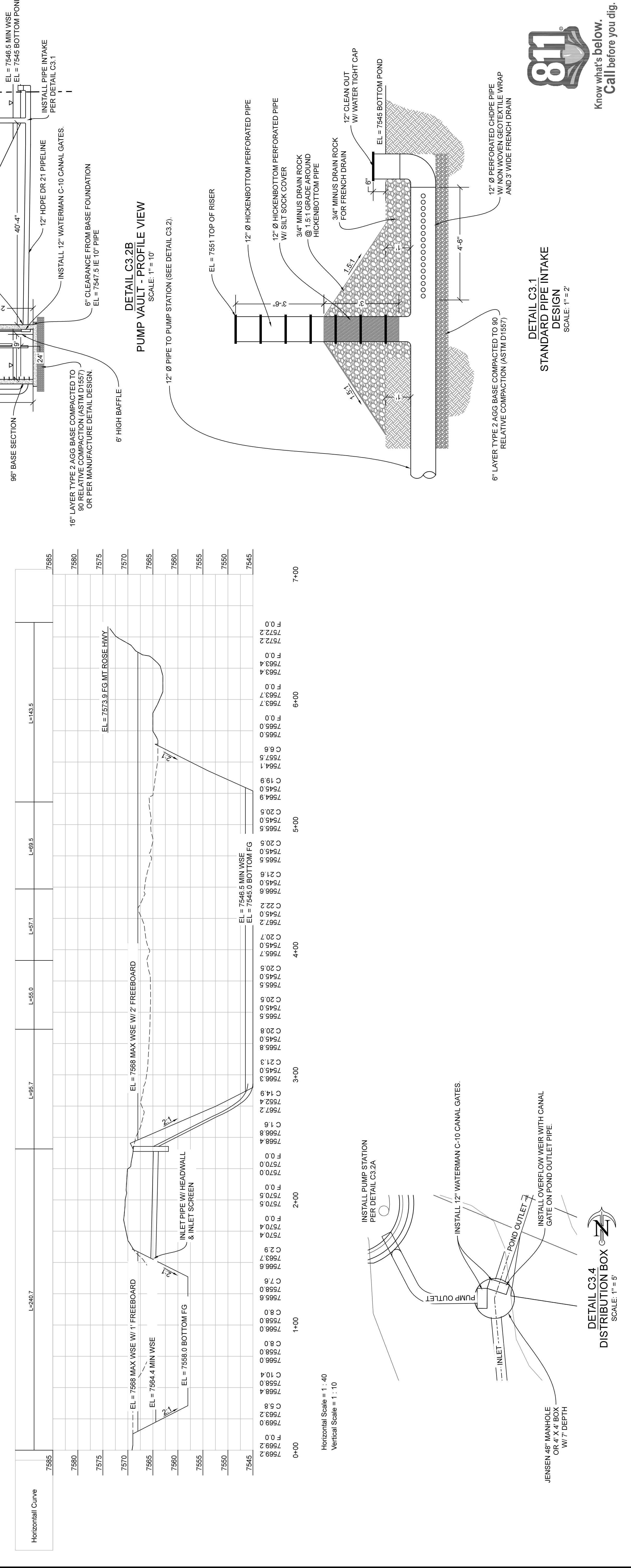
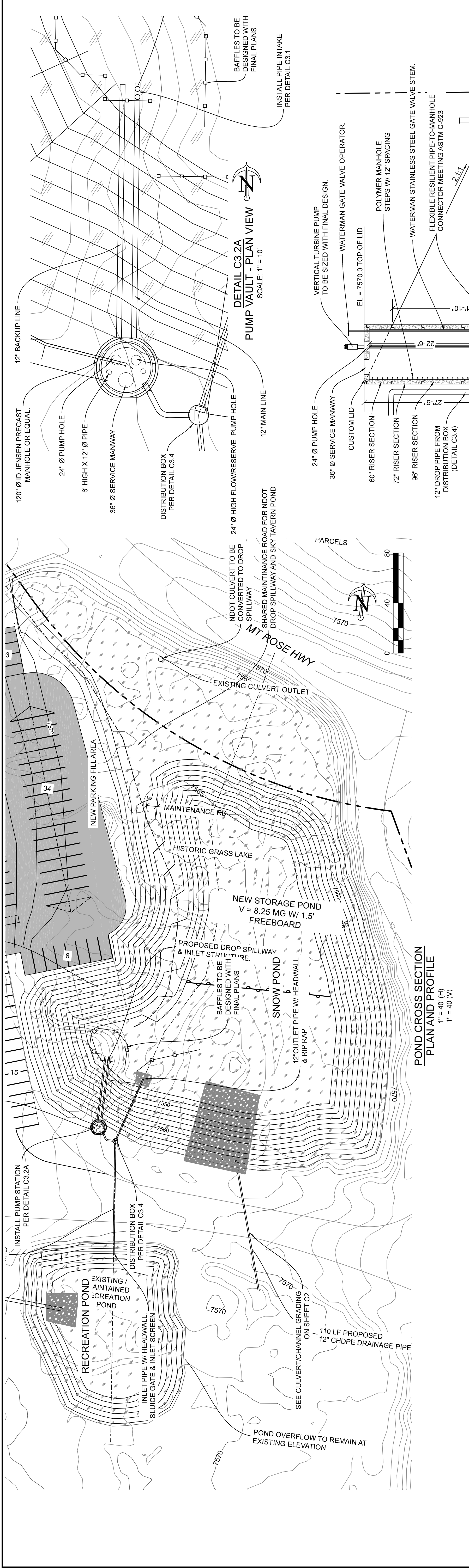
Know what's below.
 Call before you dig.

NO.	DATE	DESCRIPTION
1	2018-03-27	ISSUED FOR CLIENT REVIEW
2	2018-04-04	ISSUED FOR PRELIM SUP REVIEW
3	2018-06-01	SPECIAL USE PERMIT (GRADING) APPLICATION

CHKD.	BY	DATE
NER	BMM	2018-03-27
NER	ESH	2018-04-04
NER	VJZ	2018-06-01

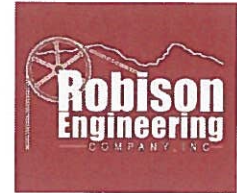
REV.	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		

REFERENCES
1
2
3
4
5
6



Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20, Sparks, NV 89431

775-852-2251 ~ www.robisoneng.com



Sky Tavern
Special Use Permit – APN: 048-050-03

TRAFFIC STATEMENT

Dear Washoe County

The restoration of Grass Lake and construction of additional parking for Sky Tavern Ski Area will not negatively impact traffic the surrounding area. The proposed improvements do not result in a change of use or increased intensity of use of the ski area.

Traffic is currently and will continue to be limited by personnel and equipment, not parking capacity. The proposed increase in parking capacity will alleviate hazardous condition of public parking off-site on SR-431 and Bum's Gulch, which has the potential to block emergency vehicle access.

Therefore, we request that a formal Traffic Study be waived for this Special Use Permit submittal.

Please do not hesitate to contact me if you have any further questions or need further assistance.

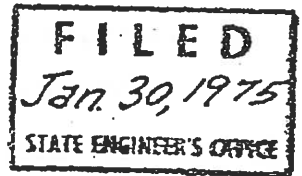
Sincerely,
ROBISON ENGINEERING COMPANY

Nathan Earl Robison, PE, WRS
(775) 852-2251 x 700
nathan@robisoneng.com



2018-04-16

THE STATE OF NEVADA
PROOF OF APPROPRIATION OF WATER FOR
STOCK WATERING PURPOSES



(1) Name of claimant City of Reno & County of Washoe, Nevada

P. O. Box 1900 of Reno, Nevada 89502
Street and No. or P.O. Box No. City or town

(2) Source of water Grass Lake & Springs & Streams Tributary to Grass Lake
which flows into Browns Creek
Name of natural water source.

(3) The water is diverted by Natural Lake, flowing into Browns Creek
Dam, ditch, pipe line, natural channel, spring area, etc.

(4) The water is diverted at the following point(s) at a point within the northwest
Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land it should
quarter of the southeast quarter of Section 17 Township 17 North, Range
be stated. Diversion over a channel reach must be described by course and distance to a section corner for both the beginning and end of such
19 East MDB&M, Washoe County, Nevada from whence the South Quarter
reach.
Corner of said Section 17, bears S 8° 18' 26" W 2367.11 feet.

(5) The water is impounded in Natural Lake (Grassy Lake now known as Grass Lake)
Troughs, tanks, pools, reservoir, natural channel, etc.

(6) The construction of the ditch or other works was begun none Date
and completed _____ Date

(7) The nature of the claimant's title to the land upon which the source of water and place of
use are located is Deed Reservation - Document #8134
Patented, deeded, public domain with grazing permit, etc.
Book 46, "Deeds", Page 496 et seq.
Washoe County, Nevada Records
Also Book 718, "Official Records", Page 732

(8) The claimant's water right was ~~(was not)~~ recorded in the office of the County Recorder of
Washoe County, at Page 732 of Book 718 of "Official Records"

NOTE—Failure to record in the county in no way invalidates a water right, but if water right was so recorded, supply full information under (8).

(9) The approximate number of animals watered by the claimant during the first year 1878,
Date
was cattle horses 3500 sheep or Other The watering
was conducted during each of the following months May through November
The exact records are not available because the railroad company records
were destroyed in San Francisco, California earthquake and fire.

(10) The approximate number of animals watered by the claimant in subsequent years was as follows:
None during 1973 and 1974. This water right was purchased by claimants
If water was not used, or used in reduced quantity at any time, full information as to causes and duration of non-use should be given.
in order to make application for a change of point of diversion, change of
use (purpose) of said water, and that said water can be pumped to and used
anywhere on Sky Tavern land, for Sky Tavern purposes. Plans for said
application are not yet mature, but are being formulated.

(11) The amount of water which has been necessary to be diverted for this purpose has been
0.125 cubic feet per second.
448.83 gal. per min. equals 1 cubic foot per second.

(12) The works are located at NW 1/4 of the SE 1/4 of Section 17, T. 17N., R19E.
Describe as being within a 40-acre subdivision, section, township and range of public survey. If on unsurveyed
M. D. B. & M., Washoe County, Nevada
land, it should be stated.

Remarks
See accompanying statement under "Conclusions" in Title Report on
pages 154 & 155.

Remarks.....

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by City of Reno & County of Washoe, Nevada are full and correct to the best of his knowledge and belief.

If proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant.

City of Reno, County of Washoe

Claimant

By John A. Modawell

John A. Modawell, Water Rights
Surveyor #282, P.O. Box 1900

Street and No., or P.O. Box No.

Reno, Nevada, 89502

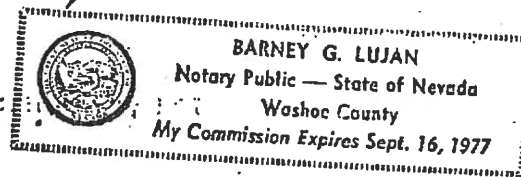
City, State, Zip Code No.

Subscribed and sworn to before me this 30TH day of JANUARY, 1975.

Barney G. Lujan

Notary Public in and for the County of WASHOE

My commission expires SEPT. 16, 1977



\$10 FILING FEE MUST ACCOMPANY PROOF

THE STATE OF NEVADA
PROOF OF APPROPRIATION OF WATER FOR
STOCK WATERING PURPOSES

FILED
Dec. 19, 1974
STATE ENGINEER'S OFFICE

AMENDED

(1) Name of claimant City of Reno & County of Washoe, Nevada

P.O. Box 1900 of Reno, Nevada 89502
Street and No. or P.O. Box No. City or town

State and Zip Code No.

(2) Source of water tributary streams and springs to Browns Creek

Name of natural water source.

(3) The water is diverted by.....

Dam, ditch, pipe line, natural channel, spring area, etc.

Not diverted

(4) The water is diverted at the following point(s).....

Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land it should

be stated. Diversion over a channel reach must be described by course and distance to a section corner for both the beginning and end of such

reach.

(5) The water is impounded in natural lake (Grassy Lake now known as Grass Lk)

Troughs, tanks, pools, reservoir, natural channel, etc.

(6) The construction of the ditch or other works was begun.....

Date

and completed.....

Date

(7) The nature of the claimant's title to the land upon which the source of water and place of

use are located is Deed Reservation - Document #8134

Patented, deeded, public domain with grazing permit, etc.

Book 46, "Deeds", Page 496 et seq.,

Washoe County, Nevada, Records

Also Book 718, "Official Records", Page 732

(8) The claimant's water right was (was not) recorded in the office of the County Recorder of

Washoe County, at Page 732 of Book 718 of "Official Records"

NOTE—Failure to record in the county in no way invalidates a water right, but if water right was so recorded, supply full information under (8).

(9) The approximate number of animals watered by the claimant during the first year.....
Date
was.....cattle.....horses.....sheep or.....Other..... The watering
was conducted during each of the following months.....

Unknown

(10) The approximate number of animals watered by the claimant in subsequent years was as follows:

Unknown

If water was not used, or used in reduced quantity at any time, full information as to causes and duration of non-use should be given.

(Railroad Company Records were destroyed by
Fire)

(11) The amount of water which has been necessary to be ~~diverted~~ ^{used} for this purpose has been.....

0.125 cubic feet per second.
448.83 gal. per min. equals 1 cubic foot per second.

(12) The works are located at NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, T. 17 N., R.
Describe as being within a 40-acre subdivision, section, township and range of public survey. If on unsurveyed
19 E., M.D.B.&M., Washoe County, Nevada
land, it should be stated.

Remarks..... See accompanying statement under "Conclusions" in
Title Report

Remarks.....
.....
.....
.....
.....
.....

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by City of Reno & County of Washoe, Nevada are full and correct to the best of his knowledge and belief.

If proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant.

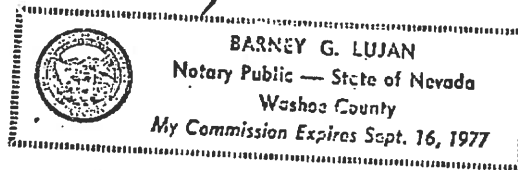
City of Reno, County of Washoe
Claimant

By John A. Modawell
John A. Modawell, Water Rights
Surveyor #282, P.O. Box 1900
Street and No., or P.O. Box No.
Reno, Nevada 89505
City, State, Zip Code No.

Subscribed and sworn to before me this 19TH day of DECEMBER, 1974.

Barney G. Lujan
Notary Public in and for the County of WASHOE

My commission expires SEPT 16, 1977



\$10 FILING FEE MUST ACCOMPANY PROOF

THE STATE OF NEVADA
PROOF OF APPROPRIATION OF WATER FOR
STOCK WATERING PURPOSES

FILED
May 12, 1972
STATE ENGINEER'S OFFICE

(1) Name of claimant Southern Pacific Transportation Co.
Room 803, East First Street of Reno, Nevada 89501
Street and No. or P.O. Box No. City or town
State and Zip Code No.

(2) Source of water tributary streams and springs to Browns Creek
Name of natural water source.

(3) The water is diverted by
Dam, ditch, pipe line, natural channel, spring area, etc.
Not diverted

(4) The water is diverted at the following point(s)
Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land it should be stated.

(5) The water is impounded in natural lake (Grass Lake)
Troughs, tanks, pools, reservoir, natural channel, etc.

(6) The construction of the ditch or other works was begun
and completed.
Date

(7) The nature of the claimant's title to the land upon which the source of water and place of use are located is Deed Reservation - Document #8134
Patented, deeded, public domain with grazing permit, etc.
Book 46, "Deeds", Page 496 et seq.
Washoe County, Nevada Records
SEE TITLE REPORT PAGE 3

(8) The claimant's water right was (was not) recorded in the office of the County Recorder of
County, at Page of Book of

(9) The approximate number of animals watered by the claimant during the first year....., Date
was.....cattle.....horses.....sheep or..... The watering
Other
was conducted during each of the following months.....

UNKNOWN

(10) The approximate number of animals watered by the claimant in subsequent years was as follows:

UNKNOWN

(11) The amount of water which has been necessary to be diverted for this purpose has been.....
0.125.....cubic feet per second.
448.83 gal. per min. equals 1 cubic foot per second.

(12) The works are located at.....NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17,
Describe as being within a 40-acre subdivision, section, township and range of public survey. If on unsurveyed
T. 17 N., R. 19 E., M.D.B.&M., Washoe County, Nevada
land, it should be stated.

Remarks..... See accompanying statement under "Conclusions" in
Title Report

Remarks.....
.....
.....
.....
.....
.....

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by Southern Pacific Transportation Co. are full and correct to the best of his knowledge and belief.

.....
If proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant.
.....

Southern Pacific Transportation Co.
Claimant

By John A. Modawell
John A. Modawell, Water Rights
Surveyor #282, P.O. Box 1900
Street and No., or P.O. Box No.
Reno, Nevada 89505
City, State, Zip Code No.

Subscribed and sworn to before me this 12th day of May, 1972
Mrs. Heidi Sherwood
Notary Public in and for the County of Carson City
My commission expires July 1, 1973

THE STATE OF NEVADA
PROOF OF APPROPRIATION OF WATER FOR
STOCK WATERING PURPOSES

FILED
May 12, 1972
STATE ENGINEER'S OFFICE

(1) Name of claimant.....Southern Pacific Transportation Co.....

Room 803, East First Street.....of.....Reno, Nevada 89501
Street and No. or P.O. Box No. City or town

State and Zip Code No.

(2) Source of water. tributary streams and springs to Browns Creek
Name of natural water source.

(3) The water is diverted by.....
Dam, ditch, pipe line, natural channel, spring area, etc.
Not diverted

(4) The water is diverted at the following point(s).
Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land it should be stated.

(5) The water is impounded in.....natural lake.....
Troughs, tanks, pools, reservoir, natural channel, etc.

(6) The construction of the ditch or other works was begun.....
and completed.....
Date Date

(7) The nature of the claimant's title to the land upon which the source of water and place of use are located is.....Deed Reservation - Document #8134.....
Patented, deeded, public domain with grazing permit, etc.
Book 46, "Deeds", Page 496 et seq.,
Washoe County, Nevada, Records

(8) The claimant's water right ~~was~~ (was not) recorded in the office of the County Recorder of
.....County, at Page.....of Book.....of.....

(9) The approximate number of animals watered by the claimant during the first year.....
Date
was.....cattle.....horses.....sheep or..... Other..... The watering
was conducted during each of the following months.....

Unknown

(10) The approximate number of animals watered by the claimant in subsequent years was as follows:

Unknown

(11) The amount of water which has been necessary to be diverted for this purpose has been.....
0.125.....cubic feet per second.
448.83 gal. per min. equals 1 cubic foot per second.

(12) The works are located at NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17,
Describe as being within a 40-acre subdivision, section, township and range of public survey. If on unsurveyed
T. 17 N., R. 19 E., M.D.B.&M., Washoe County, Nevada
land, it should be stated.

Remarks..... See accompanying statement under "Conclusions" in

Title Report

Remarks.....
.....
.....
.....
.....
.....

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by..... Southern Pacific Transportation Co.
.....
are full and correct to the best of his knowledge and belief.

.....
If proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant.
.....

.....Southern Pacific Transportation Co.
.....
Claimant

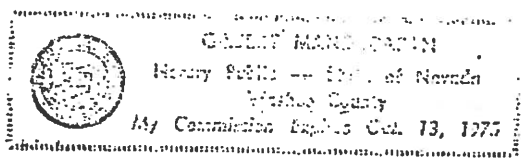
By John A. Modawell
John A. Modawell, Water Rights
Surveyor #282, P.O. Box 1900
.....
Street and No., or P.O. Box No.
Reno, Nevada 89505
.....
City, State, Zip Code No.

Subscribed and sworn to before me this 10TH day of MAY, 1972.

Gilbert Mandagosa

Notary Public in and for the County of WASHOE

My commission expires.....



THE STATE OF NEVADA
CERTIFICATE OF APPROPRIATION OF WATER

WHEREAS, Keston L. Ramsey has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from unnamed springs through ditches, tank and pipelines for domestic purposes. The point of diversion of water from the source is as follows: NW 1/4 SW 1/4 Sec. 17, T. 17 N., R. 19 E., M.D.R. & M., or at a point from which W 1/4 corner of said Section 17 bears N. 46° 43' 20" W., 1,452.38 feet. situated in Washoe County, State of Nevada.

Now KNOW YE, That the State Engineer, under the provisions of NRS 533.425, has determined the date, source, purpose, amount of appropriation, and the place where such water is appurtenant, as follows:

Name of appropriator Mt. Rose Up-Ski Corporation
Post-office address Reno, Nevada
Amount of appropriation 0.013 c.f.s.
Period of use, from JANUARY 1st to December 31st of each year

** Date of priority of appropriation Prior to 1905

Description of works of diversion, manner and place of use:
Water is developed from springs and is piped to the place of use located within the N 1/4 SW 1/4, NW 1/4 SE 1/4 and S 1/4 NE 1/4 of said Section 17.

* This application changes the point of diversion of a portion of application and permit No. 11346.

** This application has been filed to change the point of diversion, manner and place of use under a claim of vested right that has never been determined; hence the date of priority of appropriation cannot be established.

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

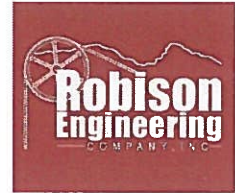
IN TESTIMONY WHEREOF, I, EDMUND A. MUTH, State Engineer

Compared to 110 of Nevada, have hereunto set my hand and the seal of my office, this

Recorded 4/4/58 Bk 8 Page 61 9th day of April, A. D. 1958

Washoe County Records.

Edmund A. Muth
State Engineer.



Sky Tavern
Special Use Permit – APN: 048-050-03

WAIVER REQUEST LETTER

Dear Washoe County

The subject application for a Special Use Permit to improve the historic and vibrant Sky Tavern Junior Ski Area, which many of us have either learned to ski or snowboard at, or volunteered for to teach our kids and others' (and in some cases both!) is an exciting opportunity to sustain a true community facility.

We have reviewed Washoe County Development Code Section 110, Articles 410 and 412 and request that certain specific conditions be waived, due to the unique community service and seasonal nature of the facility, as follows:

Article 410: Parking and Loading

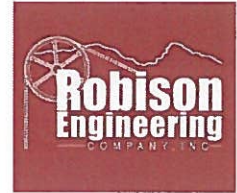
- 110.410.10 Required parking spaces based on formulas: historic use is a better predictor of parking loading: approximately 90 vehicles at peak "good snow days" have been forced to park off-site, therefore the plan accommodates these vehicles on site.
- 110.410.15 Motorcycles and bicycles cannot access the site during ski season. During off-season, the entire lot is available to these vehicles, though no special storage or facilities are appropriate for the highly irregular use. Handicapped parking is provided outside of the main parking area, at the lodge where physically impaired students regularly use the facilities to learn to ski: we request that no specific standard other than continuation of the existing successful use be applied.
- 110.410.25 General design provisions may not be applicable to expansion of existing parking to conform to restored site topography, and where most parking is on top of snow which obscures striping and other ground features. The quantity of parking proposed is based on the sizing of this section.

Article 412: Landscaping

- General exemption under 110.412.10(b) and or (c), except parking areas.
- 110.412.15 Required plans: irregular vegetation and natural revegetation, rather than planned plantings is appropriate to the generally wild site. No irrigation is necessary at this elevation, except temporary hand watering to establish seedlings.
- 110.412.50 Parking and Loading Area details are generally not adaptable to a parking lot conforming to natural and historic landforms and existing vegetation, and which is subject to intense disturbance such as heavy equipment snow removal which would destroy landscape islands, concrete curbing, and other features appropriate to public parking.
- 110.412.60 Appropriateness of species will be accomplished by replanting like species in areas appropriate for revegetation; therefore specific lists of plans other than those proposed in the SUP application is requested to be waived in the course of general landscape planning relief.
- 110.412.70 Bonding requirements are requested to be waived, in that a portion of the revegetation will be by natural reseeding.

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20, Sparks, NV 89431

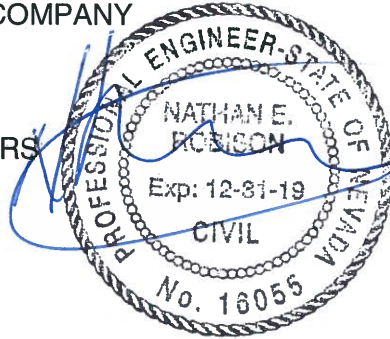
775-852-2251 ~ www.robisoneng.com



Please do not hesitate to contact me if you have any further questions or need further assistance.

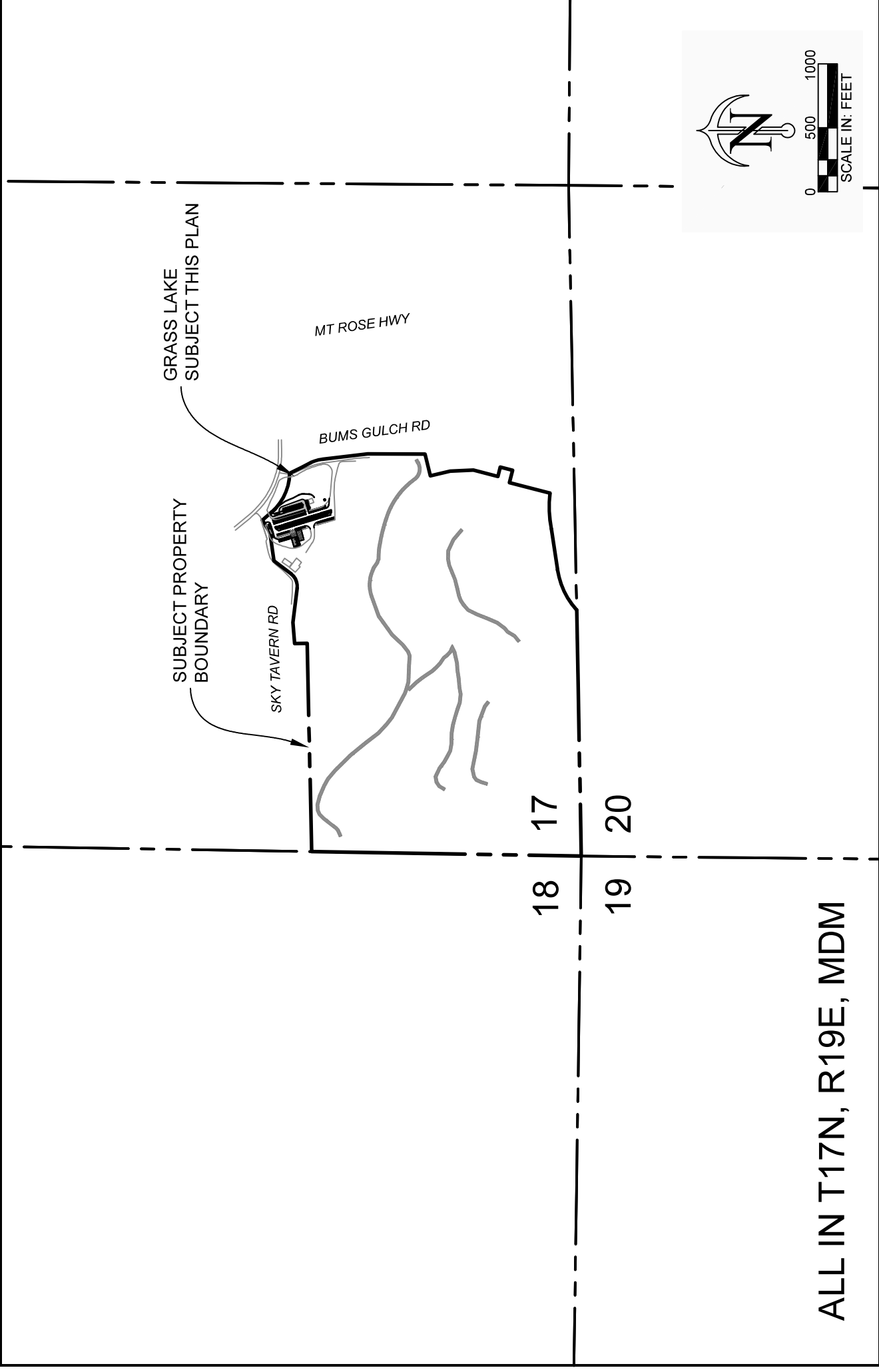
Sincerely,
ROBISON ENGINEERING COMPANY

Nathan Earl Robison, PE, WRS
(775) 852-2251 x 700
nathan@robisoneng.com



2018-04-16

SITE MAP

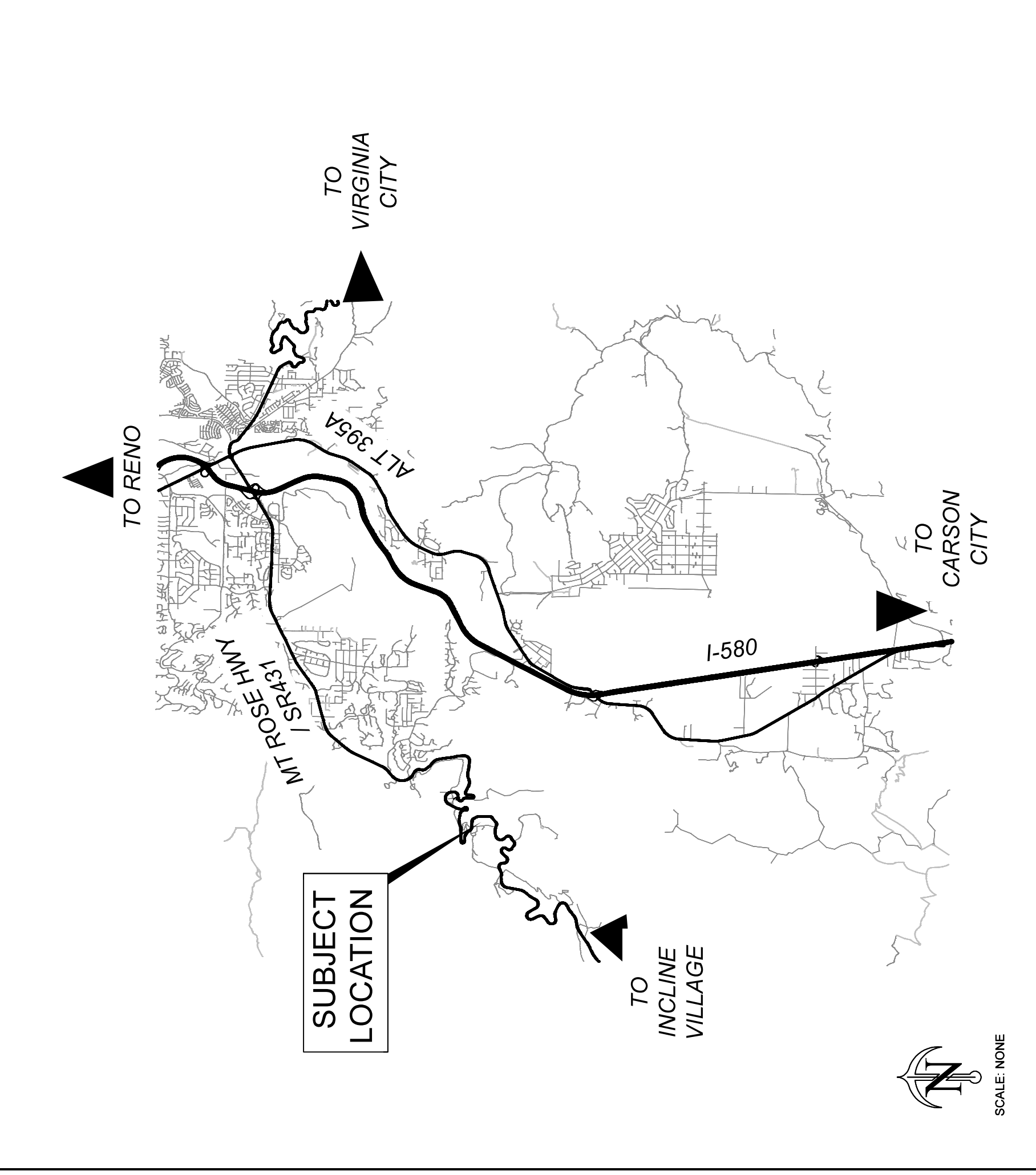


ALL IN T17N, R19E, MDM

PROJECT SUMMARY

JURISDICTION: WASHOE COUNTY, NEVADA
 COUNTY: WASHOE COUNTY, NEVADA
 ASSESSOR'S PARCEL: 048-090-03
 ADDRESS: 21130 MT. ROSE HWY, RENO, NV 89511
 PROPERTY DESCRIPTION: SKY TAVERN SKI RESORT
 ZONING: PR - PARKS AND RECREATION
 FEMA FLOOD ZONE: X
 PROJECT SUMMARY: RESTORATION OF POND, PARKING LOT EXPANSION, AND INLET SYSTEM CONSTRUCTION FOR SNOW MAKING PUMP SYSTEM

VICINITY MAP



SNOWMAKING IMPROVEMENTS SPECIAL USE PERMIT - GRADING

FOR

SKY TAVERN JUNIOR SKI RESORT

RENO, NEVADA

PROJECT AUTHORITY

CIVIL ENGINEER
 ROBISON ENGINEERING COMPANY
 NATHAN EARL ROBISON, PE
 846 VICTORIAN AVE, STE 20
 SPARKS, NV 89431
 (775) 852-2251 x 700
 (775) 852-9736 fax
 nathan@robisoneng.com

SURVEYOR
 ROBISON ENGINEERING COMPANY
 DAN KEISOE, PLS
 846 VICTORIAN AVE, STE 20
 SPARKS, NV 89431
 (775) 852-2251 x 703
 (775) 852-9736 fax
 dan@robisoneng.com

OWNER
 CITY OF RENO
 PO BOX 1900
 C/O PROPERTY MANAGEMENT
 RENO, NV 89505
 PROPERTY AGENT, LORI MILES
 (775) 334-3386

SITE CONTACT
 SKY TAVERN SKI RESORT
 21130 MT. ROSE HWY
 RENO, NV 89511
 CONTACT: BEN JONES
 (570) 289-1682

SHEET LIST

GENERAL TITLE SHEET
 CIVIL EXISTING CONDITIONS
 C1 PRELIMINARY GRADING PLAN
 C2 DETAILS AND PROFILES

GENERAL NOTE:

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, STATE/LOCAL ORDINANCES AND REGULATIONS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND THE ADJACENT AREAS AND HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS FREE FROM ANY PORTION OF THESE PLANS AND STATE/LOCAL STANDARDS. PROMPTLY NOTIFY ENGINEER. THE CITY STANDARDS SHALL APPLY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBISON ENGINEERING AT 775-852-2251 FOR RESOLUTION.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.
- OBTAIN LATEST ELECTRONIC FILE FROM ROBISON ENGINEERING COMPANY PRIOR TO STAKING AND CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CONTACT "USA NORTH 811" BY CALLING THAT NUMBER (8-1-1) NO LESS THAN 2 WORKING DAYS BEFORE EXCAVATION IS PROPOSED TO BEGIN.
- EROSION CONTROL NOTES**
 - TO ALL DISTURBANCE AREA IS EXPECTED TO EXCEED 1 ACRE, THEREFORE A EROSION CONTROL PLAN IS REQUIRED AND MUST BE SUBMITTED TO THE CITY OF RENO FOR REVIEW AND APPROVAL AT LEAST.
 - THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT TO CONFORM TO AT LEAST:
 - THE STATE OF NEVADA GENERAL PERMIT NVR100000
 - THE "TRUCKEE MEADOWS HANDBOOK"
 - WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS.
 2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENT'S DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITES BEST MANAGEMENT PRACTICES HANDBOOK.

PROJECT NOTES

- ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY WASHOE COUNTY.
- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATER SPRAYING OF THE WORK AREA TO PREVENT EXCESSIVE DUST FROM WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO FUNCTIONAL PURPOSES OF THE INSTALLATION IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.
- SUBMITTALS: SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURER'S DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (ROOFING, ETC.), WITHOUT EXCEPTION, SHALL BE OFFERED FOR REVIEW AND APPROVAL TO OWNER PRIOR TO THEIR INCORPORATION INTO THE PROJECT. WHERE NECESSARY, THE CONTRACTOR SHALL SUBMITTALS TO THE ENGINEER FOR REVIEW. STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.) THESE MATERIALS SPECIFICATIONS SHALL BE PROVIDED TO THE PROFESSIONAL AUTHORITY (E.G. PLUMBING, CIVIL ENGINEER, ETC.) RESPONSIBLE FOR THEIR SUITABILITY FOR THE SPECIFIED USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO ENSURE A SAFE WORKING ENVIRONMENT FOR ALL PARTICIPANTS INVOLVED (PUBLIC AND PRIVATE) AND TO PREVENT ACCIDENTS AND INJURIES.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING AND INSPECTIONS DURING CONSTRUCTION. NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION TO ALL PARCELS TO PROVIDE ALL NECESSARY AND/OR PERMANENT PATCHING AS REQUIRED BY GOVERNING AGENCY. ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC DELINEATION TO CONFORM TO THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, "NEVADA WORK ZONE TRAFFIC CONTROL MANUAL", (LATEST EDITION).
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY EDITION WORK IN THIS CONTRACT INCLUDES ALL ON-SITE AND OFF-SITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
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- ALL QUANTITIES SUPPLIED WITH THESE PLANS ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THESE SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.

GRADING NOTES

- ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SPARKS AND WASHOE COUNTY STANDARDS.
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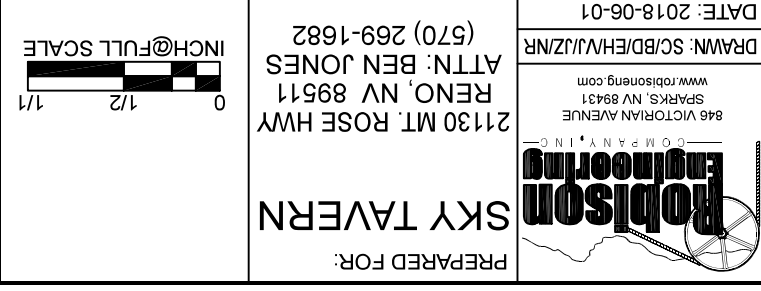
TOPOGRAPHIC MAP NOTES:

- THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY. NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER ANY OPINION THEREON. THIS TOPOGRAPHIC MAP WAS COMPLETED BY RED PLAINS SURVEYING COMPANY ON DECEMBER 4TH, 2017.



Know what's below.
Call before you dig.

SKY TAVERN SKI RESORT
 PREPARED FOR:
 SKY TAVERN
 21130 MT. ROSE HWY
 RENO, NV 89511
 (570) 289-1682
 DRAWN: SCB/EH/VJ/JZR
 DATE: 2018-06-01
 PROJECT NO: 1-0399-01-005
 WASHOE COUNTY
 SHEET T1
 TITLE SHEET
 SNOWMAKING IMPROVEMENTS



DATE: 2018-06-01
 DRAWN: SCB/EH/VJ/JZR
 PROJECT NO: 1-0399-01-005

NO	DESCRIPTION	DATE	BY	CHKD	REVISED
1	ISSUED FOR CLIENT REVIEW	2018-03-27	BMD	NER	
2	ISSUED FOR PRELIM SUP REVIEW	2018-04-04	ESH	NER	
3	SPECIAL USE PERMIT (GRADING) APPLICATION	2018-06-01	VJ/JZ	NER	

NO	DESCRIPTION
0	SPECIAL USE PERMIT (GRADING) APPLICATION
1	ISSUED FOR CLIENT REVIEW
2	ISSUED FOR PRELIM SUP REVIEW
3	2018-04-04 ESH NER
4	2018-06-01 VJ/JZ NER

NO	DATE	BY	CHKD	DESCRIPTION
1	2018-03-27	BMD	NER	ISSUED FOR CLIENT REVIEW
2	2018-03-27	BMD	NER	ISSUED FOR PRELIM SUP REVIEW
3	2018-04-04	ESH	NER	2018-04-04 ESH NER
4	2018-06-01	VJ/JZ	NER	2018-06-01 VJ/JZ NER
5				

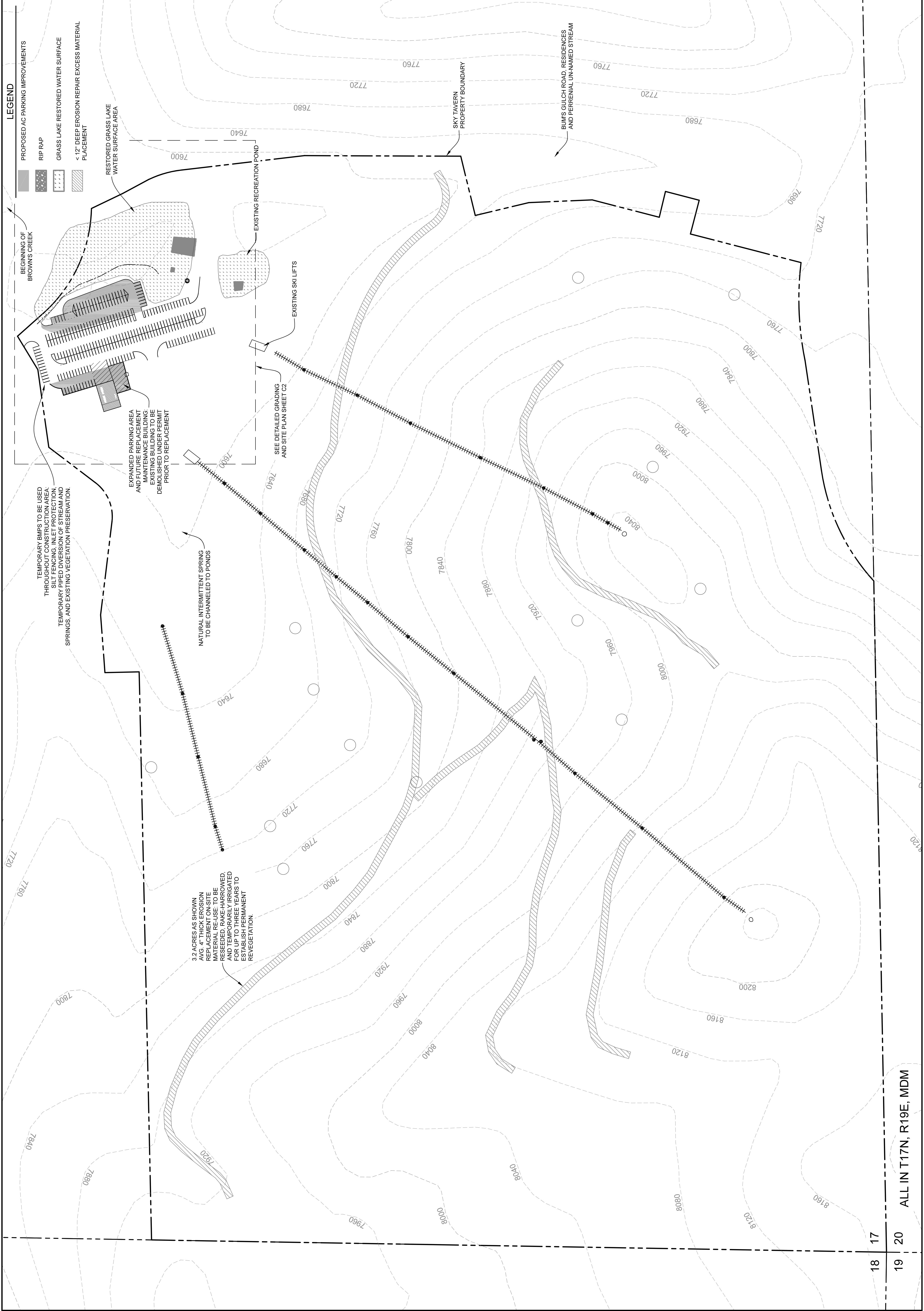
NO	DATE	BY	CHKD	DESCRIPTION
1	2018-03-27	BMD	NER	ISSUED FOR CLIENT REVIEW
2	2018-03-27	BMD	NER	ISSUED FOR PRELIM SUP REVIEW
3	2018-04-04	ESH	NER	2018-04-04 ESH NER
4	2018-06-01	VJ/JZ	NER	2018-06-01 VJ/JZ NER
5				

DATE: 2018-06-01
 DRAWN: SOBDEH/WJZ/NR
 PREPARED FOR: SKY TAVERN
 21190 MT. ROSE HWY
 KENO, NV 89511
 ATTN: BEN JONES
 (570) 269-1682

SCALE: 1"=40'

PROJECT NO: 1-0399-01-005
 WASHOE COUNTY
 SHEET C0
 EXISTING TOPOGRAPHY
 Showmaking Improvements
 SKY TAVERN SKI RESORT
 NEVADA





NO	DESCRIPTION	DATE	BY	CHKD	REFERENCES
1	ISSUED FOR CLIENT REVIEW	2018-03-27	BMD	NER	
2	ISSUED FOR PRELIM SUP REVIEW	2018-04-04	ESH	NER	
3	SPECIAL USE PERMIT (GRADING) APPLICATION	2018-06-01	VJZ	NER	
4					
5					
6					

18 17
19 20
ALL IN T17N, R19E, MDM

SHEET
C1

NO	DESCRIPTION	DATE	BY	CHK'D
1	ISSUED FOR CLIENT REVIEW	2018-03-27	BMD	NER
2	ISSUED FOR PRELIM SUP REVIEW	2018-04-04	ESH	NER
3	SPECIAL USE PERMIT (GRADING) APPLICATION	2018-06-01	VJ/JZ	NER

NO	REFERENCES
1	
2	
3	
4	
5	
6	

LEGEND

- 37,300 SF PROPOSED AC PARKING IMPROVEMENTS
- EXISTING CONTOUR
- FINISHED GRADE CONTOUR
- GRADE BREAK
- PARKING SPACE COUNT
- RIP RAP
- APPROXIMATE PROPERTY LINE

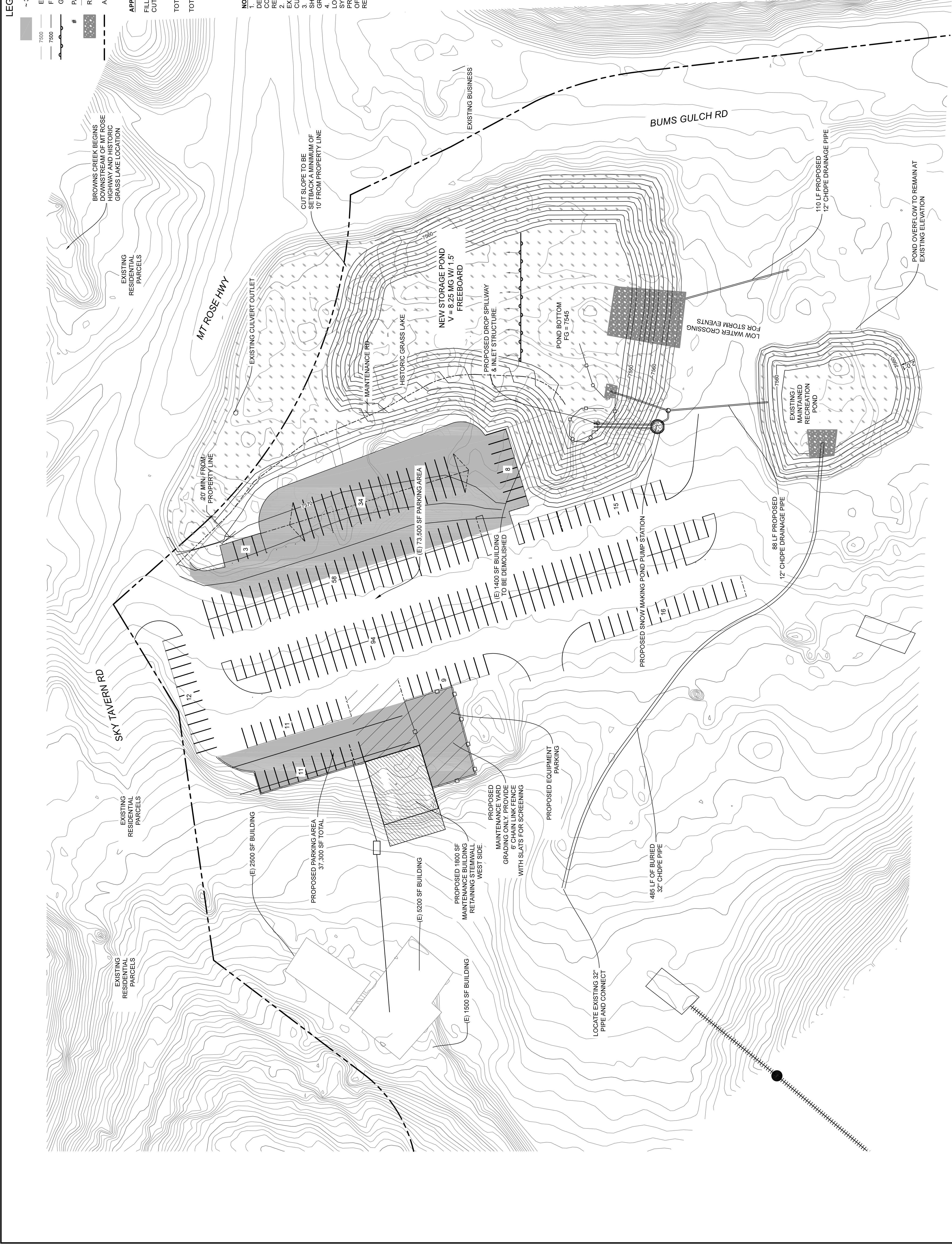
APPROXIMATE EARTHWORK BANK QUANTITIES:

FILL: 2,700 CY
 CUT: 33,000 CY FROM GRASS LAKE
 6,300 CY FROM RECREATION POND
 TOTAL ONSITE MATERIAL REUSE: 36,600 CY
 TOTAL DISTURBED AREA: 111,000 SF

- NOTES:**
- PER ARTICLE 418 OF THE WASHOE COUNTY DEVELOPMENT CODE: THE PROJECT AREA IS NOT DEEMED A SIGNIFICANT HYDROLOGICAL RESOURCE.
 - US ARMY CORPS OF ENGINEERS APPROVAL IS EXPECTED TO BE REQUIRED. REVIEW PROCESS IS CURRENTLY UNDERWAY.
 - EXISTING PUBLIC WATER SYSTEM COMPONENTS SHALL BE SURVEYED AND INCLUDED IN THE FINAL GRADING PLAN DESIGN.
 - FIRE FLOW CALCULATIONS AND AS-BUILT LOCATIONS OF EXISTING AND PUBLIC WATER MAINS AND FIRE HYDRANTS SHALL BE SURVEYED AND INCLUDED IN THE FINAL GRADING PLAN DESIGN AND SHALL BE COMPLETED AS PART OF THE FINAL BUILDING DESIGN AND BUILDING PERMIT REQUIREMENTS.



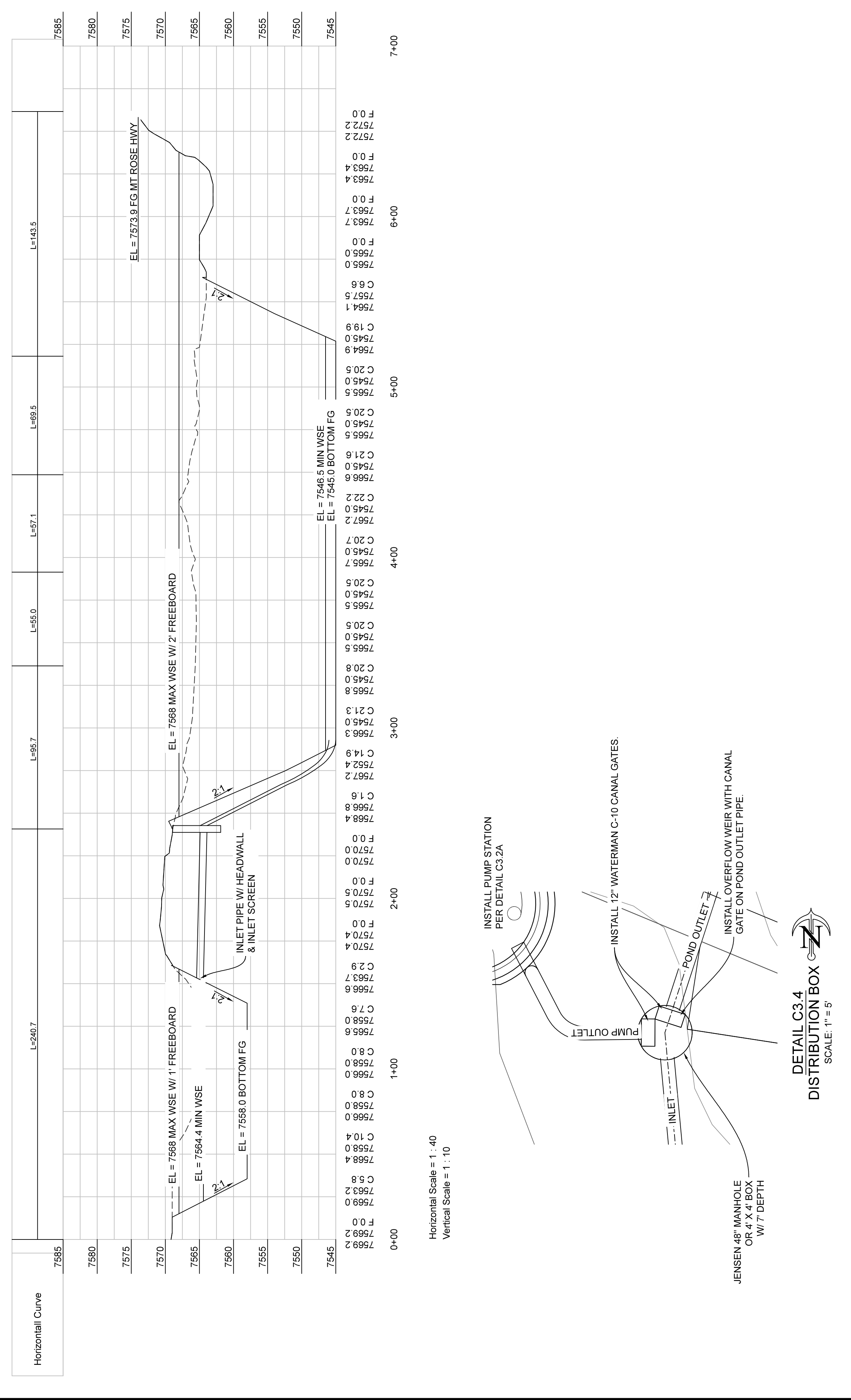
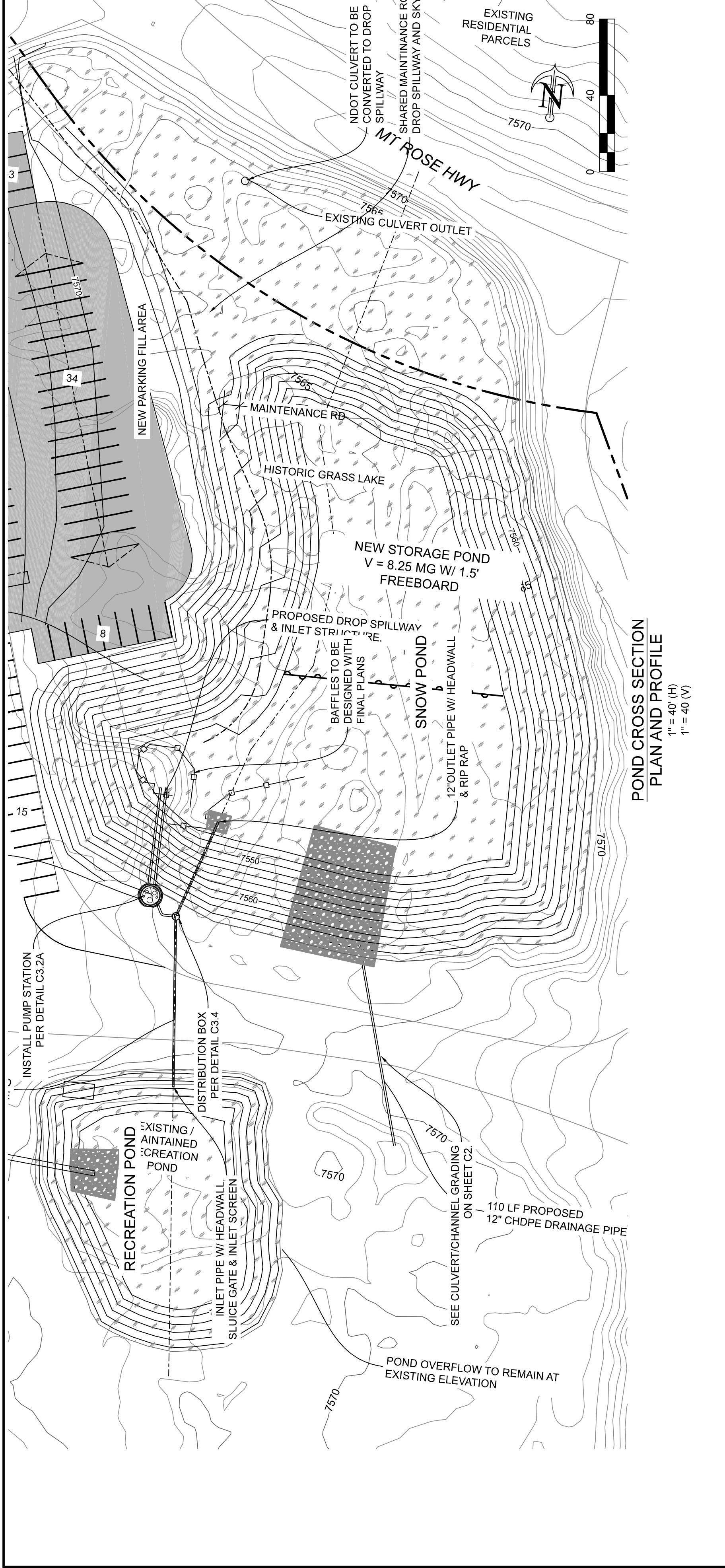
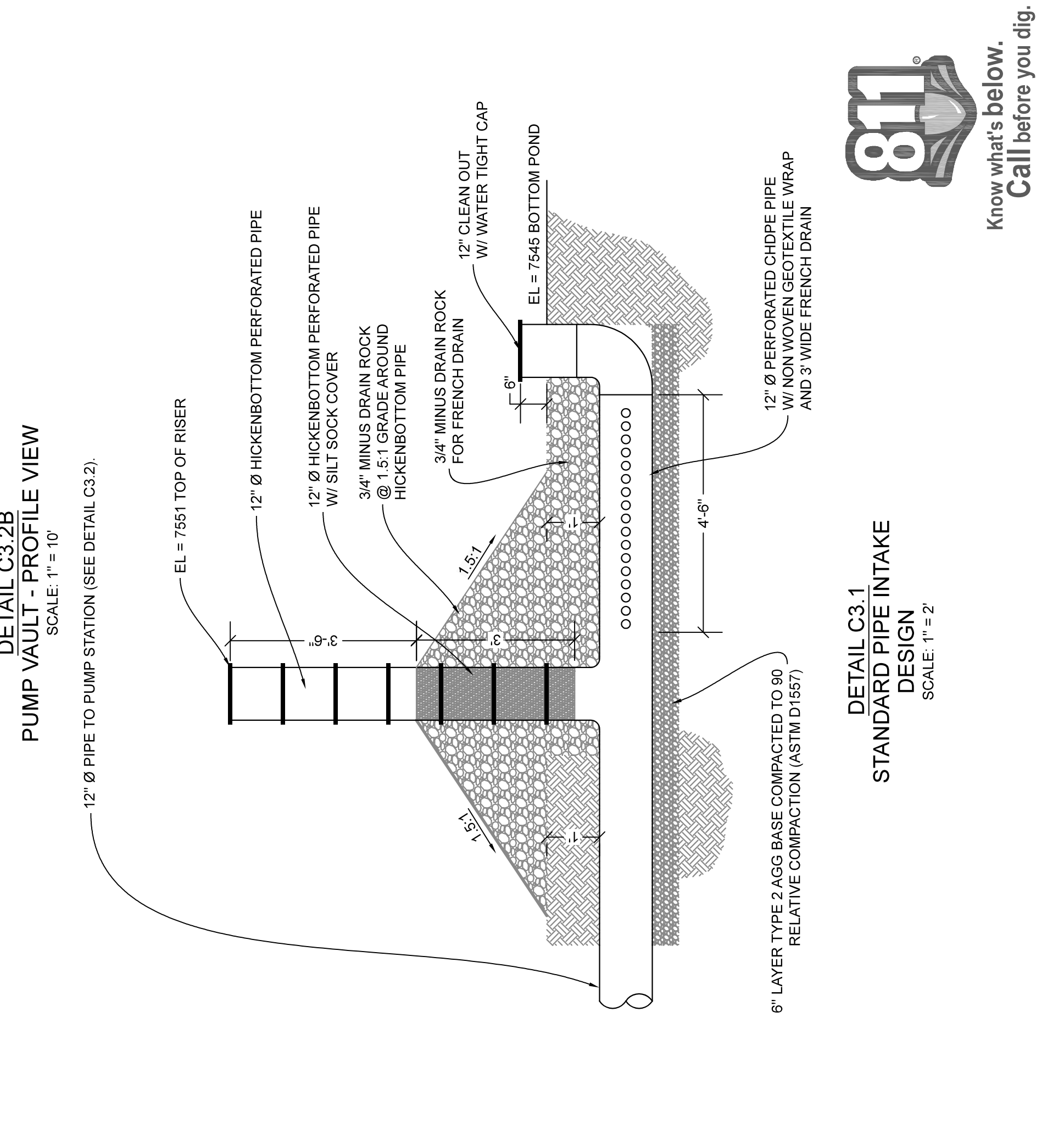
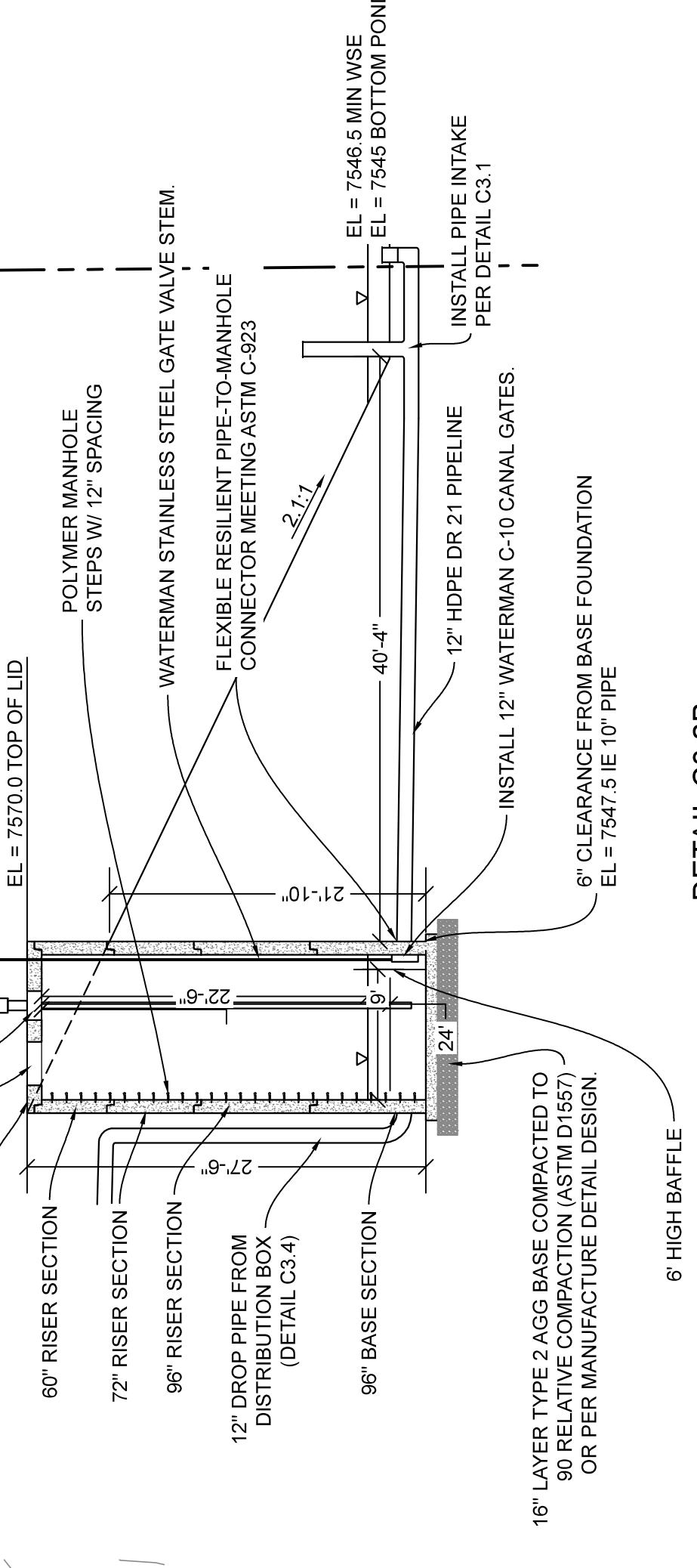
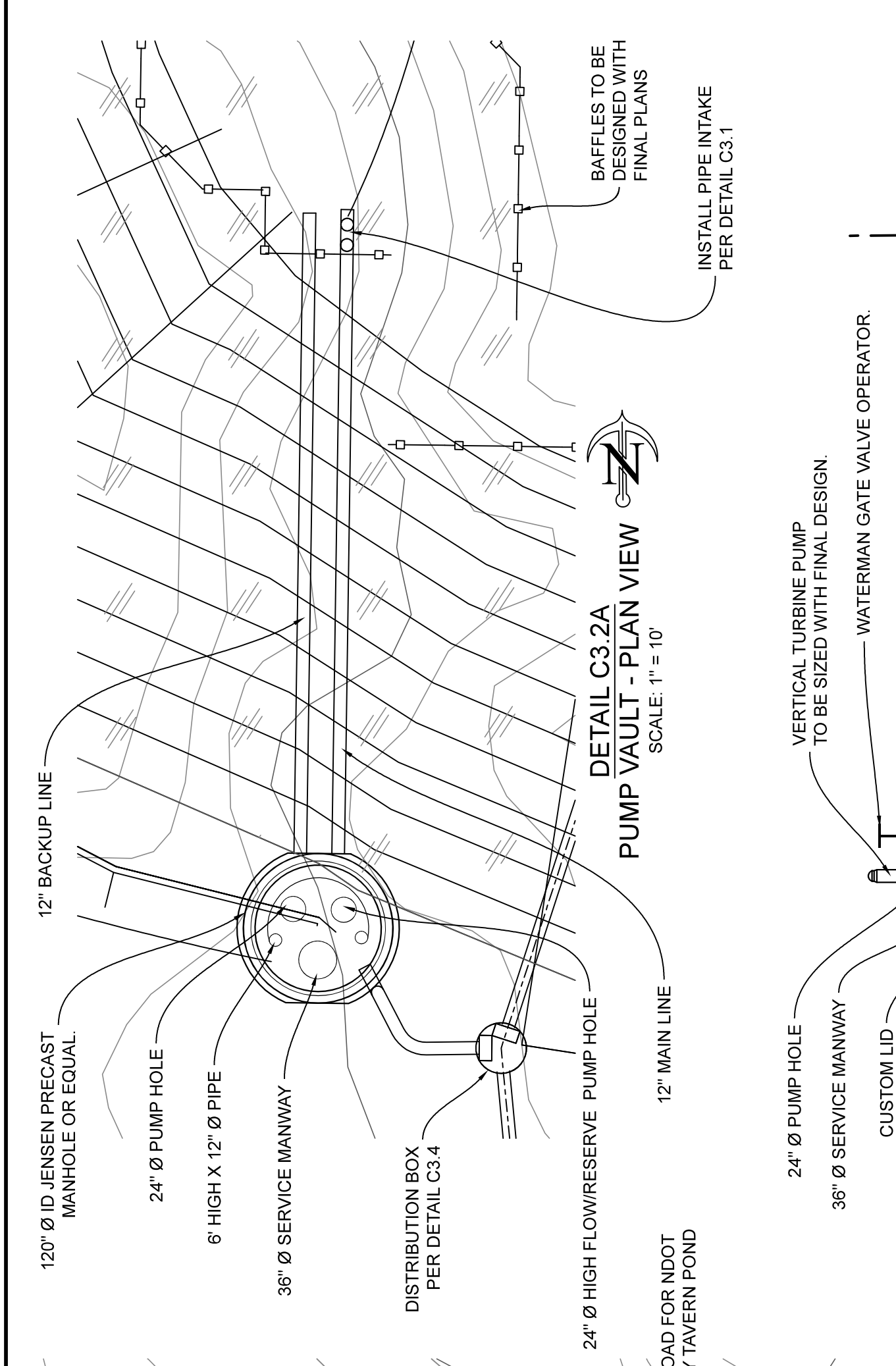
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Sky Tavern
Special Use Permit – APN: 048-050-03

DIRECTOR'S MODIFICATION REQUEST CLARIFICATION

Dear Washoe County

The subject application for a Special Use Permit to improve the historic and vibrant Sky Tavern Junior Ski Area, which many of us have either learned to ski or snowboard at, or volunteered for to teach our kids and others' (and in some cases both!) is an exciting opportunity to sustain a true community institution.

We have reviewed Washoe County Development Code Section 110 and request that certain specific conditions be considered for Director's Modification, due to the unique community service and seasonal nature of the facility, and the nature of construction, as follows:

Article 410: Parking and Loading

- 110.410.10 Required parking spaces based on formulas: historic use is a better predictor of parking loading: approximately 90 vehicles at peak "good snow days" have been forced to park off-site, therefore the plan accommodates these vehicles on site.
- 110.410.15 Motorcycles and bicycles cannot access the site during ski season. During off-season, the entire lot is available to these vehicles, though no special storage or facilities are appropriate for the highly irregular use. Handicapped parking is provided outside of the main parking area, at the lodge where physically impaired students regularly use the facilities to learn to ski: we request that no specific standard other than continuation of the existing successful use be applied.
- 110.410.25 General design provisions may not be applicable to expansion of existing parking to conform to restored site topography, and where most parking is on top of snow which obscures striping and other ground features. The quantity of parking proposed is based on the sizing of this section.

Article 412: Landscaping

- General exemption under 110.412.10(b) and or (c), except parking areas.
- 110.412.15 Required plans: irregular vegetation and natural revegetation, rather than planned plantings is appropriate to the generally wild site. No irrigation is necessary at this elevation, except temporary hand watering to establish seedlings.
- 110.412.50 Parking and Loading Area details are generally not adaptable to a parking lot conforming to natural and historic landforms and existing vegetation, and which is subject to intense disturbance such as heavy equipment snow removal which would destroy landscape islands, concrete curbing, and other features appropriate to public parking.
- 110.412.60 Appropriateness of species will be accomplished by replanting like species in areas appropriate for revegetation; therefore specific lists of plans other than those proposed in the SUP application is requested to be waived in the course of general landscape planning relief.
- 110.412.70 Bonding requirements are requested to be waived, in the owner is a public entity.

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20, Sparks, NV 89431

775-852-2251 ~ www.robisoneng.com



Article 438: Grading

- Fees under 438.15 are requested to be waived in that the applicant is a public entity.
- Soils Engineering/Engineerin Geology Reports required under 438.36(a) are requested to be waived in that the material is readily segregated and well known to the Civil engineer (DG is suitable as fill, muddy sediments are suitable only for erosion restoration and growth media)
- 10' deep excavation limit under 438.45(b) should not apply because the excavation is in a drainage feature, therefore the slope will be inundated and will not remain exposed and subject to erosion.
- Financial security required under 438.39 is requested to be waived in that the applicant is a public entity.

Please do not hesitate to contact me if you have any further questions or need further assistance.

Sincerely,
ROBISON ENGINEERING COMPANY

A handwritten signature in blue ink, appearing to read "Nathan Earl Robison", is written over the typed name "ROBISON ENGINEERING COMPANY". The signature is enclosed in a blue oval.

Nathan Earl Robison, PE, WRS
(775) 852-2251 x 700
nathan@robisoneng.com