

Community Services Department

Planning and Building

SPECIAL USE PERMIT

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SPECIAL USE PERMIT FOR GRADING

(see page 9)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: Tahoe Wood Golf			
Project Description: Tenant Improvement to existing office space to create a golf instruction studio. The office space is in Country Club Center which is located in the Incline Village Tourist Regulatory Zone			
Project Address: 120 Country Club Drive, Unit 15. Incline Village Nevada 89451			
Project Area (acres or square feet): 780 SF Office space			
Project Location (with point of reference to major cross streets AND area locator): Country Club Drive between Lakeshore Boulevard & Highway 28			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-180-00	7.28		
130-180-15	4,356 SqFt		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Scott and Mei Bowie		Name: Smith Design Group	
Address: PO Box 5546		Address: 120 Country Club Drive, no.17	
Incline Village, Nevada Zip: 89450		Incline Village, Nevada Zip: 89451	
Phone: 650-218-9551 Fax:		Phone: 775-831-7158 Fax:	
Email:		Email: Studio@SmithDesignGroup.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Dale E. Smith, AIA	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Will Wolford & Ashley Wood		Name:	
Address: 120 Country Club Drive, No.15		Address:	
Incline Village, Nevada Zip: 89451		Zip:	
Phone: 775-386-2788 Fax:		Phone: Fax:	
Email: ashleywoodgolf@gmail.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Will Wolford & Ashley Wood		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)

1. What is the project being requested?

Conversion of 780 SF of existing commercial office space (i.e. tenant improvement) in Country Club Mall to a Golf Instruction Studio. The studio will generate less than 80 weekday trips.

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

The existing site plan from the water quality improvement project for Country Club Center is attached. No changes the existing site are required or proposed.

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

No phasing is required. Completion of the tenant improvement project is projected to be less than one year after agency approvals.

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

Country Club Center is located on a major road, has ample parking, and complies with accessibility requirements including parking and public restrooms.

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

The Golf Studio will provide a local year round alternative for Golf Instruction.

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

None

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

The Golf Studio will be located in an established mixed use facility, No changes are proposed to the existing parking, landscaping, lighting, etc.

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

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

a. Sewer Service	IVGID
b. Electrical Service	NV Energy
c. Telephone Service	ATT or Cell phone
d. LPG or Natural Gas Service	South West Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum/Charter
g. Water Service	IVGID

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

h. Permit #	NO change to existing	acre-feet per year	
i. Certificate #	NO change to existing	acre-feet per year	
j. Surface Claim #	NO change to existing	acre-feet per year	
k. Other #		acre-feet per year	

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

NO change to existing

10. Community Services (provided and nearest facility):

a. Fire Station	NLTFPD Station 11 - 875 Tanager Street
b. Health Care Facility	Incline Village Community Hospital - 880 Alder Avenue
c. Elementary School	915 Northwood Boulevard
d. Middle School	931 Southwood Boulevard
e. High School	499 Village Boulevard
f. Parks	Multiple Parks in Incline Village
g. Library	845 Tahoe Boulevard
h. Citifare Bus Stop	TART - Corner of Country Club Drive and Lakeshore Boulevard

