

From: [Washoe311](#)
To: [Planning Counter](#)
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 3:49:44 PM
Attachments: [image002.png](#)
[image003.png](#)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Marc Kessner <mkessner@jwmcclenahanco.com>
Sent: Wednesday, February 2, 2022 1:53 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.



Marc Kessner
J.W. McClenahan Co.
1610 Marietta Way
Sparks, NV 89431
775.331.6700 775.671.5501

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From: Washoe311
To: Planning Counter
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 3:47:03 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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



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From: Michelle Sturge <msturge@chaseinternational.com>

Sent: Wednesday, February 2, 2022 1:48 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Reno, and have a family owned second home in Incline Village. I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Best regards,

Michelle A. Sturge

From: [Washoe311](#)
To: [Planning Counter](#)
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 3:44:04 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Katie Robinson <ktrobinson2020@gmail.com>

Sent: Wednesday, February 2, 2022 1:48 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Thank you for your time,
Katie Robinson

From: [Washoe311](#)
To: [Planning Center](#)
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 3:39:18 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Megan Lowe-Lynch <mlovelynch@gmail.com>

Sent: Wednesday, February 2, 2022 1:47 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

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

Dear Washoe County Board of Adjustment,

I was born and raised in the Tahoe area, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Thank you,

Megan Lowe

Sent from my iPhone

From: Washoe311
To: Planning Counter
Subject: FW: Support for Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 4:55:13 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Jim Wright <rtowne@jwsestructural.com>
Sent: Wednesday, February 2, 2022 2:39 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Support for Special Use Permit Case No. WSUP21-0035

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Northern California, and I along with family and friends are regular visitors to the Lake Tahoe Basin. I am writing to express my full support for the approval of Special Use Permit Case No. WSUP21-0035.

I am one of many, who believe the revitalization of the Biltmore will bring great benefit to Crystal Bay and the surrounding community in many different ways. We look forward to the road improvements and new life that will be brought to the Crystal Bay area.

Someone is finally able to perform the proposed redevelopment, and I am excited to put my support behind the project. This project has been approved multiple times before by several agencies. It is time for this project to move forward.

Approval of this Special Use Permit will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

Thank you for considering all the benefits that can be realized by the completion of this project and moving forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site.

Regards,

--

-- Jim Wright

Principal

JWSE Structural Engineers
100 Amber Grove Drive Suite 109
Chico, California 95973
(530) 894-5345
www.jwsestructural.com



Virus-free. www.avast.com

From: [Washoe311](#)
To: [Planning Center](#)
Subject: FW: Support for Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 5:01:04 PM
Attachments: [Special Use Permit Case No. WSUP21-0035.msg](#)
[Special Use Permit Case Number WSUP21-0035.msg](#)
[Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msg](#)
[Support for Special Use Permit Case No. WSUP21-0035.msg](#)
[Boulder Bay Development.msg](#)
[Support for Special Use Permit Case No. WSUP21-0035.msg](#)
[The Resort at Tahoe and Residences - SUP Approval.msg](#)
[Written Public Comment - Re Feb 3 2022 WC Board of Adjustment Mtng - WSUP21-0035.msa](#)

Greetings,

Below please find the public comment as well as the additional eight attached, submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Robert Towne <rtowne@live.com>
Sent: Wednesday, February 2, 2022 2:51 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Support for Special Use Permit Case No. WSUP21-0035

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

Good Afternoon Washoe County Board of Adjustment,

I am writing to express my full support for the approval of Special Use Permit Case No. WSUP21-0035.

I am a frequent visitor to the Tahoe Basin and am very excited someone is finally able to perform the proposed revitalization of the Biltmore. My family and I are sure that the road improvements and new life that will be brought to the Crystal Bay area will only improve this already beautiful area.

I am excited to put my support behind this project.

Thank you for your time and consideration of this great project!

Robert Towne

Sent from [Mail](#) for Windows

From: [Drew Q](#)
To: [Washoe311](#)
Subject: Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 2:52:07 PM

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

Dear Washoe County Board of Adjustment,

I've lived in Northern California for the past 16 years. My wife and I visit Lake Tahoe frequently. We love the vistas and the warm communities. I am writing to express my full support for the approval of Special Use Permit Case No. WSUP21-0035.

I am one of many, who look forward to the revitalization of the Biltmore complex. It will greatly benefit Crystal Bay and the surrounding community.

Please approve and move forward with this redevelopment project.

Thank you for considering my voice among the many and all the benefits that the completion of this project will bring to residents and visitors alike for the years to come.

Regards,

Andrew Quiñones

From: [Howard "Skip" Jessee](#)
To: [Washoe311](#)
Subject: Special Use Permit Case Number WSUP21-0035
Date: Wednesday, February 2, 2022 2:57:04 PM

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

Dear Washoe County Board of Adjustment,

I've lived here in Reno since 1978 and worked on many of the large projects here in Washoe County and the Tahoe Basin area. We just finished up Edgewood Resort project a few years back and look forward to working on this project which will add beauty and value to the Crystal Bay area.

Thank you,

Skip Jessee

SMC CONSTRUCTION, CO. | SMC CONTRACTING, INC.

1086 GREG STREET, SPARKS, NV 89431

O: 775-324-1800, C: 775-691-0717, E: HJessee@SMCCO.BIZ

CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

From: [Darren Vanderford](#)
To: [Washoe311](#)
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 2:58:53 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to the Lake Tahoe community.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have an organization who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site.

We ask you to help make our community great.



HELIX ELECTRIC

DARREN VANDERFORD

Vice President



o: 775.440.2391 | **d:** 775.300.7507 | **m:** 775.376.3235

w: www.helixelectric.com

a: 961 Matley Lane, Suite 190 Reno, NV 89502

From: [Ryan Hunt](#)
To: [Washoe311](#)
Subject: Support for Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 3:07:41 PM

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of the Northern California area and one of my favorite vacation spots is the Lake Tahoe area. I am writing this email to show my support for the approval of Special Use Permit Case No. WSUP21-0035.

I believe that the redevelopment of the Biltmore will be very advantageous to the entire community and will greatly improve the Crystal Bay area. After multiple approvals of this project, I believe it is time for this project to move forward.

There are so numerous benefits associated with the approval of the Special Use Permit for the grading of the Biltmore Site and I urge you to consider all of them.

Thank you,

Ryan Hunt

From: [Joan Frei](#)
To: [Washoe311](#)
Subject: Boulder Bay Development
Date: Wednesday, February 2, 2022 4:02:07 PM

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

“I am a resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035. I own a home at 952 Northwood Blvd. in Incline Village and have lived here for years. Prior to being a local resident I visited my Father- in-Law for over 20 years. I have been following the Boulder Bay project and all I can say “it’s about time!!” Not only do I support this project, but this project will improve the community and bring Jobs and careers. We need this project to happen!!

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.”

Joan Frei

Joan Frei Enterprises
714.403.0883 (cell)
Joan@JoanFrei.com
Sent from my iPhone

From: [Jonathan Wimmer](#)
To: [Washoe311](#)
Subject: Support for Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 4:03:21 PM

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

Dear Washoe County Board of Adjustment,

I was born in the Northern California area along with my father and his father for six generations.

My family has stories across generations of the Tahoe area from my grandfather's logging activity to my current visits during the summer and winter seasons. I have noticed a large influx of visitors in the area and a growing demand for lodging and activities, but the development of supply has yet to materialize.

As a local to the area, but residing outside of Lake Tahoe. I have watched as my little community has begun to grow, with poor control over safety and quality of road maintenance. I have watched as wildfires have devastated my surrounding communities with poor evacuation routes. Local families bid for housing as supply could not meet demand, in part because people buy houses for yearly renting or temporary vacation rentals

I am writing this letter to express my support for the approval of Special Use Permit Case No. WSUP21-0035.

Revitalization of the Biltmore area will benefit the Crystal Bay area for these reasons.

1. The safety improvements to the interstate intersection
2. Better evacuation routes and emergency vehicle access, along with potential staging of emergency responders..
3. Local taxes and revenue to help fund and improve the area.
4. Fewer people resorting to purchasing multiple homes to generate income from visitors staying in residential zoning.

Sincerely,
Jonathan Wimmer

From: [Jeff Janakus](#)
To: [Washoe311](#)
Subject: The Resort at Tahoe and Residences - SUP Approval
Date: Wednesday, February 2, 2022 4:06:15 PM
Importance: High

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

Dear Washoe County Board of Adjustment: It is my understanding that some in our community, as well as some outside our community, have voiced concern over this approved project moving forward. As a resident of Washoe County, I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035. I am one of many people I know who believe the redevelopment of the dilapidated Biltmore property will bring a welcome new energy and long lasting benefits to the area as well as increase property values, repaired roadways, etc. Further, approval of the SUP will accelerate construction of BMP's reducing nutrient loading, improve intersection safety, and improve fire protection and emergency evacuation routes. Thank you.

Jeff Janakus

From: [Washoe311](#)
To: [Planning Counter](#)
Subject: FW: Special Use Permit Case Number WSUP21-0035, The Resort at Tahoe Residences
Date: Wednesday, February 2, 2022 1:54:55 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Georgia Chase <georgiairby@yahoo.com>
Sent: Wednesday, February 2, 2022 1:26 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: RE: Special Use Permit Case Number WSUP21-0035, The Resort at Tahoe Residences

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

Dear Washoe County Board of Adjustment,

I am a long-time resident in the Lake Tahoe region, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many ways.

That area of Lake Tahoe has been an eyesore for a very long time and I believe this project will help our property values, and more importantly help our environment. The basin has come a long way from the uncontrolled growth in 1970's. It's our responsibility as a community to continue to protect Lake Tahoe. The following generations will thank us for it.

I believe, we finally have someone who can perform on the proposed redevelopment, and I am excited to put my full support behind the project.

After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. Please help to make our community better in so many ways.

Thank you,
Georgia Chase

From: [Washoe311](#)
To: [Planning Counter](#)
Subject: FW: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 1:48:33 PM

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Cindy <cincinlt@yahoo.com>
Sent: Wednesday, February 2, 2022 1:18 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

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Dear Washoe County Board of Adjustment,

I am a long-time resident of Lake Tahoe, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

From: [Washoe311](#)
To: [Planning Center](#)
Subject: FW: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:55:19 PM
Attachments: [Biltmore Redevelopment.msq](#)
[RE Special Use Permit \(The Resort at Tahoe and Residences\).msq](#)
[RE Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msq](#)
[Special Use Permit \(The Resort at Tahoe and Residences\).msq](#)
[Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msq](#)
[Special Use Permit Case No. WSUP21-0035.msq](#)
[RE Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msq](#)
[RE Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msq](#)
[RE Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msq](#)
[Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msq](#)
[Support - Special Use Permit Case No. WSUP21-0035.msq](#)
[Tahoe Biltmore.msq](#)
[RE Special Use Permit Case Number WSUP21-0035 \(The Resort at Tahoe and Residences\).msq](#)

Greetings,

Below please find the public comment as well as the additional attached submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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



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From: lisawoodstock@aol.com <lisawoodstock@aol.com>
Sent: Wednesday, February 2, 2022 11:19 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of El Dorado County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I know that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am who believes the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in so many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay and feel this project will help our property values and our environment.

There is finally have an entity who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I strongly recommend you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community greater than it already is for now, for the future, for everyone - for TAHOE!

Thank you so very much for your consideration and understanding.

Sincerely,

Lisa Woodstock
long tie Lake Tahoe Resident

From: [Larry Finkel](#)
To: [Washoe311](#)
Subject: Biltmore Redevelopment
Date: Wednesday, February 2, 2022 11:29:42 AM

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Lake Tahoe, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both the community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Regards,

Larry Finkel
530-613-2487

From: [MD](#)
To: [Washoe311](#)
Subject: RE Special Use Permit (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 11:31:57 AM

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

Dear Washoe County Board of Adjustment,

I moved to Nevada's East Shore in 1992 and as a thirty year resident of Lake Tahoe, where I am raising my family, I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

Like many other long term residents of this beautiful area, I am sick and tired of driving around the lake and seeing deteriorated buildings and unimproved communities due to the historical challenges and lack of followthrough from developers as well as opposition of any and all improvements from one sided groups that want our community to sit and rot.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

This is not a new development!!! This is a very tired resort site that can become a revitalized resort providing endless benefits to both residents and guests of Lake Tahoe.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. I ask that you help make our community great and give the long overdue revitalization to this deteriorating part of our beautiful Lake Tahoe Region.

--

Mike Dunn

From: [Brent Johnson](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 11:33:26 AM

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

Dear Washoe County Board of Adjustment,

I am a lifelong resident of El Dorado County/Lake Tahoe, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Sincerely,
Brent Johnson

From: [Susan Lowe](#)
To: [Washoe311](#)
Subject: Special Use Permit (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 11:49:55 AM

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

Dear Washoe County Board of Adjustment,

I am a 42 year resident of Lake Tahoe and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

Like many other long term residents of this beautiful area, I am sick and tired of driving around the lake and seeing deteriorated buildings and unimproved communities due to the historical challenges and lack of followthrough from developers as well as opposition of any and all improvements from one sided groups that want our community to sit and rot.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

This is not a new development!!! This is a very tired resort site that can become a revitalized resort providing endless benefits to both residents and guests of Lake Tahoe.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. I ask that you help make our community great and give the long overdue revitalization to this deteriorating part of our beautiful Lake Tahoe Region.

--

Susan Lowe

--

Mike Dunn

From: [Fawne Hayes](#)
To: [Washoe311](#)
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 11:59:20 AM

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035. This project would be amazing for our community

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Thank you,



Fawne Hayes
NV/CA Realtor®
CAL BRE#01491811 Nevada Lic s.0176418
www.buylaketahoehomes.com
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“The purpose of life is not to be happy. It is to be useful, to be honorable, to be compassionate, to have it make some difference that you have lived and lived well.” Ralph Waldo Emerson

WARNING! WIRE FRAUD ALERT! Wire fraud and email hacking/phishing attacks are on the rise. Please do not convey your financial information to me via email. If you receive an email containing Wiring Instructions, DO NOT RESPOND TO THE EMAIL! Instead, call your escrow officer immediately using previously known contact information, and NOT information provided in the email, to verify the information prior to sending funds.

From: [BAMBI CHRISTIE](#)
To: [Washoe311](#)
Subject: Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 12:18:21 PM

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

With kind regards,

Bambi

CONFIDENTIALITY NOTICE: This communication may contain confidential information. If you are not the intended recipient, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: [Stuart Yount](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:21:25 PM

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

Dear Washoe County Board of Adjustment,

I am a 25 year full time resident of Crystal Bay and I also served 6 ½ years on the TRPA Governing Board, personally representing the President of the United States. I am writing to express my *full* support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that a very small, but vocal group in our community have voiced concern over this approved project moving forward. I am one of the true local majority who believe the **RE**development of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways. **RE**development is *precisely* what TRPA thinks best for our Tahoe Basin and I wholeheartedly agree!

I also see a very few, and I believe *former*, community members, such as Ann Nichols, opposing this **RE**development. Why do people like that care or have a voice? Are they now hired guns for the opposition?

For a very long time, we local residents have been eagerly awaiting the roads to be fixed and new life to finally come to Crystal Bay. We believe this project will *dramatically* increase our property values, our local quality of life, safety and improve our Lake Tahoe Basin environment.

We *finally* have someone who is willing and able to perform on the proposed redevelopment, and I am excited to put my full support behind this project. After being approved multiple times, by several agencies, it is time for this project to move forward!

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and enhance this *one* of only *three* emergency evacuation routes.

I urge you to consider all the benefits that will be realized by the completion of this project and move forward with your decision to approve the Special Use Permit associated with the grading of the Biltmore Site *today*. We ask you to help our community, not keep us stuck in the distant and now dilapidated past! Thank you so very much for your thoughtful and positive efforts for the future of our

community and Washoe County.

Most sincerely yours,

Stuart Yount

300 State Route 28

Crystal Bay, NV 89402

From: [Joseph Pehanick](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035, The Resort at Tahoe Residences
Date: Wednesday, February 2, 2022 12:30:27 PM
Attachments: [ebt-vector-logo_email_a1998ba0-b4a1-4d46-b132-21d77fcadd6a.png](#)
[DPT-for-Signature_cafc4a23-10c6-4bd0-8710-af35a225f758.png](#)

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

Dear Washoe County Board of Adjustment,

I am a long-time Lake Tahoe Lakefront Owner on Nevada's East Shore, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many ways. I have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. I can't help but reflect on spending summers on The North Shore in my youth. My Grandparents and my mom were born and raised in Nevada. They introduced me to the beauty of The Lake as a child. We have owned property in the basin for over 48 years. That area of The Lake has been an eyesore for decades. I believe this project will help our property values and more importantly help our environment. The basin has come a long way from the uncontrolled growth in 1970's. It's our responsibility as a community to continue to protect The Lake. The following generations will thank us for it.

We finally have someone who can perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. It's time to step up and improve the basin community.

Sincerely

Joseph Pehanick

JOSEPH PEHANICK
PRESIDENT



DIRECT: (707) 402-7703
WWW.EASTBAYTIRE.COM

From: [Kelly Gesick](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:37:18 PM

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

Dear Washoe County Board of Adjustment,
I am a long-time resident of Washoe County, and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

I understand that some in our community, and some outside our community, have voiced concern over this approved project moving forward. I am one of many, who believe the redevelopment of the Biltmore will bring great benefit to both our community and Lake Tahoe in many different ways.

We have been eagerly awaiting the roads to be fixed, and new life to finally come to Crystal Bay. We believe this project will help our property values and help our environment.

We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Thank you for your consideration,
Kelly

From: [Monise McCabe](#)
To: [Washoe311](#)
Subject: Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:38:25 PM

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

Dear Washoe County Board of Adjustment,

I am a 32-year resident of Washoe County both of Incline Village and Reno.

I and I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-003

I have many memories from the Biltmore over the years and truly believe the redevelopment of this casino will benefit those in and outside of this community. It has long been an eye-sore and the re-development makes a lot of sense.

I believe this project will positively affect the area and property values. We finally have someone who is able to perform on the proposed redevelopment, and I am excited to put my support behind the project. After being approved multiple times, by several agencies, it is time for this project to move forward.

I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Sincerely,

Monise McCabe

From: [Kristina Mattson](#)
To: [Washoe311](#)
Subject: Support - Special Use Permit Case No. WSUP21-0035
Date: Wednesday, February 2, 2022 12:39:05 PM

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

Dear Washoe County Board of Adjustment,

I have heard there is a meeting regarding the Biltmore area development tomorrow and wanted to send my support. I have lived in the Kings Beach area for 15 years and could not be more excited to see the enhancements come to fruition. There are always people who will oppose change of any kind but this area is in need of upgrades and facilities that will bring a much stronger economic presence and beautify an area that deserves to look appealing and not attract a bad element as the run-down area is doing now.

I and my family who live right here would love to see this development move forward and see it as a huge benefit to the surrounding communities.

Thank you,
Kristina Mattson

From: [Jana Bednar](#)
To: [Washoe311](#)
Subject: Tahoe Biltmore
Date: Wednesday, February 2, 2022 12:39:52 PM

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

Dear Washoe County Board of Adjustment,

I am a 33 year proud resident of Lake Tahoe. I am writing to express my full support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

The Biltmore project will bring great benefits to both our community and Lake Tahoe in many different ways. First, our roads along with our road BMP's need to be forever improved. Second, our bike trail system which has become the success of the North Shore, will continue to need to be expanded as a community asset and helping with our continue traffic issues. This is a lifetime financial commitment that we will need to make. It will only take place when our community takes a progressive approach in their future growth with new and improved BMP construction.

Approval of the SUP will accelerate construction of BMPs reducing nutrient loading, reduce greenhouse gas emissions, significantly improve intersection safety, and improve fire protection and emergency evacuation routes.

Jana and I urge you to consider all the benefits that can be realized by the completion of this project and move forward with the decision to approve the Special Use Permit associated with the grading of the Biltmore Site. We ask you to help make our community great.

Sincerely,

Ken and Jana Bednar

From: [Alex West](#)
To: [Washoe311](#)
Subject: RE Special Use Permit Case Number WSUP21-0035 (The Resort at Tahoe and Residences)
Date: Wednesday, February 2, 2022 12:45:00 PM

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

Dear Washoe County Board of Adjustment,

I am a long-time resident of Placer County specifically Kings Beach, just down the street from the current, dilapidated Biltmore Casino. I am writing to express my support for the pending decision to approve the Special Use Permit Case No. WSUP21-0035.

The Biltmore is in terrible shape and it gives off a rough vibe that could include some danger for those who pass by and live nearby. My son rides TART connect from KB to Incline frequently and he often has to wait on the corner of the Biltmore and N Lake Blvd. I do not consider this a very safe location as it is now because of what appears like a rough element entering and exiting the Biltmore. The new project would eliminate much of this as the clientele and overall experience will be much nicer.

In greater, community terms the redevelopment of the Biltmore is long overdue and it will bring many benefits to our community in both Washoe and Placer Counties. Lots of jobs, employee housing, higher property values and taxes are just a few.

I hope you approve the project and let it continue forward. Please approve the Special Use Permit associated with the grading of the Biltmore Site.

Thank you,

Alex West

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: Tahoe Biltmore Project

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

To: Washoe County Board of Adjustment

RE: Special Use Permit Case No. WSUP21-0035

I would like to state that I support the approval of Special Use Permit Case No. WSUP21-0035 to improve the Tahoe Biltmore.

I have lived in Lake Tahoe for over 20 years and believe it to be one of the most beautiful spots on our planet. One of my greatest joys is playing tour guide to friends and family who visit me from various spots around the world. Their eyes widen and mouths drop when they see the lake for the first time. Almost without fail, whenever we drive past the Tahoe Biltmore, I am asked why this particular area has been allowed to become so blighted and fall into decay. Usually followed by comments similar to 'what a shame' and 'that's so sad'.

There is now a developer with plans to not only create something lovely in this spot, but to also improve the decaying infrastructure in that area as well. I would like to voice my full support of the approval of this project and Special Use Permit Case No. WSUP21-0035. It is long past time to have improved this portion of our otherwise beautiful community.

Thank you,
Faith Sprague