## TAHOE SOUTH EVENTS CENTER

## TAHOE DOUGLAS VISITORS AUTHORITY

## Stateline, Nevada 89449

TRPA PERMIT APPLICATION
ISSUED: JANUARY 17, 2018
REVISED. OCTOBER 9,201
REVISED: JANUARY 2, 2020

Property Owner: EDGEWOOD COMPANIES PO Box 2249
Lake Tahoe, NV 89449
Tel: (775) 588-5900


Location Map


## Project Description

The proposed Tahoe South Events Center (Events Center) will be a publicly owned assembly event and entertainment venue located in Stateline, Douglas County, Nevada. The project area consists of two properties (APN's
$1318-27-002-006$ and $1318-27-011-007$ ) owned by Edgewood Comp 1318-27-002-006 and 1131-27-001-007) owned by Edgewood Companies.
APN: 1318-27-001-007 is currenty the site of the MontBleu Resort Casino and Spa and APN: 1318-27-002-006 is an adjacent undeveloped parcel. The project applicant is the Tahoe Douglas Visitors Authority (TDVA). TDVA will Events Center.
The proposed Events Center building consists of two levels: an event floor level and a suites and offices level. The building footprint is approximately
88,420 square feet and the total floor area is approximatly 138,550 scuare 88,420 sauare feet and hhe eotal fioor area is approximatery 138,550 square
feet. Overall seating capacity is approximately 6,000 , which includes floor seating for a concert or performing arts event. On the ground level fived, telescopic seating is arranged in a horseshoe pattern around the event floor
with the event stage at one end. This ground level concourse also includes restroms, concessions, ticketing, first aid and entry yestibules. Support and storage facilities are also located at yround level and are directly accessed via the exterior loading and service bays. The loading and service area is located behind the builiding and below Lake Parkway's elevation, screening
view. The second level includes fixed loge seating, 13 suites, press boxes, spectator concourse, support facilities, meeting rooms, conference space, offices and restroms.
The area surrounding the Events Center will be converted from surface parking into an event lawn, public plaza and pedestrian paths connecting the parking into an event lawn, pubicic plaza and pedestrian paits connecting
Events Center with the adjacent streetscape. A new transit pull-of with shelters will be located along U.S. Highway 50 . The remaining surface parking
and driveways will be redesigned to County standards. The existing parking and driveways will be redesigned to County standards. The existing parking
garage will be silighty modified to create a new ingresslegress that works with the overall site grading concept. Subsurface waterquality treatment facilities will capture runoff from the building and paved areas for treatment prior to

LAND USE ATTORNEY:
FELDMAN McLAUGHLIN THIEL LLP PO Box 1309
178 US Highway 50, Suite B Zephyr Cove, NV 89448 Tel: (775) 580-7431

LANDSCAPE ARCHITECT: DESIGNWORKSHOP
PO Box 5666
28 Market Street, Suite 3E Stateline, NV 89449 Tel: (775) 588-5929

## ARCHITECT:

SINK COMBS DETHLEFS 475 Lincoln Street, Suite 100 Denver, CO 80203 Tel: (303) 303-0200

## CIVIL ENGINEER:

WELSH HAGEN ASSOCIATES 250 S Rock Boulevard, Suite 118 Reno, NV 89502 Tel: (775) 853-7776

GEOTECHNICAL ENGINEER:
BLACK EAGLE CONSULTING,
INC.
1345 Capital Boulevard, Suite A Reno, NV 89502 Tel: (775) 359-6600

SOILS HYDROLOGIST: McGINLEY \& ASSOCIATES INC.
INC.
815 Maestro Drive Reno, NV 89511 Tel: (775) 829-2245

## PLRM

NORTHWEST HYDRAULIC CONSULTANTS
3351 Lake Tahoe Blvd., Suite 4 South Lake Tahoe, CA 96150 Tel: (530) 544-3788




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TRPA PERMIT TRPA PERMIT
APPLICATION


DESIGN
CRITERIA











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Lanoscape Lighting

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 | MEASURED WTM |
| :---: |
| GROUND LEVEL |



PROJECT AREA
BOUNDARY
EDGEWOOD COMPANIES APN: 1318-27-001-005



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LIGHTING PLAN
L6-00

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1 (VAL) VEHICULAR AREA LIGHTING

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5 (RW) RECESSED WALL LIGHTS

$2 \underset{\text { nortoscale }}{\text { (BMA) BUILDING MOUNTED AREA LIGHTING }}$


6 (RS) RECESSED STAIR LIGHTS


3 (RC) RECESSED CAN DOWNLIGHT


Filindt Bolard

(BL) BOLLARD LIGHT


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LIGHTING

## REVEGETATION NOTES

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OWNERSHIP: EDGEWOOD COMPANIES
APN: 1318-27-001-007



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