

MEMORANDUM

TO: Board of Trustees

FROM: Bobby Magee
District General Manager

SUBJECT: Review, Discuss and Approve a Donation in an Amount “Not to Exceed” \$110,000 from Michael Gross for the Construction of a Veteran’s Memorial on District Property and Direct Staff to Formalize a Written Agreement.

DATE: May 8, 2024

I. RECOMMENDATION

1. Accept a donation from Michael Gross in the amount of “Not to Exceed” \$110,000 for the construction of a Veteran’s Memorial on District Property to be located at the Village Green; and,
2. Direct staff to formalize a written agreement to accept the donation; and
3. Direct staff to revise Policy and Procedure 138, Resolution 1849 for Board approval and adoption.

II. BACKGROUND

Community member Michael Gross, with community support, has come forward to offer a donation of “Not to Exceed” \$110,000 for the construction of a Veterans Memorial on District property, to be located at the Village Green. The District has a policy and procedure, referenced above, that guides Staff on acceptance on dedication of facilities and of donations. Staff is recommending in this instance, to override this policy and procedure and resolution and have the District accept the donation directly and formalize a written agreement for the construction of the memorial by the District.

A large percentage of America’s towns and cities have some form of memorial to Veterans and/or wars. These memorials are typically located within a town square or village green, while many are located near government buildings or the government center. The memorials are intended to bring a sense of community and shared remembrance and appreciation for those who sacrificed in service to their country or for those who lost their lives in this service. As a result, these

memorials become a community gathering point during National Holidays and ceremonies. There currently is no memorial site in Incline Village.

The recommendation for the placement of the Veterans Memorial is at the northern end of the Village Green, along Incline Way and across the street from the Recreation Center. As the memorial is intended to be a gathering place for events and ceremonies, it is important that it be placed in a space that is level, with walkable surfaces to accommodate a number of people of various ages and abilities who would be attending. From a staff perspective, the proposed space is appropriate as it meets the requirements of a gathering place and will also become a focal point for the Village Green area.

The initial estimate for construction of the project as outlined in the proposal was a higher amount. However, as a result of discussions with Michael Gross, the project is no longer recommending that electrical be added, and as a result, the recommendation is for a donation of a “not to exceed” amount of \$110,000, with the donation to cover costs of actual expenses up to and including that number.

With Board approval of acceptance of the project, staff will work on an agreement between the District and Michael Gross to finalize the details for the project to move forward. Staff is also recommending that the Board override Policy and Procedure 138, Resolution 1849, and direct staff to bring back a revised Policy and Procedure for Board approval.

Michael Gross will be in attendance at the Board meeting to discuss the proposal and donation and to answer questions.

III. FINANCIAL IMPACT AND BUDGET

The donation is in the amount of up to \$110,000 towards the estimated cost on fabrication and installation of \$110,000. Any additional costs and responsibilities will be finalized in a written agreement between the District and Michael Gross.

IV. ALTERNATIVES

1. Decline the donation and construct the memorial using District funds.
2. Accept the donation and follow Policy and Procedure 138, Resolution 1849, and construct the memorial.
4. Decline the donation and do not move forward with the project.

V. ATTACHMENTS

1. Policy and Procedure 138, Resolution 1849
2. Project Power Point
3. Project narrative
4. Parcel overview: APN: 127-010-07



POLICY AND PROCEDURE RESOLUTION NO. 138
Resolution No. 1849

NAMING/DEDICATION OF IVGID FACILITIES AND ACKNOWLEDGING IMPORTANT
LOCAL PERSONS, EVENTS, OR HISTORY

F. POLICY AND PROCEDURE FOR ALL OTHER FORMS OF COMMEMORATION
AND/OR RECOGNITION

1. A description of the alternative form of commemoration and/or recognition shall be submitted and drawings or similar provided to convey a full understanding of the proposed concept.
2. A detailed resume and justification, including background, description of preferred name, and historical information as to the relevance and benefit to the District and/or local area, as well as which category of this policy and procedure that the request is made under, must be submitted, in writing, to the District General Manager or his designee at least thirty (30) days prior to the next scheduled Board of Trustees meeting however it is preferably that it is done sixty (60) days in advance. The Board of Trustees meets on the last Wednesday of each month unless their meeting is rescheduled by the Board of Trustees during a previous meeting.
3. Once the review is completed by the General Manager and the request is scheduled for a particular Board of Trustees meeting, that meeting will be noticed as a public meeting, and two public meetings will be held to consider the dedication.
4. The request must be adopted by the Board of Trustees in the form of a resolution.

This Policy Resolution No. 138, Resolution No. 1849 supersedes any and all existing documents specifically Policy Resolution No. 125, Resolution No. 1599.

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted at a regularly held meeting of the Board of Trustees of the Incline Village General Improvement District on the 28th day of September, 2016, by the following vote:

AYES, and in favor thereof, Trustees: Matthew Dent, Jim Hammerel, Phil Horan, Kendra Wong, and Tim Callicrate

NOES, Trustees: None

ABSENT, Trustees: None

Tim Callicrate
Secretary
IVGID Board of Trustees



**POLICY AND PROCEDURE RESOLUTION NO. 138
Resolution No. 1849**

**NAMING/DEDICATION OF IVGID FACILITIES AND ACKNOWLEDGING IMPORTANT
LOCAL PERSONS, EVENTS, OR HISTORY**

WHEREAS, the Incline Village General Improvement District (IVGID) receives requests from its citizens to name and/or dedicate facilities and/or place plaques, markers, or other items indicating acknowledgement, tribute, or remembrance which will be long-term symbols for all to see; and

WHEREAS, IVGID has entered into a Memorandum of Understanding with the Incline-Tahoe Parks and Recreation Vision Foundation, Inc. (the Foundation) who (A) wishes to support IVGID's Community Services Fund and has the opportunity to accomplish more than public funding allows, (B) the private nature of the Foundation also provides the added advantage of dedicated donor services, (C) IVGID wishes to benefit from the fundraising activities of the Foundation, and (D) promote a positive relationship with their Staff, Board of Directors and volunteers; and

WHEREAS, it is necessary to establish policies and procedures governing these activities that may take place at IVGID's facilities to guide staff in administering a consistent policy throughout IVGID; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, that it hereby adopts the following policies and procedures.

A. POLICY AND PROCEDURE APPLICABLE TO ALL ACTIVITIES

1. A detailed resume and justification, including background, and any historical information as to the relevance and benefit to the District or local area shall be submitted. Names submitted for individual (living or dead) should be those who have contributed greatly to the community and shall be in accordance with NRS 338.200 which reads as follows:

NRS 338.200 Prohibition against naming public building or structure after current member of governing body. No public building or other public structure, other than a street or road, may be named after a person who is at the time a member of the governing body which has jurisdiction or control over the building or structure or which is responsible for it.
(Added to NRS by 1981, 1337)



POLICY AND PROCEDURE RESOLUTION NO. 138
Resolution No. 1849

NAMING/DEDICATION OF IVGID FACILITIES AND ACKNOWLEDGING IMPORTANT LOCAL PERSONS, EVENTS, OR HISTORY

2. Funding, if applicable, shall be done solely through the Incline-Tahoe Parks and Recreation Vision Foundation, Inc. with approval by IVGID as to the suitable location and/or facility.
3. All requests shall be consistent with the Values, Mission, Goals, and Strategic Plans of the Incline Village General Improvement District.
4. All requests shall be consistent with District design practices, fit within the existing context, and require no special maintenance or long-term replacement costs.
5. The District shall not be responsible for the repair or replacement of donated items and reserves the right to remove at a later date should it become necessary for District operations.
6. All requests, if possible, should have geographic, topographic, historical, or individual significance, generally recognized and known throughout the area and where consideration involves geographical, topographical, or historical connotations, help should be solicited from historical societies, or other groups or entities having knowledge of the area.
7. All existing and in situs markers, placards, monuments, acknowledgements and memorials within the District are deemed to be approved and the District shall not be responsible for the repair or replacement of these items, and reserves the right to remove at a later date should it become necessary for District operations.
8. While the District reserves the right to remove at a later date should it become necessary for District operations, all requests should be reviewed within the context of a long-term improvement on IVGID lands.
9. All requests will be reviewed with any known family members, and their concurrence or objection shall be considered in the approval process. Only one request per individual will be considered for placement/installation.
10. Any requests in memorial of an individual will not be considered earlier than one year from their passing in an effort to respect the grieving period of the family members and community.

B. POLICY AND PROCEDURE FOR ROTARY BENCHES

1. Incline Village General Improvement District (IVGID) has enjoyed a long and respectful relationship with the Rotary Club and has been able to work successfully with them to enhance our community through their bench program. It is the desire of both parties to continue this relationship and document how the process works. Below are the steps for the process of requesting a bench through the Rotary Club:



**POLICY AND PROCEDURE RESOLUTION NO. 138
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**NAMING/DEDICATION OF IVGID FACILITIES AND ACKNOWLEDGING IMPORTANT
LOCAL PERSONS, EVENTS, OR HISTORY**

- a. Contact IVGID or the Rotary Club
- b. Submit application and pay applicable fees to Rotary
- c. Rotary coordinates with IVGID to determine site availability and need
- d. Installation shall be coordinated with IVGID based on weather, site conditions, and available staff.

**C. POLICY AND PROCEDURE FOR BRASS/BRASS-LIKE PLACARDS AT CRYSTAL
RIDGE AT DIAMOND PEAK**

1. Incline Village General Improvement District (IVGID) has a long tradition of honoring skiers who have played a significant role at Diamond Peak Ski Resort and who have passed, by placing a small brass/brass-like placard on a rock located near Crystal Ridge. These placards have been placed at the request of the family and done at no cost to the requester. It is the desire to continue this practice. Below are the steps for the process of requesting a small brass/brass-like placard through the Diamond Peak Ski Resort General Manager:
 - a. Send an e-mail or contact the Diamond Peak General Manager with a detailed resume and justification at least thirty (30) days prior to the next scheduled Board of Trustee meeting, however sixty (60) days is preferable for full consideration.
 - b. Once the review is completed by the Diamond Peak General Manager and that placard is scheduled for a particular Board of Trustees meeting, Staff will place an advertisement, no smaller than one quarter of the page, in the display section of the local newspaper to make the public aware of this potential recognition.
 - c. The General Business item will be placed on the Board of Trustees agenda at the start of the meeting with a detailed agenda description. This item will be open to public comment by anyone desiring to comment on the item and that public comment will be governed by the public comment instructions on said agenda.
 - d. Placement of a placard must be adopted by the Board of Trustees in the form of a resolution.

D. POLICY AND PROCEDURE FOR PLACARDS OF HISTORICAL MERIT

1. A detailed resume and justification, including background, description of preferred placard as to the relevance and benefit to the District and/or local area, as well as which category of this policy and procedure that the request is made under, must be submitted, in writing, to the District General Manager or his designee at least thirty (30) days prior to the next scheduled Board of Trustees meeting however it is preferably that



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it is done sixty (60) days in advance. The Board of Trustees meets on the last Wednesday of each month unless their meeting is rescheduled by the Board of Trustees during a previous meeting.

2. Once the review is completed by the General Manager and that placard is scheduled for a particular Board of Trustees meeting, Staff will place an advertisement, no smaller than one quarter of the page, in the display section of the local newspaper to make the public aware of this potential recognition.
3. The General Business item will be placed on the Board of Trustees agenda at the start of the meeting with a detailed agenda description. This item will be open to public comment by anyone desiring to comment on the item and that public comment will be governed by the public comment instructions on said agenda.
4. Placement of a placard of historical merit must be adopted by the Board of Trustees in the form of a resolution.

E. POLICY AND PROCEDURE FOR NAMING OF IVGID FACILITIES

1. Currently, Incline Village General Improvement District (IVGID) has two of its facilities, Anne Vorderbruggen Administration Building and Preston Field, named for community members who contributed significantly to the District. In order to have a facility named the following process will be followed:
 - a. A detailed resume and justification, including background, description of preferred name, and historical information as to the relevance and benefit to the District and/or local area, as well as which category of this policy and procedure that the request is made under, must be submitted, in writing, to the District General Manager or his designee at least thirty (30) days prior to the next scheduled Board of Trustees meeting however it is preferably that it is done sixty (60) days in advance. The Board of Trustees meets on the last Wednesday of each month unless their meeting is rescheduled by the Board of Trustees during a previous meeting.
 - b. Once the review is completed by the General Manager and that request for naming is scheduled for a particular Board of Trustees meeting, that meeting will be noticed as a public meeting, and **two** public meetings will be held to consider the dedication.
 - c. The decision to name an IVGID facility must be adopted by the Board of Trustees in the form of a resolution.

Policy and Procedure Resolution No. 138
Resolution No. 1849
Checklists

All Activities

	YES	NO
Detailed resume attached		
Detailed justification attached		
Background included		
Historical Information included		
List contributions to the community		
1.		
2.		
3.		
4.		
5.		
In accordance with NRS 338.200 (naming Public Infrastructure)		
Funding arranged through Incline Tahoe Foundation		
Consistent with current IVGID's Values, Mission, Goals and Strategic Plan		
Consistent with IVGID's design practices		
Does this request have geographic, topographic, historical, or individual significance? If yes, which one.		
Has this request been reviewed with family members?		
Does this request have the concurrence of family members?		
Has this request been made at least one year after the person's passing?		

Brass/Brass-Like Placards at Crystal Ridge at Diamond Peak Ski Resort

	YES	NO
Detailed resume attached		
Detailed justification attached		
Reviewed by Diamond Peak Ski Resort General Manager		
Scheduled for a Board of Trustees meeting - Date: _____ . All materials submitted to District Clerk for inclusion into the designated Board packet.		
Advertisement placed in the newspaper as a display ad - Date: _____		
Agenda Item placed at the beginning of the scheduled Board of Trustees meeting		
Resolution No. ____ prepared and included in the Board packet		

Policy and Procedure Resolution No. 138
Resolution No. 1849
Checklists

Placards of Historical Merit

	YES	NO
Detailed resume attached		
Detailed justification attached		
Category of the policy and procedure that this request is made under		
Submitted to District General Manager or his designee at least thirty (30) days prior to the next Board of Trustees meeting		
Reviewed by District General Manager complete		
Scheduled for a Board of Trustees meeting - Date: _____ . All materials submitted to District Clerk for inclusion into the designated Board packet.		
Advertisement placed in the newspaper as a display ad - Date: _____		
Agenda Item placed at the beginning of the scheduled Board of Trustees meeting including allowing specific Public Comment on the Agenda Item		
Resolution No. ____ prepared and included in the Board packet		

Naming of IVGID Facilities

	YES	NO
Detailed resume attached		
Detailed justification attached		
Background included		
Historical Information included		
List contributions to the community		
1.		
2.		
3.		
4.		
5.		
Submitted to District General Manager or his designee at least thirty (30) days prior to the next Board of Trustees meeting		
Reviewed by District General Manager complete		
Scheduled for two Board of Trustees meetings - Dates: _____ . All materials submitted to District Clerk for inclusion into the appropriate Board packets.		
Advertisement placed in the newspaper as a display ad - Date: _____		
Agenda Item placed at the beginning of the scheduled Board of Trustees meeting including allowing specific Public Comment on the Agenda Item		

Policy and Procedure Resolution No. 138
 Resolution No. 1849
 Checklists

Resolution No. ____ prepared and included in the Board packet		
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All Other Forms of Commemoration and/or Recognition

	YES	NO
Description of alternative form of commemoration and/or recognition submitted including drawings so as to convey a full understanding of the proposed concept		
Detailed resume attached		
Detailed justification attached		
Background included		
Historical Information included		
List contributions to the community		
1.		
2.		
3.		
4.		
5.		
Submitted to District General Manager or his designee at least thirty (30) days prior to the next Board of Trustees meeting		
Reviewed by District General Manager complete		
Scheduled for two Board of Trustees meetings - Dates: _____ All materials submitted to District Clerk for inclusion into the appropriate Board packets.		
Advertisement placed in the newspaper as a display ad - Date: _____		
Agenda Item placed at the beginning of the scheduled Board of Trustees meeting including allowing specific Public Comment on the Agenda Item		
Resolution No. ____ prepared and included in the Board packet		

Checklist completed by: _____ Date: _____

Proposed
War Memorial
For Incline Village

Michael Gross

775-548-6008

mdgross5@aol.com

Proposed War Memorial

Objectives for Today's Briefing:

- Need for A War Memorial in Incline Village
- Proposed Memorial Site
- Review The Proposed Monument Design & Inscription
- Hear The "Voice" Of Our Community (i.e., Veterans, etc)
 - Questions
 - Feedback
 - Design Evaluation

Benefit to Our Incline Village Community

Background:

- A large percentage of America's towns & cities have some form of a War Memorial.
- Each bring a greater sense of community and a shared remembrance of those who sacrificed their lives for our country.
- Incline Village is decentralized, there is no formal town center.
- There is no Memorial site in Incline Village.

Benefits:

- The Monument will bring a greater focus to the Village Green.
- It will become a community gathering point during National Holidays (Memorial Day, July 4th, Veterans Day), Flag Retirement, local parades, and other Public Service events.
- The Monument will be an easily recognizable Incline Village landmark and a focal-point of community pride.
- It helps to provide a greater sense of "village" in Incline Village.

Current War Memorial “Proponents”

Team:

- Team Lead – Michael Gross (Mdgross5@aol.com; 775-548-6008)
- James Clark
- Richard Mehl
- Lettie Miller
- Jeffry Poindexter

Proponents:

- Military Officers Association of America – James Clark
- Veteran’s Club – Damian Smith
- Village Realtor’s Association– Denise Bremer
- Chase Rauchle PTST NOW – Julie and Craig Rauchle
- Rotary Club (AM) – Mike McCallum
- Rotary Club (PM) – Pam Murphy
- Tahoe Business Exchange – Jeff Poindexter

Philanthropic Partnerships:

- Parasol Tahoe Community Foundation – Claudia Anderson
- Incline-Tahoe Foundation – Delores Holets
- Incline Village Crystal Bay Community & Business Association – Linda Offerdahl

Recommended Location (North End of Village Green along Incline Way)



Recommended War Memorial Location

The Best Identified Site Location Is At The Norther End Of The Village Green, Along Incline Way:

Access – Readily accessible by non-IV residents, with stairs/walkway for color guard & handicap

- There are two 5 foot wide (2.5 foot high) stairways at each side of the retaining wall
- Gravel walkways at the tree-line borders running along the length of the Village Green,
- The ground from the street is a gentle grassy slope, with easy roadside access to the site.

Visibility –

- The Monument's proposed location is approximately 30 feet off the south side of Incline Way.
- It is large (10 feet high) and can be readily seen from the Road. (Also South facing)
- The proposed location is also along the July 4th holiday parade route and a destination point.

Parking – Sufficient and closely located Parking Area.

- Parking at the Tennis/Recreation Center and Aspen Grove parking lots (each end of the Green).

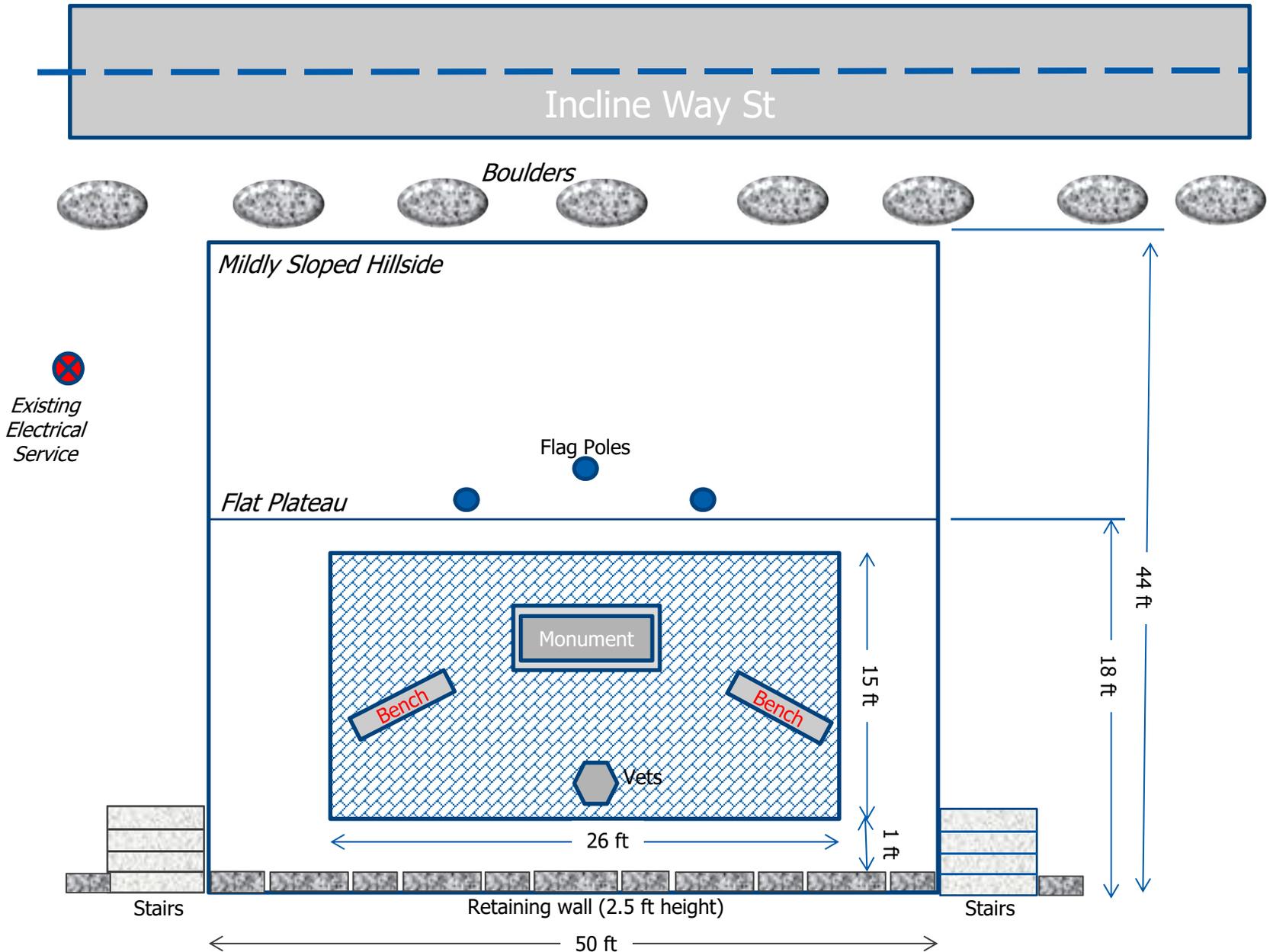
Public Address – Raised platform above viewing audience.

- Supports large audience size
- Provides an excellent location to hold a memorial ceremony, a color guard, or speakers.

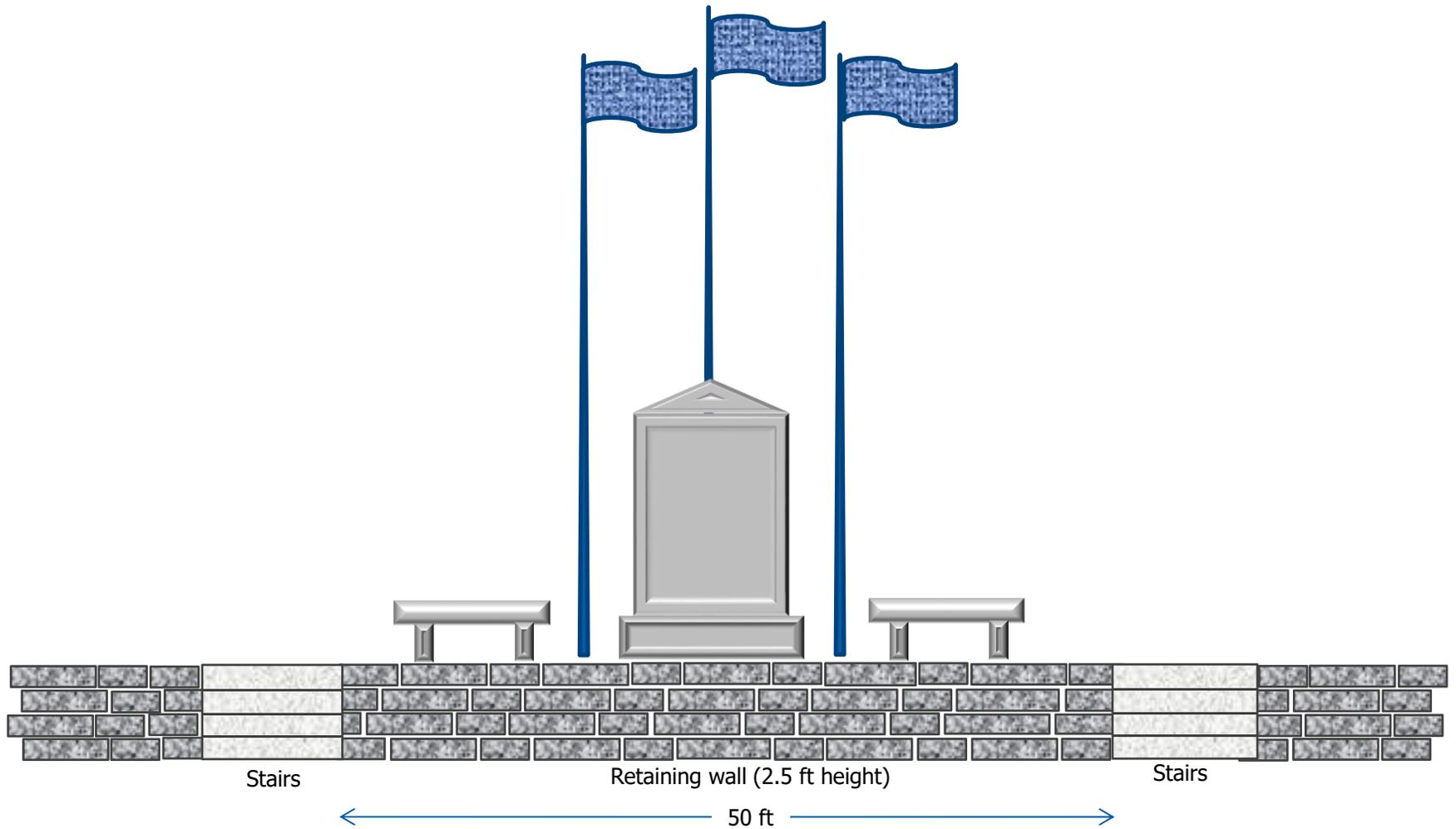
Utilities – Electrical Service nearby.

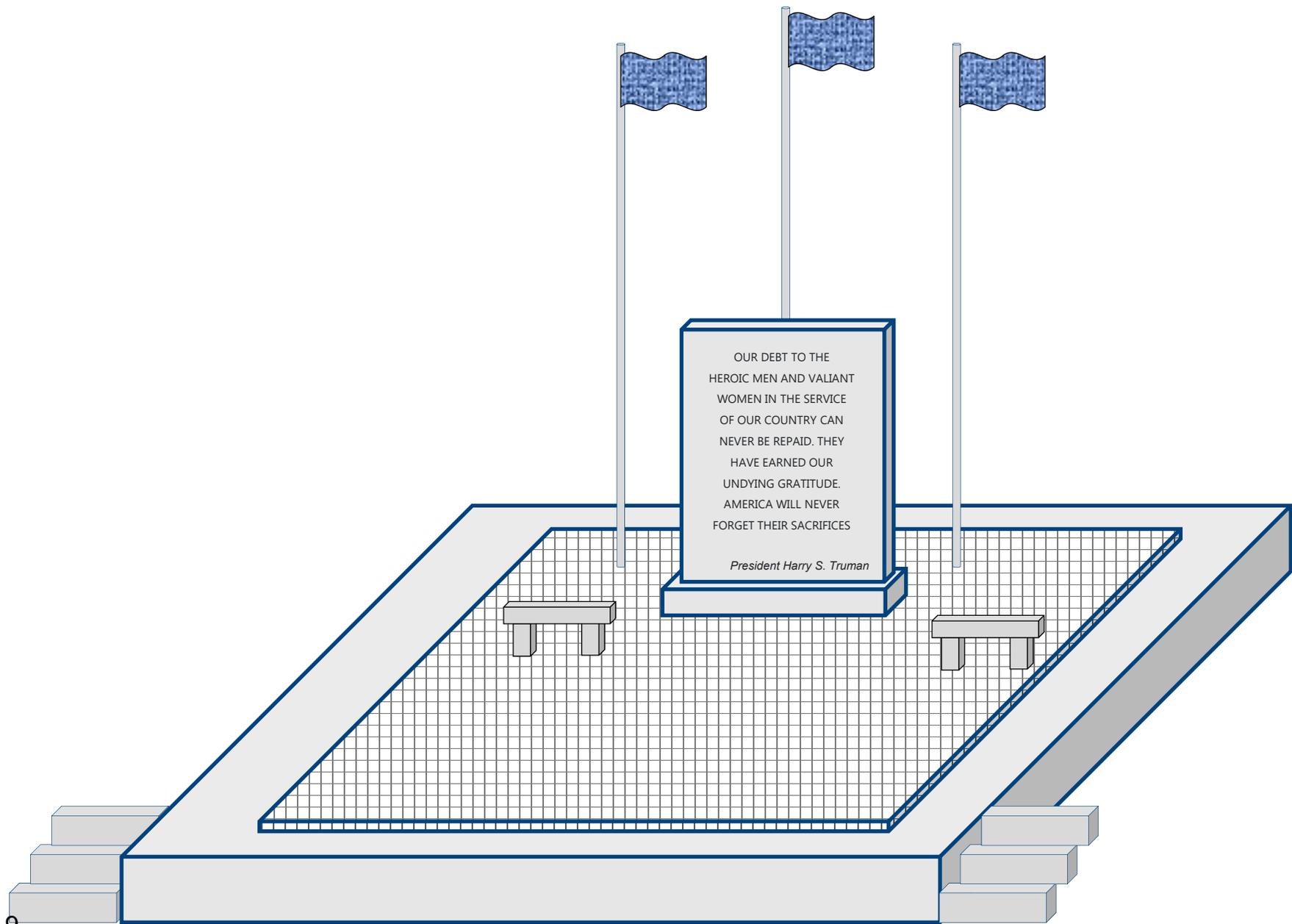
- There is an existing IVGID Parks & Recreation electrical subpanel (metered) 50 feet away.
- It could be assessed to provide electrical power for public address equipment, lighting, etc.

Proposed Layout - Top Down view

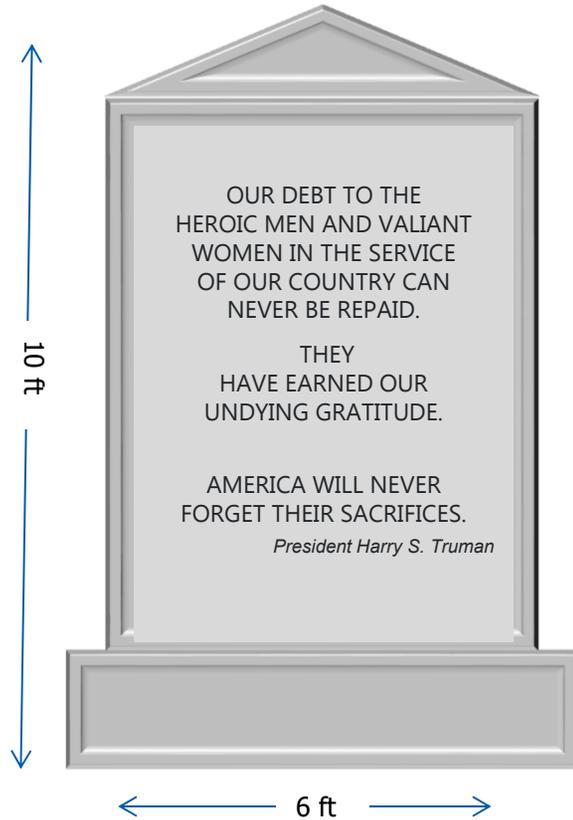


Proposed Layout – Front view





Specified Candidate Monument Shape



- Monument – 6 x 10 x 3 ft
 - Headstone 5 x 9 x 1.5 ft
 - Base – 1 x 3 x 3 ft
- Obelisk – 4 ft height
- Benches (two) – 5 x 1.5 ft
- Deck – granite cobblestone – 15 x 26 ft
- Flag Poles - 3



Candidate Markings & Quotations (Front & Back)



OUR DEBT TO THE
HEROIC MEN AND VALIANT
WOMEN IN THE SERVICE
OF OUR COUNTRY CAN
NEVER BE REPAYED.

THEY
HAVE EARNED OUR
UNDYING GRATITUDE.

AMERICA WILL NEVER
FORGET THEIR SACRIFICES.

President Harry S. Truman.



HERE WE MARK THE PRICE
OF FREEDOM

Candidate War Memorial Design and Inscription



Candidate Veterans Memorial Design



Candidate Granite Cobblestone Plaza

(Note: No Grout, Will Use Sand In Joints For Permeability)



We Need To Hear The “Voice” Of Our Veteran Community

Lettie Miller Is Forming A Small Team:

- Review Initial Monument Design And Inscription
- Internet Search Of Alternatives
- Propose Improvements & Changes *
- Any Comments or Questions ??

* Note: if the current design is “perfect” , that’s ok too

We Need Broad Incline Village Community Support

Incline Village Memorial Plaza Proposal
(Per IVGID Policy and Procedure Resolution No. 138)

Participants (Resume)

Team

- a. Team Lead – Michael Gross (Mdgross5@aol.com; 775-548-6008)
- b. James Clark
- c. Richard Mehl
- d. Lettie Miller
- e. Jeffry Poindexter

Proponent Endorsements

- a. President, MOAA – James Clark
- b. President, Veteran’s Club – Damian Smith
- c. President, Incline Village Realtor’s – Denise Bremer
- d. President, Chase Rauchle PTST NOW – Julie and Craig Rauchle
- e. President, Rotary Club (AM) – Mike McCallum
- f. President, Rotary Club (PM) – Pam Murphy
- g. President, Incliners – Matthew Kuckuck
- h. POC, Tahoe Business Exchange – Jeff Poindexter

Philanthropic Partnerships

- a. CEO, Parasol Tahoe Community Foundation – Claudia Anderson
- b. President, Incline-Tahoe Foundation – Dolores Holets

Justification

Background – A large percentage of America’s towns and cities have some form of a War Memorial. They are typically located within a town square or a village green, while some are near government office buildings. Each bring a greater sense of community and a shared remembrance of those who sacrificed their lives for our country. War Memorial’s typically become a community gathering point during National Holidays (Memorial Day, July 4th, Veterans Day), Flag Retirement Ceremonies, Parades, and other Public Service events.

Relevance – There is no Memorial site in Incline Village. The 2023 Memorial Day service was held at Burnt Cedar Beach. The 2023 Flag Retirement Ceremony was held at the Village Green. The consideration of Incline Village resident’s health & welfare is clearly within the Board commitments made within the *IVGID Values, Mission, Goals, and Strategic Plan*.

Benefit to the District – Incline Village is decentralized, there is no town center. The Monument will bring a greater focus to the Village Green. It will become a community gathering point during National Holidays (Memorial Day, July 4th, Veterans Day), local parades, and other Public Service events. The Monument will be an easily recognizable Incline Village landmark and a focal-point of community pride.

Funding – Funding will be provided to the Parks and Recreation Vision Foundation (Incline-Tahoe Foundation), through the Parasol Tahoe Community Foundation. The Incline-Tahoe Foundation will be fully compliant with existing IVGID practices and procedures, as detailed in the Parasol Tahoe Community Foundation Grant Agreement. All required funding will be through Community Donation. The Estimated total cost fabrication and installation is approximately \$112K. Initial budgetary estimates from two monument fabricators and local IV contractors are as follows:

- Monument - \$65K
- Flagpoles (3) - \$6K
- Plaza (granite cobblestone) -\$22K
- Electrical - \$9K
- Reserve - \$10K

IVGID Values, Mission, Goals, and Strategic Plan – This proposed Monument fully satisfies IVGID’s Vision, “*With passion for quality of life and our environment, Incline Village General Improvement District will enhance the reputation of our community as an exceptional place to live, work, invest, and play*”. It helps to provide a greater sense of “village” in Incline Village.

District Design Practices – The Proposed Project will comply with all relevant elements of the, *Incline Village Construction Guidelines By the Board of Trustees, October 24, 2015*.

Special Maintenance – The Monument and cobblestone plaza are fabricated with grey granite, a very durable material, which is relatively insensitive to all outdoor environments/conditions. No maintenance is expected.

The granite cobblestone will be installed flush with the ground so that the existing IVGID Maintenance’s grass cutting/trimming responsibilities at the Village Green Site will be unencumbered.

The 3 flag poles are made of commercial grade aluminum, which is corrosive resistant. Furthermore, the Flag-pole’s Halyard, will be tamper resistant (wire center rope) and anti-theft locked. Periodic replacement of weathered/frayed flags will be required.

Replacement Cost – The proposed War memorial is a very large, immovable (approximately 12,000 lbs.) granite monument, situated within a granite cobblestone plaza. It is expected that this Monument will remain intact in its place for many years. No replacement cost is anticipated.

Description

Location – We are proposing to place the War Memorial on Incline Village General Improvement District (IVGID) land. The best identified site location is at the northern end of the Village Green, along Incline Way and across the street from the Recreation Center. See Figure A for photographs of the proposed area. This proposed location best meets all of the recommended criteria:

Access – Site is readily accessible by non-IV residents, with stairs/walkway for color guard & handicap access. This is a non-deed restricted area. There are two 5 foot wide (2.5 foot high) stairways at each side of the retaining wall and gravel walkways at the tree-line borders running along the length of the Village Green, up to the Incline Way road. The ground from the street is a gentle grassy slope, with easy roadside access to the site.

Visibility – The Monument's proposed location is approximately 30 feet off the south side of Incline Way. It is large (10 feet high) and can be readily seen from the Road. The proposed location is also along the July 4th holiday parade route and could easily be a destination point along the procession.

Parking – Sufficient and closely located Parking Area. There are two closely located, existing parking at the Tennis/Recreation Center and Aspen Grove parking lots (located at each end of the Village Green).

Public Address – Raised platform above viewing audience. The raised elevation (2.5 feet height) of the retaining wall provides an excellent location to hold a memorial ceremony, a color guard, or speakers with excellent viewing from an audience.

Utilities – Electrical Service nearby. There is an existing IVGID Parks and Recreation electrical subpanel (with meter) approximately 50 feet away. It could be assessed to provide electrical power for public address equipment, lighting, etc.

Layout – The proposed layout exploits the existing topology of the Village Green site. There is an existing 2.5 foot stone retaining Wall, with a flat plateau area and a gently sloping rise to the street level. The total area is approximately 150 feet wide by 44 feet deep. As shown in Figures B & C, the proposed plaza is centered between the two stairways and covers a 36 foot wide by 12 foot depth. Since the area is flat, no additional grading of the area is required, beyond placing base material (sand) below the installed cobblestone.

The layout is centered by a War Memorial, with two granite benches on either side of the Monument. An optional Veterans Monument is also considered in the layout.

There is an existing IVGID Parks and Recreation electrical subpanel (with meter) approximately 50 feet away. Electrical extension cords could be used to provide power to the site. Or a new line can be easily added to the breaker box, with trenching and outdoor electrical pipe/wire laid to a weather-proof receptacle and lighting at the Monument Plaza.

The raised elevation of the retaining wall also make the plaza an excellent location to host a memorial ceremony, a color guard, or speakers with excellent viewing from an audience 2.5 feet below the memorial “stage”.

Monument Design – The baseline monument design (shown in Figure D) is being evaluated, with proposed recommendations and/or changes coming from our veteran’s community. As shown, it is approximately 6 feet wide, 10 feet tall and 1.5 feet thick. It will be fabricated from Grey Granite. It will be a two piece design; a base pedestal and a vertical monument. The vertical monument will be polished with inscriptions on either one or both sides (TBD). The monument will sit on a concrete base, with steel pins to ensure stability. The baseline inscription is from a President Harry S Truman quote, spoken at a Memorial ceremony, and inscribed at the National World War II Memorial.

Flag Pole Layout – There will be three (3) flag poles located at the memorial site. The flag poles will host American and Nevada States flags, along with the option for other flags (i.e., POW/MIA). The flags will be continuously lit (either by mast-head solar

panels or by powered ground lights). As shown in Figure B, the three flagpoles are orientated in a triangular geometry, centered behind the Monument. The poles will be approximately 25 ft high, with the center US flag pole, approximately 2 feet taller. They will be set in concrete pillars.

Plaza – The plaza surface will be constructed from 4x4x6 inch grey Granite cobblestones (See Figure E). The stones will be laid upon a sand base and the finished surface will be level with the ground. There will be 1 inch gaps between the cobblestones to allow for vegetation growth, to improve water runoff / percolation to the ground below, and minimize any coverage requirements. A concrete base will be laid to provide vertical and lateral support the granite structure.

Specification – The Primary Design Specification is shown below in Figure F. It will be updated, as necessary to reflect design changes, and will be included as part of the Parasol Grant Agreement.

Names – The proposed War Memorial is to be a recognition of our fallen soldiers throughout American History. Beyond a simple inscription commemorating those who have sacrificed their lives across our many unfortunate wars, there will be no individuals named, nor families to be notified and approvals granted.

Figure A. Propose Site Location at the Village Green



Figure B Proposed War Memorial - Top Down Layout

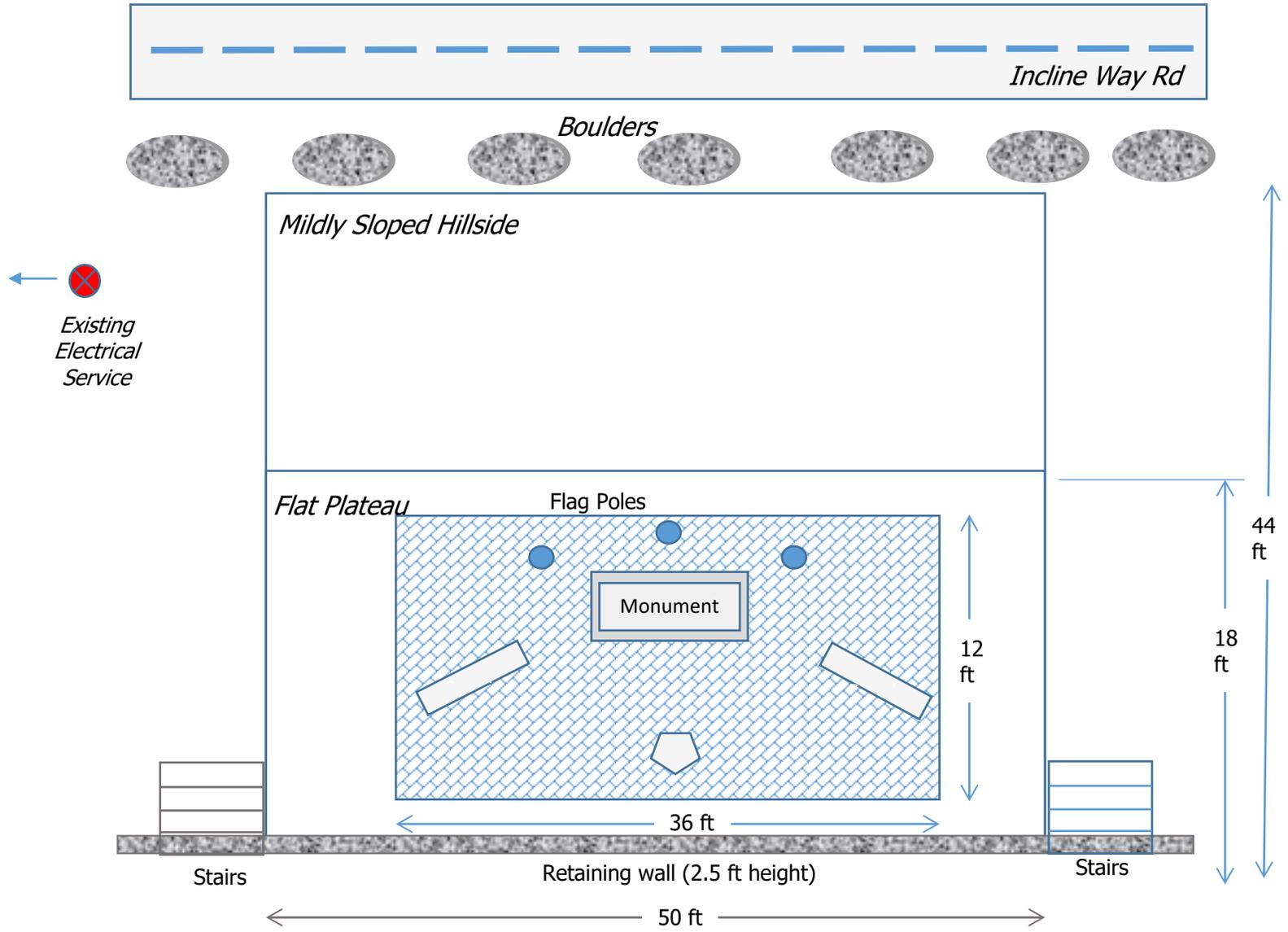


Figure C Proposed Monument - Frontal Layout

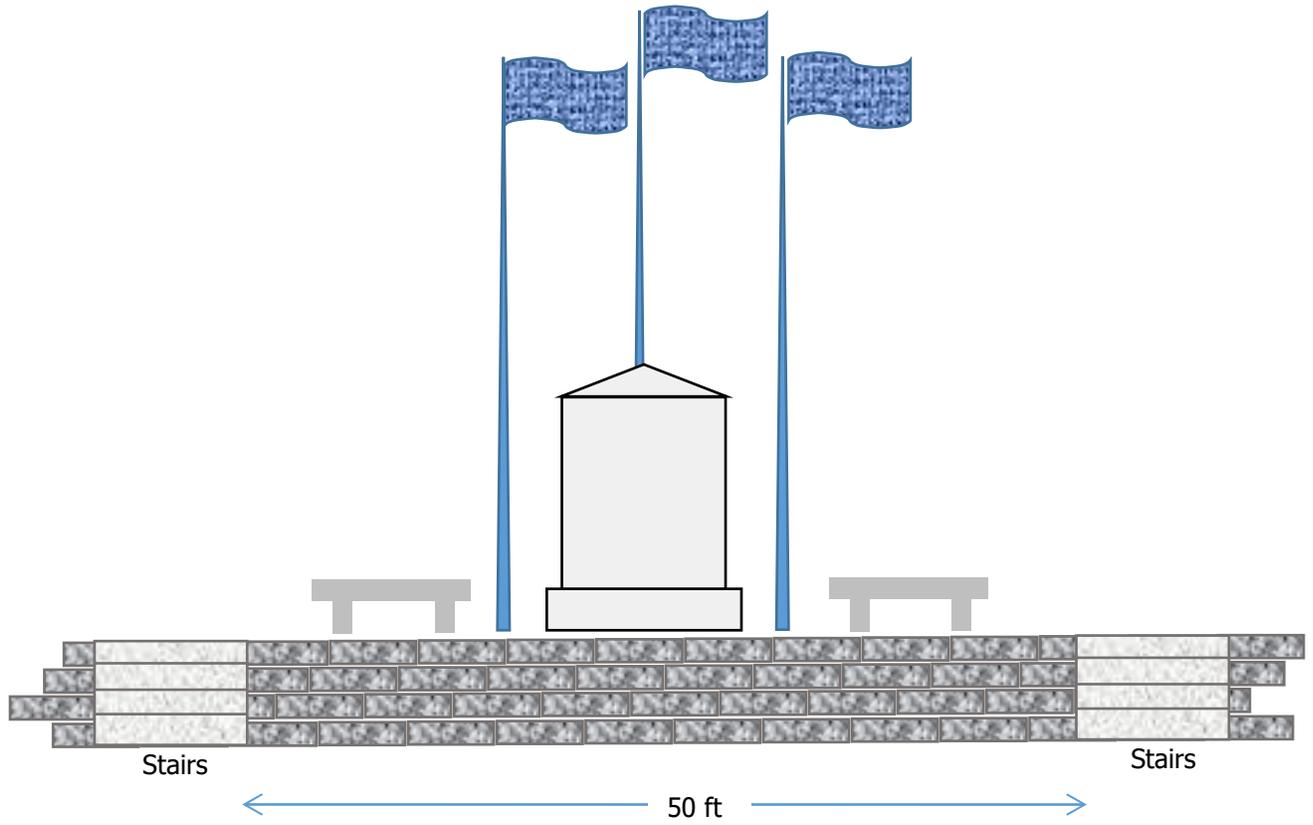


Figure D. Proposed Baseline War Memorial Design





Note:

- Sand Grout Between Stones To Allow For Vegetation And Water Permeability
- Plaza Surface To Be At Ground Level For Maintenance And Foot Traffic Ease.

Figure E. Example Granite Cobblestone Plaza

Figure F. Incline Village War Memorial Specification (Draft)

1.0	Site Location	
1.1	Access	Site is readily accessible by non-IV residents
1.2	Visibility	Readily seen from Road, along holiday parade route
1.3	Parking	Sufficient and closely located Parking Area
1.4	Public Address	Raised platform (2-3 ft) above viewing audience
1.5	Utilities	Electrical Service nearby (PA equipment)
1.6	Layout	Stairs/Walkway for Color Guard & Handicap access
2.0	Pad	
2.1	Material	Granite Paver/Cobblestone, (4x4x6 inch)
2.2	Layout	Figures B & C (~432 feet squared (i.e., 12x36 feet))
2.3	Permeability	TRPA Coverage mitigation
2.4	Growth Potential	Additional Monuments (i.e., VFW, First Responders)
3.0	Monuments	
3.1	Material	Grey Granite
3.2	Monument	Shape - See Figure D
	3.2.1	Cap-Stone Dimensions- Width 5 Feet, Height
	3.2.2	8 Feet, Thickness 1.5 Feet
	3.2.3	Pedestal Dimensions - Width 6 Feet, Height 2 Feet,
	3.2.4	Depth 3 Feet
	3.2.5	Quotations TBD – Candidate Example in Figure D
3.3	Obelisk (Optional)	Shape - TBD
	3.3.1	Dimensions Height 4 Feet, 5 sided (pentagon) Pillar
	3.3.2	Veterans Recognition, 5 US Armed Service Badges
4.0	Benches	
4.1	Material	Grey Granite or reuse existing benches
4.2	Number	2
4.3	Layout	Slab Stone bench, with 2 supporting Pedestals
4.4	Dimensions	1.5 x 5 feet squared
5.0	Flag Poles	
5.1	Number	3 (USA, Nevada, Other (POW/MIA, etc))
5.2	Material	Commercial Grade/Gage Aluminum
5.3	Height	>25 feet (Center (USA) pole higher)
5.4	Anti-tamper	Lockable Halyard to prevent flag theft, steel-core rope
5.5	Lighting	Flags to be Illuminated at night
6.0	Electrical	
6.1	Voltage	110 Volts
6.2	Current	20 AMP
6.3	Fixtures	Standard GFI outdoor plug, all-weather Flagpole
	Lights	

(<https://www.laketahoeinfo.org/>)

Data Center (<https://www.laketahoeinfo.org/DataCenter>) Request Support (</Help/Support>)

Log in (<https://www.laketahoeinfo.org/Account/LogOn?returnUrl=https%3a%2f%2fparcels.laketahoeinfo.org%2fParcel%2fDetail%2f127-010-07>)



Parcels, Permits

APN: 127-010-07

[View Parcel Fact Sheet \(https://parcels.laketahoeinfo.org/Parcel/FactSheet/127-010-07\)](https://parcels.laketahoeinfo.org/Parcel/FactSheet/127-010-07)

PARCEL OVERVIEW

Address

960 LAKESHORE BLVD, INCLINE VILLAGE, NV 89451

Jurisdiction

Washoe County, NV (WACO) (<https://www.laketahoeinfo.org/Organization/Detail/25/Overview>)

Parcel Size

782,554 ft² (verified)

Parcel Notes

Verified 82,113 sf total existing coverage (VBOC2010-0711)

Local Plan

Washoe County Tahoe Area Plan (<https://www.laketahoeinfo.org/LocalAndRegionalPlan/Detail/1168>)

Fire District

NORTH LAKE TAHOE FPD

Watershed

Third Creek (<https://www.laketahoeinfo.org/Watershed/Detail/1>)

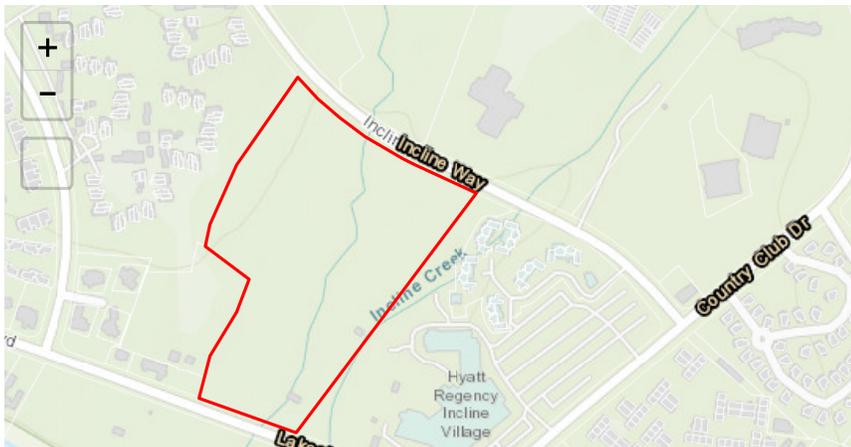
HRA

Incline

Retired From Development

No

MAP





BMP COMPLIANCE STATUS

View this Parcel in the BMP Database

(<http://www.tahoebmp.org/bmptoolkit/quickReport.asp?ParcelID=12701007>).

[Print Certificate \(http://www.tahoebmp.org/bmptoolkit/printCertificate.asp?ParcelID=12701007\)](http://www.tahoebmp.org/bmptoolkit/printCertificate.asp?ParcelID=12701007)

BMP Certificate Issued?	Yes
BMP Certificate Issued Date	11/9/2012
BMP Certificate Number	15352
Source Control Certificate Issued?	No
<hr/>	
Area-wide Treatment Participant	No
Special Circumstances	<i>No record of any special circumstances</i>
Infiltration Rate (KSat)	4 in/hr

Learn more at tahoebmp.org (<http://www.tahoebmp.org>)

PHOTOS



No images available.

LAND CAPABILITY

This system tracks each parcel's current Land Capability. Some parcels can have multiple Land Capabilities expressed by more than one Bailey Rating and IPES.

DETERMINATION OVERVIEW

Determination Date	10/28/2010
Estimated or Verified	Verified

Notes

File or Case Number Not available

Site Plan



(/FileResource/DisplayResource/ddb96a6d-5279-4964-8bce-

45df305814c7)

RECORDED LAND CAPABILITIES

BAILEY 6

Area	782,554 ft ²
Base Allowable Coverage	234,766 ft ²
Base Allowable Percent	30%

RECORDED AREA FOR ALL LAND CAPABILITIES

Total Recorded Area	782,554 ft ²
Total Base Allowable Coverage	234,766 ft ²

DEVELOPMENT RIGHTS

BANKED & EXISTING DEVELOPMENT RIGHTS

The Parcel Tracker has no record of banked or existing inventory on this parcel. Please contact TRPA for more information.

LAND COVERAGE EXEMPTIONS

Existing Offsite Coverage	Existing Pervious Coverage	Existing Pervious Deck Coverage	Existing Non-Permanent Structure Coverage	Existing Americans with Disability Act (ADA) Compliance Coverage
Unknown	0 ft ²	0 ft ²	0 ft ²	0 ft ²

DEVELOPMENT RIGHT TRANSACTIONS

View the history of development right transactions for this parcel.

The Parcel Tracker has no record of any Transacted Development Rights on this parcel. Please contact TRPA for more information.

DEED RESTRICTIONS

Please note that this may not be a complete list of all deed restrictions or other restrictions for this parcel. A title report may show further restrictions.

The Parcel Tracker has no record of Deed Restrictions on this parcel.

PARCEL PERMITS

No Permits associated with this Parcel.

TRPA CASES, APPLICATIONS, AND PERMITS

Currently viewing 16 of 16 Records

[Download Table](#)

File Date	File or Case #	Record Type	Description	Status
From: <input type="text"/> To: <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
03/18/2022	TREE2022-0381 (ht	Building/ERS/Permits/Tree Removal		Appro
09/29/2020	TREE2020-1727 (ht	Building/ERS/Permits/Tree Removal		Appro
02/08/2016	LCAP2016-0022 (ht	Building/ERS/Assessments/Soils-Hydr	Soils Hydro investigations for parcels 130-050-02,130-050-03,132-231-18, 132-231-19,	Resul
06/18/2014	TREE2014-0318 (ht	Building/ERS/Permits/Tree Removal	Permit#7956	Proje

08/05/2013	QEXE2013-0602 (h	Building/ERS/Admin/Qualified Exempt	replace restroom. Falls under IVGID MOU	Project
05/09/2011	BMPP2011-0013 (h	Building/BMP/Permit/BMP Retrofit	BMP CERT #15342 ISSUED ON 11/09/2012. THIS APN IS LINKED TO 127-010-07.	Certif
10/22/2010	LCAP2010-0296 (h	Building/ERS/Assessments/Land Cap	LAND CAPABILITY VERIFICATION ASSIGNED TO MELANIE VINCENT. Poor quality origin	Project

CAP DOCUMENTS

Currently viewing 21 of 21 Documents

[Download Table](#)

	Original Filename	Document Name	File or Case #	Category	Description
	(h) APPLICATION.pdf (https://parcels.lake	APPLICATION (https://parcels.laketahoe	LCAP2016-0022 (h	Documents	APPLICATION
	(h) RESULTS LETTER.pdf (https://parcels.la	RESULTS LETTER (https://parcels.laketahoe	LCAP2016-0022 (h	Documents	RESULTS LETTER
	(h) SITE PLAN.pdf (https://parcels.laketahoe	SITE PLAN (https://parcels.laketahoein	LCAP2009-0089 (h	Plans	SITE PLAN
	(h) APPLICATION - RESULTS.pdf (https://p	APPLICATION - RESULTS (https://parce	LCAP2009-0089 (h	Documents	APPLICATION - RESULTS
	(h) SITE PLAN.pdf (https://parcels.laketahoe	SITE PLAN (https://parcels.laketahoein	LCAP2010-0296 (h	Plans	SITE PLAN
	(h) APPLICATION - RESULTS.pdf (https://p	APPLICATION- RESULTS (https://parcel	LCAP2010-0296 (h	Documents	APPLICATION - RESULTS
	(h) FILE DOCUMENTS.pdf (https://parcels.	FILE DOCUMENTS (https://parcels.lake	LCAP2010-0296 (h	Documents	FILE DOCUMENTS

Implementation & Hosting by Environmental Science Associates (<https://esassoc.com/services/technology/>)

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