

NEVADA TAHOE REGIONAL PLANNING AGENCY

PLAN REVIEW PROCEDURES POLICY

Adopted Pursuant to NRS 278.810

1. Board Review: The following items require governing board review and action:

- a. Certification of base data pursuant to the Tahoe Compact NRS 277.200, Article VI(g) and Ordinance 1980-1, Article 2;
- b. Amendment of the base data, based on errors or omissions in the original plans;
- c. Significant exchanges of cubic volume of a structure housing gaming, defined as follows:
 - Exchange of cubic volume means an external modification to a structure housing gaming which adds cubic volume and/or square footage to one portion of the structure while simultaneously subtracting an equal or greater amount of cubic volume and/or square footage from another portion of the structure or from the approved base plans for the structure.
 - A significant exchange of cubic volume is one where:
 - the areas to be exchanged exceed a combined total of 1,000 square feet; or
 - the total volume of the exchange exceeds 12,000 cubic feet for all areas included; or
 - the exchange involves an approved but unbuilt area.
- d. Changes in gaming area. All plans and proposals which will change the area in square feet devoted to gaming or change the location of gaming within any such structure must be accompanied by an informational report (NRS 277.200, Article VI(g)). The board will review all informational reports showing changes in gaming, and direct their transmittal to the TRPA.

An informational report shall consist of: (1) the amount of the total base area certified for that structure, and the amount of public use area that may be converted to gaming through the 15% conversion provision, both in square feet*; (2) a summary total in square feet of the existing area used for gaming at the time of the proposal; (3) the net area in square feet of the change in gaming proposed; (4) the new total of gaming in square feet after implementation of the proposal; and (5) a narrative description of the changes proposed. In addition, the informational report shall be accompanied by a floor plan clearly showing the location(s) of the changes proposed.

* Base area data and the 15% conversion allowance figure are available from the Nevada Tahoe Regional Planning Agency.

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2. Staff Review: All other plans and proposals will be reviewed by the executive officer for compliance with the statutes and ordinances. Plans and proposals may be approved, conditionally approved, or disapproved by the executive officer. At each board meeting, the executive officer shall summarize such reviews.

The following actions are prohibited by law and cannot be approved.

- a. The construction of any structure to house gaming under a nonrestricted license, which structure was not existing or approved on January 1, 1979 (NRS 278.8125(1)(a));
- b. The enlargement in cubic volume of any such existing or approved structure (NRS 278.8125(1)(a) and Ordinance 1980-1, Article 3);
- c. Increasing the total square footage of area within any such structure open to or approved for public use on May 4, 1979 (NRS 278.8125(1)(c) and Ordinance 1980-1, Article 3);
- d. Converting private use area to public use area within any such structure (Ordinance 1980-1, Article 3);
- e. Constructing public use facilities elsewhere in the basin to replace public use areas within the structure (NRS 278.8125(1)(c) and Ordinance 1980-1, Article 5).

When plans and proposals are submitted and determined to be in noncompliance, the executive officer shall notify the appropriate building department of the noncompliance within three (3) days of the filing of the plans with the agency, as required by Ordinance 1980-1. The executive officer will provide an opportunity for the proposal to be amended to bring it into compliance, or, if the proposal is not so amended, shall disapprove the proposal. If the executive officer determines to disapprove a proposal, the proposal will be placed on the agenda for review by the Board, which will make a final determination of compliance, which determination may include the approval, disapproval or conditional approval of the plan or proposal.

3. Executive Officer Request for Board Review: The executive officer will hold for board review any plans, proposals or other items which, in the opinion of the executive officer, should be reviewed by the board.

ADOPTED BY THE NEVADA TAHOE REGIONAL PLANNING AGENCY GOVERNING BOARD ON MAY 24, 1994. AMENDED MARCH 26, 1996. AMENDED DECEMBER 17, 1997.