

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		214.263404	Staff Assigned Case No.: _____	
Project Name: Tahoe Area Plan Amendment				
Project Description: Add single family dwellings (condominiums only) as an allowed use in Special Area 1 of the Incline Village Commercial Regulatory Zone				
Project Address: Tahoe Blvd, Southwood Blvd, Village Blvd, Alder Ave and N. Enterprise				
Project Area (acres or square feet): 37.45 acres				
Project Location (with point of reference to major cross streets AND area locator): Tahoe Blvd, Southwood Blvd, Village Blvd, Alder Ave and N. Enterprise				
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
See enclosed list				
Indicate any previous Washoe County approvals associated with this application: Case No.(s).				
Applicant Information (attach additional sheets if necessary)				
Property Owner:		Professional Consultant:		
Name: Pal Cap FFIF 1 Tahoe LLC		Name: Feldman Thiel LLP		
Address: 8333 Douglas Ave, Suite 900		Address: P.O. Box 1309		
Dallas, TX	Zip: 75225	Zephyr Cove, NV	Zip: 89448	
Phone: 214.855.2959	Fax:	Phone: 775.580.7431	Fax:	
Email: rfleisher@hamiltonrf.com		Email: kara@fmontahoe.com; lew@fmontahoe.com		
Cell: 214.507.7450	Other:	Cell: 530.545.3522	Other:	
Contact Person: Randy Fleisher		Contact Person: Kara Thiel or Lew Feldman		
Applicant/Developer:		Other Persons to be Contacted:		
Name: Same as Owner		Name:		
Address:		Address:		
	Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:	
Email:		Email:		
Cell:	Other:	Cell:	Other:	
Contact Person:		Contact Person:		
For Office Use Only				
Date Received:	Initial:	Planning Area:		
County Commission District:		Master Plan Designation(s):		
CAB(s):		Regulatory Zoning(s):		

Development Code Amendment Application Supplemental Information

(All required information may be separately attached)

1. What section of the Washoe County Code (WCC) 110 of the Development Code is being requested to be amended?

Section 110.220.145 Incline Village Commercial Regulatory Zone

2. Provide the specific language you are seeking to delete and/or add to the Development Code?

Add Single Family Dwellings (Condominiums only) an an Allowed Use (A) at a density of 1 unit per parcel in Section 110.220.145 Incline Village Commercial Regulatory Zone, Special Area 1.

3. What is the purpose to amend the Development Code?

To expand the list of permissible uses in Special Area 1 to include single family dwellings, as condominiums only, in an effort to achieve the goal to create walkable communities in the Town Center

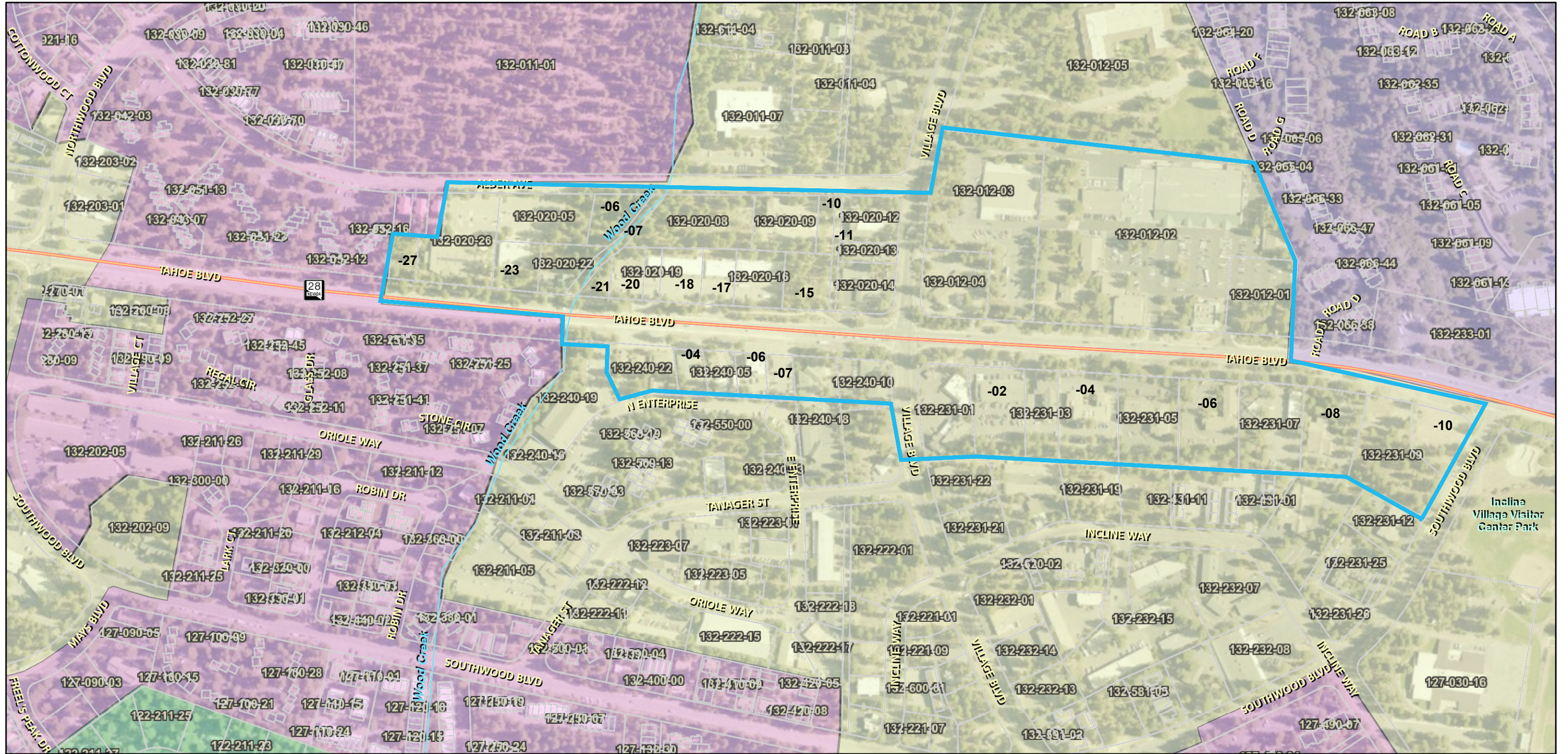
4. Are there any negative impacts to amending this section of the Development Code?

No

APN	STREET NUM	STREET	CITY	CURRENT USE	YEAR BUILT	PARCEL SIZE (OWNER)	MAILING ADDRESS
132-240-10	899	TAHOE BLVD	INCLINE VILLAGE	COMM / OFFICE BLDG	2002	0.537 DAVIS A M MERCANTILE CO	PO BOX 82226 LINCOLN, NE 68501
132-240-18	893	TAHOE BLVD	INCLINE VILLAGE	RESTAURANT & RETAIL	2004	1.175 DAVIS A M MERCANTILE CO	PO BOX 82226 LINCOLN, NE 68501
132-240-07	889	TAHOE BLVD	INCLINE VILLAGE	RETAIL W/ (1?) RESID UNIT	1966	0.265 LAKE STREET PARTNERS LLC	2370 DEL MONTE LN RENO, NV 89511
132-240-06	885	TAHOE BLVD	INCLINE VILLAGE	COMM / OFFICE BLDG	1980	0.286 KAHN INVESTMENT CO	PO BOX 5157 TAHOE CITY, CA 96145
132-240-05	881	TAHOE BLVD	INCLINE VILLAGE	COMM / RETAIL	1965	0.293 DRAHEIM-KESLER FAMILY TRUST	881 TAHOE BLVD INCLINE VILLAGE, NV 89451
132-240-04	877	TAHOE BLVD	INCLINE VILLAGE	COMM / RETAIL	1965	0.289 NLI PROPERTY LLC	PO BOX 777326 HENDERSON, NV 89077
132-240-22	873	TAHOE BLVD	INCLINE VILLAGE	COMMERCIAL (VACANT)	1973	0.673 EVC INCLINE VILLAGE LLC	3501 SW FAIRLAWN RD STE 200 TOPEKA, KS 66614
132-231-10	947	TAHOE BLVD	INCLINE VILLAGE	APPROVED 40 UNIT MFD		0.598	
132-231-09	941	TAHOE BLVD	INCLINE VILLAGE	" " " "		1.389	
132-231-08	937	TAHOE BLVD	INCLINE VILLAGE	COMM / OFFICE BLDG	1996	1.005 DGKIDS INC	968 FOURTH GREEN DR INCLINE VILLAGE, NV 89451
132-231-07	931	TAHOE BLVD	INCLINE VILLAGE	RESTAURANT	1978	1.148 DANIEL JACUZZI	437 CENTURY PARK DR STE B YUBA CITY, CA 95991
132-231-06	925	TAHOE BLVD	INCLINE VILLAGE	COMM / OFFICE BLDG	2002	1.106 SIERRA NEVADA MEDIA GROUP	PO BOX 1927 CARSON CITY, NV 89702
132-231-05	923	TAHOE BLVD	INCLINE VILLAGE	COMM / BANK	1978	1.122 923 TAHOE BLVD HOLDINGS LLC	1225 ALPINE RD STE 202 WALNUT CREEK, CA 94596
132-231-04	917	TAHOE BLVD	INCLINE VILLAGE	COMM / OFFICE BLDG	1981	1.131 BYE BYE BENTON LLC	PO BOX 6950 INCLINE VILLAGE NV 8945C
132-231-03	913	TAHOE BLVD	INCLINE VILLAGE	COMM / OFFICE BLDG	1998	0.627 KASDEN FAMILY TRUST	907 TAHOE BLVD STE 11 INCLINE VILLAGE, NV 89451
132-231-02	907	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1960	1.001 KASDEN/FRANK DEVELOPMENT LLC	907 TAHOE BLVD STE 11 INCLINE VILLAGE, NV 89451
132-231-01	901	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1976	1.006 SCHARFF FAMILY TRUST	PO BOX 4177 INCLINE VILLAGE, NV 8945C
132-020-27	836	TAHOE BLVD	INCLINE VILLAGE	VACANT		0.25 WASHOE COUNTY	
132-020-26	845	ALDER AVE	INCLINE VILLAGE	LIBRARY		1.254 WASHOE COUNTY	
132-020-23	855	ALDER AVE	INCLINE VILLAGE	LIBRARY	1979	0.456 WASHOE COUNTY	
132-020-22	856	TAHOE BLVD	INCLINE VILLAGE	OFFICE BLDG	1970	0.464 AWESOME ANT ENTERPRISES LLC	PO BOX 3536 INCLINE VILLAGE, NV 8945C
132-020-21	866	TAHOE BLVD	INCLINE VILLAGE	RETAIL STORE (GARDEN)	1969	0.156 HIGH SIERRA GARDENS INC	866 TAHOE BLVD #2 INCLINE VILLAGE, NV 89451
132-020-20	868	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1978	0.343 PENGUIN PROPERTIES, LLC	PO BOX 2541 CUPERTINO, CA 95015
132-020-19	870	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1978	0.183 PENGUIN PROPERTIES, LLC	PO BOX 2541 CUPERTINO, CA 95015
132-020-18	872	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1979	0.462 PENGUIN PROPERTIES, LLC	PO BOX 2541 CUPERTINO, CA 95015
132-020-17	880	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1979	0.388 PENGUIN PROPERTIES, LLC	PO BOX 2541 CUPERTINO, CA 95015
132-020-16	868/880	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1979	0.574 PENGUIN PROPERTIES, LLC	PO BOX 2541 CUPERTINO, CA 95015
132-020-15		TAHOE BLVD	INCLINE VILLAGE	VACANT		0.546 FLEISHER LAND LLC	
132-020-14	898	TAHOE BLVD	INCLINE VILLAGE	GARAGE/SERVICE/REPAIR	1971	0.6 SPARKS FAMILY TRUST	2170 BLAZE KING CT RENO, NV 89521
132-020-13	317	VILLAGE BLVD	INCLINE VILLAGE	RETAIL W/ 3 RESID UNITS	1967	0.241 GATELY ENTERPRISES USA LLC	1221 66TH ST SACRAMENTO, CA 95819
132-020-12	333	VILLAGE BLVD	INCLINE VILLAGE	COMMERCIAL	2008	0.568 TUNA VILLAGE LLC	
132-020-11		UNSPECIFIED	INCLINE VILLAGE	VACANT		0.16 TUNA VILLAGE LLC	
132-020-10		UNSPECIFIED	INCLINE VILLAGE	VACANT		0.202 FLEISHER LAND LLC	
132-020-09	889	TAHOE BLVD	INCLINE VILLAGE	COMM/MEDICAL OFFICE	1983	0.755 CHIM LIVING TRUST	930 TAHOE BLVD #802-88 INCLINE, NV 89451
132-020-08	877	ALDER AVE	INCLINE VILLAGE	VACANT		1.208 SPECKERT TRUST	PO BOX 5641 INCLINE VILLAGE, NV 8945C
132-020-07		UNSPECIFIED	INCLINE VILLAGE	VACANT		0.282 HIGH SIERRA GARDENS INC	PO BOX 1156 CRYSTAL BAY, NV 89402
132-020-06		ALDER AVE	INCLINE VILLAGE	VACANT		0.45 FOREST SERVICE	
132-020-05		ALDER AVE	INCLINE VILLAGE	PARKING LOT		0.962 WASHOE COUNTY	
132-012-04	900	TAHOE BLVD	INCLINE VILLAGE	COMM / BANK	1965	0.918 BANK BUILDING INC	101 N TRYON ST CHARLOTTE, NC 28255
132-012-03	910	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1976	3.34 MJ G3 TRUST	500 W CAPITOL AVE WEST SACRAMENTO, CA 95605
132-012-02	930	TAHOE BLVD	INCLINE VILLAGE	SHOPPING CENTER	1978	7.98 INCLINE CENTER	95 DAMONTE RANCH PKWY STE B PMB 495 RENO 89521
132-012-01	938/940	TAHOE BLVD	INCLINE VILLAGE	OFFICE BLDG / BANK	1969	1.06 WELLS FARGO BANK NEVADA NA	PO BOX 2609 CARLSBAD, CA 92018

37.453

Special Area No. 1

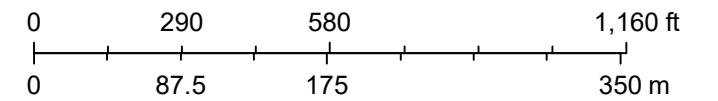


August 8, 2022

Regulatory Zoning - Tahoe

Chateau	Fairway	Incline Villiage #4	Marlette Lake	Stateline Point
Crystal Bay	Incline Meadows	Incline Villiage #5	Martis Peak	Tunnel Creek
Crystal Bay Condominiums	Incline Ski	Incline Villiage Commercial	Mill Creek	Tyrolian Village
Crystal Bay Tourist	Incline Villiage #1	Incline Villiage Residential	Mount Rose	Wood Creek
East Shore	Incline Villiage #2	Incline Villiage Tourist	Mt. Shadows	<all other values>
	Incline Villiage #3	Lakeview	Ponderosa Ranch	

1:4,514



Washoe County
 Washoe County GIS
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.