



Attachment C

Planning Commission Action Order

**Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002
(700 Harper Court)**

Decision: **Approval with Conditions**
Decision Date: August 5, 2025
Mailing/Filing Date: August 8, 2025
Property Owner: Mitchell E. Larson Living Trust
Staff Planner: Courtney Weiche, Senior Planner
Phone: 775.328.3608
E-Mail: Cweiche@washoecounty.gov

Master Plan Amendment Case Number WMPA25-0002 and WRZA25-0002 (700 Harper Court) – For hearing, discussion, and possible action to:

- (1) Adopt an amendment to the Washoe County Master Plan, Tahoe Area Plan, to change the master plan land use category on a 5.74-acre parcel (APN 125-010-21) from 80% Conservation/20% Residential to 100% Residential; and
- (2) Recommend adoption of an amendment to the Tahoe Area Plan regulatory zone maps to change the regulatory zone on the same parcel from 80% Mount Rose/20% Incline Village-1 to 100% Incline Village-1. Any approvals by the Planning Commission are subject to final approval by the Board of County Commissioners and the Tahoe Regional Planning Agency; and
- (3) If approved, authorize the chair to sign resolutions to this effect.

- Applicant: Exline & Company, Inc.
- Property Owner: Mitchell E. Larson Living Trust
- Location: 700 Harper Court
- APN: 125-010-21
- Parcel Size: 5.75 acres
- Master Plan: Conservation - 80%/ Residential - 20%
Residential - 100%
- Regulatory Zone: Mount Rose - 80% / Incline Village 1 - 20%
Incline Village 1 -100%
- Planning Area: Tahoe
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Commission District: District 1 – Commissioner Hill

- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services
Department
Planning and Building
- Phone: 775.328.3608
- E-mail: CWeiche@washoecounty.gov

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) *Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made at least three of five findings in accordance with Washoe County Code Section 110.820.15(d) for the Master Plan Amendment and all of the findings set forth in Washoe County Code Section 110.821.15 for the Regulatory Zone Amendment:

Master Plan Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division


Trevor Lloyd

Secretary to the Planning Commission

TL/CW/BR

Subject: WMPA25-0002 and WRZA25-0002 (700 Harper Court)
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Enclosure: Signed Resolutions 25-09 and 25-10



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, TAHOE AREA PLAN LAND USE MAP (WMPA25-0002) TO CHANGE THE MASTER PLAN LAND USE CATEGORY ON A 5.74-ACRE PARCEL (APN 125-010-21) FROM 80% CONSERVATION/20% RESIDENTIAL TO 100% RESIDENTIAL AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 25-09

Whereas, Master Plan Amendment Case Number WMPA25-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on August 5, 2025; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission has made at least three of the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA25-0002, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County

based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

(1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Tahoe Regional Plan by regional planning authorities, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA25-0002, as included at Exhibit A-1 to this resolution. A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.230.

ADOPTED on August 5, 2025

WASHOE COUNTY PLANNING COMMISSION

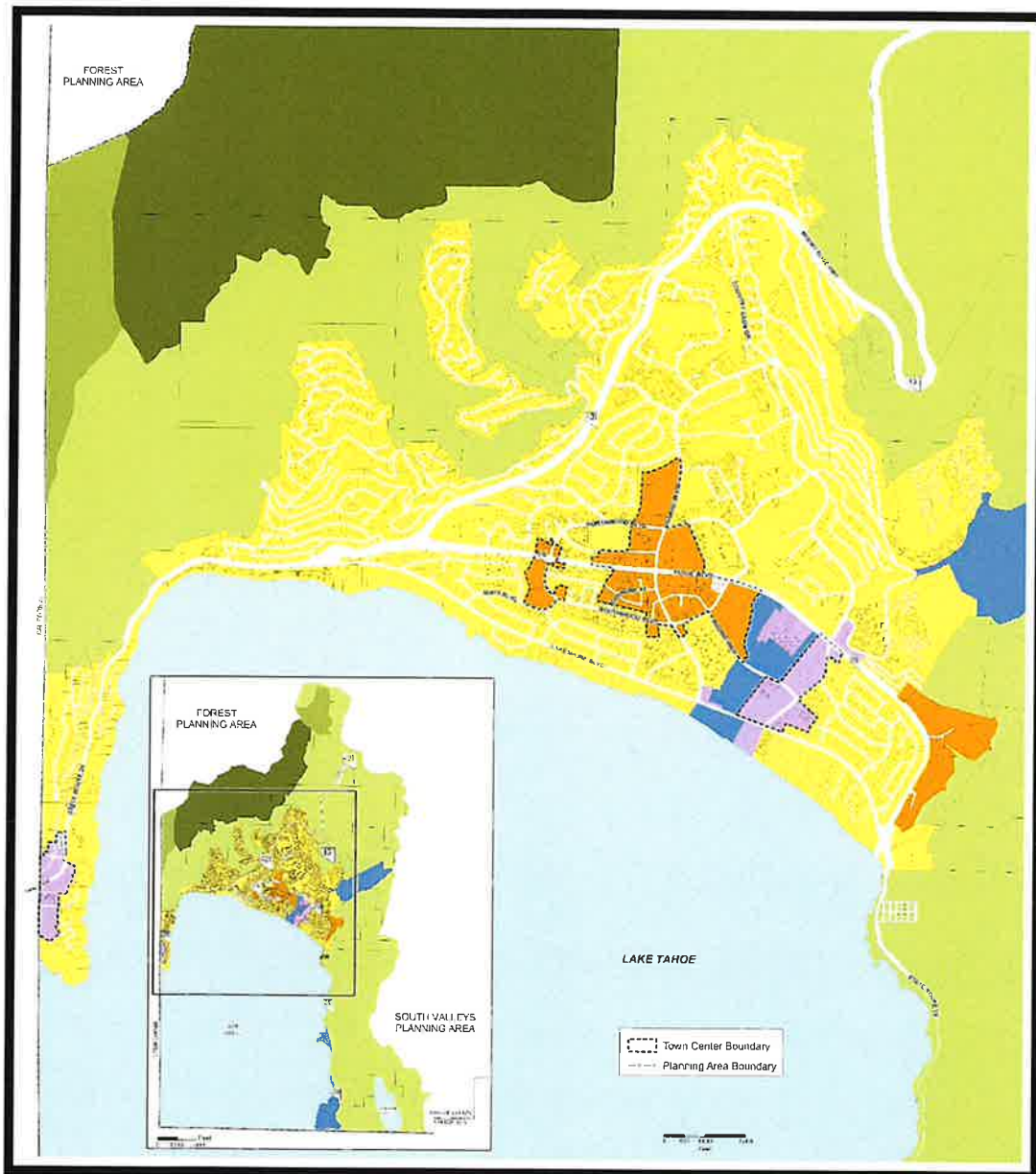
ATTEST:


Trevor Lloyd, Secretary


Daniel Lazzareschi, Chair

Attachment: Exhibit A – Tahoe Master Plan Land Use Map

Exhibit A, WMPA25-0002



TAHOE MASTER PLAN

Wilderness
 Backcountry
 Conservation
 Recreation
 Mixed-Use
 Residential
 Tourist

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

1001 E. 10th St.
Reno, Nevada 89502

SOURCE: Tahoe Regional Planning Agency, Washoe County Planning and Building Division

DATE: 10/1/2001

BY: [Signature]



**RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE WASHOE COUNTY BOARD OF COUNTY
COMMISSIONERS ADOPT REGULATORY ZONE AMENDMENT CASE NUMBER
WRZA25-0002. WHICH AMENDS THE TAHOE AREA PLAN REGULATORY ZONE
MAPS TO CHANGE THE REGULATORY ZONE ON ONE PARCEL (APN 125-010-21)
FROM 80% MOUNT ROSE/20% INCLINE VILLAGE-1 TO 100% INCLINE VILLAGE-1.**

Resolution Number 25-10

Whereas Regulatory Zone Amendment Case Number WRZA25-0002, came before the Washoe County Planning Commission for a duly noticed public hearing on August 5, 2025; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed regulatory zone amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas the proposed regulatory zone amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA25-0002) by the Washoe County Board of County Commissioners and a finding of conformance by the Tahoe Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed regulatory zone amendment meets all of the following findings:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;

3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan;
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA25-0002 and the amended Tahoe Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on August 5, 2025.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:


Trevor Lloyd, Secretary


Daniel Lazzareschi, Chair

Attachment: Exhibit A – Tahoe Area Plan Regulatory Zone Map

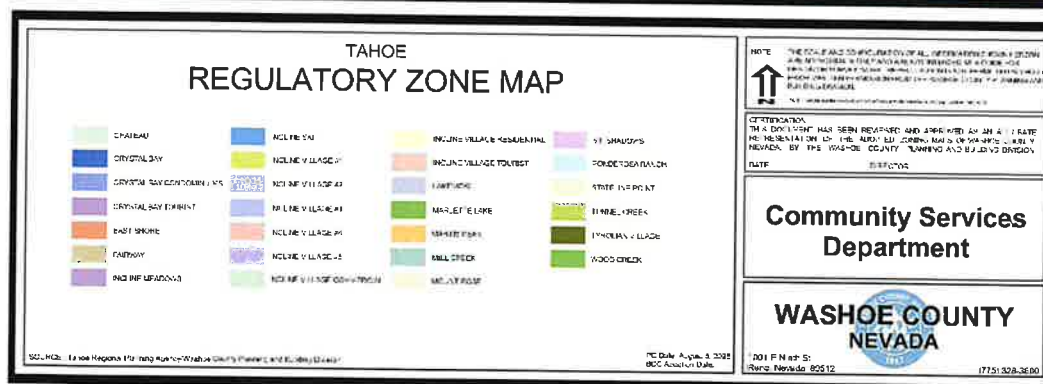
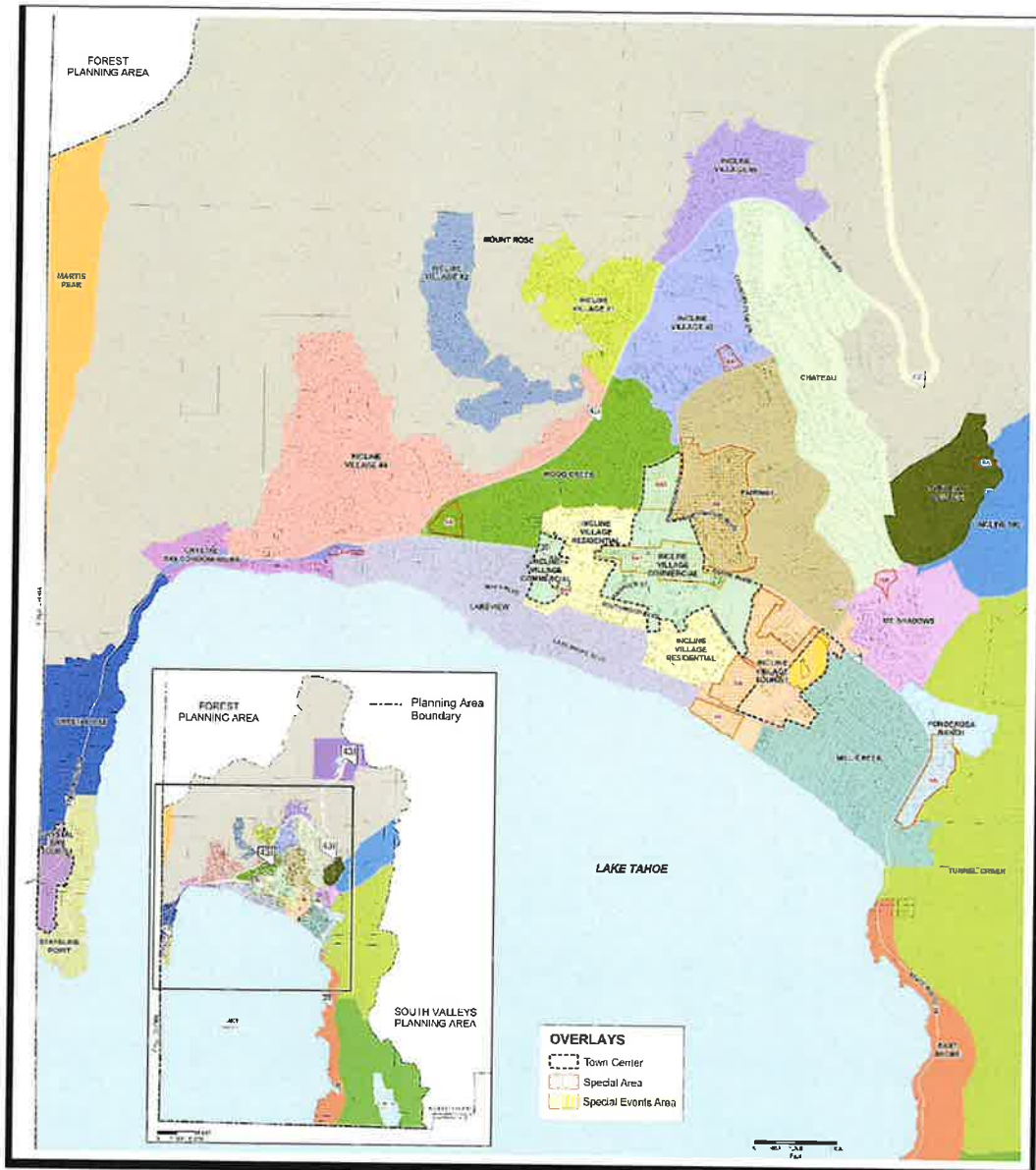


Exhibit A, WRZA25-0002

Tahoe Area Plan Regulatory Zone Map