



Planning Commission Staff Report

Meeting Date: August 5, 2025

Agenda Item: 8E

MASTER PLAN AMENDMENT CASE
NUMBER:

WMPA25-0002 & WRZA25-0002 (700
Harper Court)

BRIEF SUMMARY OF REQUEST:

To approve a master plan map
amendment and a regulatory zone
amendment for a single parcel

STAFF PLANNER:

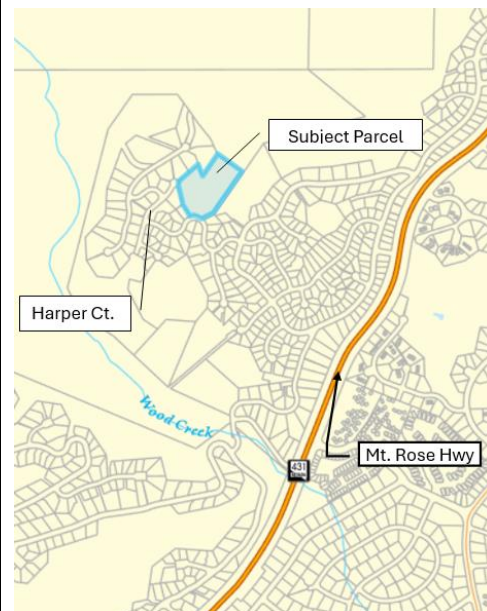
Courtney Weiche, Senior Planner
775.328.3608
cweiche@washoecounty.gov

CASE DESCRIPTION

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
Existing Master Plan:	Conservation - 80% / Residential - 20%
Proposed Master Plan:	Residential - 100%
Existing Regulatory Zone:	Mount Rose - 80% / Incline Village 1 - 20%
Proposed Regulatory Zone:	Incline Village 1 - 100%
Planning Area:	Tahoe
Development Code:	Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone



Vicinity Map

STAFF RECOMMENDATION		
<div>APPROVE</div>	APPROVE WITH CONDITIONS	DENY

Staff Report Contents

Explanation of a Master Plan Amendment	43
Existing and Proposed Master Plan Designations.....	4
Explanation of a Regulatory Zone Amendment.....	4
Existing and Proposed Regulatory Zone	4
Master Plan Consistency.....	7
Staff Comment on Required Findings	9
Public Notice	12
Master Plan Amendment Recommendation.....	12
Master Plan Amendment Motion	13
Appeal Process	14

Attachment Contents

Master Plan Amendment Resolution	Exhibit A
Regulatory Zone Amendment Resolution.....	Exhibit B
Public Noticing	Exhibit C
Agency Comments	Exhibit D
Neighborhood Meeting	Exhibit E
Existing and Proposed Master Plan Designations	Exhibit F
Existing and Proposed Regulatory Zoning	Exhibit G

Explanation of a Master Plan Amendment

The Master Plan which guides growth and development in the Washoe Tahoe portion of Washoe County is the Tahoe Area Plan (TAP). By establishing goals and implementing those goals through policies and action programs, the Tahoe Area Plan addresses issues and concerns in the Tahoe Planning Area. Master plan amendments ensure that the TAP remains timely, dynamic, and responsive to community values. The Washoe County Master Plan for the Tahoe area can be accessed online: [Tahoe Area Plan](#).

A recommendation to adopt a master plan amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

Explanation of a Regulatory Zone Amendment

The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e., zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including Planning Areas that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS Chapter 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies and planning area policies found in the Washoe County Master Plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in an applicable specific plan.

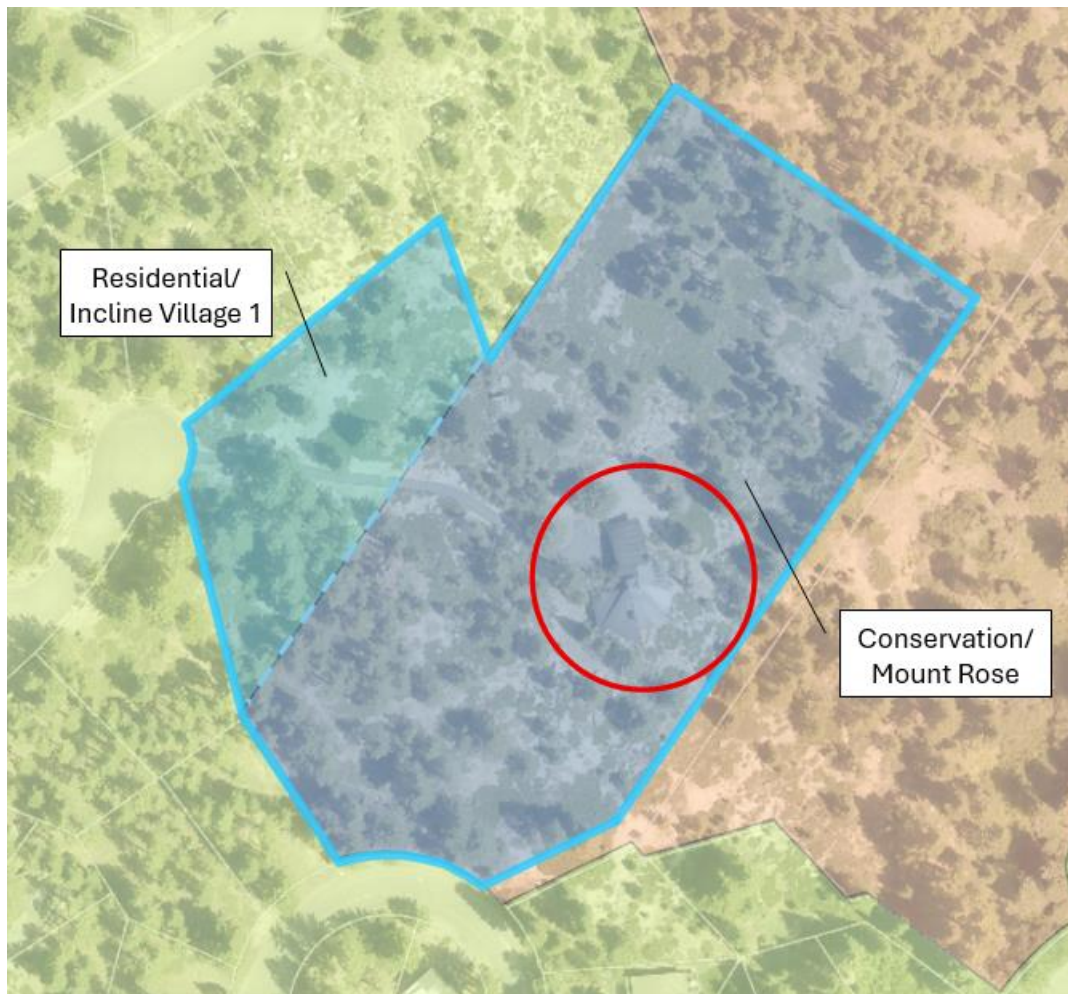
Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one regulatory zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners which may adopt, adopt with modifications, or deny the proposed amendment.

Background

The subject request is intended to remedy a non-conforming use of a parcel with bisected master plan designations and regulatory zoning. Currently, the subject parcel has both Residential (Incline Village-1 regulatory zone) and Conservation (Mount Rose regulatory zone) land use categories within the property boundaries. The applicant wishes to amend the master plan and regulatory zones for the entirety of the subject parcel to be master planned and zoned as “residential”. The parcel is 5.75 acres and developed with a single-family dwelling built in 1992.

As it currently exists, approximately 48,813 sq ft (1.12 acres) of the parcel lies within the Residential/Incline Village-1 master plan & regulatory zone, and approximately 202,150 sq ft (4.64 acres) of the parcel lies within the Conservation/Mt. Rose master plan & regulatory zone. As illustrated below, the existing single-family dwelling is located solely in the Conservation/Mt. Rose master plan and regulatory zone portion of the parcel and is considered non-conforming: year-round residential uses are not an allowed use type in such designations.



Aerial Image with Master Plan/Zoning Overlay

As shown below, the only residential use type allowed in the Mount Rose regulatory zone is for “summer homes”. The Tahoe Regional Planning Agency defines use types in the

Tahoe Basin. Summer homes are defined as: “A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access.” The applicant has stated that they wish to remove the restrictions associated with the “summer homes” land use type for their existing dwelling to allow for flexibility of use (not restricted to summer months/vacation use only) by amending the master plan and regulatory zone from conservation to residential, thereby allowing a change in use type from “summer homes” to “single family dwelling”.

Section 110.220.355 Mount Rose Regulatory Zone.

MOUNT ROSE REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Summer Homes	S	1 unit per parcel
Public Service		
Local Public Health and Safety Facilities	S	
Transportation Routes	S	



Aerial Image Demonstrating Year Round Access from Harper Court

The Tahoe Area Plan provides further justification for the requested amendment by stating: “[conservation] regulatory zones focus primarily on resource management use

types. Public service and recreation uses are also widely available in these regulatory zones. Recreation uses are largely undeveloped, such as hiking and snowshoeing. While summer homes are an allowed use, other residential dwellings are extremely limited. The majority of the land in these regulatory zones is publicly owned and managed for dispersed public access.” As illustrated in the above aerial image, the existing dwelling has year-round paved access from Harper Court and is located in an established neighborhood, inconsistent with the intent of a conservation regulatory zone and the “summer homes” use type. In addition to the use type modification, the application states the requested amendment will also “clear up any nuanced liability that may result from the current bi-sectioned zoning should the use of fire insurance ever be needed.”

Existing and surrounding vegetation consists primarily of pine trees, manzanita bushes and packed dirt/gravel. There are no known water bodies/resources on or immediately nearby. Nearly the entire parcel has slopes in excess of 15%, as do all parcels within the larger vicinity. The application states the dwelling is located on a portion of the parcel with slopes less than 15%.

Subject Property’s Surrounding Land Uses and Compatibility

Table 1: Surrounding regulatory zones and existing uses

Location	Regulatory Zone	Existing Use
North	Mt. Rose	Undeveloped/Open Space
South	Incline Village #1	Residential
West	Incline Village #1	Residential
East	Mt. Rose	Undeveloped/Open Space

MASTER PLAN CONSISTENCY

The proposed master plan and regulatory zone amendment aligns with master plan policies as described in Table 2.

Table 2: Master Plan Element Conformance Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Goal LU1 - Ensure compatibility of adjacent land uses and require buffering for those which are not compatible	The proposed amendment would be more compatible with all surrounding land uses than it is as it currently is zoned. All abutting parcels within the established neighborhood have residential zoning. No immediate development is proposed; however, existing zoning regulations, such as setbacks and design standards, ensure that future development will have no adverse impacts on the adjacent residential or conservation zoned parcels.

Goal LU4 - Manage development in accordance with the TRPA growth control system, including development rights, and coverage while maintaining the feasibility of environmentally beneficial redevelopment	The requested amendment does not include any development. Existing coverage and applicable development rights conform with the proposed amendment to change the parcel fully to residential zoning. Any future expansion of the dwelling must adhere to the same restrictions.
Goal LU8 - Maintain consistency with the Regional Plan and the community's long-term vision	The proposed amendment would bring the use of the structure as a single family dwelling versus a summer home into compliance with the Regional Plan use type definitions to use the dwelling year-round. The amendment will also ensure that the Mount Rose conservation land use designated area is properly mapped by excluding year-round residential use types (such as the subject dwelling) which better aligns with the community's long-term vision of growth control and environmentally beneficial development consistent with the Regional Plan.
Goal LU9 - Proactively plan for future community development needs	The proposed amendment will update the zoning maps in the Tahoe Basin, allowing future developers and homeowners access to the most accurate information including consistently mapped boundaries of the neighboring conservation areas open to the public verse privately owned.

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held virtually using "Google Meet" on April 16, 2025, at 5:30 pm. Not including the three (3) representatives of the homeowner/applicant; five (5) people were in attendance. After a presentation on the intent and purpose of the requested amendment, clarifying questions were asked on future development potential (replied no more than any other residential use was allowed), defensible space requirements, and tree removal permitting. The applicant states in their meeting summary: *"the meeting came to a close with neighbors feeling satisfied with the proposed project's commencement. The meeting provided the nearby community with answers concerning the need for the proposed amendment, discussions concerning the previous property owner and history of the property also occurred."*

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation. No comments of concern or opposition were received.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Army Corps of Engineers	X			
FS - State Office, Humboldt-Toiyabe Nat'l Forest	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X		
IVGID	X	X		
Nevada Tahoe Conservation District	X			
North Lake Tahoe FPD	X	X		
Tahoe Regional Planning Agency	X			
US Forest Service (LTBMU) 'Lake Tahoe Basin Management Unit'	X			
Nevada Division of State Lands - Tahoe	X			

Staff Comment Master Plan Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the Tahoe Planning Area. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. The current use/structure on the parcel is out of compliance due to year-round use of the residential development existing within the conservation land use category / zoning area. The amendment will bring the property into full compliance by locating the entirety of the single-family dwelling onto a parcel entirely zoned residential.

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.

Staff Comment: The proposed amendment would make the parcel consistent with the adjoining residential land use designations & zoning that are developed similarly with single family dwellings. The amendment will not adversely impact public health, safety or welfare. The applicant also asserts the amendment will

allow for better fire insurance liability, which will improve overall safety and welfare to nearby residents.

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.

Staff Comment: Amending the master plan designation from conservation to residential is a more appropriate designation as the parcel is developed with year-round paved access and directly adjacent to and/or within an established neighborhood (Incline Village 1). The proposed amendment would bring the year-round use of the dwelling into conformance by allowing a change in use type from “summer home” to “single family dwelling”.

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.

Staff Comment: The proposed amendment will not result in any immediate construction or development activities; therefore, there will be no impact to current facilities that adequately serve the parcel. Any expansion of use would be subject to the requirements of the Development Code and the TRPA requiring adequate infrastructure to serve.

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.

Staff Comment: The proposed amendment will not impact physical growth of the county considering only one parcel will be affected. The proposed amendment does not propose any immediate development. The parcel would be limited to develop in the same manner as all adjacent residentially mapped parcels.

Staff Comments on Required Regulatory Zone Amendment Findings

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the Tahoe Planning Area. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. Changing the parcels split zoning to fully be residential brings the use of the existing dwelling into conformance with all applicable plans.

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 public health, safety or welfare.

Staff Comment: The proposed amendment would make the parcel consistent with the adjoining residential land use designations & zoning that are developed similarly with single family dwellings. The amendment will not adversely impact public health, safety or welfare. The applicant also asserts the amendment will allow for better fire insurance liability, which will improve overall safety and welfare to nearby residents.

3. Response to Changed 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.

Staff Comment: Amending the regulatory zone designation from Mount Rose to Incline Village 1 is a more appropriate designation as the parcel is developed with year-round paved access and directly adjacent to an established neighborhood (Incline Village 1). The proposed amendment would bring the year-round use of the dwelling into conformance by allowing a change in use type from "summer home" to "single family dwelling".

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.

Staff Comment: The proposed amendment will not result in any immediate construction or development activities; therefore, there will be no impact to current facilities that adequately serve the parcel. Any expansion of use would be subject to the requirements of the Development Code and the TRPA requiring adequate infrastructure to serve.

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.

Staff Comment: The proposed amendment will not adversely affect the impact of the implementation of the policies and action programs of the Washoe County Master Plan as described in this staff report. The proposed amendment would bring the nonconforming use of structure into conformance with all applicable governing documents/plans.

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.

Staff Comment: The proposed amendment will not impact physical growth of the county considering only one parcel will be affected. The proposed amendment does not propose any immediate development. The parcel would be limited to develop in the same manner as all adjacent residentially mapped parcels.

Master Plan Amendment Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended, and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for July 25, 2025.

Regulatory Zone Amendment Public Notice

Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended, and WCC Section 110.821.20. Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is sent to the last known addresses of such real property owners, as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 64 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing. Further, notice was sent to the IVGID's chief operating officer.

Notice was also provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit A of this staff report to amend the Tahoe Area Plan as set forth in Master Plan Amendment Case Number WMPA25-0002. It is further recommended that the Planning Commission forward the master plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Tahoe Area Plan as set forth in Master Plan Amendment Case Number WMPA25-0002, having made at least three of the five findings set forth in Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA25-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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 Recommendation

After a thorough analysis and review, it is recommended that the proposed regulatory zone amendment be recommended for adoption by the Board of County Commissioners. The following motion is provided for your consideration:

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA25-0002, having made all of the findings set forth in Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA24-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

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.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.



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 25-08

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

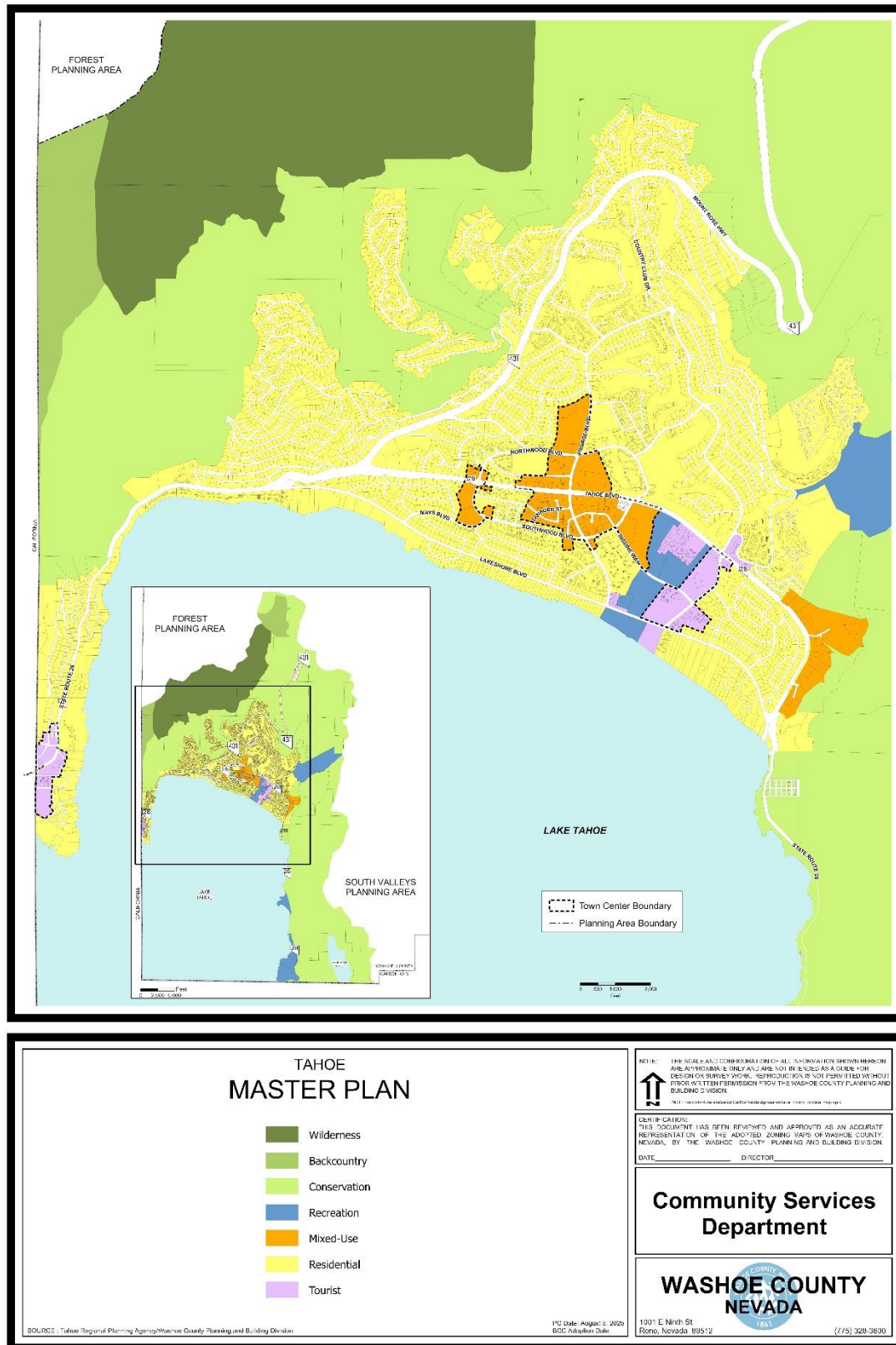
ATTEST:

Trevor Lloyd, Secretary

Daniel Lazzareschi, Chair

Attachment: Exhibit A – Tahoe Master Plan Land Use Map

Exhibit A, WMPA25-0002





**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 25-09

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

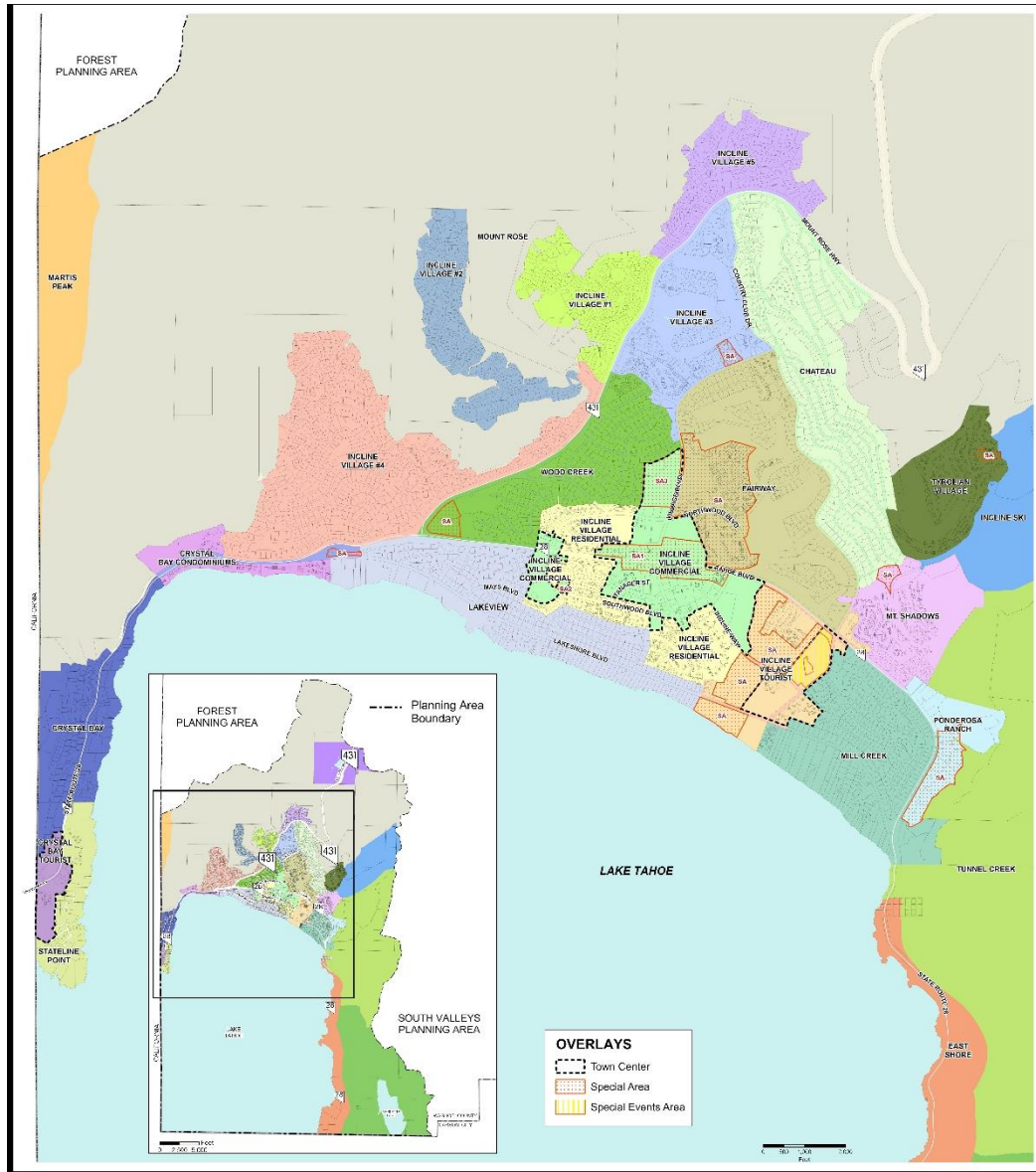


Exhibit A, WRZA25-0002

Tahoe Area Plan Regulatory Zone Map

Public Notice

Pursuant to Washoe County Code Section 110.820.23 and 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 750-foot radius of the subject property, noticing 64 separate property owners.





Date: May 23, 2025

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Master Plan Amendment WMPA25-0002; Regulatory Zone Amendment WRZA25-0002
APN 125-101-21

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions.

**WMPA25-0002 AND WRZA25-0002
EXHIBIT D**

Date	5-15-25
Attention	Courtney Weiche
Re	Master Plan Amendment Case number WMPA25-0002 case #WRZA25-0002
APN	125-010-21
Service Address	700 Harper Ct
Owner	Mitchell E Larson Living Trust

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

- (1) Adopt an amendment to the Washoe County Master Plan, Tahoe Planning Area, 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) Adopt an amendment to the Tahoe Planning Area regulatory zone maps (Figure 110.220.026 Mount Rose & Figure 110.220.008 Incline Village 1 Regulatory Zone Location Map) to change the regulatory zone on the same parcel from 80% Tahoe-Mount Rose / 20% Incline Village-1 to 100%

Incline Village-1. The amendments are subject to final approval by the Board of County Commissioners and the Tahoe Regional Planning Agency.

3) And, 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
- Assessor's Parcel Number(s): 125-010-21
- Parcel Size: 5.75 acres
- Master Plan Category: Conservation/Residential
- Regulatory Zone: Residential
- Planning Area: Tahoe - Mount Rose 80% / Tahoe - Incline Village 1 20%
- Development Code: Tahoe – Incline Village 1
- Commission District: 1 – Commissioner Hill
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3608
- E-mail: cweiche@washoecounty.gov

IVGID Comments: No impact to the Incline Village General Improvement District.

From: [John James](#)
To: [Weiche, Courtney](#)
Subject: Master Plan Amendment Case Number WMPA25-0002 and Regulatory Zone Amendment Case Number WRZA25-0002 (700 Harper Court) - For hearing, discussion, and possible action to:
Date: Thursday, May 15, 2025 3:12:45 PM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Hello Courtney,

Master Plan Amendment Case Number WMPA25-0002 and Regulatory Zone Amendment Case Number WRZA25-0002 (700 Harper Court) - For hearing, discussion, and possible action to:
The NLTFPD is aware of this project and will ensure it adheres to all relevant fire codes upon formal submission to Washoe County for permitting.

Please ensure NLTFPD \$87.00 review fee is added to this project and collected on our behalf.

Thanks,



John James
Fire Marshal

Office: [775.831.0351](tel:775.831.0351) x8131 | Cell: [775.413.9344](tel:775.413.9344)
Email: jjames@nltfpd.net
[866 Oriole Way | Incline Village | NV 89451](#)



WMPA25-0002 AND WRZA25-0002
EXHIBIT D

May 27, 2025

Washoe County Community Services
Planning and Development Division

RE: 700 Harper Court; 120-010-21
Master Plan and Regulatory Zone Amendment; WMPA25-0002 & WRZA25-0002

Dear Washoe County Staff:

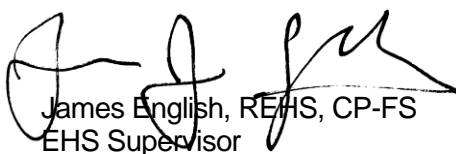
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the application as submitted.
- b) Condition #2: The project is proposed on a parcel which is served by a community water and sewerage system.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,


James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health

**WMPA25-0002 AND WRZA25-0002
EXHIBIT D**



Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss **700 Harper Ct. - Bi-Sectioned Zoning Area Plan Amendment**, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

5:30pm, Wednesday, April 16th, 2025

Virtual meeting through Google meet. Link: meet.google.com/fhs-rhxz-aat

Project Description:

This project is located at 700 Harper Ct. Incline Village, NV 89451, parcel number: 125-010-21. This proposed project is a master plan and regulatory zone amendment in the Tahoe Area Plan. The subject parcel currently has bi-sectioned master plan designations of residential and conservation. The proposed project would amend the zoning and master plan to make the entirety of the parcel residential (Incline Village 1 regulatory zone), bringing the current structures on the property into conformity.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: **Jaden Wuelzer, Assistant Planner II - (775) 848-3314, jaden@exlineandcompany.com**

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: **Katherine Oakley, 775.328.3628, koakley@washoecounty.gov**

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss **700 Harper Ct. - Bi-Sectioned Zoning Area Plan Amendment**, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

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To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>



Meeting Notes/Summary:

Exline intends to present the proposed project and address any concerns from neighbors that attend the meeting as a result of the mailed noticing cards.

Main Concerns Presented From Neighbors:

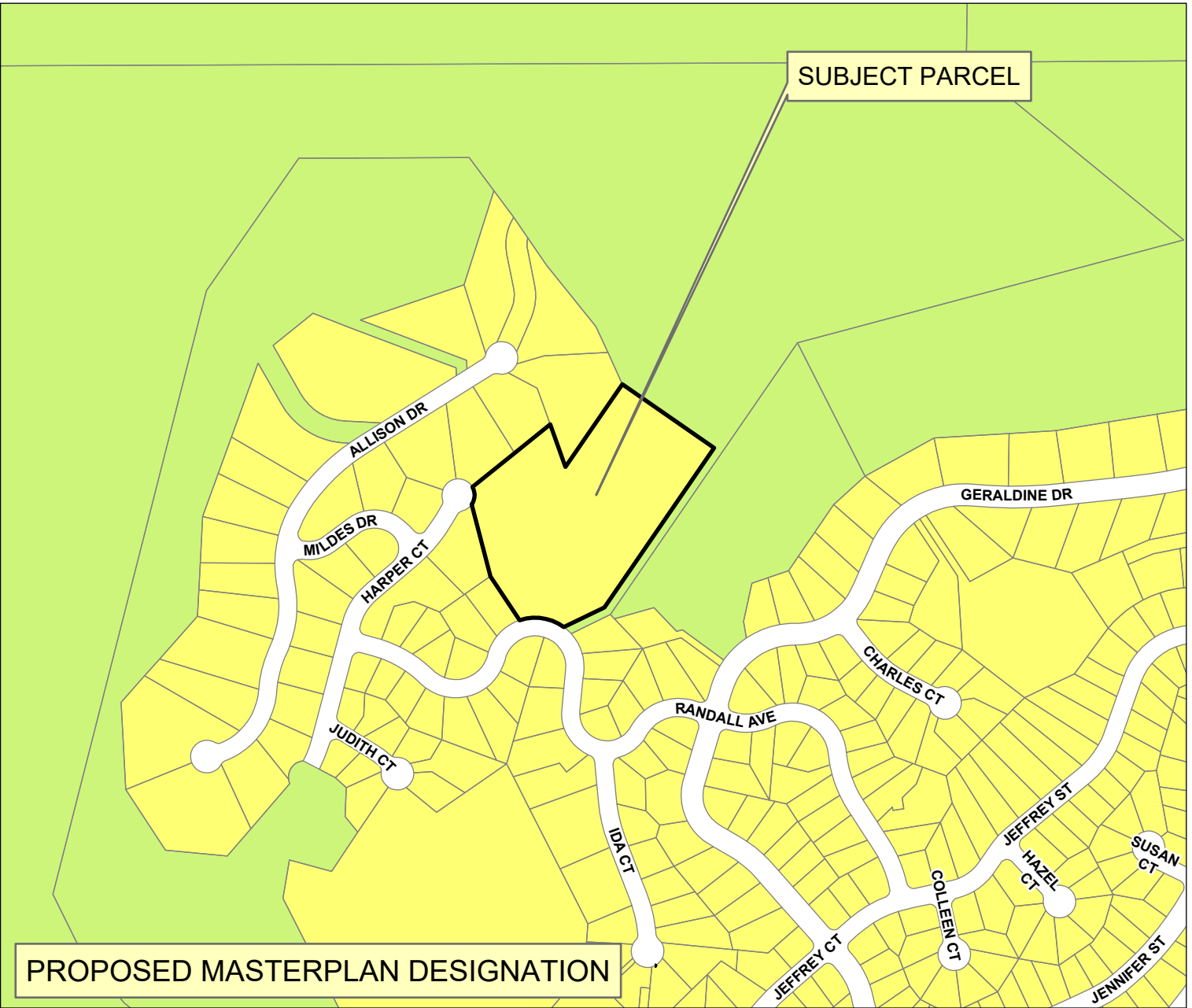
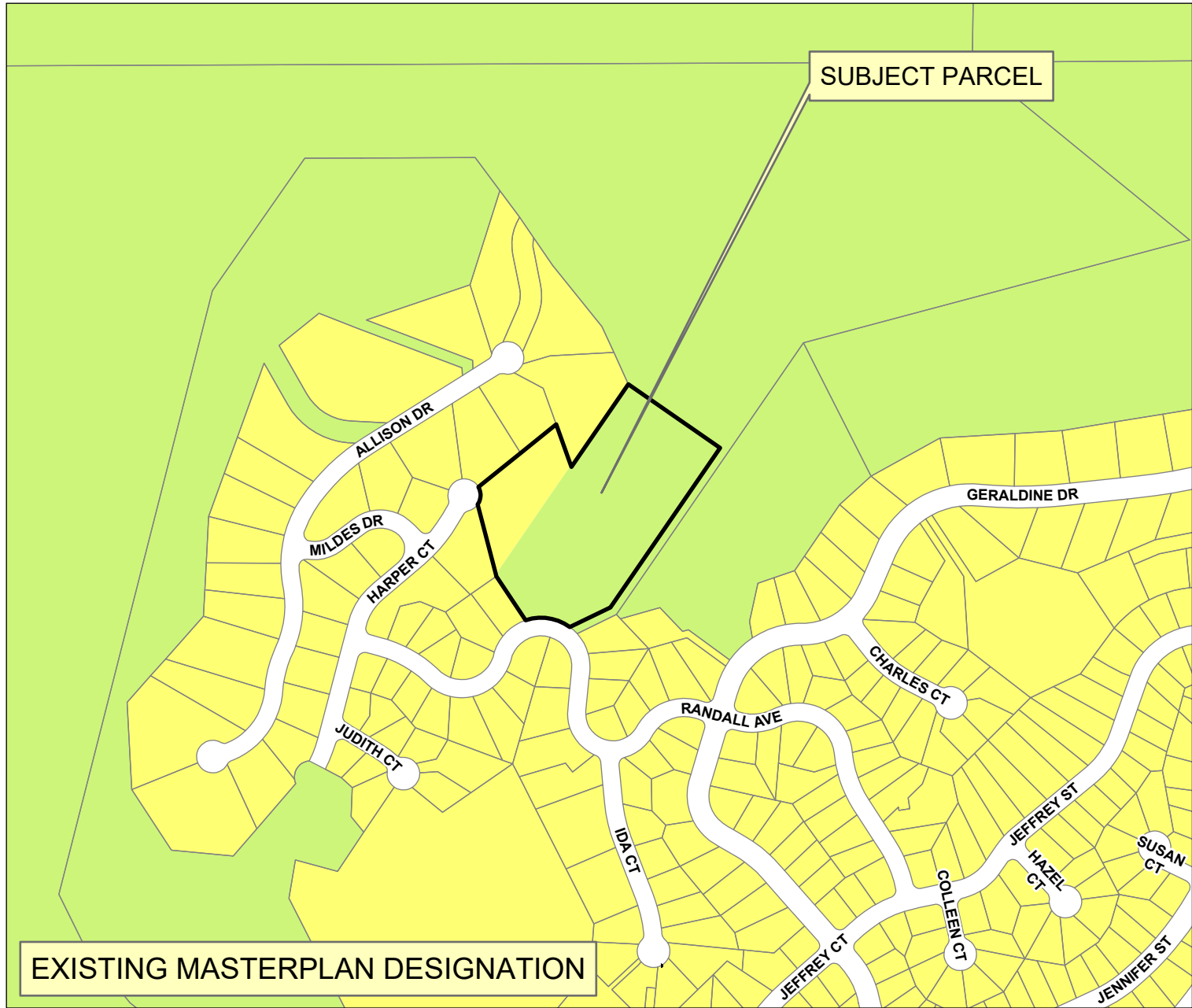
- Scott & Michelle Kenney - Developing anything on the land and understanding the intent for the property, concern surrounding building additional units on the property
- Michael & Mary Alber - Difference in resource management and timber management between Incline Village 1 and Conservation Zone. Old property owners complicated a rebuild process that homeowners were trying to complete with litigation, will re-zoning have any type of impact on previous IVGID litigation surrounding prior property owner

Main Discussion Points During Meeting:

- Underlying zoning does not impact fire defensive space
- Discussion regarding TRPA guidelines governing tree removal
- Dead trees on public land and how property owners can go about removing dead trees

List of Attendees:

- Nick Exline
- Jaden Wuelzer
- Michael & Mary Alber
- Jean Desmarais
- Debbie Nicholas
- Scott & Michelle Kenney
- Mitch Larson
- Allen Putney



**TAHOE
WMPA25-0002
APN 125-010-21**

- Wilderness
- Backcountry
- Conservation
- Recreation
- Mixed-Use
- Residential
- Tourist

SOURCE: Planning and Building Division

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07/08/2025

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.



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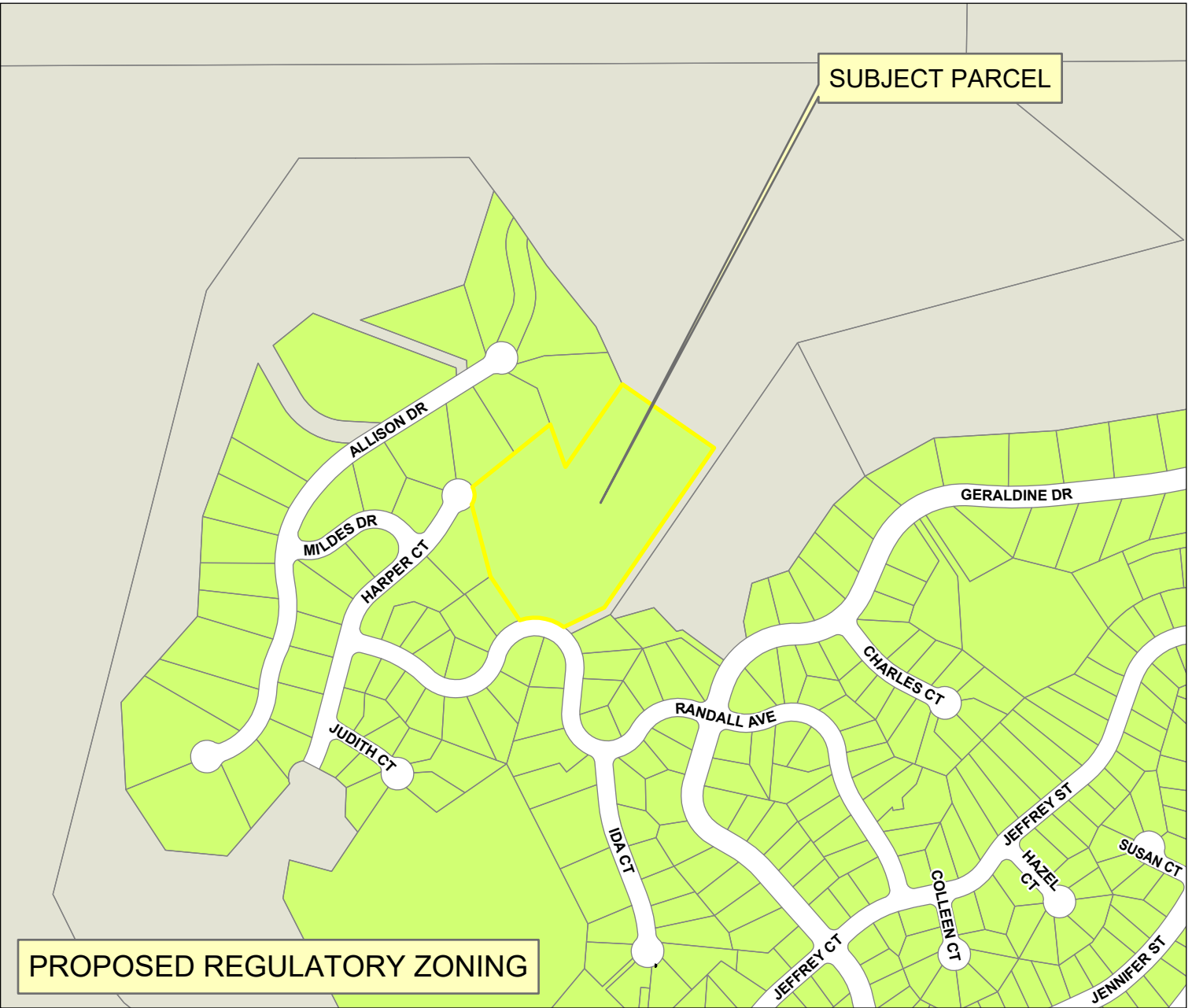
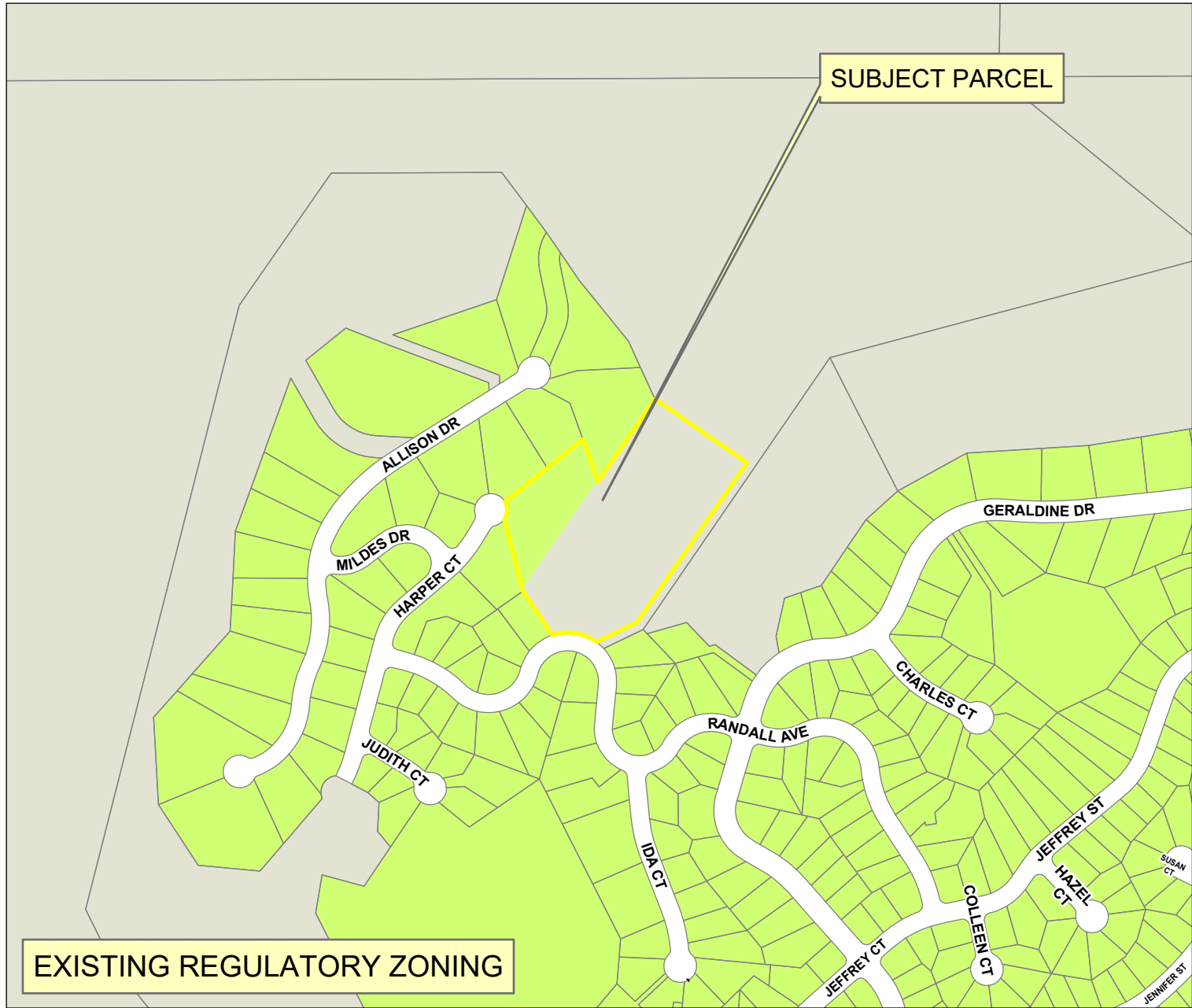
**Community Services
Department**

**WASHOE COUNTY
NEVADA**

1001 E. Ninth St.
Reno, Nevada 89512



(775) 328-3600



Tahoe Planning Area
WRZA25-0002; APN 125-010-21

- | | | | |
|--------------------------|----------------------------|-----------------------------|------------------|
| CHATEAU | INCLINE SKI | INCLINE VILLAGE RESIDENTIAL | MT. SHADOWS |
| CRYSTAL BAY | INCLINE VILLAGE #1 | INCLINE VILLAGE TOURIST | PONDEROSA RANCH |
| CRYSTAL BAY CONDOMINIUMS | INCLINE VILLAGE #2 | LAKEVIEW | STATELINE POINT |
| CRYSTAL BAY TOURIST | INCLINE VILLAGE #3 | MARLETTE LAKE | TUNNEL CREEK |
| EAST SHORE | INCLINE VILLAGE #4 | MARTIS PEAK | TYROLIAN VILLAGE |
| FAIRWAY | INCLINE VILLAGE #5 | MILL CREEK | WOOD CREEK |
| INCLINE MEADOWS | INCLINE VILLAGE COMMERCIAL | MOUNT ROSE | |

SOURCE: Planning and Building Division

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07/08/2025

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**Community Services
Department**



700 Harper Ct.

Washoe County - Master Plan Amendment Application

700 Harper Ct. Incline Village, NV 89451
APN: 125-010-21



Table of Contents

[Submittal Letter](#)

[Notarized Master Plan Amendment Application](#)

[Washoe County Zoning Maps](#)

[Proof of Property Tax Payment](#)

[Legal Description of Parcel](#)

Submittal Letter



May 9th, 2025

Washoe County
Community Services Department
1001 E. 9th St.
Reno, NV 89512

MITCHELL LARSON, MASTER PLAN AMENDMENT APPLICATION, 700 HARPER CT. INCLINE VILLAGE NV 89451. WASHOE COUNTY, NEVADA, ASSESSOR'S PARCEL NUMBER (APN) 125-010-21

Dear Washoe County Staff,

The attached Master Plan Amendment Application ("the Application") is being submitted by Exline & Company, Inc. ("the Agent") on behalf of Mitchell Larson ("the Applicant") for the property located at 700 Harper Ct. Incline Village, NV 89451 ("Subject Parcel").

Project Description

The proposed project consists of an Area Plan Amendment concerning the Subject Parcel's bi-sectioned zoning. Currently the Subject Parcel has both residential (Incline Village 1) and conservation (Mount Rose) zoning districts within the property boundaries. The Applicant wishes to amend the area plan to allow for the entirety of the Subject Parcel to be zoned as residential. The Subject Parcel is a total of 251,776 sq ft. or 5.75 acres. As it currently exists, approximately 48,813 sq ft (1.12 acres) of the Subject Parcel lie within the residential zoning district, and approximately 202,150 sq ft (4.64 acres) of the Subject Parcel lie within the conservation zoning district. Please see the attached maps for specifics relating to size and location of the current bi-sectioned zoning associated with the Subject Parcel.

Existing Conditions

The property sits on the edge of a residential neighborhood in Incline Village, a large portion of the Subject Parcel is undeveloped with a single family residence being the only structure on the property. At this time there does not appear to be any easements or otherwise limiting leases or agreements associated with the title for this property. The surrounding vegetation consists primarily of pine trees, manzanita bushes and packed dirt/gravel. There are no known water bodies or resources nearby. The home currently resides on a slight hill, but the slopes are not in excess of 15%.

Due to the nature of the application traffic will not be impacted during or a result of the proposed project. The proposed amendment does not have the potential to generate 80 or more weekday peak hour trips, and therefore ITE trip generation rates are not required.

Purpose and Outcome

The primary reason for the proposed area plan amendment is due to fire liability. The Applicant wishes to clear up any nuanced liability that may result from the current bi-sectioned zoning should the use of fire insurance ever be needed. The amendment will also bring the Incline Village 1 area into conformity with the Washoe County Master Plan. The proposed amendment will not result in any changes to the current Washoe County guidelines determining residential development, or result in a circumstance in which the Applicant has an unfair advantage in regards to development potential. Due to the nature of the proposed amendment no traffic will be generated or impacted as a result of project approval.

Community Meeting

A neighborhood meeting was virtually held on April 16th, 2025. Prior to the meeting, noticing cards were sent out to the nearby neighbors (exact list provided by Washoe County) on March 31st. The Agent acted on behalf of the Applicant and explained the purpose of the project, and the proposed outcome. Many attendees were neighbors concerned with potential future development, and how, if at all, the amendment would impact their property/zoning. After an explanation of the project and its associated goals the meeting came to a close with all neighbors feeling satisfied with the proposed project's commencement. The meeting provided the nearby community with answers concerning the need for the proposed amendment, discussions concerning the previous property owner and history of the property also occurred.

14. Compliance With Elements of the Washoe County Master Plan:

a.Population Element - Goal Ten: The public has access to open space resources

Response: The proposed amendment will clearly define the conservation and residential areas allowing the public access to the conservation area without the potential of trespassing onto private property. The amendment will promote acceptable use of the Mount Rose conservation area.

b.Conservation Element - Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices

Response: The proposed amendment will ensure that all existing development associated with the property is within the planned Incline Village 1 residential area. As it stands the existing structure is out of compliance due to its existence being outside of a planned development. The proposed amendment directly aligns with goal three of the Washoe County Master Plan.

c.Housing Element- Goal Twenty-one: The design of communities and neighborhoods creates a strong sense of place

Response: The amendment would allow the property owner the benefit of a strong sense of place by applying the same zoning to their property. This would allow the property the same benefits as their neighbors, fostering a strong sense of place.

d.Land Use and Transportation Element- Goal Two: Standards ensure that land use patterns are compatible with suburban development and incorporated mixed-use.

Response: The proposed amendment will ensure that land use patterns are consistent with their respective uses. Residential and its associated uses being applied to the entirety of the privately owned parcel, and conservation and its associated uses being applied to the Mount Rose conservation area.

e.Public Services and Facilities Element-

Response: Due to the nature of the proposed amendment no public services or facilities will be impacted. The proper delineation of the Mount Rose conservation area will only improve public services by clearly and accurately defining public lands open for use by all residents.

f.Adopted Area Plan -

Response: The proposed amendment aligns with the goals and policies of the Washoe County Tahoe Area Plan (WCTAP). Please see the concurrent Regulatory Zone Amendment application associated with this property for specifics related to WCTAP compliance.

Findings from Article 820 of Washoe County Development Code:

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

Response: The proposed amendment is in compliance with the policies and actions programs of the Master Plan. The current condition of the parcel is out of compliance due to residential development existing on a conservation zoning area. The amendment will help bring the property into compliance by locating the entirety of the residential unit onto a parcel entirely zoned residential

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.

Response: The proposed amendment will amend the existing bi-sectioned land uses associated with the Subject Parcel to allow for consistently applied residential land use zoning governing

both the Subject Parcel and surrounding community. All nearby properties within the neighborhood have full residential zoning/land use applied to their parcels. The amendment will not adversely impact the public health, safety or welfare. In fact, the amendment will improve fire insurance liability for the county, which will improve overall safety and welfare to nearby residents.

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.

Response: The amendment does represent a more desirable utilization of land by not only removing fire liability from the county and property owner, but also by removing any maintenance and upkeep costs associated with the conservation land use area from the county as well. The proposed amendment is an effort by the Applicant to remove a historical non-compliant zoning boundary.

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.

Response: The proposed amendment will not result in any construction or development activities, and due to the existence of the current residence there will be no impact to the current facilities that adequately serve the applicant and any guests.

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.

Response: The proposed amendment does not seek to change any governing rules set by Washoe County in regards to residential development, or conservation land maintenance. The proposed amendment will bring the current parcel into compliance with Washoe County policies governing land use.

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.

Response: The proposed amendment will not impact physical growth of the county considering only one parcel will be affected. The proposed amendment does not include any development so therefore, by nature the natural resources funds for public services will not be impacted.

7. Effect on Military Installation When a Military Installation is Required to be Noticed - The proposed amendment will not affect the location, purpose and mission of a military

Installation.

Response: The nearest military installation to the proposed amendment area is located 94 miles away in Fallon Nevada. Due to the distance the proposed amendment will not have any impact on military installations.

If you have any additional questions/comments, please do not hesitate reaching out.

Sincerely,



Jaden Wuelzer
Assistant Planner II

Enc.

- Notarized Master Plan Amendment Application
- Washoe County Zoning Maps
- Proof of Property Tax Payment
- Legal Description of Parcel

Notarized Master Plan Amendment Application

Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845
Telephone: 775.328.6100

Master Plan Amendment

Washoe County Code (WCC) Chapter 110, Article 820, Amendment of the Master Plan, provides the method for amending the Master Plan, including requests to change a master plan designation affecting a parcel of land or a portion of a parcel. A Master Plan Amendment may be initiated by the Board of County Commissioners, by the Director of Planning and Building, or an owner of real property or the property owner's authorized agent may initiate an amendment by submitting an application. See WCC 110.820, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of January, May, and September. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at OneNV.us

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Master Plan Amendment Application materials.
7. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed amendment will create the potential to generate 80 or more weekday peak hour trips as determined using the latest edition of the Institute of Transportation Engineers (ITE) trip generation rates or other such sources, as may be acceptable by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering staff prior to preparing a traffic impact report.
8. **Application Map Specifications:** If this request involves a change to a map within the Master Plan, provide a map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
9. **Compliance with Planning Area Special Requirements:** Several planning areas (e.g. North Valleys, South Valleys, etc.) have additional submittal requirements, especially related to proof of sufficient water rights to serve the proposed master plan amendment. Please consult the Master Plan and the Washoe County Development Code, Division Two, for the planning area(s) to be impacted prior to submitting a Master Plan Amendment Application.
10. **Digital File:** If this request involves a change to a map within the Master Plan, the applicant must provide an electronic file representing the scale, location, and size (in acres) of the proposed Master Plan changes. The file shall match any exhibits and/or acreage information contained within the original paper application. Preferred file format will be compatible with ESRI Geographic Information System (GIS) software technology (AutoCAD files are acceptable but should only include the polygon

layer information necessary to determine the location and size of the proposed land use change request). The data provided will be used by staff to create a "side-by-side" comparison map of existing and proposed land use and will also be the basis for official changes to the Washoe County land use database should the request be approved. The data may also be used for three dimensional (3D) modeling of the request during the permit review and public hearing process.

11. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.
- (vi) **Master Plan Amendments that propose a change to the Vision or Character Statement or any of their associated goals and/or policies of an Area Plan may require a series of community visioning workshops with the applicable Citizen Advisory Board(s). Please see the Plan Maintenance section of the subject Area Plan for more information.**

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		Staff Assigned Case No.: _____	
Project Name: 700 Harper Ct. - Bi-Sectioned Zoning Area Plan Amendment			
Project Description: The parcel in question currently has bi-sectioned zoning of both residential and conservation. The proposed project wishes to amend the zoning to allow the subject parcel to be fully within residential zoning			
Project Address: 700 Harper Ct. Incline Village, NV 89451			
Project Area (acres or square feet): 250,583 sq ft. or 5.75 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Project is located in Incline Village off Harper Ct. on the South side of Mount Rose. The project has GPS coordinates of: 39.2695833, -119.960577			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
125-101-21	5.75		
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: Mitchell E. Larson		Name:	
Address: PO Box 280		Address:	
Fish Creek, WI	Zip: 54212	Zip:	
Phone: Contact Agent	Fax:	Phone:	Fax:
Email: Contact Agent		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Exline & Company, Inc. - Jaden Wuelzer		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Exline & Company, Inc. - Jaden Wuelzer		Name:	
Address: PO Box 16789		Address:	
South Lake Tahoe, CA	Zip: 96151	Zip:	
Phone: 775 848 3314	Fax:	Phone:	Fax:
Email: jaden@exlineandcompany.com		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):	

February 2024

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

The proposed amendment wishes to remedy current bi-sectioned zoning that runs through the subject parcel. The applicant wishes to amend the parcel's zoning to be entirely residential

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Since the adoption of the current master plan, there has been no change in boundaries or zoning.

3. Please provide the following specific information:

- a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

700 Harper Ct. Incline Village, NV 89451. Please see attached legal description associated with the map amendment.

- b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
125-101-21	Residential/Conservation	1.12 / 4.64	Residential	5.75

- c. What are the adopted land use designations of adjacent parcels?

North	Conservation
South	Residential
East	Conservation
West	Residential

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

A large majority of the parcel is vacant, it does have one residence for single family use.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The natural resources around the site consist primarily of vegetation and packed dirt/gravel. The site is developed as the existing residence currently straddles the bi-sectioned zoning. There are no other significant natural resources associated with the site.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

☐ Yes ☒ No

Explanation:

The property is not located in the 100 year floodplain.

- b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

☐ Yes ☒ No

Explanation:

The property does not contain wetlands

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

☐ Yes

☒ No

Explanation:

The property does not contain hillsides in excess of 15%, or significant ridge lines.

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

☒ Yes

☐ No

Explanation:

The property does contain mountainous areas and hillsides. The home is on the top of a hill and directly adjacent to the home is a slight downward slope.

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

☒ Yes

☐ No

Explanation:

The home is within Washoe County which is designated as a relativity high fire risk area by FEMA.

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

☐ Yes

☒ No

Explanation:

There are no historic, cutural, or scenic resources in the vicinity of the proposed project

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

☐ Yes

☒ No

If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Not applicable due to existing development and existing connections to water utility.

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	IVGID

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

Not applicable to the proposed project.

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	IVGID

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Not applicable to the proposed project

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Harper Ct. is directly adjacent to the proposed amendment area. The street connections are as follows: Harper Ct to Randall Ave to Jeffery St to Jennifer St to Fay st to Mount Rose Highway

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Station 13. 965 NV-431 Incline Village, NV 89451. 1.5 miles from home
b. Health Care Facility	Incline Village Community Hospital. 880 Alder Ave Incline Village, NV 89451. 2.5 miles from home
c. Elementary School	Incline Elementary School. 915 Northwood Blvd Incline Village, NV 89451. 2.4 miles from home
d. Middle School	Incline Middle School. 931 Southwood Blvd Incline Village, NV 89451. 3 miles from home
e. High School	Incline High School. 499 Village Blvd Incline Village, NV 89451. 2.1 miles from home
f. Parks	Preston Field & Playground. 700 Tahoe Blvd Incline Village, NV 89451. 2.9 miles from home
g. Library	Incline Village Library. 845 Alder Ave Incline Village, NV 89541. 2.7 miles from home
h. Citifare Bus Stop	Incline Village Recreation Center. Incline Village, NV 89451. 3.1 miles from home

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

- a. Population Element:

The proposed amendment directly aligns with Washoe County goal 10. The amendment would allow the public access to the full Mount Rose conservation area without trespassing onto private property.

- b. Conservation Element:

The proposed amendment directly aligns with Washoe County goal 3. The amendment would ensure that all development associated with the property occurs within the planned development of Incline Village 1.

- c. Housing Element:

The proposed amendment directly aligns with Washoe County goal 21. The amendment will allow the property owner to feel a strong sense of place by allowing the same zoning as has neighbors.

- d. Land Use and Transportation Element:

The proposed project directly aligns with Washoe County master plan goal 2. The amendment will ensure that the land use applied to the parcel are compatible with suburban development.

- e. Public Services and Facilities Element:

The proposed amendment will not impact public services and facilities, and they will remain consistent throughout the area.

- f. Adopted area plan(s):

The proposed amendment will align with the goals and policies of the WCTAP in regards to development.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

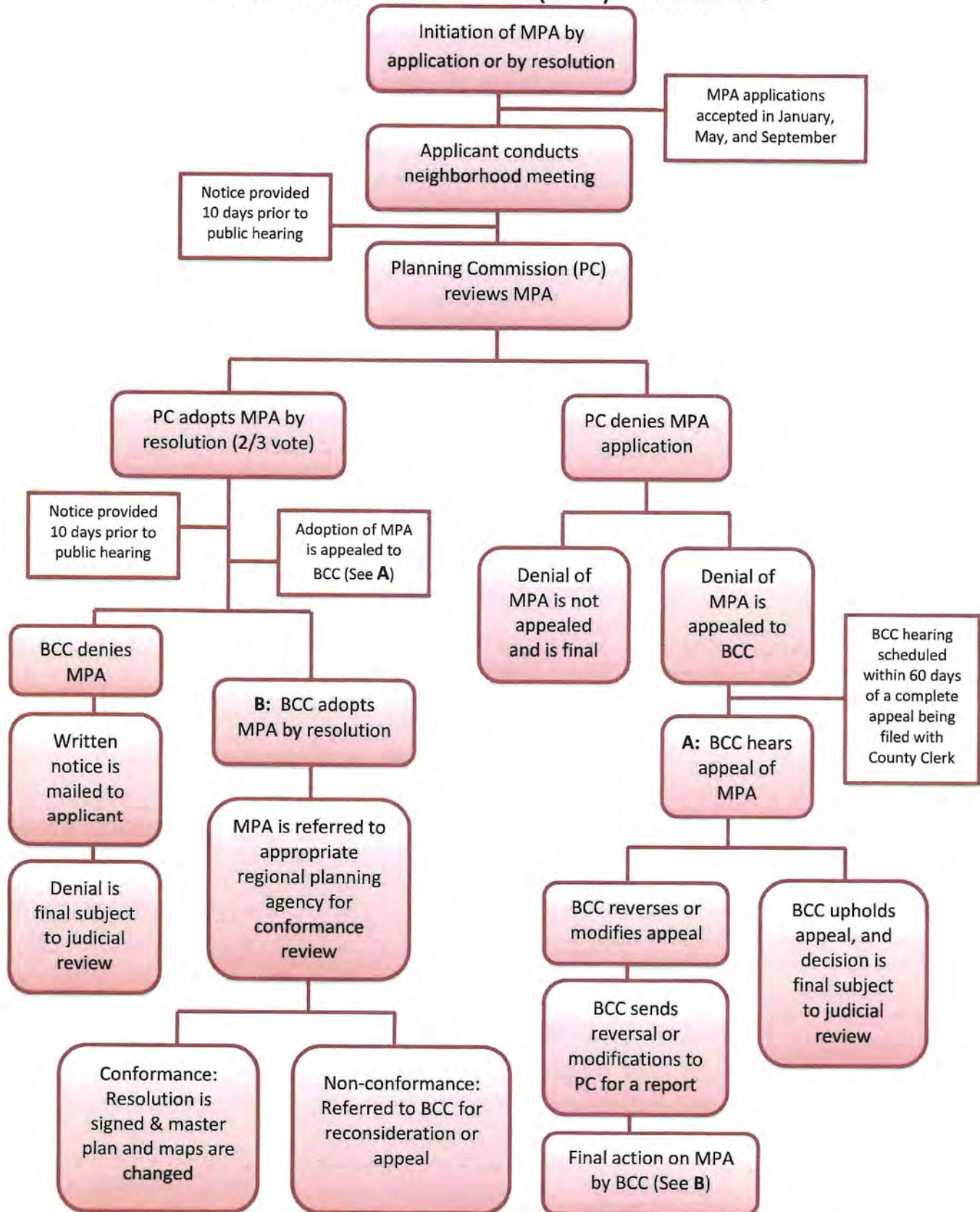
Per adopted area plan WCTAP the proposed amendment follows all TRPA and Washoe County guidelines.

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

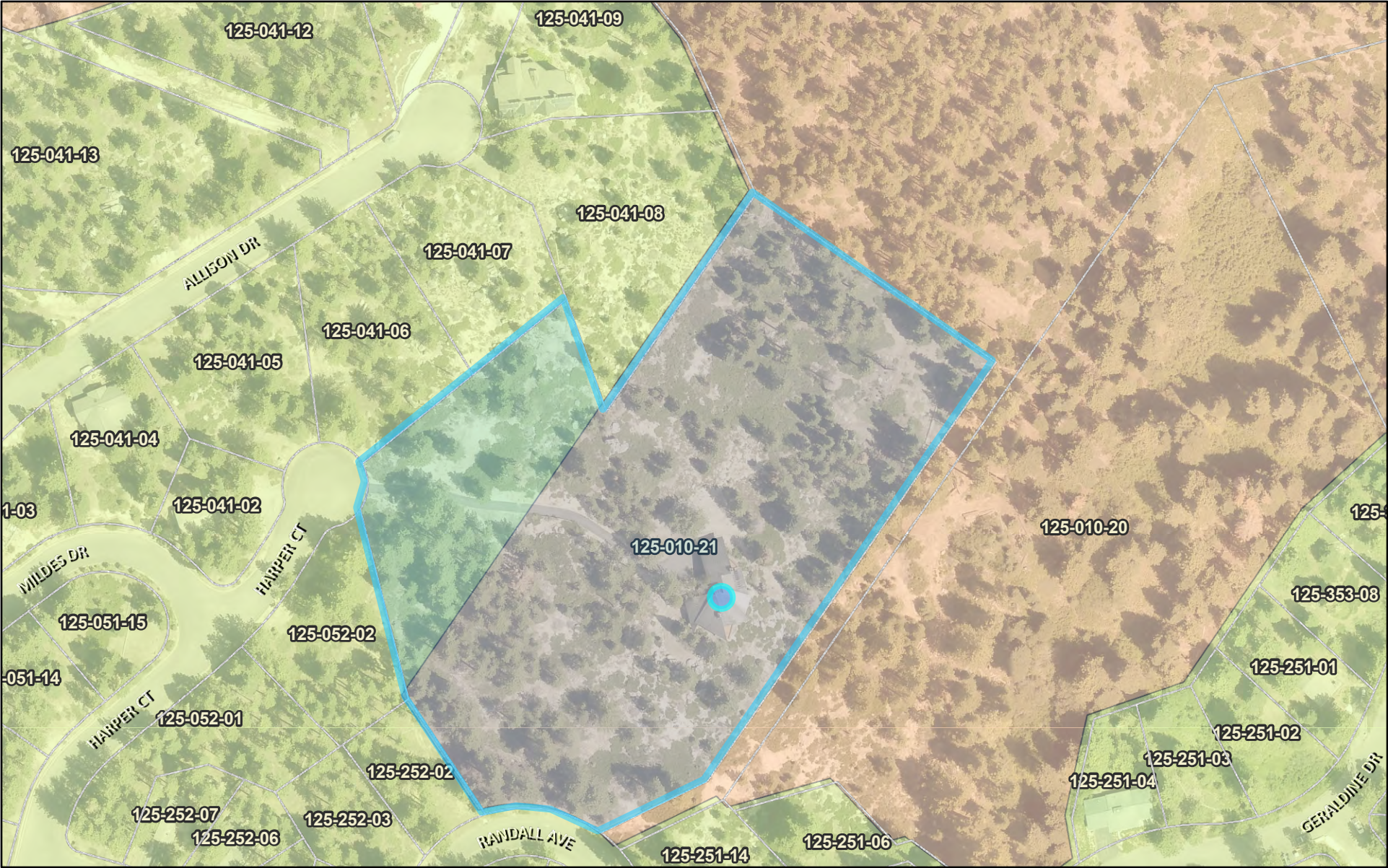
The proposed project aligns with all findings listed in Article 820 of the Washoe County Development Code, please refer to submittal letter for continued/supplemental response.

Master Plan Amendment (MPA) – Article 820



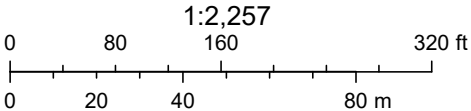
This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

Washoe County Zoning Maps



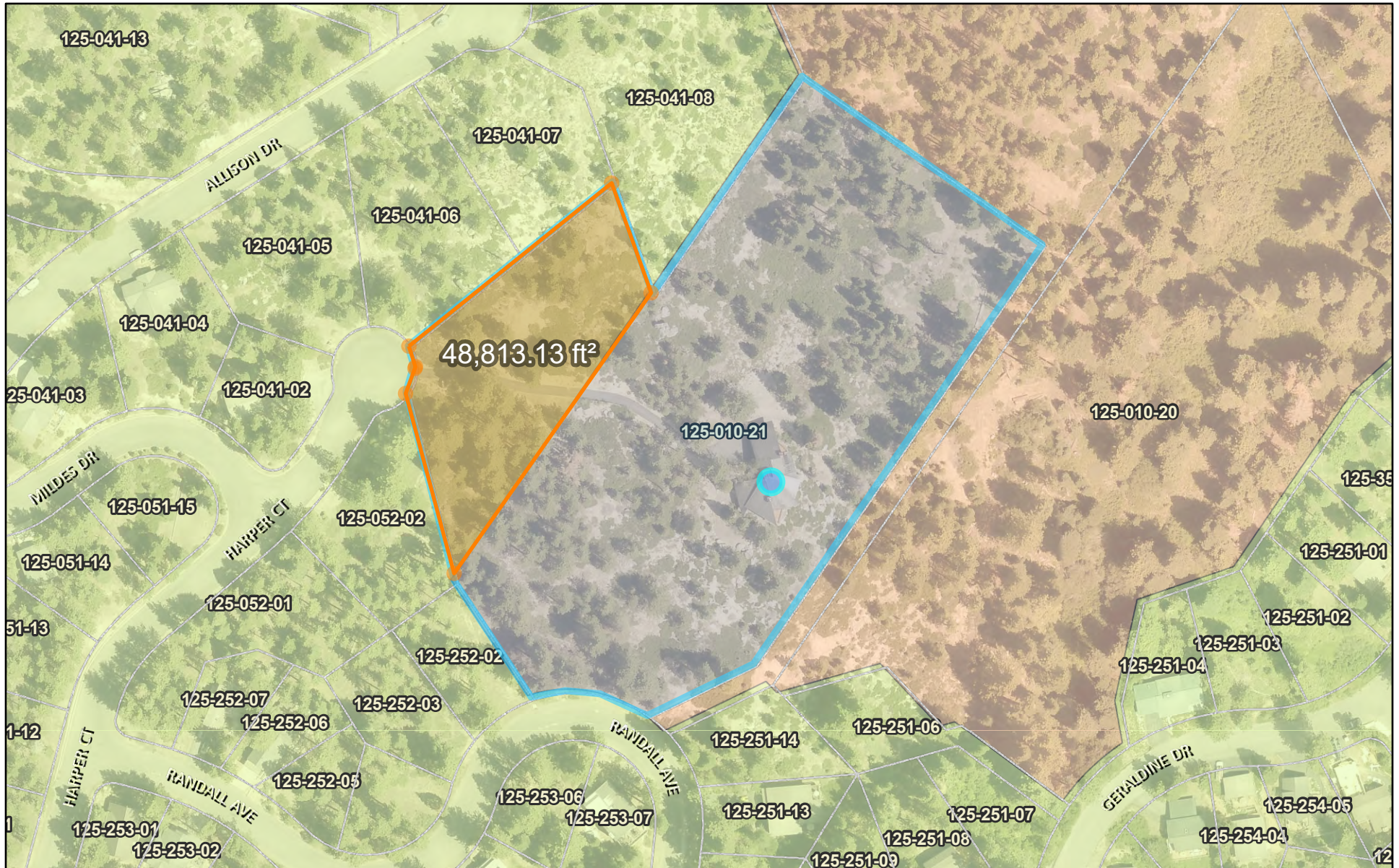
April 1, 2025

Regulatory Zoning - Tahoe
Incline Village #1
Mount Rose



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

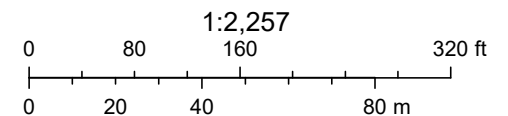
700 Harper Ct. - Current Residential Zoning



April 1, 2025

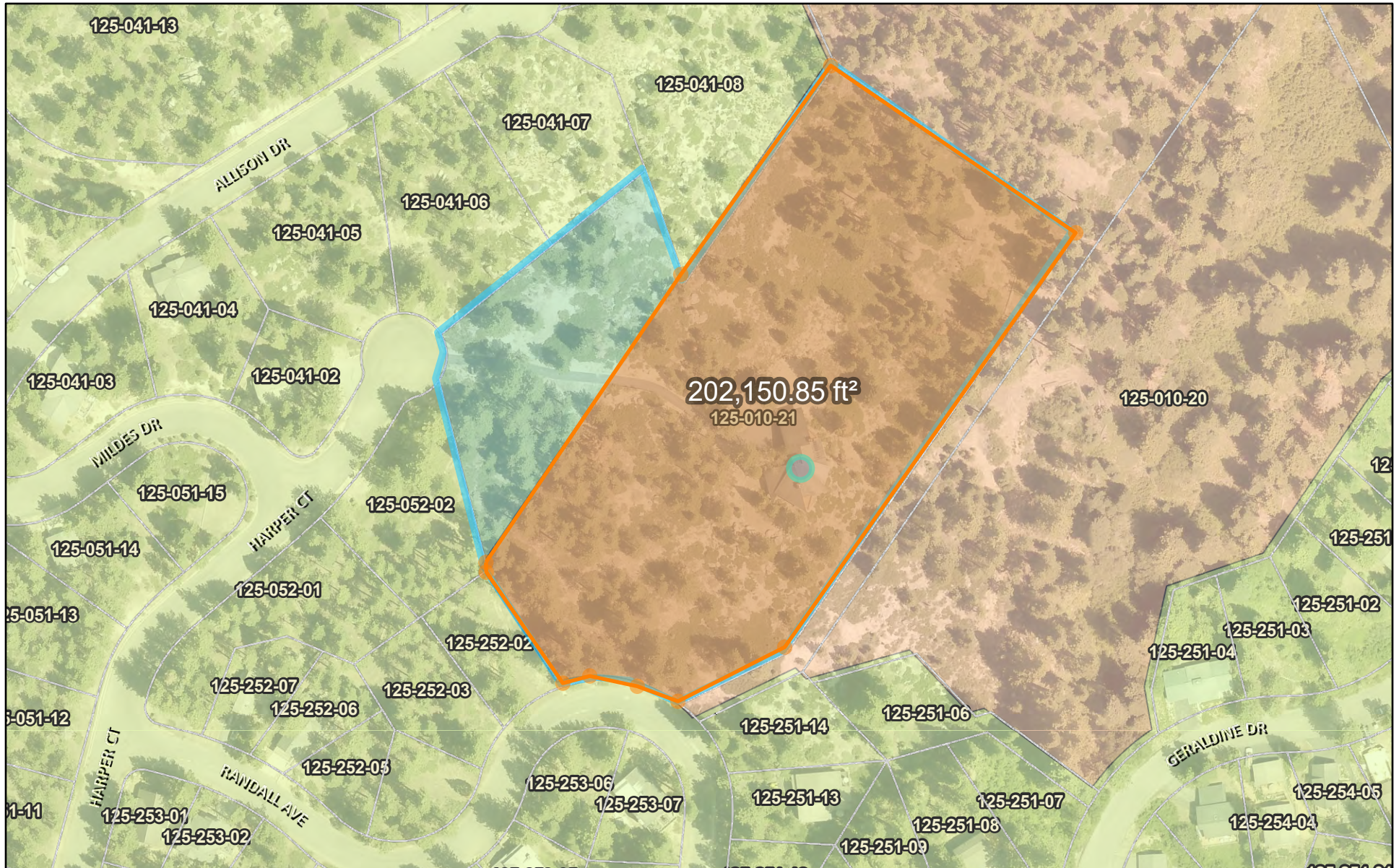
Regulatory Zoning - Tahoe Mount Rose

Incline Village #1



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

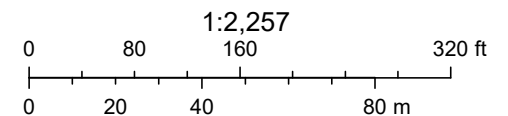
700 Harper Ct. - Current Conservation Zoning



April 1, 2025

Regulatory Zoning - Tahoe Mount Rose

Incline Village #1



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

Legal Description of Parcel

EXHIBIT "A"

All that land lying with the exterior boundaries of that certain parcel shown on Map of Reversion to Acreage filed August 15, 1990, as File No. 1420475, as Map No. 2716, formerly known as Lot 1 in Block E of INCLINE VILLAGE UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on September 9, 1968, as Tract Map No. 1077, Lot 9, Block D of INCLINE VILLAGE NO. 1-B, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on August 26, 1969, as Tract Map No. 1128.

Assessor's Parcel No.: 125-010-21



700 Harper Ct.

Washoe County - Regulatory Zone Amendment

700 Harper Ct. Incline Village, NV 89451
APN: 125-010-21



Table of Contents

[Submittal Letter](#)

[Notarized Regulatory Zone Amendment Application](#)

[Washoe County Zoning Maps](#)

[Proof of Property Tax Payment](#)

Submittal Letter



May 9th, 2025

Washoe County
Community Services Department
1001 E. 9th St.
Reno, NV 89512

**MITCHELL LARSON, REGULATORY ZONE AMENDMENT APPLICATION, 700
HARPER CT. INCLINE VILLAGE NV 89451. WASHOE COUNTY, NEVADA,
ASSESSOR'S PARCEL NUMBER (APN) 125-010-21**

Dear Washoe County Staff,

The attached Regulatory Zone Amendment Application ("the Application") is being submitted by Exline & Company, Inc. ("the Agent") on behalf of Mitchell Larson ("the Applicant") for the property located at 700 Harper Ct. Incline Village, NV 89451 ("Subject Parcel").

Project Description

The proposed project consists of an Area Plan Amendment concerning the Subject Parcel's bi-sectioned zoning. Currently the Subject Parcel has both residential (Incline Village 1) and conservation (Mount Rose) zoning districts within the property boundaries. The Applicant wishes to amend the area plan to allow for the entirety of the Subject Parcel to be zoned as residential. The Subject Parcel is a total of 251,776 sq ft. or 5.75 acres. As it currently exists, approximately 48,813 sq ft (1.12 acres) of the Subject Parcel lies within the residential zoning district, and approximately 202,150 sq ft (4.64 acres) of the Subject Parcel lies within the conservation zoning district. Please see the attached maps for specifics relating to size and location of the current bi-sectioned zoning associated with the Subject Parcel.

Existing Conditions

The property sits on the edge of a residential neighborhood in Incline Village, a large portion of the Subject Parcel is undeveloped with a single family residence being the only structure on the property. At this time there does not appear to be any easements or otherwise limiting leases or agreements associated with the title for this property. The surrounding vegetation consists primarily of pine trees, manzanita bushes and packed dirt/gravel. There are no known water bodies or resources nearby. The home currently resides on a slight hill, but the slopes are not in excess of 15%.

Purpose and Outcome

The primary reason for the proposed area plan amendment is due to fire liability. The Applicant wishes to clear up any nuanced liability that may result from the current bi-sectioned zoning should the use of fire insurance ever be needed. The proposed amendment will also bring the Incline Village 1 area into conformity with the Washoe County Master Plan. The proposed amendment will not result in any changes to the current Washoe County guidelines determining residential development, or result in a circumstance in which the Applicant has an unfair advantage in regards to development potential.

Community Meeting

A neighborhood meeting was virtually held on April 16th, 2025. Prior to the meeting, noticing cards were sent out to the nearby neighbors (exact list provided by Washoe County) on March 31st. The Agent acted on behalf of the Applicant and explained the purpose of the project, and the proposed outcome. Many attendees were neighbors concerned with potential future development, and how, if at all, the amendment would impact their property/zoning. After an explanation of the project and its associated goals the meeting came to a close with all neighbors feeling satisfied with the proposed project's commencement. The meeting provided the nearby community with answers concerning the need for the proposed amendment, discussions concerning the previous property owner and history of the property also occurred.

Regulatory Zone and 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.

Response: The proposed amendment is in compliance with the policies and actions programs of the Master Plan. The current condition of the parcel is out of compliance due to development that exists on a conservation zoning area. The amendment will help bring the property into compliance.

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.

Response: The proposed amendment will amend the existing bi-sectioned land uses associated with the Subject Parcel to allow for more consistently applied land use governing within the neighborhood and overall Tahoe Basin. All nearby properties within the neighborhood have full residential zoning/land use applied to their parcels. The amendment will not adversely impact the public health, safety or welfare. In fact, the amendment will improve fire insurance liability for the county, which will improve overall safety and welfare to nearby residents.

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.

Response: The amendment does represent a more desirable utilization of land by not only removing fire liability from the county, but also by removing any maintenance and upkeep costs associated with the conservation land use area from the county as well. The proposed amendment is an effort by the Applicant to remove a historical non-compliant zoning boundary.

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.

Response: The proposed amendment will not result in any construction or development activities, and due to the existence of the current residence there will be no impact to the current facilities that adequately serve the applicant and any guests.

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.

Response: The proposed amendment does not seek to change any governing rules set by Washoe County in regards to residential development, or conservation land maintenance. The proposed amendment will bring the current parcel into compliance with Washoe County policies governing land use.

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.

Response: The proposed amendment will not impact physical growth of the county considering only one parcel will be affected. The proposed amendment does not include any development so therefore, by nature the natural resources funds for public services will not be impacted.

7. Effect on Military Installation When a Military Installation is Required to be Noticed - The proposed amendment will not affect the location, purpose and mission of a military Installation.

Response: The nearest military installation to the proposed amendment area is located 94 miles away in Fallon Nevada. Due to the distance the proposed amendment will not have any impact on military installations.

Tahoe Area Plan Land Use Goals:

1. Goal LU1 - Ensure compatibility of adjacent land uses and require buffering for those which are not compatible

Response: The proposed land use is compatible with surrounding land uses. All boarding parcels within the neighborhood have residential zoning. Most of the parcel is undeveloped, therefore if the zoning is changed entirely to residential, no buffering will be needed as a result of the existing abutting conservation area.

2.Goal LU2 - Create land use patterns that are consistent with the communities vision, reduce the need for travel and increase access to transit

Response: The proposed amendment will bring the affected parcel into compliance with the community's overall zoning requirements. Travel and access to transit will not be impacted as a result of the proposed amendment.

3.Goal LU4 - Manage development in accordance with the TRPA growth control system, including development rights, and coverage while maintaining the feasibility of environmentally beneficial redevelopment

Response: The proposed amendment does not include any development. The Applicant wishes to amend the area plan to bring the Subject Parcel into compliance with the zoning requirements set forth by Washoe County and TRPA. Because of this, coverage, environmentally beneficial redevelopment, and development rights associated with the property will not be negatively impacted and will align with the standards set by the TRPA Code of Ordinances. Existing coverage and development rights will conform to the existing residential zoning use and will eliminate the nonconformity with the conservation zoning use.

4.Goal LU8 - Maintain consistency with the Regional Plan and the community's long-term vision

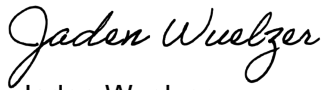
Response: The proposed amendment will bring the Subject Parcel into compliance with the Regional Plan zoning requirements. The amendment will also ensure that the Mount Rose conservation area is properly mapped, which aligns with the community's long-term vision of growth control and environmentally beneficial development consistent with the Regional Plan.

5.Goal LU9 - Proactively plan for future community development needs

Response: The proposed amendment will update the zoning maps in the Tahoe Basin, allowing future developers and homeowners access to the most up to date information including consistently mapped boundaries of the neighboring conservation areas.

If you have any additional questions/comments, please do not hesitate reaching out.

Sincerely,



Jaden Wuelzer
Assistant Planner II

Enc.

- Notarized Regulatory Zone Amendment Application
- Washoe County Zoning Maps
- Proof of Paid Property Taxes

Notarized Regulatory Zone Amendment Application

Community Services Department
Planning and Building
**REGULATORY ZONE AMENDMENT
APPLICATION**



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Regulatory Zone Amendment

Washoe County Code (WCC) Chapter 110, Article 821, Amendment of Regulatory Zone, provides for the method for amending the Regulatory Zone map, including requests to change a Regulatory Zone affecting a parcel of land or a portion of a parcel. A Regulatory Zone Amendment may be initiated by the Board of County Commissioners, by the Director of Planning and Building, or an owner of real property or the property owner's authorized agent may initiate an amendment by submitting an application. See WCC 110.821 for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at OneNV.us

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Regulatory Zone Amendment Application materials.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled, and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Compliance with Planning Area Special Requirements:** Several planning areas (e.g. North Valleys, South Valleys, etc.) have additional submittal requirements, especially related to proof of sufficient water rights to serve the proposed land use. Please consult the Master Plan and the Washoe County Development Code, Division Two, for the planning area(s) to be impacted prior to submitting a Regulatory Zone Amendment Application.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

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		Staff Assigned Case No.: _____	
Project Name: 700 Harper Ct. - Bi-sectioned Zoning Area Plan Amendment			
Project Description: The parcel in question currently has bi-sectioned zoning of both residential and conservation. The proposed project wishes to amend the zoning to allow the subject parcel to be fully within residential zoning			
Project Address: 700 Harper Ct. Incline Village, NV 89451			
Project Area (acres or square feet): 250,583 sq ft. or 5.75 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Project is located in Incline Village off Harper Ct. on the South side of Mount Rose. The project has GPS coordinates of: 39.2695833, -119.960577			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
125-101-21	5.75		
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: Mitchell E. Larson		Name:	
Address: PO Box 280		Address:	
Fish Creek, WI	Zip: 54212	Zip:	
Phone: Contact Agent	Fax:	Phone:	Fax:
Email: Contact Agent		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Exline & Company, Inc. - Jaden Wuelzer		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Exline & Company, Inc. - Jaden Wuelzer		Name:	
Address: P.O. Box 16789		Address:	
South Lake Tahoe, CA	Zip: 96151	Zip:	
Phone: 775 848 3314	Fax:	Phone:	Fax:
Email: jaden@exlineandcompany.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

700 Harper Ct. Incline Village, NV, nearest intersection is approximately 530ft away from home. It is the corners of Harper Ct and Mildes Dr.

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
125-101-21	Residential/Conservation	Residential/Conservation	1.12 / 4.64	Residential	5.75

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	Mount Rose	Conservation
South	Incline Village #1	Residential
East	Mount Rose	Conservation
West	Incline Village #1	Residential

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

The existing uses consist of buildings for single family residential use, and a large portion of the lot is vacant

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

The natural resources around the site consist primarily of vegetation and packed dirt/gravel. The site is developed as the existing residence currently straddles the bi-sectioned zoning. There are no other significant natural resources associated with the site.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

The area plan amendment will not impact archaeological, historical, or scenic resources

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Not applicable due to existing development and existing connections to water utility.

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Not applicable due to existing development and existing connections to water utility.

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	IVGID

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

Not applicable to the proposed project

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	IVGID

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Not applicable to the proposed project

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Harper Ct. is directly adjacent to the proposed amendment area. The street connections are as follows: Harper Ct to Randall Ave to Jeffery St to Jennifer St to Fay st to Mount Rose Highway

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	North Lake Tahoe Fire Station 13. 965 NV-431 Incline Village, NV 89451. 1.5 miles from home
b. Health Care Facility	Incline Village Community Hospital. 880 Alder Ave Incline Village, NV 89451. 2.5 miles from home
c. Elementary School	Incline Elementary School. 915 Northwood Blvd Incline Village, NV 89451. 2.4 miles from home
d. Middle School	Incline Middle School. 931 Southwood Blvd Incline Village, NV 89451. 3 miles from home
e. High School	Incline High School. 499 Village Blvd Incline Village, NV 89451. 2.1 miles from home
f. Parks	Preston Field & Playground. 700 Tahoe Blvd Incline Village, NV 89451. 2.9 miles from home
g. Library	Incline Village Library. 845 Alder Ave Incline Village, NV 89541. 2.7 miles from home
h. Citifare Bus Stop	Incline Village Recreation Center. Incline Village, NV 89451. 3.1 miles from home

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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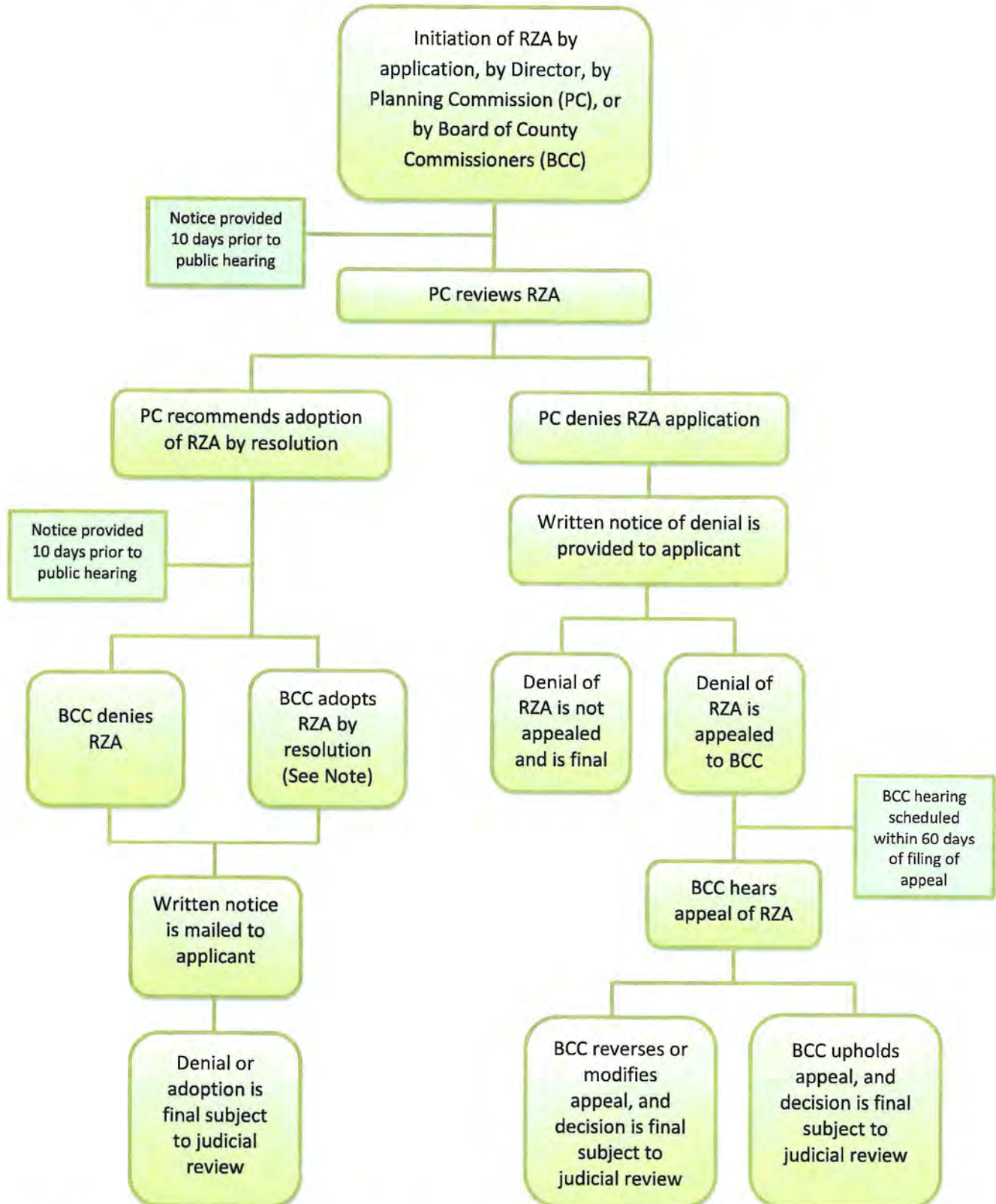
Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

- (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 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.
- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

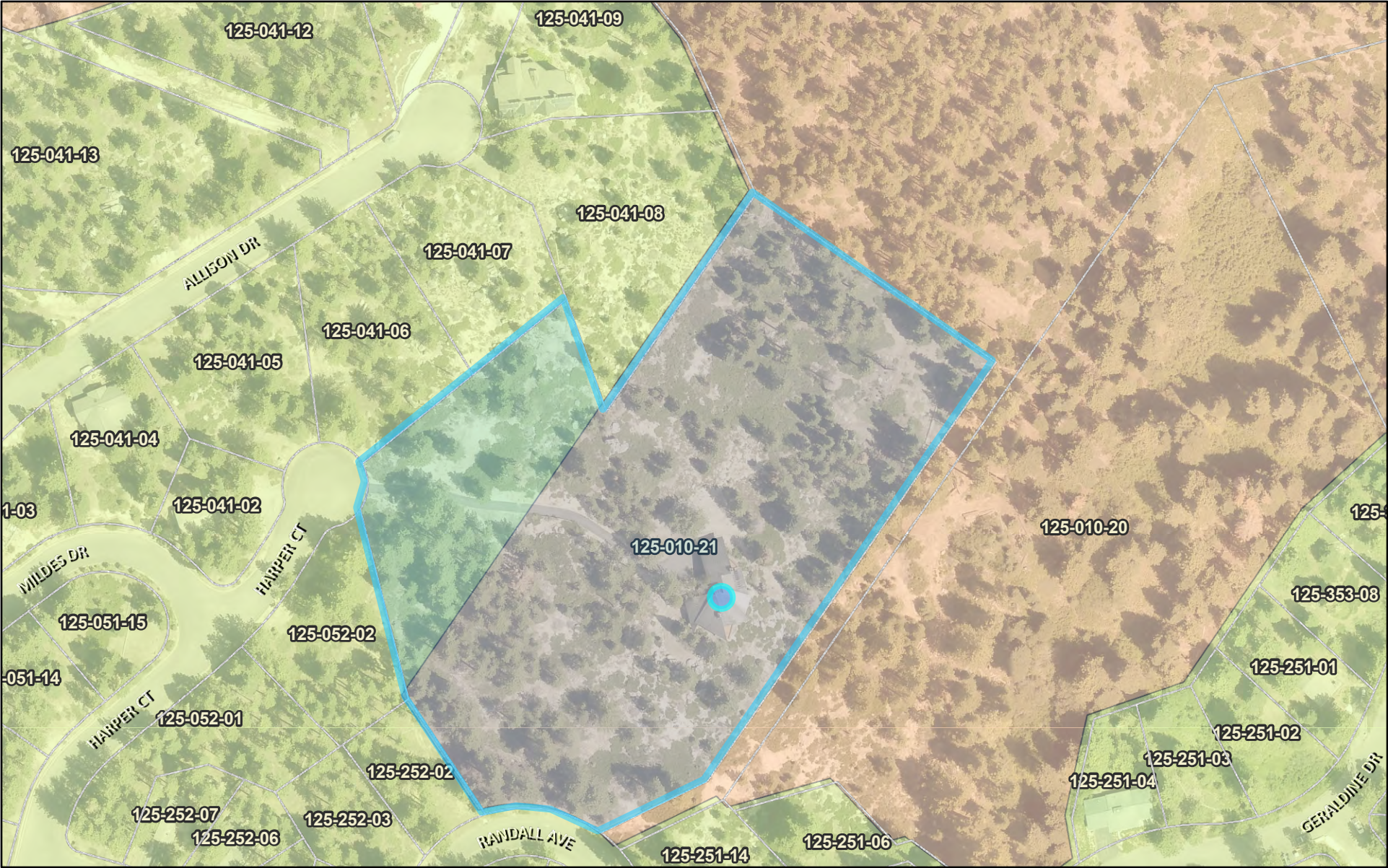
Regulatory Zone Amendment (RZA) – Article 821





Note: If the RZA is processed concurrently with a Master Plan Amendment (MPA), then final adoption of the RZA is contingent upon the BCC adopting the MPA and the MPA subsequently being found in conformance with the appropriate regional plan.

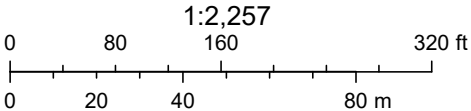
This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

Washoe County Zoning Maps



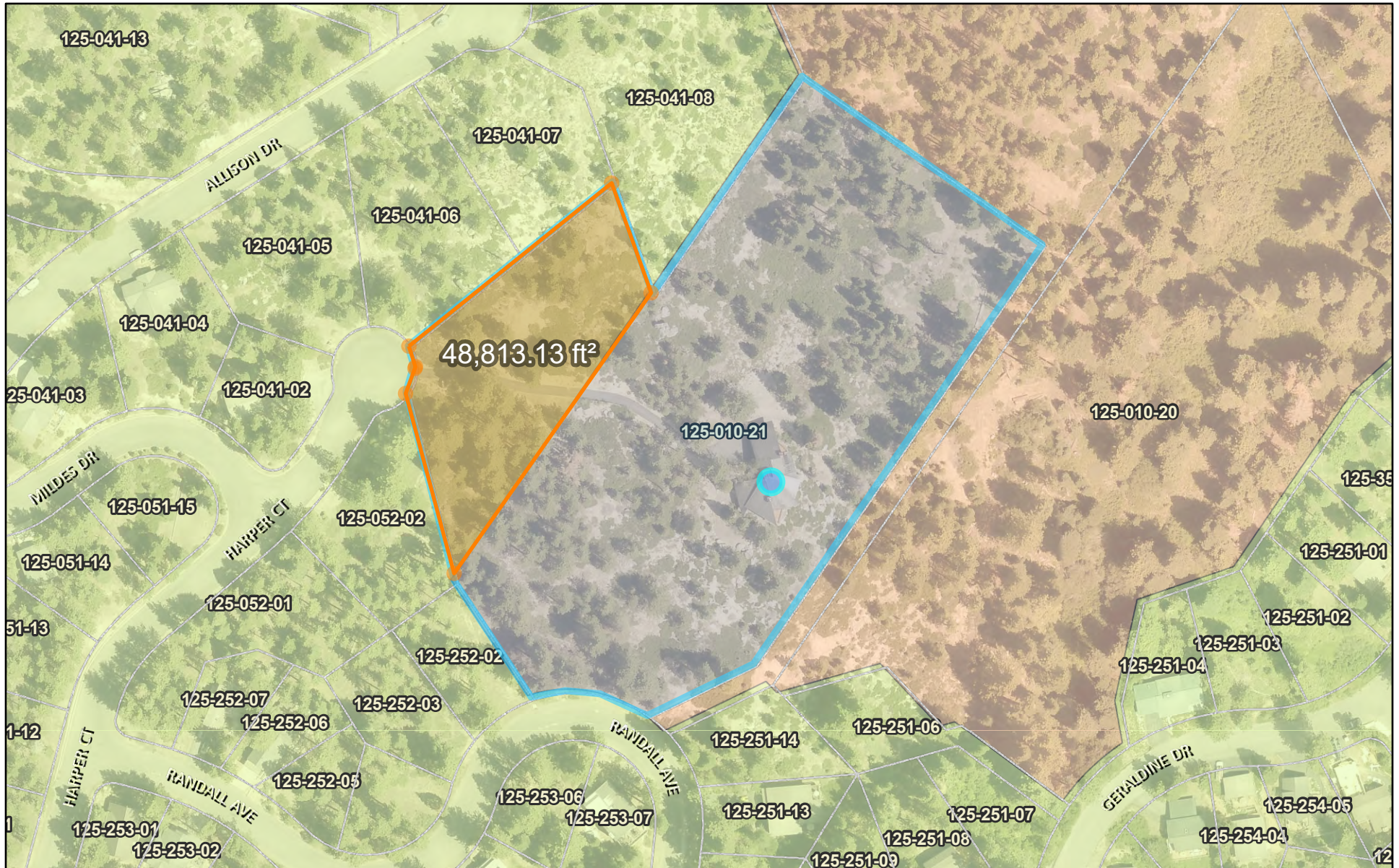
April 1, 2025

Regulatory Zoning - Tahoe  Mount Rose
 Incline Village #1



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

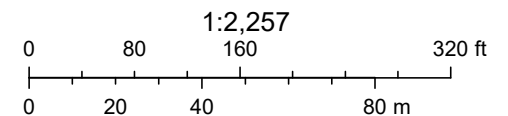
700 Harper Ct. - Current Residential Zoning



April 1, 2025

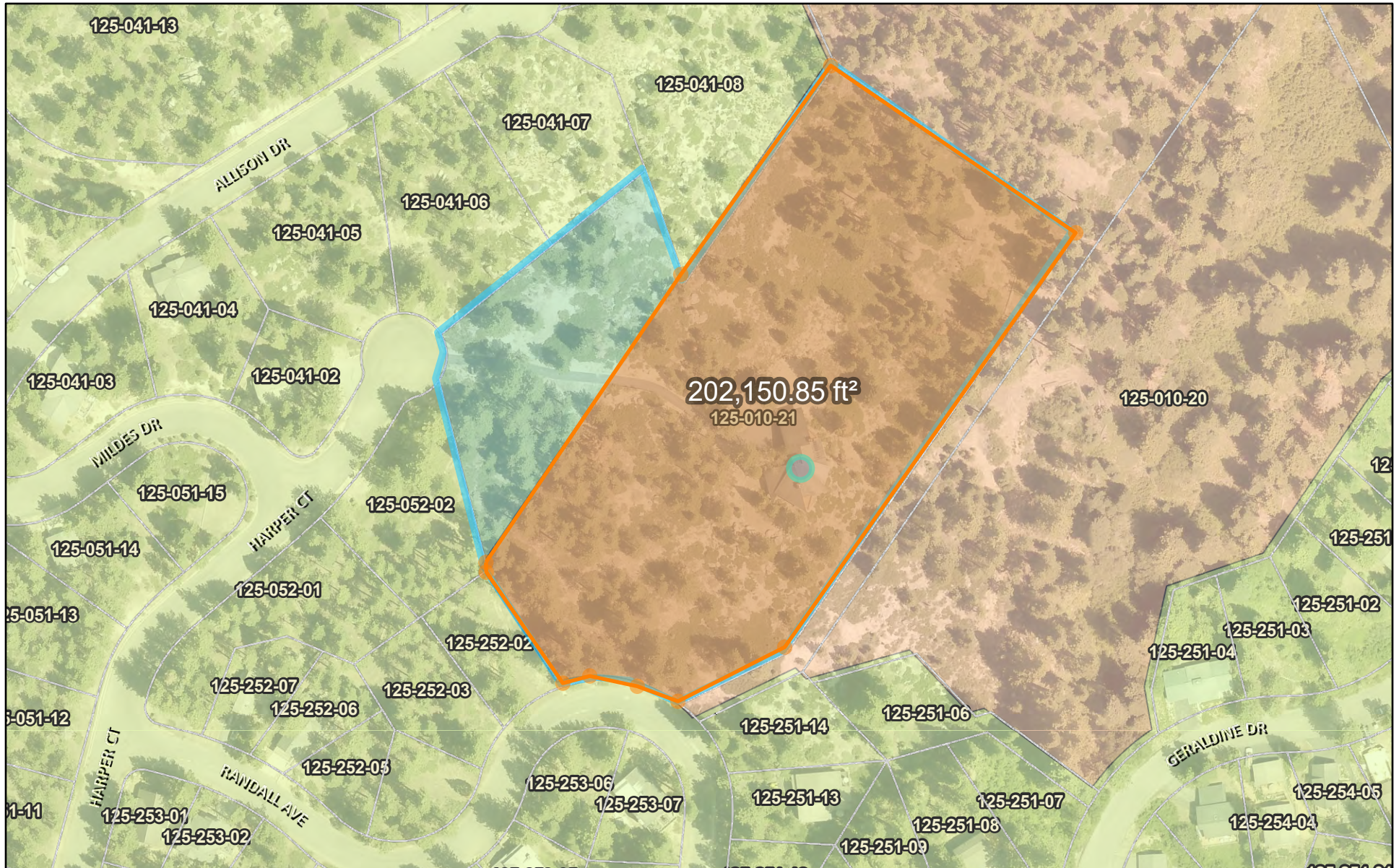
Regulatory Zoning - Tahoe Mount Rose

Incline Village #1



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

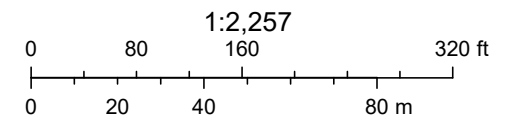
700 Harper Ct. - Current Conservation Zoning



April 1, 2025

Regulatory Zoning - Tahoe Mount Rose

Incline Village #1



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