



700 Harper Ct. - Master Plan & Regulatory Zone Amendment Applications



Proposed Project

- Amend area plan to fix bi-section zoning applied to the property located at 700 Harper Ct. Incline Village, NV 89451
- Current zoning: Residential and Conservation
- Amendment proposes to zone the entirety of the parcel as residential
- Proposed amendment does not increase development potential

Goals and Objectives

- Removal of fire liability & establishes straightforward regulatory governing process
- Update Washoe County Master Plan & Washoe County Tahoe Area Plan for consistency, and allow for the mapped zoning to align with overall goals of the community plans

Amendment = No Increase in Development Potential

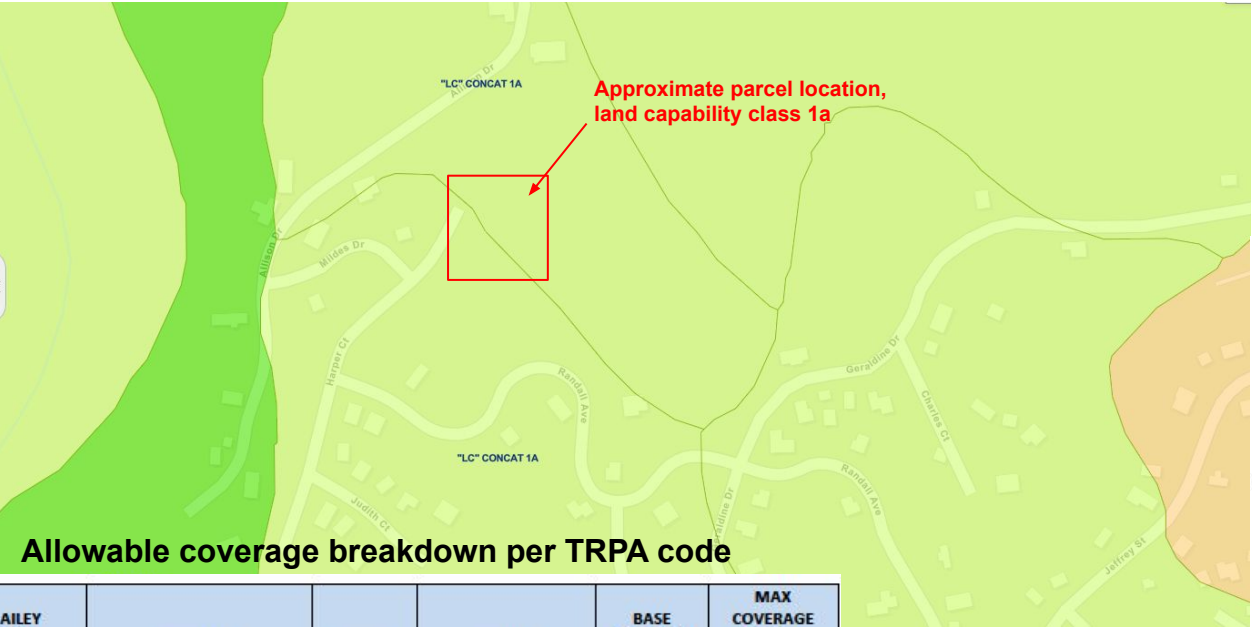
- Proposed Amendment **DOES NOT** increase the allowable coverage
- Proposed Amendment **DOES NOT** increase density
- Proposed Amendment **DOES NOT** increase development potential

The Proposed Amendment does not impact or increase any development potential on the Subject Parcel. The proposed project wishes only to formally address and correct bi-sectioned zoning applied to the Subject Parcel.

No Additional Development Potential & TRPA Discussion



Snip from TRPA map maker showing land capability classification



Allowable coverage breakdown per TRPA code

- Land Capability (LC): Not verified for parcel-specific use
- 1A, Environmentally Sensitive
 - 1B, SEZ, Env. Sensitive
 - 1C, Env. Sensitive
 - 2, Env. Sensitive
 - 3, Env. Sensitive
 - 4, Non-Sensitive Land
 - 5, Non-Sensitive Land
 - 6, Non-Sensitive Land
 - 7, Non-Sensitive Land

BAILEY LAND CAPABILITY DISTRICT	DESCRIPTION	SLOPE	POLICY	BASE ALLOWED LAND COVERAGE	MAX COVERAGE (BASE + TRANSFERRED COVERAGE)
ENVIRONMENTALLY SENSITIVE LAND CAPABILITY CLASSIFICATIONS					
1a	Very shallow soils, principal source of sediment that causes damage to streams, water storage facilities, and structures. Erosion control and diminution of the velocity of runoff are the problems.	Extensive areas of steep mountainous land.	A maximum growth of vegetation should be established and maintained on these areas for soil stabilization.	1%	

Current parcel size: 251,776 sq ft
Allowable coverage: 251,776 sq ft * (0.01 or 1%) = 2,518 sq ft

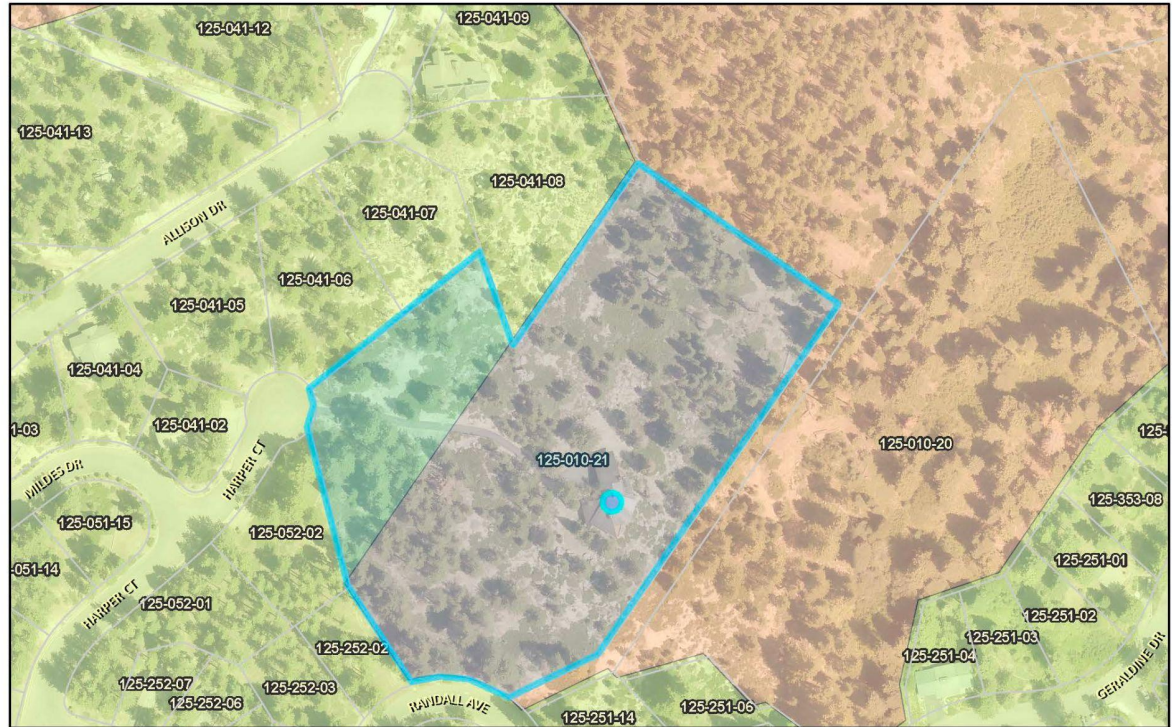
The parcel currently has 7,475 sq ft of verified existing coverage.
Therefore no additional coverage would be permissible through TRPA.



Current zoning map: Extracted from Washoe County GIS

- Blue shows outline of property owner's parcel boundaries
- Green shows current residential zoning
- Orange shows current conservation zoning

700 Harper Ct.

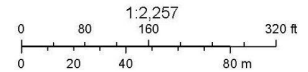


April 1, 2025

Regulatory Zoning - Tahoe

Incline Village #1

Mount Rose



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

This information for illustrative purposes only. Not to be used for boundary



The Specifics:

- Total parcel size is ~5.75 acres, 1.12 acres are currently zoned as residential and 4.64 acres are zoned as conservation
- Proposed project wishes to add the 4.64 acres zoned as conservation into the residential zoning area the encompasses the whole parcel



Why are we proposing an area plan amendment?

- Removal of fire liability & establishes straightforward regulatory governing process
- Allows for current mapped areas within the Washoe County Master Plan to be consistent with the realities on the ground

How does our proposal affect the neighborhood?

- No impact to surrounding property owners
- The amendment does not change the existing as-built condition
- The proposed amendment does not increase development potential



Neighborhood Meeting

- Exline & Company held a virtual neighborhood meeting on April 16th from 5:30pm-6:30pm
- 8 residents of the neighborhood attended the meeting and primarily wanted to discuss the project specifics
- All questions and concerns were addressed during the meeting and all participants left the meeting with a better understanding of the proposed project
- All participants were seemingly supportive of the amendment following the meeting



Questions,
Comments,
Concerns?