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: 560 Lakeshore

Project Description: Increase density of multifamily density from 4 Untis to 6 Units.

Project Address: 560 Lakeshore Blvd. Incline Village NV

Project Area (acres or square feet): 2.322 acres

Project Location (with point of reference to major cross streets **AND** area locator):

Lakeshore Blvd and HWY 28

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
122-128-07	1.113		
Special Area 1			

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: VILLAGE SPRINGS LLC		Name: GilanFarr Architecture	
Address: 774 Mays Blvd #10-211		Address: P.O Box 6987	
Incline Village	Zip: 89451	Incline Village NV	Zip: 89451
Phone: 408-209-7248	Fax:	Phone: 775-831-8001	Fax:
Email: jackaferguson@gmail.com		Email: office@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Reece Barbosa		Contact Person: Reece Barbosa	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: GilanFarr Architecture		Name:	
Address: P.O Box 6987		Address:	
Incline Village NV	Zip: 89451		Zip:
Phone: 775-831-8001	Fax:	Phone:	Fax:
Email: office@gilanfarrarchitecture.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Reece Barbosa		Contact Person:	

For Office Use Only

Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Development Code Amendment Application
Supplemental Information

(All required information may be separately attached)

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

   WCC Section 110.220.255 Crystal Bay Condominium Regulatory Zone

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

   Increase density in this special area from 4 units to 6 units

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

   The purpose of amending the Development Code is to better align land use regulations with the original intent of the Special Area designation, which was created by branching off from a high-density residential area to allow low-density multi-family dwellings. The current cap of 4 units per acre was not meant to impose a hard restriction, but to enable appropriate use. Increasing the density to 6 units per acre reflects a more accurate interpretation of this intent, while still maintaining low-density character. This amendment also offers greater conformity with the surrounding density.

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

   Implementing this amendment to allow 6 units per acre will not impose negative impacts, as it maintains the area's low-density character while providing more flexible housing options. The proposed change remains well below high-density thresholds, ensuring compatibility with existing infrastructure and neighborhood scale. Increased efficiency in land use supports housing needs without straining public services or altering community aesthetics. This modest adjustment simply corrects an overly restrictive limit, aligning the code with its original intent and enabling responsible, economically viable development.

GILANFARR

architecture | interiors | construction

Courtney Weiche
Washoe County
Senior Planner
Planning & Building Division
Community Services Department
775.328.3608

RE: Draft findings for proposed Regulatory Zone Amendment

110.818.15 (e) Findings.

Finding: Consistency with Master Plan: The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

> *Rationale: The proposed amendment is consistent with the Master Plan, which promotes a minimum density of 15 units per acre in designated high-density areas. While the Special Area was created to allow for lower-density multi-family development, increasing the allowed density from 4 to 6 units per acre moves closer to aligning with the Master Plan's broader intent to encourage more efficient land use and diverse housing options. This modest increase maintains the area's low-density character while supporting the Master Plan's goals of promoting smart growth, housing availability, and land use compatibility within the Tahoe Area.*

Finding: Promotes the Purpose of the Development Code: The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code.

> *Rationale: The proposed Development Code amendment will not adversely impact public health, safety, or welfare and supports the original purposes of the Development Code as outlined in Article 918. The amendment seeks to clarify and realign the intent of the Tahoe Area Plan, which designated the Special Area as a branch of a High Density area to allow—rather than restrict—low-density multi-family dwellings. Increasing the allowed density from 4 to 6 units per acre remains consistent with the goal to implement a low-density character to the area, aligns more closely with surrounding land uses, and promotes more efficient and economically viable development. This change supports property owner equity, and ensures the code continues to promote thoughtful, balanced growth in line with community goals.*

Finding: Response to Changed Conditions: The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

> *Rationale: The proposed Development Code amendment responds to changed conditions, including evolving housing needs, market dynamics, and the growing demand for attainable multi-family housing in the region. Since the Development Code's original adoption, further analysis and experience with the Tahoe Area Plan have highlighted that a strict limit of 4 units per acre is unnecessarily restrictive and limits the full potential of the designated Special Area. Increasing the allowed density to 6 units per acre allows for a more desirable and efficient utilization of land, supports financial viability for property owners, and better meets current community and economic needs—while still maintaining the low-density character intended for the area.*

Finding : No Adverse Effects: The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

> *Rationale: The proposed amendment to increase density from 4 to 6 units per acre in this small Special Area will not adversely affect the implementation of the policies or action programs of the Conservation or Population Elements of the Washoe County Master Plan. The modest increase supports the Population Element by offering additional housing options that address community needs without significantly altering overall population projections or straining infrastructure. The limited scale of the amendment ensures no negative impact on conservation goals, while promoting thoughtful land use within an already developed area.*

Section 110.220.255 Crystal Bay Condominiums Regulatory Zone.

CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Beach Recreation	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	
Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

PERMISSIBLE USES – CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Single Family Dwelling	A	Same as above
Multiple Family Dwellings	A	[redacted] per acre
Commercial		
Eating and drinking Places	A	

6 Units

Food and Beverage Retail Sales	A	
Service Station	A	
Outdoor Retail Sales	S	
Professional Offices	S	
Furniture, Home Furnishings and Equipment	S	
General Merchandising Stores	S	
Public Service		
Same as General List		
Recreation		
Same as General List		
Resource Management		
Same as General List		

SHOREZONE – TOLERANCE DISTRICT 2 AND 3		
The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.		
Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	A	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	A	
Piers	A	
Floating Docks and Platforms	A	
Fences	S	
Boat Ramps	S	
Breakwaters or Jetties	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

Section 110.220.260 Crystal Bay Condominium Regulatory Zone Special Policies. The following special policies will be implemented in the Crystal Bay Condominiums Regulatory Zone.

1. The Crystal Bay Condominiums Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations:*

    a. Scenic Restoration Area

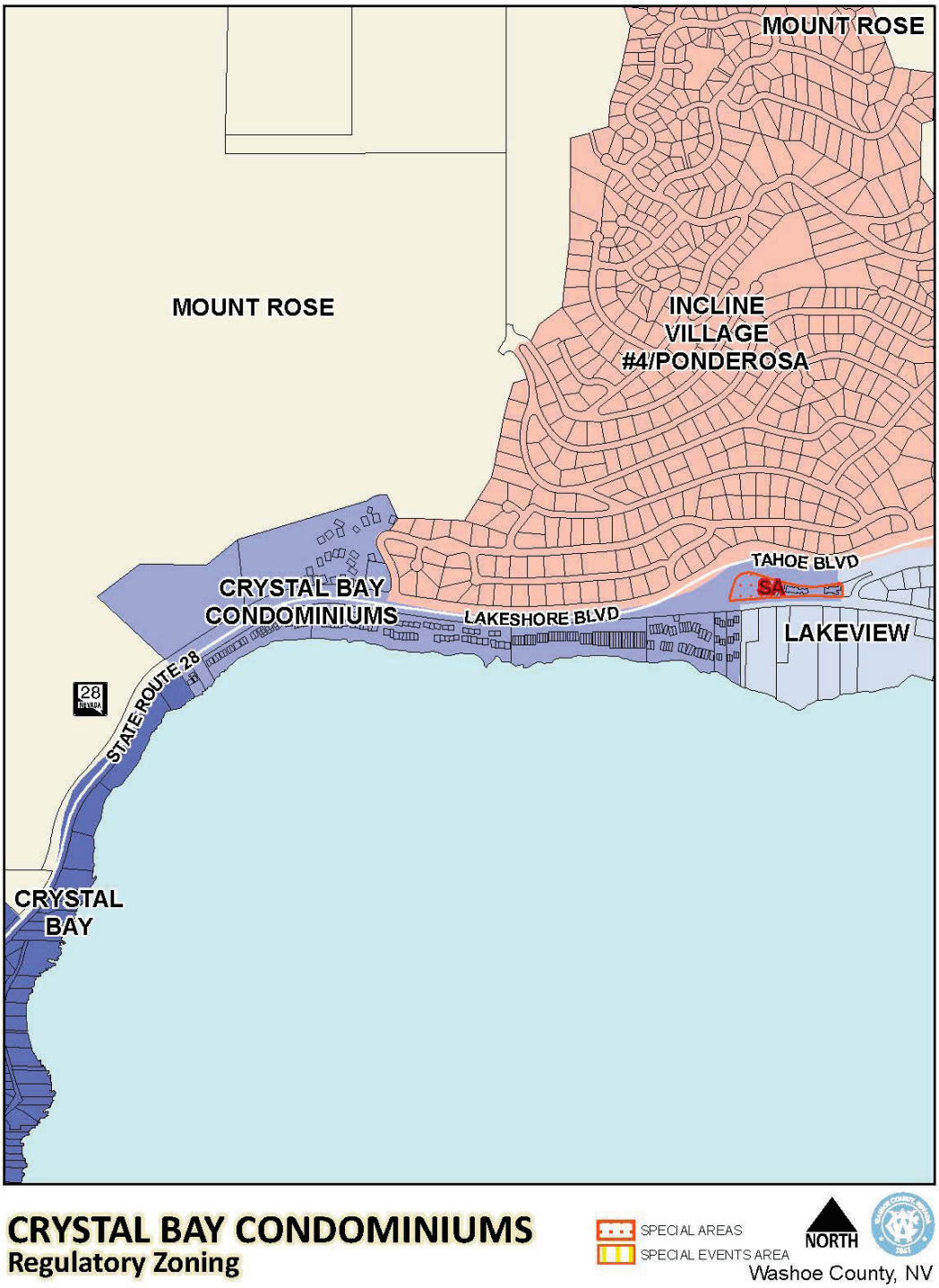

Figure 110.220.016 Crystal Bay Condominiums Regulatory Zone Location Map