

Tahoe

Master Plan Amendment MPA14-003 & Regulatory Zone Amendment RZA14-006

APPLICATION INFORMATION

(COMMENTS DUE FROM REVIEWING AGENCIES BY OCTOBER 7, 2014)

September 19, 2014

Master Plan Amendment Case No. MPA14-003 (Nevada Pacific Development Corporation) - To amend the master plan map within the Tahoe Area Plan, being part of the Washoe County Master Plan, by changing the master plan designation of 593 and 601 Lakeshore Boulevard from Suburban Residential (SR) to Rural Residential (RR),

AND;

Regulatory Zone Amendment Case No. RZA13-004 (Nevada Pacific Development Corporation) – To amend the regulatory zone map within the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, changing the zoning designation of 593 and 601 Lakeshore Boulevard from High Density Suburban (HDS) to High Density Rural (HDR).

To reflect requested changes and to maintain currency of planning area data, administrative changes are proposed. These administrative changes include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Nevada Pacific Development Corporation
- Property Owner: Nevada Pacific Development Corporation
- Location: 593 and 601 Lakeshore Boulevard, Incline Village
- Assessor's Parcel Number(s): 122-100-23 and 122-100-24
- Parcel Size: 9.1 acres total
- Current Master Plan Category: Suburban Residential (SR)
- Proposed Master Plan Category: Rural Residential (RR)
- Current Regulatory Zone: High Density Suburban (HDS)
- Proposed Regulatory Zone: High Density Rural (HDR)
- Development Code: Article 820, Amendment of Master Plan;
Article 821, Amendment of Regulatory Zone
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 17, T16N, R18E, MDM, Washoe
- Staff: Eva M. Krause, AICP, Planner
Washoe County Community Services
Department
Planning and Development Division

- Phone: 775-328-3796
- E-mail: ekrause@washoecounty.us

BACKGROUND

Washoe County received an application to change the master plan designation and zoning designation on two parcels identified as 593 and 601 Lakeshore Boulevard.

The proposed Regulatory Zone Amendment will change both properties zoning from High Density Suburban (HDS) to High Density Rural (HDR). The properties were developed with single family homes and accessory structures. The house on 593 Lakeshore has been demolished and the site cleared.

The proposed Master Plan amendment would change the parcels designation from Suburban Residential (SR) to Rural Residential (RR). The proposed Master Plan amendment is necessary to keep the master plan designation compatible with regulatory zone designation.

LAND USE

Adjacency:

The subject parcels are master planned as Suburban Residential. The parcels to the north and west are master planned as Suburban Residential, and the parcel to the east is master planned as Rural Residential. The regulatory zones of the surrounding parcels are: Medium Density Suburban (MDS) to the north, High Density Suburban (HDS) to the west and High Density Suburban to the east. The property abuts Lake Tahoe on the south.

ADJACENT PARCELS COMPATIBILITY

Direction	Land Use Designation	Land Use Compatibility	
		Existing High Density Suburban (HDS)	Proposed High Density Rural (HDR)
North	Medium Density Suburban (MDS)	High	High
South	Lake Tahoe	n/a	n/a
East	High Density Rural (HDR)	Medium	High
West	High Density Suburban (HDS)	High	Medium

High
Medium
Low

High Compatibility: Little or no screening or buffering necessary.
 Medium Compatibility: Limited screening and buffering necessary.
 Low Compatibility: Significant screening and buffering necessary.

Source: Table 3, Land Use Compatibility Matrix, of the adopted Washoe County Comprehensive Plan, Land Use and Transportation Element (May 15, 2007)

WATER

The site is served community water provided by Incline Village General Improvement District (IVGID). Both properties have water service.

WASTEWATER/SEWER

The site is served by community sewer provided by the Incline Village General Improvement District (IVGID).

TAHOE REGIONAL PLAN

The subject properties are located in Plan Area Statement 037 – Lakeview. The land use designation is Residential. The current and proposed Master Plan and Regulatory Zone amendments are residential use classifications. Therefore the proposed changes are consistent with Plan Area Statement.

ISSUES AND QUESTIONS TO CONSIDER

1) Adopted Area Plan & Specific Plan Visions:

- Is there any particular concern or reason why the community may want to designate the subject parcels to any other master plan and regulatory zone?
- Is there any particular objection or concern for amending the Tahoe Area Plan as it relates solely to this request?
- Do any of the adopted policies in the Tahoe Area Plan affect (positive or negative) the proposed changes in land use?
- Do the Incline Village/Crystal Bay Citizen Advisory Board members, and/or reviewing agencies have any concerns about the compatibility of the existing land use with adjacent existing or planned land uses? What type of land uses would be considered more compatible with adjacent existing or planned land uses?

2) Streets and Highway System:

- Are there any concerns regarding the Level of Service (LOS) in the Tahoe Area Plan related to, and as a result of, this land use change proposal?

PUBLIC REVIEW PROCESS (*THE FOLLOWING DATES ARE TENTATIVE*)

November 13, 2014

Washoe County Planning Commission will hold a public hearing and may take action on Master Plan Amendment Case Number MPA14-003 and Regulatory Zone Amendment Case Number RZA14-006.

January 27, 2015

Board of County Commissioners will hold a public hearing and may take action to adopt the Master Plan Amendment Case Number MPA14-003 and Regulatory Zone Amendment Case Number RZA14-006.

Community Services Department
Planning and Development
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Development
1001 E Ninth St., Bldg A.
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Nevada Pacific Development Corp Master Plan Amendment			
Project Description: The applicant is proposing to ammend the existing Master Plan for two (2) parcels in Incline Village (subject parcels). The existing zoning on the subject parcels is incorrect per table 110.406.05.1. Please see attached submittal letter for additional information.			
Project Address: 593 and 601 Lakeshore Blvd, Incline Village, Nevada			
Project Area (acres or square feet): 593 (276,190s.f./6.3 acres) 601 (76,854 s.f./1.8 acres)			
Project Location (with point of reference to major cross streets AND area locator): Approximatley .32 miles east of the westerly intersection of Lakeshore Blvd and HWY 28.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
122-100-23	6.3		
122-100-24	1.8		
Section(s)/Township/Range: Sec 17/ T 16/ R 18			
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: Nevada Pacific Devel Corp		Name: Midkiff and Associates, Inc.	
Address: P.O. Box 4204		Address: P.O. Box 12427	
Incline Village, NV	Zip: 89450	Zephyr Cove, NV	Zip: 89448
Phone: Contact Consultant	Fax:	Phone: 775-588-1090	Fax: 775-588-1091
Email:		Email: nick@midkiffandassoc.com	
Cell:	Other:	Cell: 775-240-9361	Other:
Contact Person:		Contact Person: Nick Exline	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

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
<input type="checkbox"/> A request to add, amend, modify or delete 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 a brief explanation to all questions.

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

<p>The two (2) subject parcels have a Washoe County recognized zoning of High Density Suburban (HDS). Per Washoe County Development Code Table 110.406.05.1 an HDS designation has a minimal area size of 5,000 s.f. 593 Lakeshore has an area of 6.3 acres (276,190 s.f.) and 601 Lakeshore has an area of 1.8 acres (76,854 s.f.) The current HDS zoning does not adhere to Washoe County lot size standards. The applicant is concurrently submitting a Boundary Line Adjustment application. Post BLA the lot size for 593 would be 6.178 acres (269,104 s.f.) and 601 2.0 acres (87,120 s.f.). These lot sizes will more closely adhere to the propose HDR County zoning lot size standards</p>
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c. What are the adopted land use designations of adjacent parcels?

North	Residential (MDS)
South	Lake Tahoe
East	Residential (HDR)
West	Residential (HDS)

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

The subject parcels formerly maintained single family residential units. The former single family residential units have been demolished and the property owner/applicant is in the midst of designing new single family residences for the subject parcels. The slope, vegetation, rock outcroppings and TRPA verified land capability boundaries can be found on the attached site plans and question 5 below. The existing/verified entitlements (ERUs & coverage) that have recently been demolished are documented within the attachments.

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 subject parcels are bordered by Lake Tahoe to the south and Lakeshore Blvd to the north. The vegetation consists primarily of Jeffrey pine, white fir, squaw carpet and greenleaf manzanita. The 593 parcel also has some riparian vegetation (horsetail, juncus, sedge, alder, willows and scattered cottonwoods) abutting the stream channel located on that parcel. The subject parcels have typical backshore soils along the shoreline and high land capacities 2, 4 (Qb and Qc unsorted, poorly consolidated granic alluvium) and 6 (IsD-Inville stony coarse sand loam 2-9 percent slopes).

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, please 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 Department of Public Works.)

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

the 593 parcel has bot a Stream Environmental Zone (SEZ) and 100/500 year flood plain. The proposed Master Plan Ammdement will not impact the existing limitations in these areas.
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- b. Does property contain wetlands? (If yes, please 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.)

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

NA

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

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

NA

- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

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

the 593 parcel has bot a Stream Environmental Zone (SEZ) as delineated by TRPA (attached) and 100/500 year flood plain. The proposed Master Plan Ammendment will not impact the existing limitations in these areas. The 593 parcel also has some riparian vegetation (horsetail, juncus, sedge, alder, willows and scattered cottonwoods) abutting the stream channel located on that parcel.
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- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

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

NA

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

The subject parcels have no known archeologica, historic or cultural resources located onsite. The subject parcels are littoral parcels and are located on teh shores of Lake Tahoe. The proposed Master Plan Amendment will not have any impact on the existing shorezone resources as established by TRPA. If any project is proposed on teh subject parcels the project woudl need to adhere to TRPA Code Subsection 30.16.
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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. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

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

- e. 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):

Water provided by IVGID. See question 9 below.
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- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

NA

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 checked="" type="checkbox"/> Public water	Provider:	Incline General Improvement District

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. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

NA

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:	Incline Village General Improvement District

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. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and 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.

NA

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

The subject parcels are currently single family residential parcels. Following the proposed Master Plan Amendment the subject parcels will still be single family residential parcels. That being said, the subject parcels will connect to the regional freeway system via HWY 28 and HWY 431.

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

Yes No

13. Community Services (provided and nearest facility):

a. Fire Station	Mt. Rose Fire Station
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Incline Elementary School
d. Middle School	Incline Middle School
e. High School	Incline High School
f. Parks	Burnt Cedar Beach & Pool
g. Library	Incline Village Library
h. Citifare Bus Stop	Tahoe Area Rapid Transit (TART)

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:

No impact to population element.

b. Conservation Element:

No impact to conservation element.

c. Housing Element:

No impact to housing element.

d. Land Use and Transportation Element:

No impact to Land Use and Transportation Element.

e. Public Services and Facilities Element:

No impact to Public Services and Facilities Element.

f. Adopted area plan(s):

No impact to Tahoe Area Plan.

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.

NA

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 are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

For additional please see attached submittal letter.

Midkiff
& Associates, Inc.
CONSULTANTS

September 15, 2014

Washoe County
Community Services Department
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

**NEVADA PACIFIC DEVELOPMENT CORPORATION, MASTER PLAN AMENDMENT APPLICATION,
593 AND 601 LAKESHORE BLVD, INCLINE VILLAGE, NEVADA, ASSESSOR'S PARCEL NUMBERS
(APNs) 122-100-23 & 122-100-24**

Dear Washoe County Staff:

The attached Master Plan Zoning Amendment application is being submitted for 593 (APN 122-100-23) and 601 (APN 122-100-24) Lakeshore Blvd, Incline Village, Nevada ("subject parcels"). The subject parcels are both owned by the Nevada Pacific Development Corporation ("property owner/applicant"). The application is being submitted on behalf of the property owner by Midkiff and Associates, Inc. ("agent").

Project Description

The subject parcels are currently zoned by Washoe County as High Density Suburban (HDS). Per Washoe County Development Code Table 110.406.05.1 an HDS designation has a minimum lot size of 5,000 square feet. Currently, the 593 parcel has an area of 227,190 square feet (6.3 acres) and the 601 parcel has an area of 76,854 square feet (1.8 acres). As is evident, the current HDS zoning does not adhere to Washoe County lot size zoning standards. The proposed Master Plan Amendment and concurrently submitted Regulatory Zoning Amendment applications are being submitted to change the zoning to more accurately reflect the zoning established in Table 110.406.05.1.

The property owner is also submitting a Boundary Line Adjustment (BLA) application for the subject parcels. Post-BLA the 593 parcel will have an area of 269,104 square feet (6.178 acres) and the 601 parcel will have an area of 87,120 square feet (2.0 acres). Washoe County Planner, Eva Krause was informed of the proposed concurrent submittal of the Master Plan, Regulatory Zone Amendments and BLA within a July 22, 2014 email. Ms. Krause informed me that these applications could be submitted together.

The applicant is proposing to have the parcels rezoned to High Density Rural (HDR). The proposed HDR zoning for the subject parcels would bring them closer into conformance with the zoning standards set forth in Washoe County Development Code Table 110.406.05.1.

The subject parcels are located in the Tahoe Area Plan. The proposed Master Plan Amendment is permissible within the Tahoe Area Plan. The subject parcels are also located in Plan Area Statement (PAS) 037 Lakeview. The proposed Master Plan Amendment is permissible within PAS 037 Lakeview.

I trust the above (and attached) is acceptable. If during your review you require any additional information or have any further questions please do not hesitate to contact me.

Sincerely,

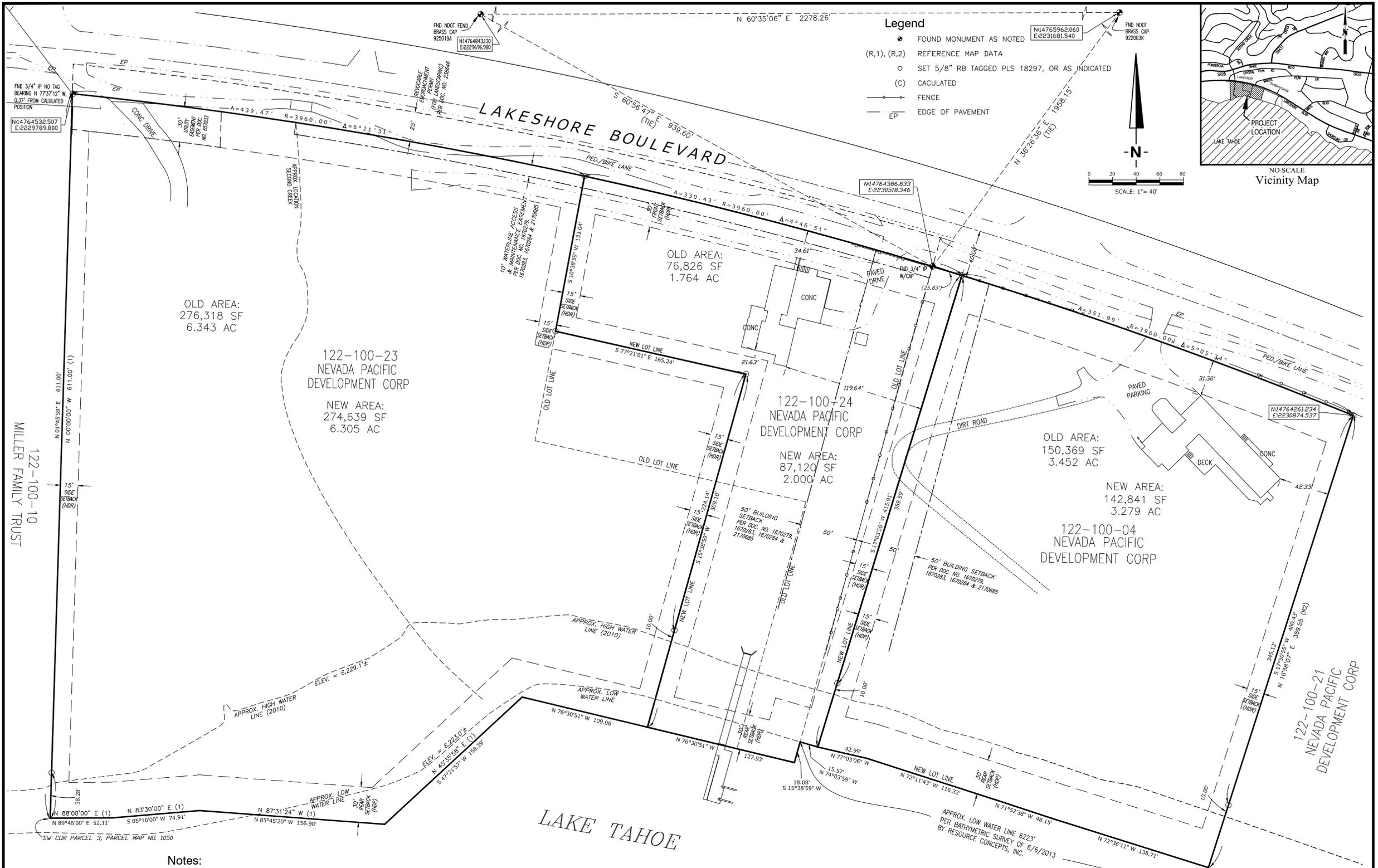


Nicholas D. Exline
Senior Planner, AICP

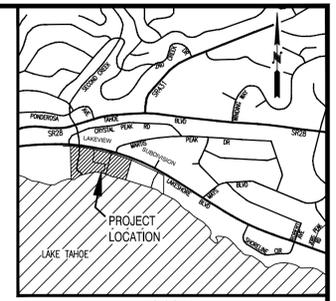
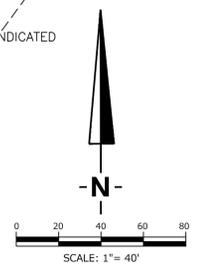
Cc. Nevada Pacific Development Corporation
P.O. Box 4202
Incline Village, NV 89450

Enc.

Amount	Document
1	Submittal Fee (\$4,030)
7	Application w/Signed Notarized Affidavit
7	Proof of Property Tax Payment
7	Labeling Email
7	Title Reports
7	Plan Sheet
1	Digital File CD



- Legend**
- FOUND MONUMENT AS NOTED
 - (R,1), (R,2) REFERENCE MAP DATA
 - SET 5/8" RB TAGGED PLS 18297, OR AS INDICATED
 - (C) CALCULATED
 - FENCE
 - EP — EDGE OF PAVEMENT



Notes:

- 1) THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 625.340.
- 2) THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH EXISTING ZONING REQUIREMENTS.
- 3) TOTAL NUMBER OF PARCELS BEING ADJUSTED IS THREE (3).
- 4) NO NEW PARCELS ARE CREATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.
- 5) TOTAL AREA SURVEYED = 11.24± ACRES.
- 6) THIS RECORD OF SURVEY SHOW THE BOUNDARY LINE ADJUSTMENT RECORDED IN _____
THE WASHOE COUNTY RECORDS AS DOCUMENT NO. _____
- 7) THIS RECORD OF SURVEY DOES NOT PURPORT TO SHOW ALL EXISTING EASEMENTS. DUE TO THE AGE OF SOME RECORD DOCUMENTS, EXACT LOCATIONS ARE QUESTIONABLE.



Basis of Bearing

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY ARE THE BEARING BETWEEN NDOT RIGHT-OF-WAY MONUMENTS 925019A AND 922003K WITH THE FOLLOWING NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED IN THE NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94), N 60°35'06" E, 2278.26'

	NORTHING	GRID	GROUND
925019A	NORTHING	14764843.13	14768061.87
	EASTING	2229696.98	2230183.05
922003K	NORTHING	14765962.06	14769181.04
	EASTING	2231681.54	2232168.05

THE GROUND COORDINATES ARE MODIFIED GRID. DIVIDE GROUND COORDINATES BY A COMBINED FACTOR OF 1.00002180 TO OBTAIN GRID COORDINATES. ALL DISTANCES SHOWN ARE GROUND.

References

- (R1) RECORD OF SURVEY MAP #2862, RECORDED APRIL 11, 1995 AS RECORD NO. 1884934, OFFICIAL RECORDS.
- (R2) RECORD OF SURVEY MAP #2721, RECORDED MAY 27, 1994 AS RECORD NO. 1801602, OFFICIAL RECORDS.

APN: 122-100-23
122-100-24
122-100-04

OWNER OF RECORD:
NEVADA PACIFIC DEVELOPMENT CORP
956 LAKESHORE BLVD
INCLINE VILLAGE, NV 89451

PARCEL ADDRESS:
601 &
617 LAKESHORE BLVD
INCLINE VILLAGE, NEVADA

RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR

Nevada Pacific Development Corporation

BEING A PORTION OF SECTION 16 AND 17, T. 16 N., R. 18 E., M.D.M. WASHOE COUNTY, NEVADA

Resource Concepts Inc
Engineering • Surveying • Water Rights
Resources & Environmental Services
www.rci-nv.com

Carson City 340 N. Nevada St. Carson City, NV 89703-4152
Zephyr Cove 2118a Prairie Rd., Ste. 403 Zephyr Cove, NV 89418-8020

PROJ: 13-182.3 DATE: 04-12-14 SHEET 2 OF 2

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



Community Services Department
Planning and Development
1001 E Ninth St., Bldg A.
Reno, NV 89520

Telephone: 775.328.3600

Property Owner Affidavit

Applicant Name: NEVADA PACIFIC DEVELOPMENT CORP.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Elizabeth Tusto
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): _____

Printed Name Elizabeth Tusto, Corp Secy

Signed Elizabeth Tusto

Address 956 Lakeshore Blvd

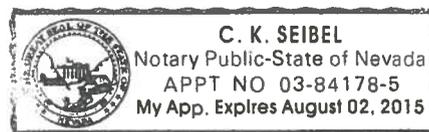
Incline Village, NV 89450

Subscribed and sworn to before me this 10th day of September, 2014.

(Notary Stamp)

C. K. Seibel
Notary Public in and for said county and state

My commission expires: 8-2-15



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire 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. Please describe the Regulatory Zone amendment request:

The two (2) subject parcels have a Washoe County recognized zoning of High Density Suburban (HDS). Per Washoe County Development Code Table 110.406.05.1 an HDS designation has a minimal area size of 5,000 s.f. 593 Lakeshore has an area of 6.3 acres (276,190 s.f.) and 601 Lakeshore has an area of 1.8 acres (76,854 s.f.). The current HDS zoning does not adhere to Washoe County lot size standards. The applicant is concurrently submitting a Boundary Line Adjustment application. Post BLA the lot size of 593 would be 6.178 acres (269,104 s.f.) and 601 2.0 acres (87,120 s.f.). These lot sizes will more closely adhere to the proposed HDR County zoning lot size standards.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The subject parcels 593 Lakeshore Blvd (APN 122-100-23) and 601 Lakeshore Blvd (APN 122-100-24) are located approximately .32 miles east of the westerly intersection of Lakeshore Blvd and HWY 28 (see vicinity map).

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
122-100-23	Residential	HDS	6.3	HDR	6.178
122-100-24	Residential	NDS	1.8	HDR	2.0

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	MDS	Residential
South	None	Lake Tahoe
East	HDR	Residential
West	HDS	Residential

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

The subject parcels formerly maintained single family residential units. The former single family residential units have been demolished and the property owner/applicant is in the midst of designing new single family residences for the subject parcels. The slope, vegetation, rock outcroppings and TRPA verified land capability boundaries can be found on the attached site plans. The existing/verified entitlements (ERUs & coverage) that have recently been demolished are documented within the attachments.

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 subject parcels are bordered by Lake Tahoe to the south and Lakeshore Blvd to the north. The vegetation consists primarily of Jeffrey pine, white fir, squaw carpet and greenleaf manzanita. The 593 parcel also has some riparian vegetation (horsetail, juncus, sedge, alder, willows and scattered cottonwoods) abutting the stream channel located on that parcel. The subject parcels have typical backshore soils along the shoreline and high land capabilities 2 , 4 (Qb and Qc unsorted, poorly consolidated granitic alluvium) and 6 (IsD-Inville stony coarse sand loam 2-9 percent slopes).

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

The 593 parcel has both a Stream Environmental Zone (SEZ) and 100/500 year flood plain. The proposed Zoning Amendment will not impact the existing development limitations in these areas.

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

Explanation:

The subject parcels have no known archeological, historic or cultural resources located onsite. The subject parcels are littoral parcels and are located on the shores of Lake Tahoe. The proposed project will not have any impact on the existing shorezone resource. If any project is proposed on the subject parcels that project would need to adhere to TRPA Code Subsection 30.16.

7. 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. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

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

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

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

IVGID Existing Water for demolished residential units.
--

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

NA

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:	Incline General Improvement District

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. 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 and not available, please describe the funding mechanism for ensuring availability of water service:

NA

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:	Incline General Improvement District

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. 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 and 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.

NA

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

The subject parcels are currently single family residential parcels. Following the proposed Zoning Amendment the subject parcels will still be single family residential parcels. That being said, the subject parcels will connect to the regional freeway system via HWY 28 and HWY 431.

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes No

12. Community Services (provided and nearest facility):

a. Fire Station	Mt. Rose Fire Station
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Incline Elementary School
d. Middle School	Incline Middle School
e. High School	Incline High School
f. Parks	Burnt Cedar Beach & Pool
g. Library	Incline Village Library
h. Citifare Bus Stop	Tahoe Area Rapid Transit (TART)

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 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
------------------------------	-----------------------------

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
------------------------------	-----------------------------

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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Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

The property owner/applicant are seeking to have the subject parcels rezoned to adhere to established parcel sizes in Washoe County Development Code Table 110.406.05.1. For additional information please see submittal letter and corresponding attachments.

**Midkiff
& Associates, Inc.**
CONSULTANTS

September 15, 2014

Washoe County
Community Services Department
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

**NEVADA PACIFIC DEVELOPMENT CORPORATION, REGULATORY ZONE AMENDMENT
APPLICATION, 593 AND 601 LAKESHORE BLVD, INCLINE VILLAGE, NEVADA, ASSESSOR'S
PARCEL NUMBERS (APNs) 122-100-23 & 122-100-24**

Dear Washoe County Staff:

The attached Regulatory Zone Amendment application is being submitted for 593 (APN 122-100-23) and 601 (APN 122-100-24) Lakeshore Blvd, Incline Village, Nevada ("subject parcels"). The subject parcels are both owned by the Nevada Pacific Development Corporation ("property owner/applicant"). The application is being submitted on behalf of the property owner by Midkiff and Associates, Inc ("agent").

Project Description

The subject parcels are currently zoned by Washoe County as High Density Suburban (HDS). Per Washoe County Development Code Table 110.406.05.1 and HDS designation has a minimum lot size of 5,000 square feet. Currently, the 593 parcel has an area of 227,190 square feet (6.3 acres) and the 601 parcel has an area of 76,854 square feet (1.8 acres). As is evident, the current HDS zoning does not adhere to Washoe County lot size zoning standards. The proposed Regulatory Zone Amendment and concurrently submitted Master Plan Amendment applications are being submitted to change the zoning to more accurately reflect the zoning established in Table 110.406.05.1.

The property owner is also submitting a Boundary Line Adjustment (BLA) application for the subject parcels. Post-BLA the 593 parcel will have an area of 269,104 square feet (6.178 acres) and the 601 parcel will have an area of 87,120 square feet (2.0 acres). Washoe County Planner, Eva Krause was informed of the proposed concurrent submittal of the Master Plan, Regulatory Zone Amendments and BLA within a July 22, 2014 email. Ms. Krause informed me that these applications could be submitted together.

The applicant is proposing to have the parcels rezoned to High Density Rural (HDR). The proposed HDR zoning for the subject parcels would bring them closer into conformance with the zoning standards set forth in Washoe County Development Code Table 110.406.05.1.

The subject parcels are located in the Tahoe Area Plan. The proposed Regulatory Zone Amendment is permissible within the Tahoe Area Plan. The subject parcels are located in Plan Area Statement (PAS) 037 Lakeview. The proposed Regulatory Zone Amendment is permissible within PAS 037 Lakeview.

I trust the above (and attached) is acceptable. If during your review you require any additional information or have any further questions please do not hesitate to contact me.

Sincerely,

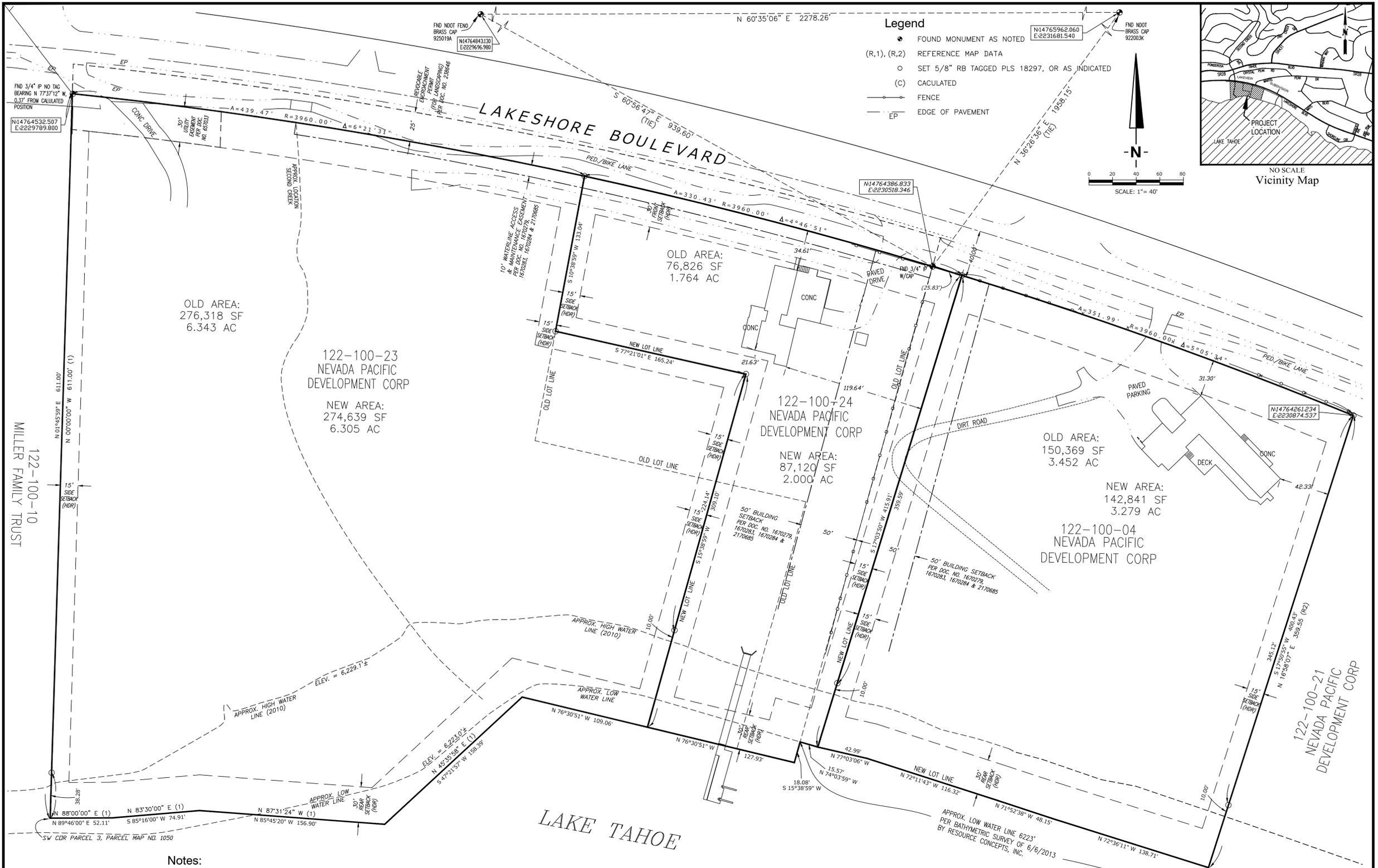


Nicholas D. Exline
Senior Planner, AICP

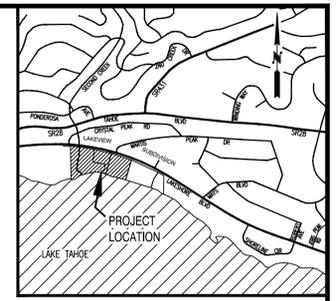
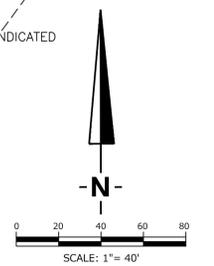
Cc. Nevada Pacific Development Corporation
P.O. Box 4202
Incline Village, NV 89450

Enc.

Amount	Document
1	Submittal Fee (\$2,979)
7	Application w/Signed Notarized Affidavit
7	Proof of Property Tax Payment
7	Labeling Email
7	Title Reports
7	Plan Sheet
1	Digital File



- Legend**
- FOUND MONUMENT AS NOTED
 - (R,1), (R,2) REFERENCE MAP DATA
 - SET 5/8" RB TAGGED PLS 18297, OR AS INDICATED
 - (C) CALCULATED
 - FENCE
 - EP EDGE OF PAVEMENT



OLD AREA:
276,318 SF
6.343 AC

122-100-23
NEVADA PACIFIC
DEVELOPMENT CORP
NEW AREA:
274,639 SF
6.305 AC

OLD AREA:
76,826 SF
1.764 AC

122-100-24
NEVADA PACIFIC
DEVELOPMENT CORP
NEW AREA:
87,120 SF
2.000 AC

OLD AREA:
150,369 SF
3.452 AC

NEW AREA:
142,841 SF
3.279 AC

122-100-04
NEVADA PACIFIC
DEVELOPMENT CORP

122-100-21
NEVADA PACIFIC
DEVELOPMENT CORP

Notes:

- 1) THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 625.340.
- 2) THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH EXISTING ZONING REQUIREMENTS.
- 3) TOTAL NUMBER OF PARCELS BEING ADJUSTED IS THREE (3).
- 4) NO NEW PARCELS ARE CREATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.
- 5) TOTAL AREA SURVEYED = 11.24± ACRES.
- 6) THIS RECORD OF SURVEY SHOW THE BOUNDARY LINE ADJUSTMENT RECORDED IN _____
- THE WASHOE COUNTY RECORDS AS DOCUMENT NO. _____
- 7) THIS RECORD OF SURVEY DOES NOT PURPORT TO SHOW ALL EXISTING EASEMENTS. DUE TO THE AGE OF SOME RECORD DOCUMENTS, EXACT LOCATIONS ARE QUESTIONABLE.



Basis of Bearing

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY ARE THE BEARING BETWEEN NDOT RIGHT-OF-WAY MONUMENTS 925019A AND 922003K WITH THE FOLLOWING NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED IN THE NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94), N 60°35'06" E, 2278.26'

	NORTHING	GRID	GROUND
925019A	NORTHING	14764843.13	14768061.87
	EASTING	2229696.98	2230183.05
922003K	NORTHING	14765962.06	14769181.04
	EASTING	2231681.54	2232168.05

THE GROUND COORDINATES ARE MODIFIED GRID. DIVIDE GROUND COORDINATES BY A COMBINED FACTOR OF 1.00002180 TO OBTAIN GRID COORDINATES. ALL DISTANCES SHOWN ARE GROUND.

References

- (R1) RECORD OF SURVEY MAP #2862, RECORDED APRIL 11, 1995 AS RECORD NO. 1884934, OFFICIAL RECORDS.
- (R2) RECORD OF SURVEY MAP #2721, RECORDED MAY 27, 1994 AS RECORD NO. 1801602, OFFICIAL RECORDS.

APN: 122-100-23
122-100-24
122-100-04

OWNER OF RECORD:
NEVADA PACIFIC DEVELOPMENT CORP
956 LAKESHORE BLVD
INCLINE VILLAGE, NV 89451

PARCEL ADDRESS:
601 &
617 LAKESHORE BLVD
INCLINE VILLAGE, NEVADA

RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR

Nevada Pacific Development Corporation

BEING A PORTION OF SECTION 16 AND 17, T. 16 N., R. 18 E., M.D.M. WASHOE COUNTY, NEVADA

Resource Concepts Inc
Engineering • Surveying • Water Rights
Resources & Environmental Services
www.rci-nv.com

Carson City 340 N. Nevada St. Carson City, NV 89703-4152
Zephyr Cove 2118a Prairie Rd., Ste. 403 Zephyr Cove, NV 89418-8020

PROJ: 13-182.3 DATE: 04-12-14 SHEET 2 OF 2