

Washoe County Parcel Map Review Committee



**COMMUNITY
SERVICES DEPARTMENT**

Tentative Parcel Map WTPM25-0010 (250 Village)

October 9, 2025

To approve a tentative parcel map dividing a 35,980-sf parcel into 3 airspace condominiums with a 23,879-sf common area parcel.

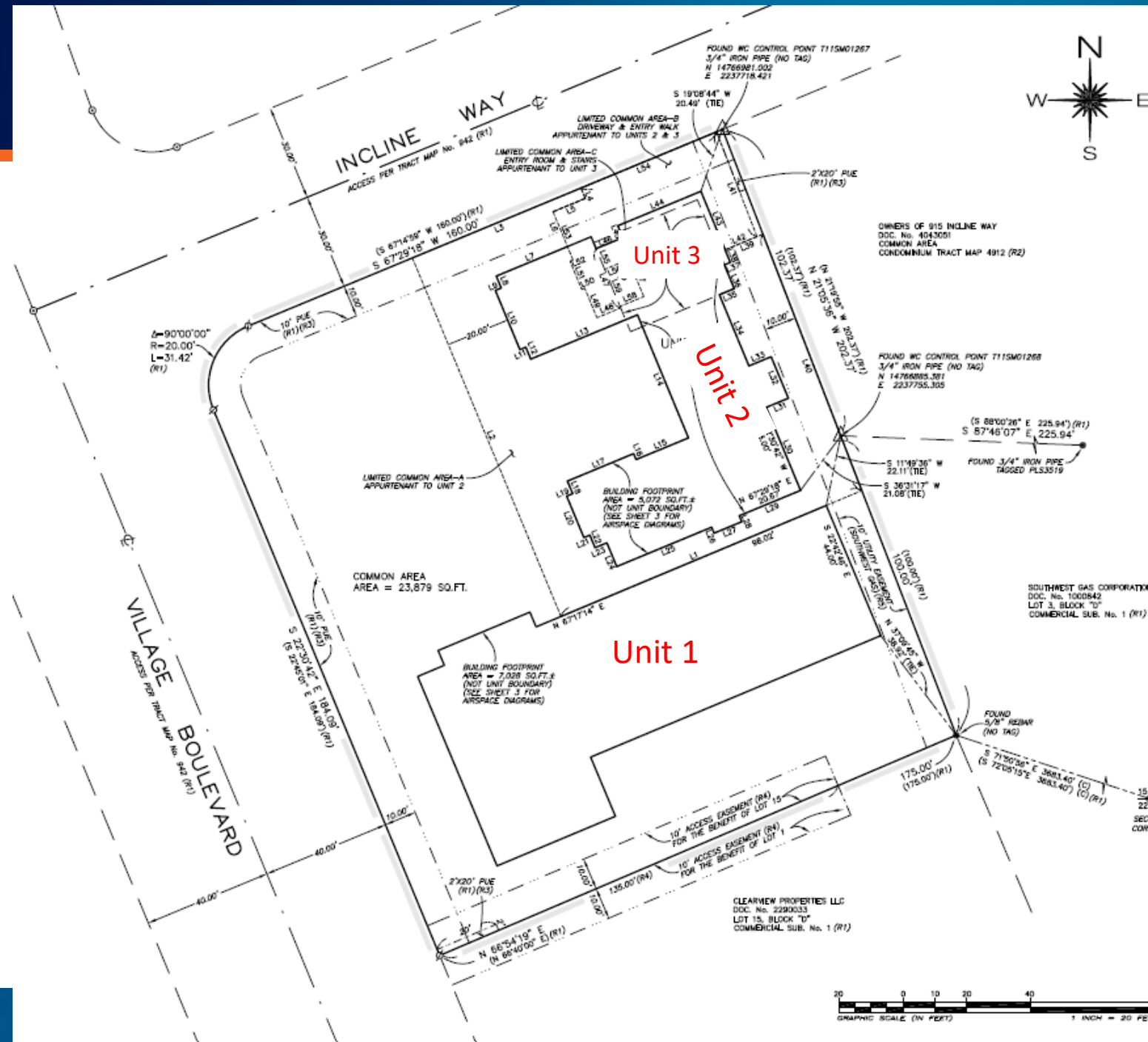
Background

- Tahoe
- 250 Village Blvd
- 35,979 sf (± 0.82 acres)
- Incline Village- Commercial (IV-C)



Site Plan

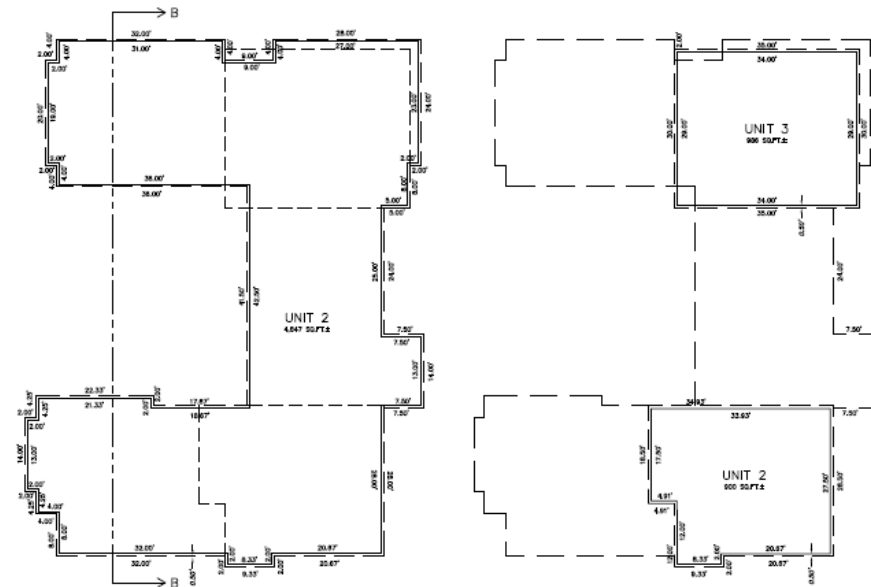
COMMUNITY
SERVICES DEPARTMENT



Airspace Diagrams

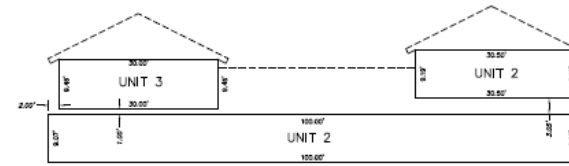


COMMUNITY
SERVICES DEPARTMENT

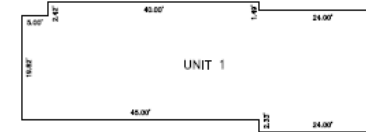


LOWER LEVEL
UNITS 2 & 3

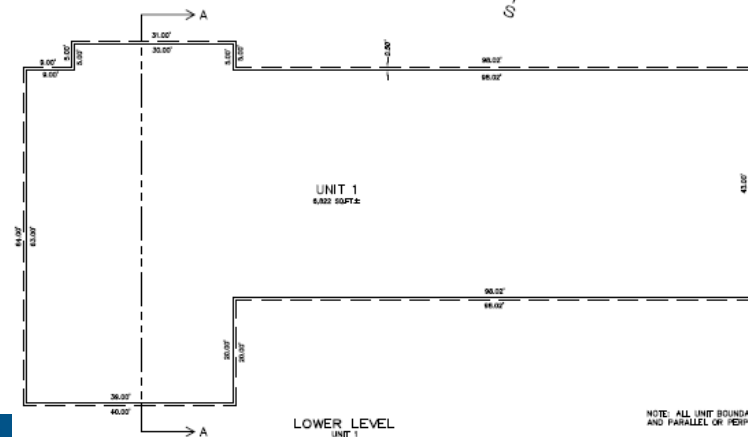
UPPER LEVEL
UNITS 2 & 3



AIRSPACE DIAGRAM
SECTION B-B (UNITS 2 & 3)



AIRSPACE DIAGRAM
SECTION A-A (UNIT 1)



LOWER LEVEL
UNIT 1

NOTE: ALL UNIT BOUNDARY LINES ARE AT 90 DEGREE ANGLES
AND PARALLEL OR PERPENDICULAR TO THE BUILDING ENVELOPE.



FLOORPLAN/AIRSPACE DIAGRAMS

PARCEL MAP 250 VILLAGE A CONDOMINIUM

LOT 1, BLOCK "D", COMMERCIAL SUBDIVISION No. 1,
TRACT MAP No. 942,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 16 NORTH, RANGE 18 EAST, NOW IN THE
UNINCORPORATED TERRITORY OF WASHOE COUNTY, NEVADA.
SCALE: 1" = 10'

ROGER B. LANCASTER, P.L.S. 15960
830 TARGE BLVD. STE. 802-116, INLAND VILLAGE, NV 89444

Tentative Parcel Map Evaluation



COMMUNITY
SERVICES DEPARTMENT

Requirement	Evaluation
Planning Area	Tahoe
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	Incline Village Commercial
Maximum Lot Potential	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85. Maximum dependent on meeting design standards
Number of Lots on Parcel Map	Four lots (4)
Minimum Lot Size Required	No minimum lot size for airspace condominiums
Minimum Lot Size on Parcel Map	N/A
Minimum Lot Width Required	No minimum lot width for airspace condominiums
Minimum Lot Width on Parcel Map	N/A
Development Suitability	No development constraints associated with the location of the new parcels
Hydrographic Basin	Lake Tahoe
Water Service	IVGID
Wastewater Service	IVGID

Tentative Parcel Map Evaluation Cont.



COMMUNITY
SERVICES DEPARTMENT

- Section 110.220.150 Incline Village Commercial Regulatory Zone
Special Policies: “Single family dwellings shall only be allowed in the Incline Village Commercial regulatory zone when they are part of a mixed-use development or when they are affordable housing units.”
- The proposal meets the criteria for a mixed-use development (defined as a mix of residential and non-residential uses) and is allowed to develop single-family dwellings at 1 unit per parcel subject to a special use permit

Staff recommends approval of the Tentative Parcel Map and provides the following possible motion:

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM25-0010 for Hodnefield Community Property Trust, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e).

Thank you

Courtney Weiche, Senior Planner
Washoe County CSD – Planning Division



COMMUNITY
SERVICES DEPARTMENT
