

Oakley, Katherine

From: Greg Erfani <gregtvabod@gmail.com>
Sent: Tuesday, August 5, 2025 3:05 PM
To: Oakley, Katherine; Washoe311; Hill, Alexis; Herman, Jeanne; Clark, Michael; Garcia, Mariluz C.; Andriola, Clara
Cc: Stephanie Lundstrom; Nicholas Saadi; Nick Bartone; Melissa Levy
Subject: MASTER PALN AMENDMENT WMP-A25-0001 APN - 126-420-02

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To All Concerned Parties and the Washoe County Planning Commission,

As President of the Tyrolian Village Association, I respectfully request that APN 126-420-02 be officially designated as a single-family residential lot.

For over 50 years, the Tyrolian Village HOA and its property owners have treated this parcel as part of our single-family residential community. When the current owners purchased the property in 2013, the deed clearly stated that the parcel is part of Tyrolian Village.

Furthermore, per deed documents, the lot owner was granted exemptions in 2018 to both Washoe County and TRPA regulations, allowing for the addition of a garage. These exemptions are only afforded to properties within Tyrolian Village, further reinforcing the parcel's inclusion in our community.

In addition, we request that this APN be formally assigned to the Tyrolian Village Association. Doing so would simplify matters related to insurance, emergency fire access, fire mitigation planning, and water and sewer service coordination.

Thank you for your time and consideration.

Sincerely,
Greg Erfani
President, Tyrolian Village HOA

Oakley, Katherine

From: Stephanie Lundstrom <stephanietvabod@gmail.com>
Sent: Tuesday, August 5, 2025 3:32 PM
To: Washoe311; Hill, Alexis; Herman, Jeanne; Clark, Michael; Garcia, Mariluz C.; Andriola, Clara; Oakley, Katherine
Cc: Greg Erfani; nicholas.saadi@alphenhofmanagement.com; Nick Bartone; melissatvabod@gmail.com
Subject: MASTER PLAN AMENDMENT WMP-A25-0001 APN - 126-420-02

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Dear Washoe County Planning Commission,

As Secretary of the Tyrolian Village Association, I am writing to respectfully request that APN 126-420-02 be officially designated as a single-family residential lot.

For over five decades, this parcel has been treated by our HOA and residents as part of the Tyrolian Village single-family community. When the current owners purchased the property in 2013, the deed clearly reflected that it belonged within Tyrolian Village.

Additionally, in 2018, the property was granted exemptions from both Washoe County and TRPA regulations to allow for the addition of a garage—exemptions that are only extended to properties within our HOA. This further confirms the parcel's standing as part of our neighborhood.

We also ask that this APN be formally assigned to the Tyrolian Village Association. Doing so would greatly simplify coordination for insurance, fire safety and mitigation efforts, emergency access, and utility services like water and sewer.

Thank you for your time and thoughtful consideration.

Warm regards,

Stephanie Lundstrom
Secretary, Tyrolian Village HOA

Oakley, Katherine

From: Washoe311
Sent: Wednesday, August 6, 2025 8:51 AM
To: Planning Counter
Subject: FW: Tahoe area plan amendments

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: kristina hill <tahoehills@att.net>
Sent: Tuesday, August 5, 2025 4:38 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Tahoe area plan amendments

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Dear Planning Commission,

As a former TRPA planner and Chairman of the Washoe County Board of Adjustment as well as a current full-time resident of Tyrolian Village Association, I respectfully request that APN 126-420-02 be officially designated as a single-family residential lot.

For over 50 years, the Tyrolian Village HOA and its property owners have treated this parcel as part of our single-family residential community. When the current owners purchased the property in 2013, the deed clearly stated that the parcel is part of Tyrolian Village.

Furthermore, per deed documents, the lot owner was granted exemptions in 2018 to both Washoe County and TRPA regulations, allowing for the addition of a garage. These exemptions are only afforded to properties within Tyrolian Village, further reinforcing the parcel's inclusion in our community.

In addition, we request that this APN be formally assigned to the Tyrolian Village Association. Doing so would simplify matters related to insurance, emergency fire access, fire mitigation planning, and water and sewer service coordination.

Thank you for your time and consideration.

Sincerely,

Kristina Hill

1357 Zurich Lane

Sent from my iPhone