

January 7, 2022

Notice of Neighborhood Meeting

Re: Proposed Forty-Unit Residential Condominium Project – Nine 47 Tahoe.

Dear Neighbor:

I would like to invite you to attend a meeting to discuss the approval of a new 40-unit residential condominium project at 941 and 947 Tahoe Boulevard in Incline Village. The project site consists of two parcels comprised of approximately two acres of land bordered by Tahoe Boulevard to the north, Southwood Boulevard to the east and developed commercial properties to the west and south. The properties were previously developed with a service station and restaurant. The project is located in Special Area No. 1 of the Tahoe Area Plan's Incline Village Commercial Regulatory Zone ("IVC Regulatory Zone") which has a Town Center Overlay.

Multiple-family dwelling (MFD) is an allowed use in Special Area No. 1 with a minimum density of 15 units per acre and a maximum density of 25 units per acre. For the two-acre site, the minimum and maximum MFD densities are 30 units and 50 units, respectively. As an allowed use, the MFD project requires an Administrative Permit which may be issued by the Washoe County Director of Planning or his/her designee after notice to affected property owners. To subdivide the project into individual air space condominiums that may be separately sold and owned, the Washoe County Planning Commission must approve a Tentative Subdivision Map at a public hearing.

We understand that there will be questions, comments and concerns about how this project may impact your neighborhood. The purpose of this meeting is to answer those questions prior to Washoe County's approval of the project.

The neighborhood meeting is scheduled to be held on the following date and time:

What: Neighborhood Meeting for Proposed Residential Condominium Project and Subdivision
Where: The Chateau at Incline Village – 955 Fairway Blvd, Incline Village, NV 89451
Date: Monday, January 24, 2022
Time: 5:30 p.m. – 6:30 p.m.

We welcome you to attend and ask questions about this project. However, if you are unable to attend the meeting and would like to discuss the project further, please feel free to contact Chuck Butler at 214-269-3404 or at cbutler@palominocap.com with any questions, comments or concerns regarding the provided application information prior to the meeting. You can also contact the Washoe County staff planner for the project, Courtney Weiche, at (775) 328-3608 or by e-mail at CWeiche@washoecounty.gov.

Sincerely,

Chuck Butler, Manager
PAL CAP FFIF TAHOE 1 LLC

cc: Courtney Weiche, Washoe County

PROJECT LOCATION MAP

