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Both 611 Highway 50 and 624 Lakeview Drive are located in Special Area #1 of TRPA Plan Area Statement 067 – Marla Bay/Zephyr Heights.

Below are all the permissible uses listed for this area, followed by TRPA definitions of the permissible tourist accommodation and commercial uses. The density allowance is also noted where applicable.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area

Residential - Single family dwelling (A) (one unit per parcel)

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), and day care centers/pre-schools (S).

Recreation - Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and 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), and runoff control (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1:

Tourist Accommodation - Hotel, motel and other transient dwelling units (S).

Commercial - Eating and drinking places (A), food and beverage retail stores (A), general merchandise stores (S), professional offices (A), and personal services (S)

Definitions of Permissible Tourist Accommodation and Commercial Uses per TRPA Code Table 21.4-A:

Hotel, motel, and other transient dwelling units (S): Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include “Bed and Breakfast Facilities” or “Vacation Rentals.”

Density Allowance: According to the TRPA Plan Area Statement, up to 40 units per acre are allowed if less than 10% of the units have kitchens; and up to 15 units per acre are allowed if 10% or more of the units have kitchens.

611 Highway 50 (0.22 acres): 8 units if less than 10% have kitchens; and 3 units if 10% or more units have kitchens

624 Lakeview Drive (0.43 acres): 17 units if less than 10% have kitchens; or 6 units if 10% or more units have kitchens

Eating and drinking places (A): Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.

Food and beverage retail stores (A): Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. The use includes establishments such as grocery stores, convenience stores, and liquor stores. Such establishments may include no more than two gas pumps as an accessory use.

General merchandise stores (S): Retail trade establishments such as department stores, variety stores, drug and discount stores, and general stores engaged in retail sales of one or more lines of new and used merchandise, including: dry goods, apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. The use also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florist and house plant stores; cigar and newsstands;

artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is accessory to retail sales); and other miscellaneous retail shopping goods.

Personal services (S): Establishments primarily engaged in providing non-medical services generally involving the care of persons, such as: beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors, cemetery real estate sales and related facilities; offsite rental of sporting equipment; and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.

Professional offices (A): A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; accounting, auditing, and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; employment, stenographic, secretarial, and word processing services; off premise concessions (OPC); reporting services; data processing and computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.

A preliminary meeting with TRPA staff is recommended to evaluate project feasibility.