

Dear Property Owner,

You are invited to attend a neighborhood meeting to discuss 250 Village Blvd, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

5:30-6:30 PM on Monday March 28th 2022

Incline Village Library Meeting Room; 845 Alder Avenue, Incline Village, NV 89541

This project is located at 250 Village Blvd, Incline Village, NV 89451, parcel # 132-232-01. This proposed project entails renovating the existing commercial 10,000 sf building into (3) 800sf retail/commercial spaces on the ground level facing the street and (3) additional 800sf professional office spaces on the second level. (4) deed restricted, affordable residential units will be added along with (4) market rate residential units. A third level and roof deck will be added to the current two story building as well. All the units, including the commercial, would be subdivided into condominiums. The proposed building height will be approximately 40 ft from the lowest point of grade to the highest ridge. This project is in the Tahoe Area plan – Incline Village commercial area which provides multi-family, single-family, retail/commercial and professional office uses. The multi and single-family components are special use. The building and design including the site layout will incorporate the design standards and guidelines developed as part of the Tahoe Area Plan including a sidewalk along the street frontage.

If you have any questions about the meeting or would like to discuss the proposed development project, please contact:

Phil GilanFarr at phil@gilanfarrarchitecture.com or 775.831.8001

This is not a public hearing, and public officials will not be present. If you have any questions regarding meeting requirements, please contact the Washoe County Planning Division at planning@washoecounty.gov or (775)328-6100.

To review information about the neighborhood meetings, please visit <https://neighborhood-washoe.hub.arcgis.com/>