Incline Village General Improvement District

Beach House and Guard Shack Project

967 Lakeshore Blvd., Incline Village, NV

TRPA File # ERSP2025-1343

TRPA Governing Board Meeting

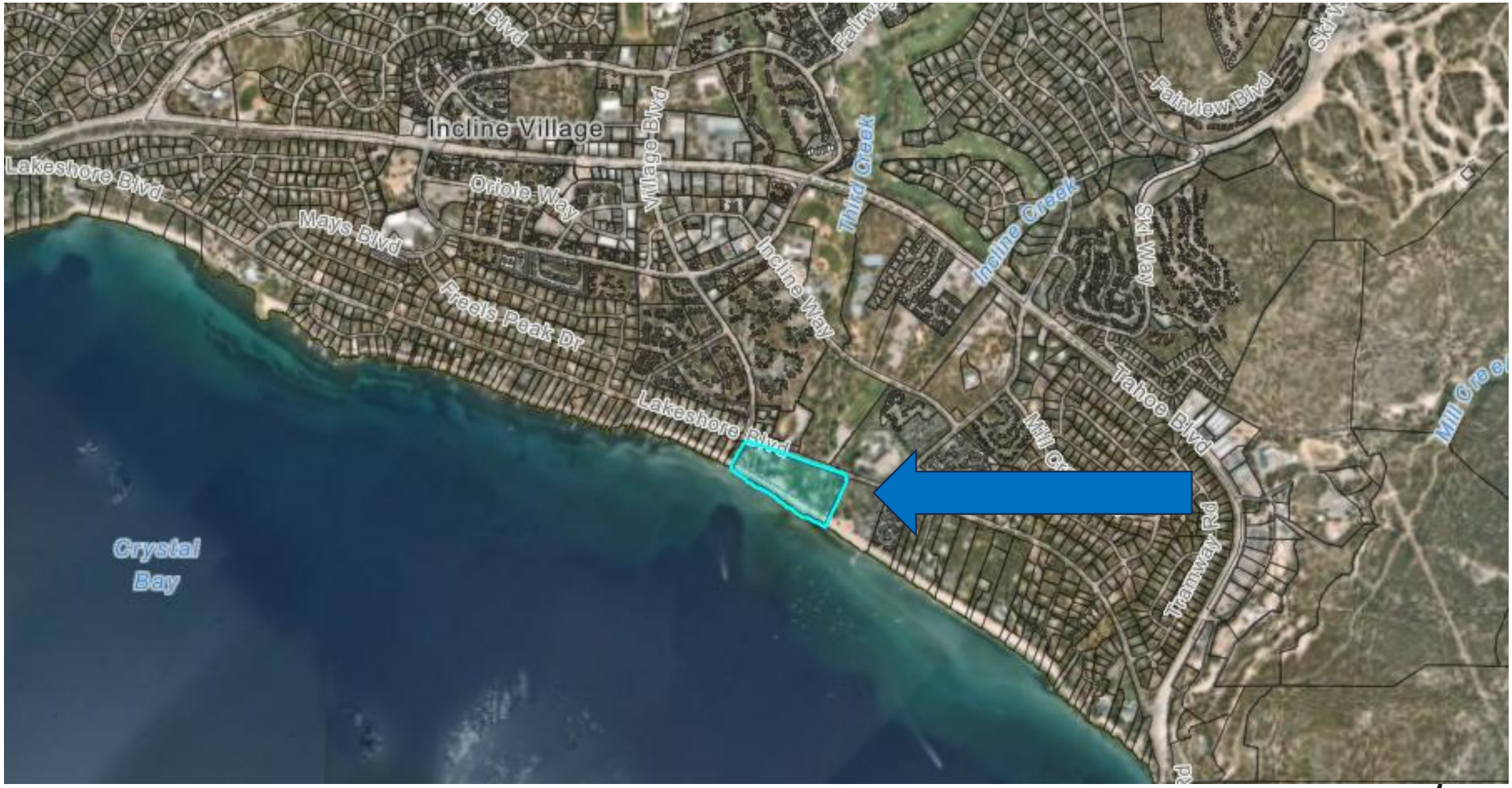
Agenda Item # ____

March 25, 2026

55 YEARS TAHOE REGIONAL PLANNING AGENCY

Proposed Project

The Incline Village General Improvement District (IVGID) is requesting approval of a project that includes the demolition of the existing beach house (concession/bathroom) and one of two guard shacks and construction of a new beach house (concession/bathroom), guard shack, bar, and covered bandstand at Incline Beach, 967 Lakeshore Boulevard, Washoe County, Nevada.



Location Map

Incline Beach, 967 Lakeshore Blvd., Incline Village, NV

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Existing Guard Shack and Beach House

View from Lakeshore Boulevard

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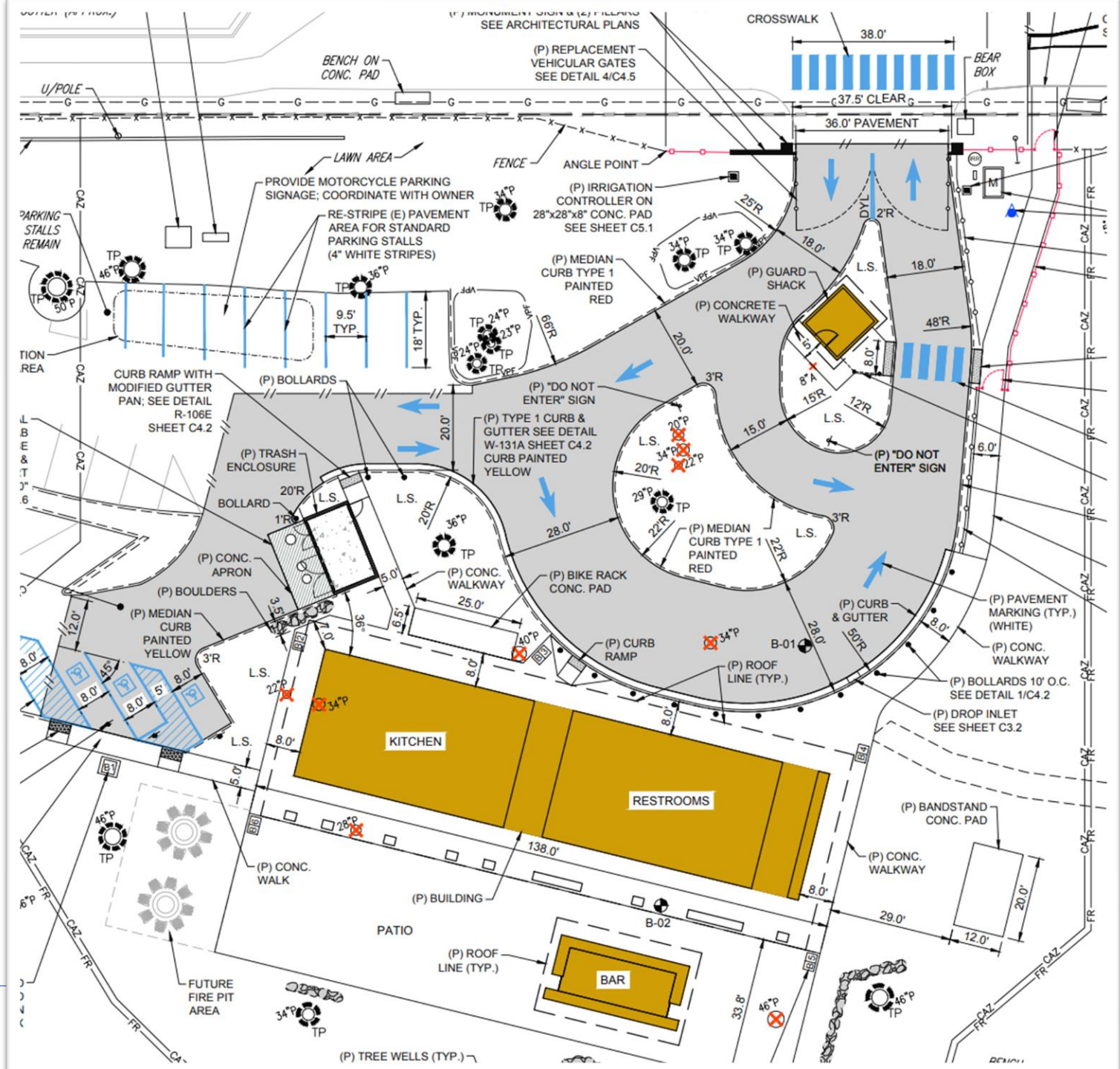
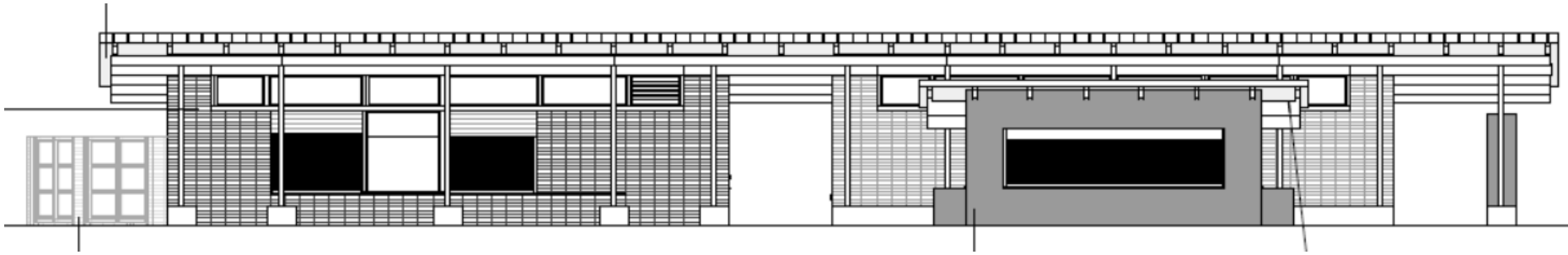
Site Plan

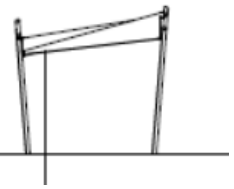

SEE ARCHITECTURAL PLANS
CROSSWALK
38.0'
BENCH ON CONC. PAD
(P) REPLACEMENT VEHICULAR GATES SEE DETAIL 4/C4.5
BEAR BOX
U/POLE
37.5' CLEAR
36.0' PAVEMENT
LAWN AREA
FENCE
ANGLE POINT
PROVIDE MOTORCYCLE PARKING SIGNAGE; COORDINATE WITH OWNER
(P) IRRIGATION CONTROLLER ON 28"x28"x8" CONC. PAD SEE SHEET C5.1
RE-STRIPE (E) PAVEMENT AREA FOR STANDARD PARKING STALLS (4" WHITE STRIPES)
(P) MEDIAN CURB TYPE 1 PAINTED RED
(P) GUARD SHACK
(P) CONCRETE WALKWAY
CURB RAMP WITH MODIFIED GUTTER PAN; SEE DETAIL R-106E SHEET C4.2
(P) BOLLARDS
(P) "DO NOT ENTER" SIGN
(P) TYPE 1 CURB & GUTTER SEE DETAIL W-131A SHEET C4.2 CURB PAINTED YELLOW
(P) TRASH ENCLOSURE
BOLLARD
(P) CONC. APRON
(P) BOLLARDS
(P) MEDIAN CURB PAINTED YELLOW
(P) BIKE RACK CONC. PAD
(P) CONC. WALKWAY
(P) CURB RAMP
(P) CURB & GUTTER
(P) PAVEMENT MARKING (TYP.) (WHITE)
(P) BOLLARDS 10' O.C. SEE DETAIL 1/C4.2
(P) DROP INLET SEE SHEET C3.2
KITCHEN
RESTROOMS
(P) ROOF LINE (TYP.)
(P) BANDSTAND CONC. PAD
(P) CONC. WALK
(P) BUILDING
PATIO
BAR
FUTURE FIRE PIT AREA
(P) TREE WELLS (TYP.)

Elevations

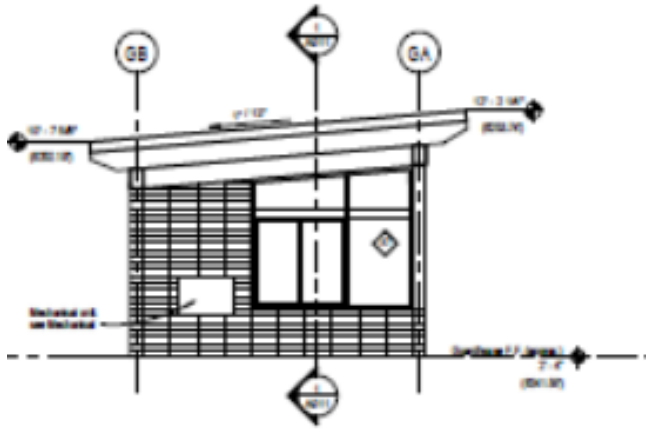
Beach House



Bandstand



Guard Shack



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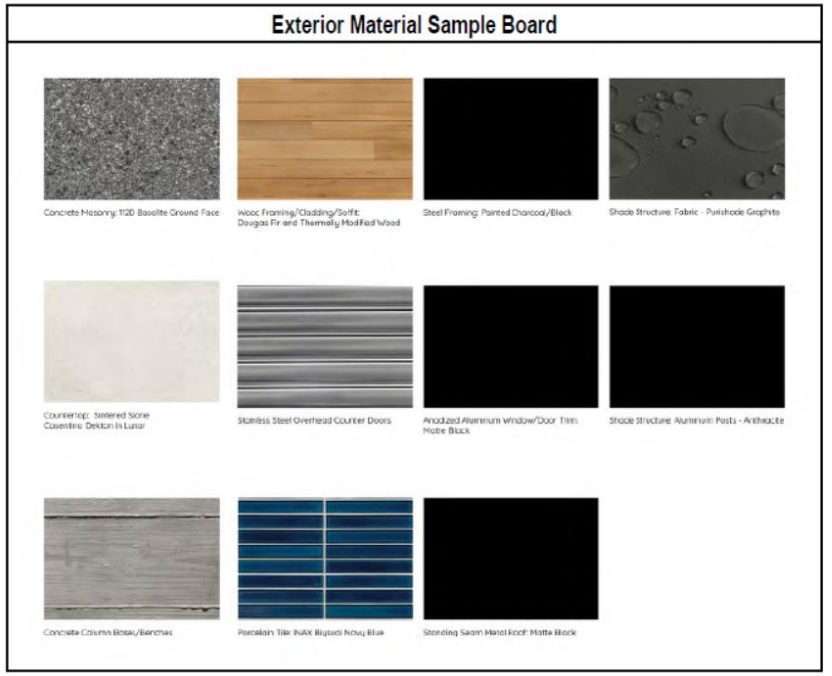
Colors and Materials



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View from Lake Tahoe

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TRPA Review & Findings

Review:

- Height
- Materials/Colors
- Design
- Scenic
- Noise
- Coverage
- Vehicle Miles Traveled (VMT)
- People at One Time (PAOT)

Findings:

- Regional Plan
- Environmental Thresholds
- Washoe County Tahoe Area Plan – Incline Village Tourist Special Area #1
- TRPA Code

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Public Comment

Issues	Response
Design of Buildings	Comply with Design Guidelines
Cost of Project	IVGID Board Issue
Beach Access	No Change

Staff Recommendation

- Make the required findings, including a finding of no significant effect with mitigation
- Approve the project subject to the conditions in the permit
- Voting thresholds:
  - at least 5 affirmative votes from NV members
  - at least 9 affirmative votes overall

Governing Board Deliberation

Motions

1) A motion to approve the required findings, including a finding of no significant effect; and

2) A motion to approve the proposed project subject to the conditions in the draft permit.