TAHOE REGIONAL PLANNING AGENCY

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March 3, 2025

Kevin Agan
Agan Consulting Corporation
P.O. Box 9180
Incline Village, NV 89450

Sent via email to: kevin@aganconsulting.com

DENIAL OF MOODY BOATRAMP/PIER CONVERSION AND TRANSFER PROJECT, 181 YELLOW JACKET ROAD, DOUGLAS COUNTY, NEVADA; ASSESSOR'S PARCEL NUMBERS (APN) 1418-10-401-004, TRPA FILE NUMBER ERSP2023-1834

Dear Mr. Agan,

On February 21, 2024, I was assigned a project application submitted by you that includes a request to transfer a banked boat ramp on APN 1418-34-310-013 (ref. ERSP2020-1413) to the parcel located at 181 Yellow Jacket Road, Glenbrook, Douglas County, Nevada (APN 1418-10-401-004) and conversion to a single-parcel pier. The banked boat ramp is located in Scenic Shoreline Travel Route 27, Lincoln Park, which is a non-attainment scenic area, and the subject site (location of the proposed single-parcel pier) is located in Scenic Shoreline Travel Route 26, Cave Rock, which is also a non-attainment scenic area.

As you are aware, on March 27, 2024, I sent you an email letting you know that the boat ramp conversion to a pier and transfer to the subject site is prohibited under the Tahoe Regional Planning Agency (TRPA) Code because the properties are not in the same scenic unit and the receiving parcel is in a non-attainment scenic unit (refer to TRPA Code, Sections 84.5.3.F and 84.4.3.G.1). In the email, I asked if you would like to withdraw the application.

On March 28, 2024, you sent a response to my email that said "Stay tuned for a response……"

Since you have not submitted a request to withdraw the application and the proposed project application cannot be approved pursuant to TRPA Code, Sections 84.5.3.F and 84.4.3.G.1, the Agency is denying the above referenced application.

If you should wish to appeal this decision, you must file a complete appeal application within 21 days from the date of this letter.

Sincerely,

Brandy McMahon

Brandy McMahon, AICP
Principal Planner

cc Ernest W. Moody, Trustee
175 East Reno Avenue, Suite C6
Las Vegas, NV 89119