



Nevada Division of  
**STATE LANDS**

STATE OF NEVADA  
Department of Conservation & Natural Resources

Steve Sisolak, *Governor*

Jim Lawrence, *Acting Director*

Charles Donohue, *Administrator*

September 21, 2022

Mr. Brad Underwood  
Director of Public Works  
Incline Village General Improvement District  
1220 Sweetwater Way  
Incline Village, Nevada 89451

**Re: Fiscal Year 2022 (July 1, 2021 – June 30, 2022) IVGID land coverage report.**

Dear Mr. Underwood:

Per the Policies and Procedures for the Management, Sale and Transfer of Coverage owned by the Incline Village General Improvement District (IVGID), the following is a summary of the activities for the Fiscal Year July 1, 2021 to June 30, 2022.

- I. Transactions Closed
- II. Transactions in Process
- III. Miscellaneous Items
- IV. Tracking Chart for Class 4 and 6 Potential Coverage (Exhibit A)
- V. Tracking Chart for Class 1a Potential Coverage (Exhibit B)

I. Transactions Closed:

There were nine (9) transactions that closed between July 1, 2021 and June 30, 2022:

1. On **September 21, 2021**, a transaction was finalized involving the sale of **1200 square feet of Class 6, Potential** land coverage to the Klinger Living Trust dated October 22, 2008, to provide the additional coverage required as one of the conditions for TRPA permit ERSP2021-0656 to authorize a teardown of an existing single-family dwelling and the rebuild of a new single-family dwelling located at 1055 Tiller Drive, Incline Village, NV 89451 in Washoe County APN 130-201-11.

2. On **November 5, 2021**, a transaction was finalized involving the sale of **117 square feet of Class 4, Potential** land coverage to Kuchulis 2013 Family Trust as required as one of the conditions for TRPA permit **ERSP2021-0090** to authorize an addition/modification to an existing single-family residence to include the expansion of the existing garage, and the expansion of living space and decks located at 580 Valley Drive, Incline Village, NV 89451 in Washoe County APN 125-502-05.
3. On **December 10, 2021**, two transactions were finalized involving the sale of **3,005 and 1,262 square feet of Class 1a, Potential** land coverage to EVC Incline Village, LLC., to provide the additional coverage required as one of the conditions for TRPA permit **ERSP2021-0546** to authorize a commercial redevelopment project on a two-parcel project area. The existing commercial and residential buildings will be demolished, and a new **10,800 square foot commercial building** constructed. One freestanding sign and two building signs are included as part of the project, as well as parking, landscaping, and a stormwater infiltration system located at 869 and 873 Tahoe Blvd, Incline Village, NV 89451 in Washoe County APNs 132-240-20 & 132-240-21.
4. On **December 20, 2021**, a transaction was finalized involving the sale of **3,840 square feet of Class 1a, Potential** land coverage to Sun Dog, LLC., to provide the additional coverage required as one of the conditions for TRPA permit **ERSP2018-1321-01** to authorize the construction of a swimming pool, pool deck, accessory building, mechanical building, pathways, and other miscellaneous improvements that are accessory to an existing single-family residence located at 230 Estates Drive, Incline Village, NV 89451 in Washoe County APN 130-163-27.
5. On **April 15, 2022**, a transaction was finalized involving the sale of **1,560 square feet of Class 1a, Potential** land coverage to Terry and Sarah Alsberg as required as one of the conditions for TRPA permit **ERSP2019-0702** to authorize the construction of a new single-family dwelling in Incline Village located at 1034 Tomahawk Trail, Incline Village, NV 89451 in Washoe County APN 130-083-06.
6. On **June 15, 2022**, a transaction was finalized involving the sale of **6,860 square feet of Class 6, Potential** land coverage to Tahoe Forest Hospital District as required as one of the conditions for TRPA permit **ERSP2021-0954** to authorize the construction of a new parking area with all required stormwater Best Management Practices (BMPs) at the existing Incline Village Community Hospital site located at 880 Alder Avenue, Incline Village, NV 89451 in Washoe County APN 132-011-07. Per the NDSL/IVGID Interlocal Contract, transfers of land coverage above 4,999 square feet shall be appraised by IVGID and approved by the IVGID Board of Trustees. The cost of the appraisal was reimbursed to IVGID by the buyer.

- 7. On **June 17, 2022**, a transaction was finalized involving the sale of **2,969 square feet of Class 1a, Potential** land coverage to **Richard and Wendy Aronwald Trust**, dated **October 6, 2021** as required as one of the conditions for **TRPA permit ERSP2021-1900** to authorize the construction of a new single-family dwelling on a vacant lot in **Incline Village Zone #4 of the Washoe County Tahoe Area Plan** located at 606 Doeskin Court, Incline Village, NV 89451 in Washoe County APN 125-511-05.
- 8. On **June 22, 2022**, a transaction was finalized involving the sale of **1,600 square feet of Class 1a, Potential** land coverage to **K2 Holdings, LLC**. as required as one of the conditions for **TRPA permit ERSP2022-0116** to authorize the construction of a new single-family dwelling located at 1065 Lucerne Way, Incline Village, NV 89451 in Washoe County APN 126-084-07.

II. Transactions in Process:

There are currently no transactions in process.

III. Miscellaneous Items:

Presently, the remaining balance of Class 4 and 6 Potential land coverage is calculated to be 16,952 square feet and the remaining balance of Class 1a Potential land coverage is 5,720 square feet. NDSL continues to receive regular inquiries regarding the purchase of land coverage in Washoe County for the Incline Village Hydrologic Zone.

IV. Please see Exhibit A Tracking Chart of Class 4 and 6 Coverage.

V. Please see Exhibit B Tracking Chart of Class 1a Coverage.

If you have any questions regarding this report, please feel free to contact me at (775) 684-2735.

Sincere Regards,



Sherri Barker  
State Land Agent III  
Nevada Division of State Lands

CC: Charles Donohue, Administrator and State Land Registrar, Nevada Division of State Lands  
Ellery Stahler, Deputy Administrator, Nevada Division of State Lands  
Meredith Gosejohan, Tahoe Program Manager, Nevada Division of State Lands

Exhibit A

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
TRACKING CHART FOR CLASS 4 AND 6 POTENTIAL COVERAGE**

Standing Parcel APNs 131-240-02, 131-012-07, and 131-100-01

Number	APPLICANT		WAITING LIST		PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE PER SF	TOTAL PURCHASE PRICE	MISC. AGREEMENT FEES COLLECTED (\$100 per transferred)	INCL. Application Fee	NET TO IVGD	Balance \$1000 SF
	Name D-Owner/Agent	Date In System	Receiving FALSE	Class	Sq. Ft. Coverage	Expiration Date	Sq. Ft. Coverage	GOE Date						
1	O-SBC Nevada's Bell	6/4/2003	Co. Right-of-Way, adjacent to APN 130-050-02	4			18	9/9/2003	18	\$27.00	\$486.00	\$18.00	\$468.00	43,880
2	O-N. Lake Tahoe Fire Protection Dist.	9/15/2003	132-223-01, 04, 0	6			17,406	9/7/2004	17,406	\$15.67	\$272,752.00	\$17,406.00	\$255,928.50	32,570
3	O-Washoe County Maintenance Station	12/8/2003	124-032-34	4			2,999	8/30/2004	2,999	\$22.00	\$65,978.00	\$2,999.00	\$62,979.00	30,577
4	O-Washoe County New Library	2/20/2004	132-125-04	6			19,703	1/26/2005	19,703	\$14.76	\$291,210.00	\$19,703.00	\$269,032.90	9,374
5	O-Robert Plummer Trust, A-Dave Shelton	6/22/2004	122-126-11	6			906	8/26/2004	906	\$25.00	\$22,650.00	\$906.00	\$21,744.00	5,969
6	O-Rye	5/19/2005	125-492-10	6			39	7/12/2005	39	\$27.00	\$1,053.00	\$39.00	\$1,014.00	3,343
7	O-Schmid/Benger	5/16/2005	125-231-19	6			48	9/8/2005	48	\$27.00	\$1,296.00	\$48.00	\$1,248.00	33,979
8	O-J. Meyers	3/6/2006	125-051-05	4			1,204	4/27/2006	1,204	\$25.00	\$30,100.00	\$1,204.00	\$28,896.00	32,657
9	O-Piccini	3/11/2006	122-122-11	4			102	9/8/2006	102	\$27.00	\$2,754.00	\$102.00	\$2,652.00	32,570
10	O-North Tahoe Community Church *	6/22/2007	130-050-01	**4, 8, 6			7,395	9/27/2007	7,395	\$15.29	\$115,069.55	\$14,789.00	\$100,280.55	26,191
11	A-Hill Planning O-WCSD	12/19/2007	132-012-05	6			20,302	4/29/2008	20,302	\$17.90	\$363,405.80	\$20,302.00	\$161,400.90	15,029
12	A-Sue Yareg O-Joni Amy Smiths	7/24/2008	130-189-12	6			205	08/11/08	205	\$25.00	\$5,125.00	\$205.00	\$2,370.00	14,930
13	O-Ridgeview Estates, LLC	11/6/2008	125-162-18	6			24	12/8/2008	24	\$27.00	\$648.00	\$24.00	\$390.00	14,514
14	A-Kevin Agan O-Richard & Lisa Andriano	9/23/2008	131-211-10	4			226	7/28/2009	226	\$25.00	\$5,650.00	\$226.00	\$2,645.00	14,799
15	A-Kevin Agan O-Stevan & Lynn Berardo	7/21/2010	131-221-01	4			9	1/19/2011	9	\$27.00	\$243.00	\$9.00	\$128.00	14,597
16	A-Gary Taylor O-Frank Deber	4/15/2013	122-132-22	4			267	5/30/2013	267	\$25.00	\$6,675.00	\$267.00	\$3,093.00	11,660
17	A-Jason Hummel O-Bairry	9/6/2013	125-132-06	4			391	9/27/2013	391	\$25.00	\$7,525.00	\$391.00	\$3,474.00	14,519
18	A-Kevin Agan O-Lonnie Peltas	9/25/2013	122-251-10	6			1,019	12/31/2013	1,019	\$25.00	\$25,475.00	\$1,019.00	\$11,731.00	13,969
19	O-Manuel and Mary Jo Stan	3/27/2014	126-170-02	6			76	6/5/2014	76	\$27.00	\$2,052.00	\$76.00	\$950.00	13,967

Exhibit A

20	C-Loan and Debit Amort	1/2/2015	125-291-18	4	298	2/23/2016	149	7/23/2016	\$25.00	\$7,450.00	\$298.00	\$250.00	\$3,427.00	23,817
21	MGID (request coverage from bank)	7/24/2017	127-430-31	6	13,485		13,485		\$0.00		\$0.00	\$0.00	\$0.00	26,877
22	AV Energy	5/7/2018	125-253-02	4	71	5/18/2018	36	5/18/2018	\$27.00	\$1,917.00	\$71.00	\$250.00	\$687.50	25,191
23	C-Ryan Mitchell	8/6/15/18	125-482-33	4	84	8/27/2018	42	8/27/2018	\$27.00	\$2,268.00	\$84.00	\$250.00	\$1,092.00	23,769
24	C-Jonathan Sebar	8/4/18/19	125-223-12	6	466	07/26/18	233	7/26/2018	\$25.00	\$11,050.00	\$233.00	\$250.00	\$5,682.00	25,805
25	C-Brent J. Robinson Trust	8/4/18/19	130-312-14	6	644	05/15/19	322	5/15/2019	\$25.00	\$16,100.00	\$644.00	\$250.00	\$7,406.00	31,622
26	C-Stuart Lanehome Residence Trust, AF Ayan	8/6/12/19	130-312-14	6	662	09/27/19	331	9/27/2019	\$25.00	\$16,550.00	\$662.00	\$250.00	\$7,613.00	24,853
27	D-MGID (purchase of their own coverage) Cost to MGID \$1.00 per SF	03/05/20	127-940-07	6	1342	05/28/20	1342	5/28/2020	\$1.00	\$0.00	\$1,342.00	\$250.00	\$0.00	23,763
28	C-Incline Center LLC/AV Energy	07/29/20	132-312-92	4	120	03/16/21	60	3/16/2021	\$27.00	\$1,620.00	\$120.00	\$250.00	\$1,800.00	22,963
29	C-Kingery Living Trust, dated October 22, 2008	03/10/21	130-201-11	6	1280	09/21/21	600	9/21/2021	\$25.00	\$30,000.00	\$1,200.00	\$250.00	\$13,800.00	22,263
30	Kuchulis, 2013 Family Trust	07/05/21	125-502-06	4	117	10/05/21	59	11/05/21	\$27.00	\$1,159.00	\$117.00	\$250.00	\$1,476.00	22,202
31	Sun Dog LLC	11/15/21	130-162-27	6	3,940	11/15/21	1,920	12/20/2021	\$20.00	\$76,800.00	\$3,840.00	\$250.00	\$34,560.00	20,382
32	Yahoe Forest Hospital District	2/28/2022	132-011-07	6	6000	6/15/2022	3430	6/15/2022	N/A	\$51,250.00	\$6,380.00	\$250.00	\$44,396.00	16,952
Total Remaining Coverage														16,952

\*A portion the square footage sold came from the Nevada Land Bank

Exhibit B

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
TRACKING CHART FOR CLASS 1a POTENTIAL COVERAGE**

Sending Parcels APNs: 125-030-09 and 125-030-06

Number	Name	Date In System	Receiving Site APN	Class	PURCHASE AGREEMENT		Date	Sq. Ft. Coverage	SQ. FT. COVERAGE TRANSFERRED	PRICE PER SF	MGID TOTAL PURCHASE PRICE	MGID ELEMENT	MOBL. ELEMENT	MOBL. Application Fee	NET TO MGID
					Sq. Ft. Coverage	DOE Date									
1	O-Owner/Agent O- Niran & Norma Shah	7/13/2003	125-221-08	1a	1,438	9/7/2004	1,438	337.50	9/7/2004	\$37.50	\$53,862.50	\$1,438.00	\$1,438.00	\$250.00	\$52,522.50
2	O- Lyro & Melody Felberly	3/1/2004	126-470-08	1a	1,893	8/31/2004	1,893	337.50	8/31/2004	\$33.50	\$63,346.50	\$1,893.00	\$1,893.00	\$250.00	\$61,457.00
3	A- Stephen Kacyra, O- Ben and Barbara Kacyra	3/4/2004	125-211-06	1a	3,768	7/9/2004	3,768	334.48	7/9/2004	\$34.48	\$129,920.64	\$3,768.00	\$3,768.00	\$250.00	\$126,152.00
4	A- Stephen Kacyra, O- KGH	3/4/2004	125-211-07	1a	96	7/9/2004	96	340.00	7/9/2004	\$40.00	\$3,840.00	\$96.00	\$96.00	\$250.00	\$3,744.00
5	O- Walter & Nancy Simak	7/1/2004	125-562-09	1a	1,729	11/2/2004	1,729	333.50	11/2/2004	\$33.50	\$57,971.50	\$1,729.00	\$1,729.00	\$250.00	\$56,192.50
6	O- John Hehn	7/7/2004	122-125-05	1a	2,616	6/8/2005	2,616	333.50	6/8/2005	\$33.50	\$87,636.00	\$2,616.00	\$2,616.00	\$250.00	\$85,020.00
7	O- Richard Hanson	5/24/2006	125-286-07	1a	63	6/13/2006	63	340.00	6/13/2006	\$40.00	\$2,520.00	\$63.00	\$63.00	\$250.00	\$2,457.00
8	A- Gary Taylor O- George Kleinman	1/11/2007	125-181-16	1a*	863	2/20/2008	834	337.50	2/20/2008	\$37.50	\$16,275.00	\$868.00	\$868.00	\$250.00	\$15,407.00
9	D- Ridgeway Estates, LLC	5/12/2008	125-162-19	1a*	65	4/18/2008	33	340.00	4/18/2008	\$40.00	\$1,320.00	\$65.00	\$65.00	\$100.00	\$1,255.00
10	A- Hill Planning O- W-CSD	12/18/2007	132-072-05	1a*	42	4/29/2008	21	340.00	4/29/2008	\$40.00	\$840.00	\$42.00	\$42.00	\$250.00	\$788.00
11	A- Steve Gelszer O- Tom Neville	7/23/2008	125-521-05	1a*	1808	8/6/2008	904	333.50	8/6/2008	\$33.50	\$30,284.00	\$1,808.00	\$1,808.00	\$250.00	\$28,476.00
12	A- Peggy Colombari O- Martin Edelsheim	4/17/2009	125-222-02	1a*	280	6/6/2009	140	333.50	6/6/2009	\$33.50	\$5,250.00	\$280.00	\$280.00	\$250.00	\$4,970.00
13	A- Kristina Hill	4/19/2009	126-570-31	1a*	48	11/30/09	24	340.00	11/30/09	\$40.00	\$868.00	\$48.00	\$48.00	\$250.00	\$812.00
14	O- Grant Paulson	5/28/2010	125-531-18	1a*	813	8/19/2010	407	337.50	8/19/2010	\$37.50	\$15,262.50	\$813.00	\$813.00	\$250.00	\$14,449.00
15	O- Grant Paulson	5/6/2011	125-531-18	1a*	48	8/7/2011	20	340.00	8/7/2011	\$40.00	\$680.00	\$40.00	\$40.00	\$250.00	\$760.00
16	O- Ridgeway Estates, LLC	8/17/2008	125-503-28	1a*	2,473	8/26/2011	1,237	333.50	8/26/2011	\$33.50	\$41,439.50	\$2,473.00	\$2,473.00	\$250.00	\$38,966.50
17	A- Gary Taylor O- John Baillie	1/11/2012	128-082-08	1a*	84	03/06/12	41	340.00	03/06/12	\$40.00	\$1,640.00	\$84.00	\$84.00	\$250.00	\$1,596.00
18	A- Scott Boyd, O- Matthew O'Connell	4/2/2015	125-162-20	1a*	146	06/05/15	73	340.00	06/05/15	\$40.00	\$2,920.00	\$146.00	\$146.00	\$250.00	\$2,774.00
19	A- Gary Taylor O- Jill and Blake Riva	5/13/2015	131-212-04	1a*	576	07/13/15	288	332.50	07/13/15	\$32.50	\$10,800.00	\$576.00	\$576.00	\$250.00	\$10,224.00
20	A- Gary Taylor O- Michael and Neil Lacey	3/16/2016	122-142-13	1a*	785	05/16/16	393	337.50	05/16/16	\$37.50	\$14,737.50	\$785.00	\$785.00	\$250.00	\$14,333.75
21	O- Kretschmer-Brail	3/22/2016	130-510-08	1a*	1447		1447	333.50		\$33.50	\$33,500.00	\$2,000.00	\$2,000.00	\$250.00	\$31,500.00
22		5/17/2017	126-590-04	1a*	2000	9/3/2017	1000	333.50	9/3/2017	\$33.50	\$33,500.00	\$2,000.00	\$2,000.00	\$250.00	\$31,500.00

\*MGID Note: No fees involved. MGID needed for coverage back for a project. If deed restricted the receiving parcel and deducted the square foot

Exhibit B

23	D-Brent Robinson	6/29/2017	131-202-04	1a*	1997	7/19/2017	999	7/19/2017	\$33.50	\$33,466.50	\$1,997.00	\$250.00	\$31,469.50	10/3/20
24	"WGD Note Selling 18 SF to NV Energy on NV Energy's easement	7/30/2019	125-030-06	1a*	36	1/17/2019	15	1/17/2019	\$40.00	\$720.60	\$36.00	\$250.00	\$684.00	1/5/20
25	O. EVC Incline Village, LLC	9/23/2021	132-240-20	1a*	1262	12/10/2021	631	12/10/2021	\$30.00	\$19,930.00	\$1,262.00	\$250.00	\$17,668.00	7/0/20
26	O. EVC Incline Village, LLC	9/23/2021	132-240-21	1a*	3005	12/10/2021	1503	12/10/2021	\$30.00	\$45,090.00	\$3,015.00	\$250.00	\$42,085.00	5/2/20
27	O. Terry & Sarah, T Alisberg A Kevin Agan	8/9/2021	130-083-06	1a*	1560	4/15/2022	780	4/15/2022	\$33.50	\$26,130.00	\$1,560.00	\$250.00	\$24,570.00	5/2/20
28	O. Richard and Wendy Aronwald Trust A O. K2 Holdings, LLC A	4/18/2022	125-511-05	1a*	2969	6/17/2022	1485	6/17/2022	\$33.50	\$49,747.50	\$2,969.00	\$250.00	\$46,778.50	5/2/20
29	Phil Gian Fair	4/13/2022	126-084-07	1a*	1600	6/22/2022	800	6/22/2022	\$33.50	\$26,800.00	\$1,600.00	\$250.00	\$25,200.00	5/2/20
Total Remaining Coverage														

\*A portion the square footage sold came from the Nevada Land Bank