

Washoe County Parcel Map Review Committee



COMMUNITY
SERVICES DEPARTMENT

Tentative Parcel Map
WTPM22-0016
(Perennial Places Parcel Map)

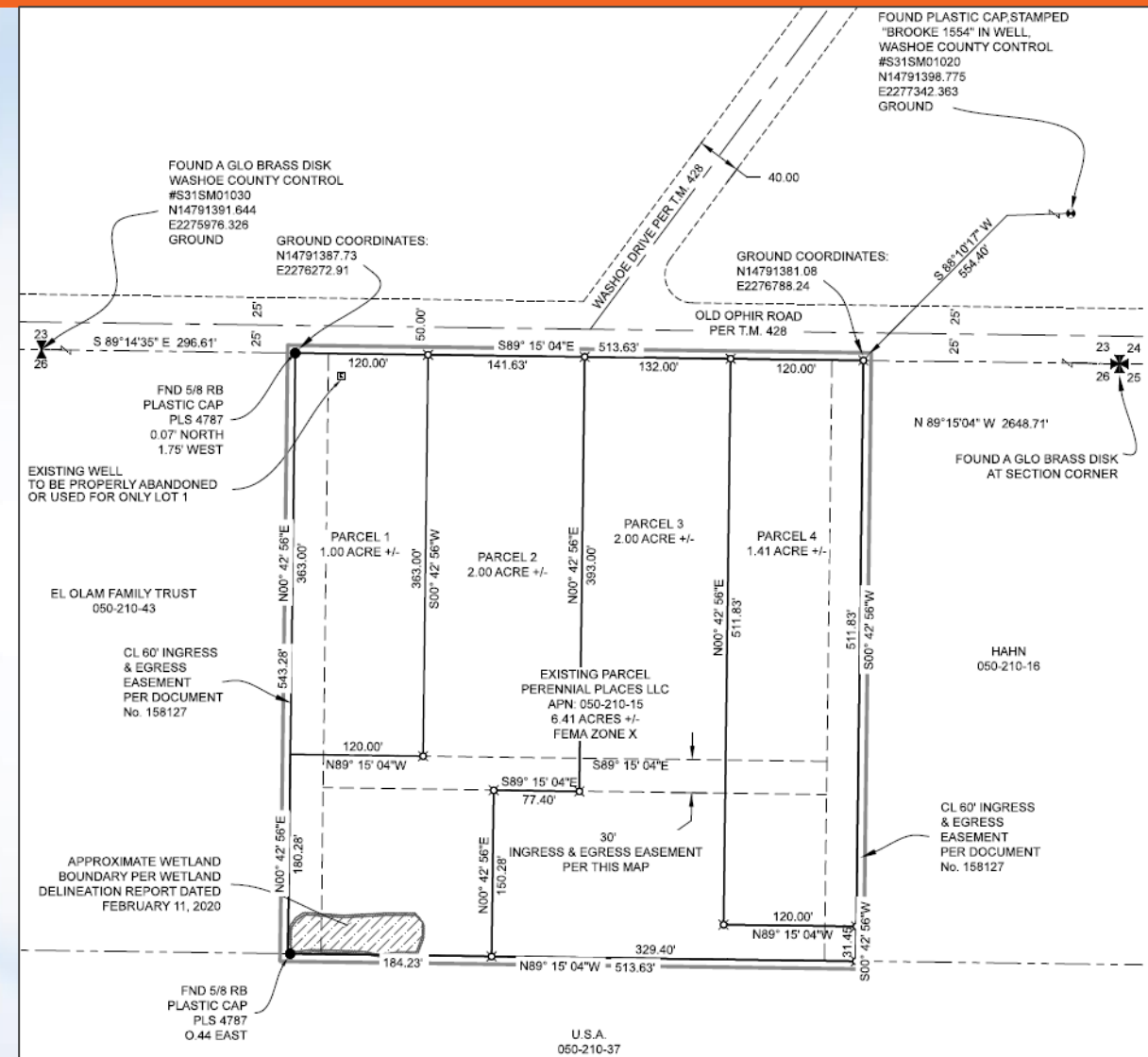
December 8, 2022

Proposed Parcel Map



COMMUNITY SERVICES DEPARTMENT

- 920 Old Ophir Rd
- APN 050-210-15
- 6.41 Acres



Background



- A single domestic water well exists on the property. The well is proposed to be abandoned and each parcel will be served by individual wells (Application, p.6).
- Subject parcel currently contains a single barn in the center of the parcel and small shed in the northwest corner of the parcel. These structures are proposed to be demolished by the applicant prior to final map approval.
- The southern portion of the parcel also contain potential wetlands, however no regulated waterways exist on or adjacent to the parcel.



Tentative Parcel Map Evaluation



Requirement	Evaluation
Area Plan	South Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	Low Density Suburban (LDS)
Maximum Lot Potential	4 lots
Number of Lots on Parcel Map	4 Lots
Minimum Lot Size Required	35,000 Square Feet
Minimum Lot Size on Parcel Map	43,560 Square Feet
Minimum Lot Width Required	120 Feet
Minimum Lot Width on Parcel Map	120 Feet
Development Suitability Map	Most Suitable for Development (~60%) with Potential Wetlands (~40%)
Hydrographic Basin	Washoe Valley

South Valleys Area Plan Modifiers

The subject parcel is located within the South Valleys Area Plan. No pertinent policies are found within the South Valleys Area Plan Modifiers.

Area Plan and Specific Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The South Valleys Area Plan has specific policies that must be met to develop within the plan area. Staff has reviewed all the policies with the applicant and has found there are no additional policies outlined in the South Valleys Area Plan pertinent to the creation of the proposed parcel map.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

November 23, 2022

Washoe County Community Services
Planning and Development Division

RE: Perennial Places; APN 050-210-15
Tentative Parcel Map; WTPM22-0016

Dear Washoe County Staff:

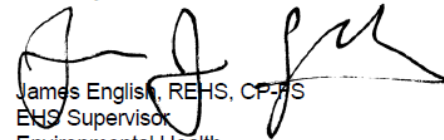
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) WCHD is recommending approval with the following conditions and requirements to be added to the parcel map for signature:
 - a. The following notes are required to be added to the parcel map:
 - i. All parcels are to be served by an individual onsite sewage disposal system and all future development of these parcels must be in strict compliance with the District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation and the District Board of Health Regulations Governing Well Construction.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,

A handwritten signature in black ink, appearing to read "James English".

James English, REHS, CP-ES
EHS Supervisor
Environmental Health
Washoe County Health District

Possible Motion

Approve With Conditions:

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0016 for Perennial Places, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e).

Thank you

Mitch Markey, Planner
Washoe County CSD – Planning Division
mmarkey@washoecounty.gov
775-328-2722



COMMUNITY
SERVICES DEPARTMENT
