

Washoe County Parcel Map Review Committee



COMMUNITY
SERVICES DEPARTMENT

Tentative Parcel Map

WTPM22-0022

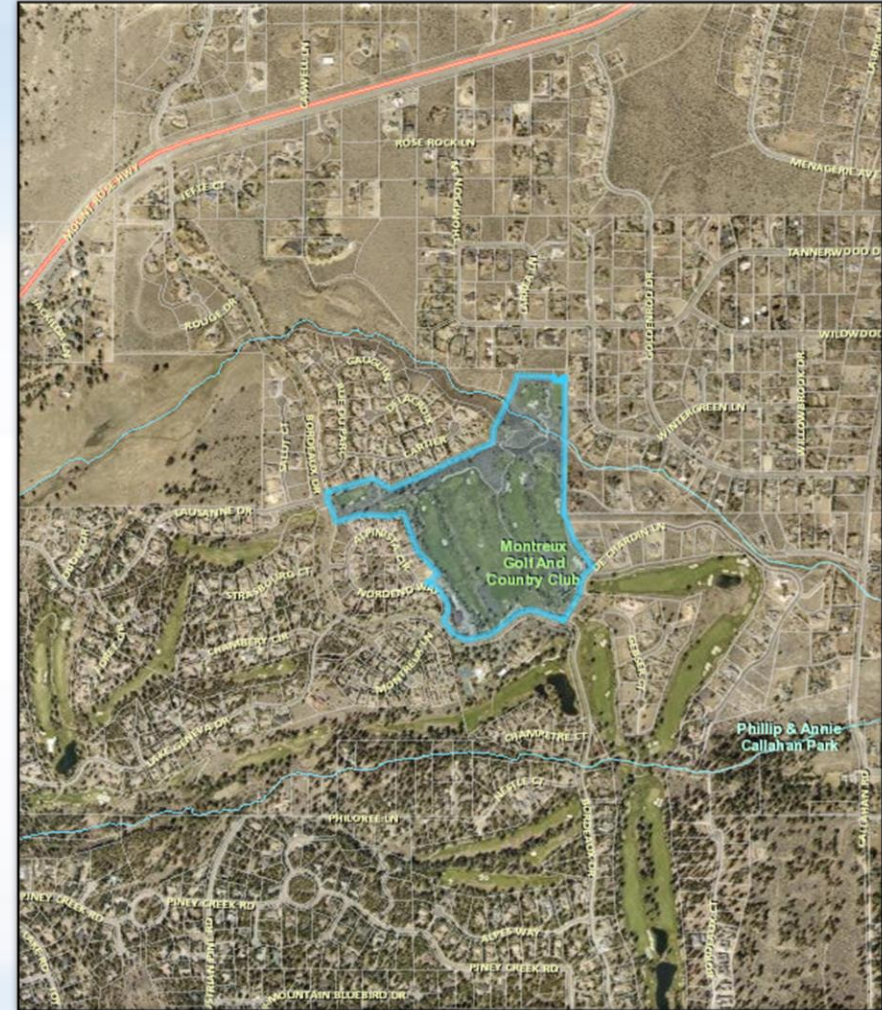
(Montreux Golf Club Parcel Map)

January 12, 2022

Case Description and Location



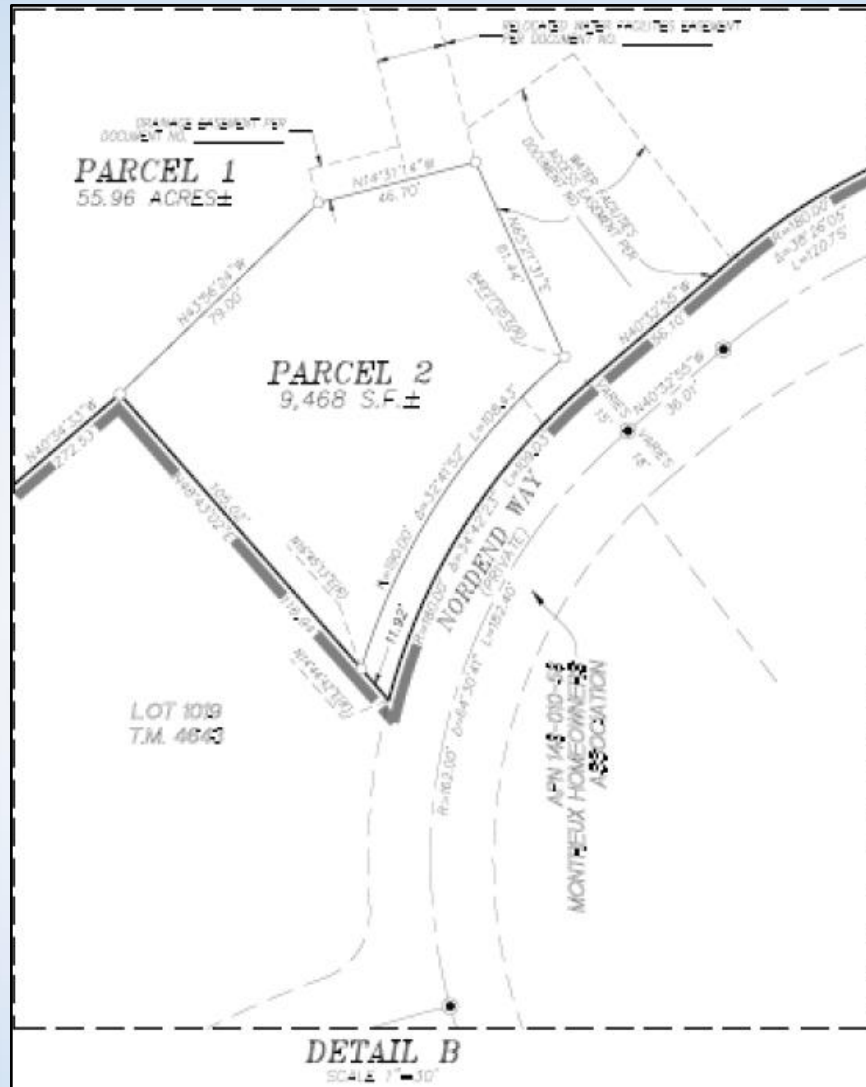
- For hearing, discussion, and possible action to approve a tentative parcel map dividing a 56.173-acre parcel into two parcels of 55.96 acres (Parcel 1) and 0.217 acres (Parcel 2). Parcel 2 is being created for the existing well site adjacent to the golf course (Parcel 1).
- APN: 148-010-55



Proposed Parcel Map and Existing Structure



COMMUNITY SERVICES DEPARTMENT



Tentative Parcel Map Evaluation



Requirement	Evaluation
Area Plan	Forest
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Low Density Suburban (50%), General Rural (50%)
Maximum Lot Potential	28 lots
Number of Lots on Parcel Map	2 Lots
Minimum Lot Size Required	35,000 Square Feet (Section 110.404.10 exempts parcels created for public agencies from this requirement)
Minimum Lot Size on Parcel Map	9,468 Square Feet
Minimum Lot Width Required	120 Feet (Section 110.404.10 exempts parcels created for public agencies from this requirement)
Minimum Lot Width on Parcel Map	61 Feet
Development Suitability Map	Most Suitable for Development (95%) with 1% FEMA Flood Hazard (~5%)
Hydrographic Basin	Pleasant Valley

Development Information



- The subject parcel currently is the location of the Montreux Golf Course. The proposed Parcel 2 contains Montreux Wellsite 5 in the center of the Parcel 2. The purpose of the division of land is to create a new parcel specifically for this wellsite which will be owned and operated by Truckee Meadows Water Authority (TMWA).
 - Wellsite will meet setback requirements within Parcel 2.
- The subject parcel is located within the Forest Area Plan. The Forest 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 Forest Area Plan pertinent to the creation of the proposed parcel map.
- The tentative parcel map meets all minimum requirements for the Low-Density Suburban (LDS) and General Rural regulatory zone due to the applicability of Section 110.404.10 Reductions in Size. The proposed division of land is not a second or subsequent division of a parcel map approved within the last five years.

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 WTPM22-0022 for Montreux Golf & Golf Country, 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

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