

Washoe County Parcel Map Review Committee



Tentative Parcel Map
WTPM23-0009 (Franktown Road)

September 14, 2023

Case Description



CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 53.82-acre parcel into two (2) parcels of 12.60 acres and 41.22 acres.

Applicant / Owner: Rosehaven Properties, LLC
Location: 6755 Franktown Road,
Washoe Valley, NV 89704
APN: 055-200-98
Parcel Size: 53.82 acres
Master Plan: Rural Residential
Regulatory Zone: Medium Density Rural (MDR)
(31%), General Rural (GR)
(57%), Open Space (OS)
(12%)
Area Plan: South Valleys
Development Code: Authorized in Article 606,
Parcel Maps
Commission District: 2 – Commissioner Clark



Vicinity Map

Site Plan

- Parcel 1 – 12.61 acres
- Parcel 2 – 41.22 acres



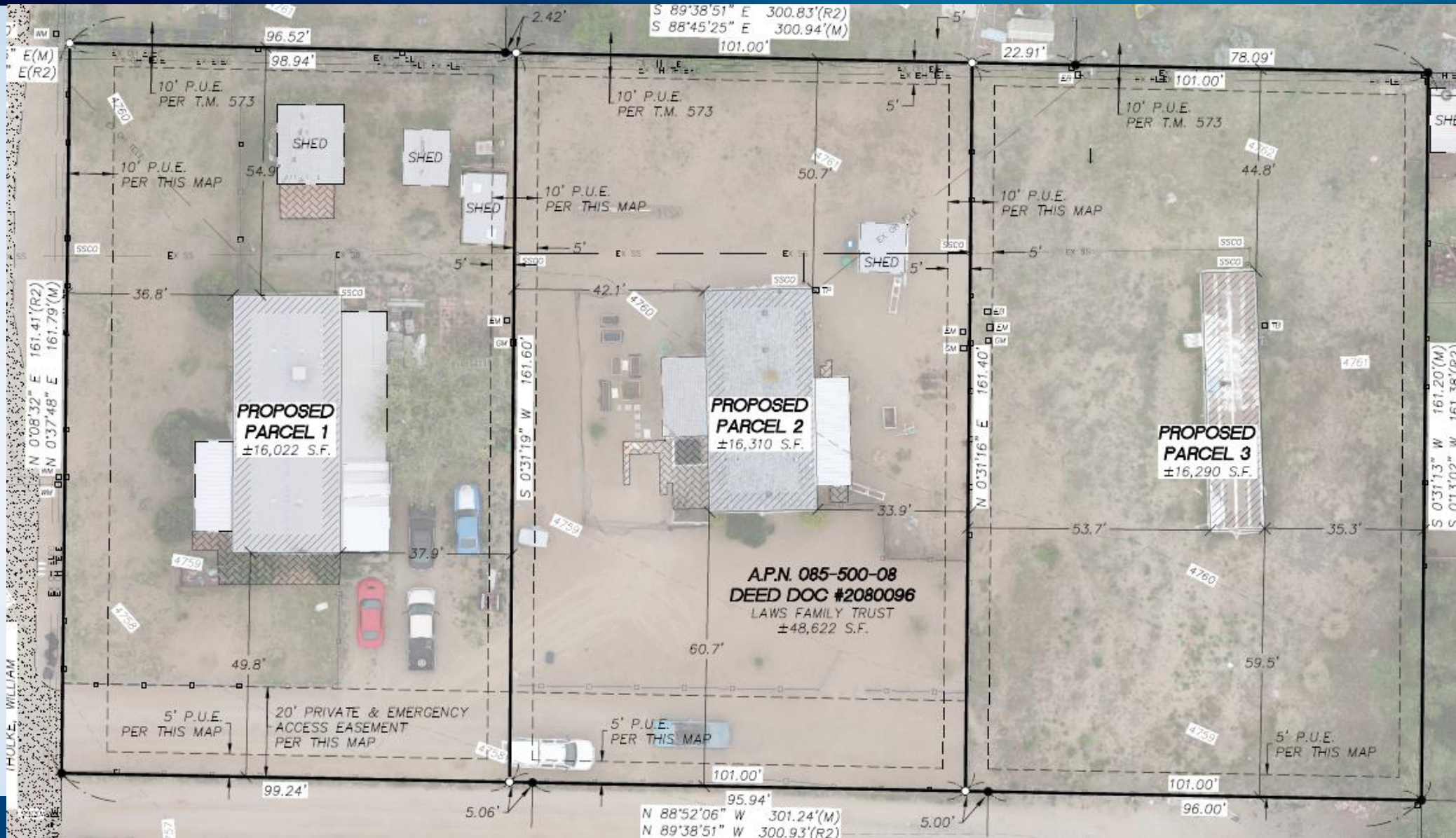
Evaluation



Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	South Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	General Rural (GR) (57% or 30.68 acres); Medium Density Rural (MDR) (31% or 16.68 acres); Open Space (OS) (12% or 6.46 acres)
Maximum Lot Potential	Two (2)
Number of Lots on Parcel Map	Two (2)
Minimum Lot Size Required	40 acres (GR); 4 acres (MDR)
Minimum Lot Size on Parcel Map	12.60 acres
Minimum Lot Width Required	680 feet (GR); 200 feet (MDR)
Minimum Lot Width on Parcel Map	591.35 feet
Development Suitability Map	Most suitable for development
Hydrographic Basin	Washoe Valley Hydrographic Basin.

Development Information



Development Information – Mobile Homes



- The subject parcel is developed with 3 mobile homes.
- Medium Density Suburban (MDS) – Setbacks are 20 ft. from front & rear yard property lines & 8 ft. from side yard property lines.
- The 3 mobile homes meet the MDS setbacks.

Development Information – Sheds



- Multiple sheds are located on Parcel 1 & Parcel 2.
- One of the sheds on Parcel 1 is within the east side-yard setback & within a public utility easement. Must be moved or removed – conditions in Exhibit A
- There are no setback measurements for the sheds on Parcels 1 & 2.
- WCC Section 110.306.10(b) – Accessory structures 12 ft. in height or less may be 5 ft. or more from rear & side yard setbacks.
- Accessory structures more than 12 ft. must meet the MDS setbacks.
- Condition in Exhibit A – Show that the setbacks are met or move/remove the sheds.

Sun Valley Area Plan Modifiers



- The proposed parcels are developed with existing mobile homes.
- These homes are connected to community water & sewer facilities – served by Sun Valley General Improvement District (SVGID).

Section 110.218.05 Community Water and Sewer. The following types of development shall be served by community water and sewer facilities:

(a) Residential development of one (1) unit or more per acre;

Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

Sun Valley Area Plan Evaluation



Located within the Sun Valley Area Plan in the Suburban Character Management Area

Policy	Brief Policy Description	Complies	Condition of Approval
SUN.10.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.	Yes	The three proposed parcels are currently developed with homes receiving water from SVGID. Washoe County Water Rights reviewed the application, confirmed that the proposed parcels will be served by SVGID, and included a condition of approval (Exhibit A) requiring a copy of the SVGID will-serve or approval. SVGID also reviewed the application and stated that they approve of the parcel map.
SUN.12.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.	Yes	The three proposed parcels are currently developed and are connected to SVGID sewer. The applicant indicated that three sewer cleanouts on the north side of the residences tie into the main sewer line within Parker Place. SVGID reviewed the application and stated that they approve of the parcel map.

Reviewing Agencies



Various agencies reviewed the application. Conditions are included in Exhibit A.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jlkthomas@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		No specific contact - emsprogram@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X		Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Nevada State Historic Preservation	X			

Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Parcel Map Review Committee carefully consider all aspects of Tentative Parcel Map Case Number WTPM23-0009 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

Thank you

Tim Evans, Planner
Washoe County CSD – Planning Division
TEvans@washoecounty.gov
775-328-2314

