

# Washoe County Parcel Map Review Committee



# WTPM23-0017 (Veasley)

February 8, 2024

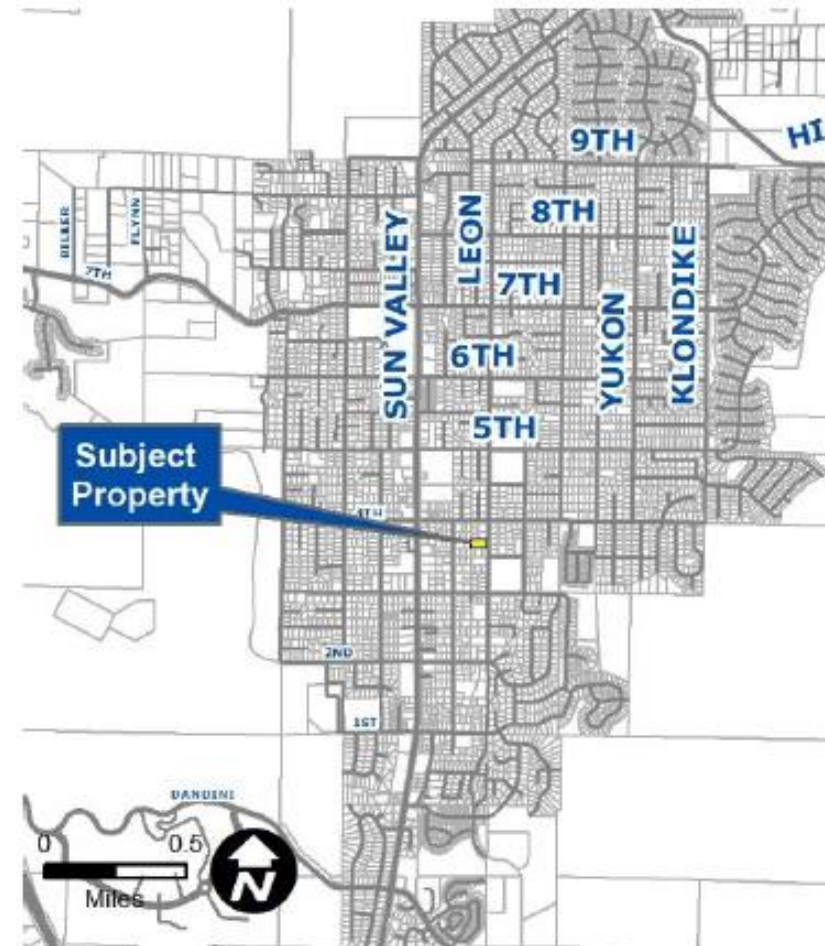
# Case Description



## CASE DESCRIPTION

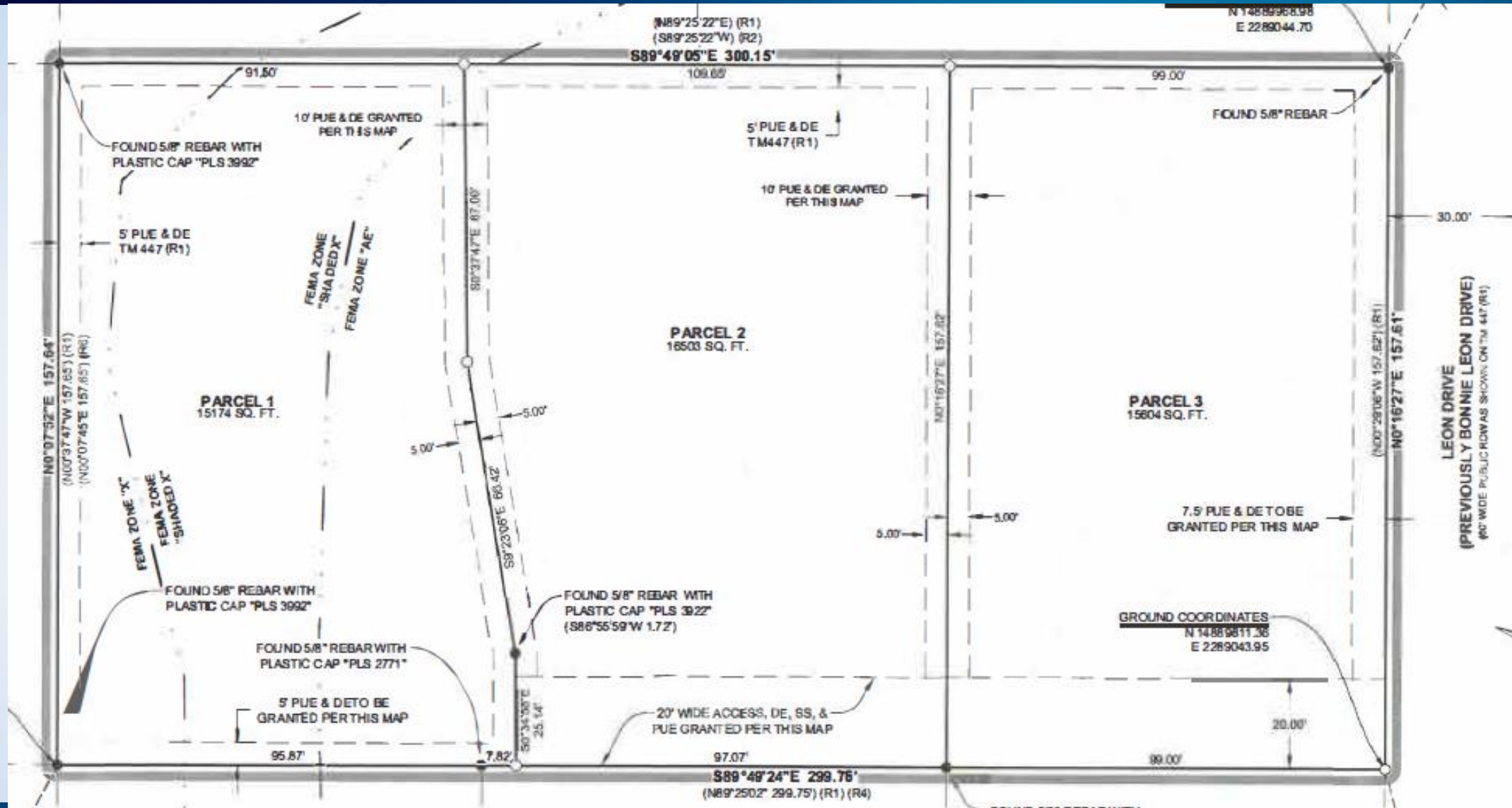
For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.085-acre parcel into 3 parcels of 15,174 sq. ft., 16,503 sq. ft., and 15,604 sq. ft.

Applicant/Owner:	Jeffrey Veasley
Location:	5365 Leon Drive
APN:	085-154-02
Parcel Size:	1.085 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Sun Valley
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	3 – Commissioner Garcia



Vicinity Map

# Site Plan



# Evaluation



## Tentative Parcel Map Evaluation

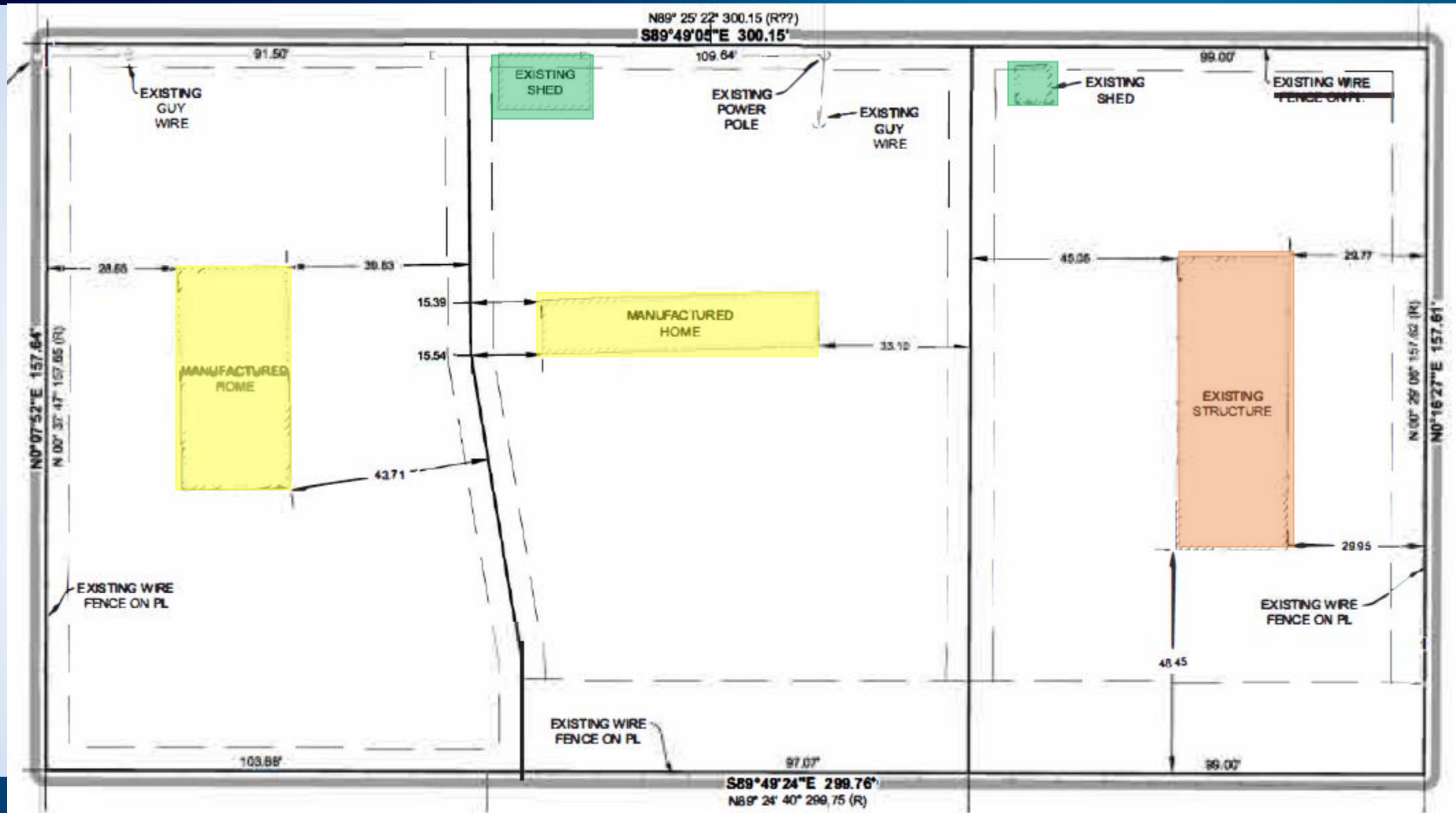
Requirement	Evaluation
Area Plan	Sun Valley
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	3
Number of Lots on Parcel Map	3
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	15,174 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	91.5 feet
Development Suitability Map	Most Suitable
Hydrographic Basin	Sun Valley Hydrographic Basin

# Development Information



- The subject parcel is developed with 3 single-family homes and 2 detached accessory structures.
- Existing homes on Parcels 1 & 2 – manufactured homes, not on permanent foundations
  - Must be converted to real property
  - Condition:
    - i. Prior to recordation of the final map, the applicant shall submit to Washoe County a financial assurance in the amount of \$1,000 per parcel containing a mobile or manufactured home (\$2,000 total) to ensure that after the recordation of the final map, all remaining mobile or manufactured homes shall be converted to real property per Section 110.312.25 of the Washoe County Code.
- Existing home on Parcel 3 – stick-built, on a foundation
- Existing sheds on Parcels 2 & 3

# Development Information



# Development Information



- All existing homes will meet the MDS setbacks of 20 ft. from front & rear property lines & 8 ft. from side property lines
- Existing sheds – located within setbacks & public utility easement
  - WCC Section 110.306.10(b)(1) – accessory structure 12 ft. in height or less – may be 5 ft. from rear & side property lines
  - WCC 110.306.10(b)(2) – accessory structures more than 12 ft. in height must comply with the setbacks for main dwelling units
  - Condition:
    - h. Prior to recordation of the final map, the applicant shall provide proof that all sheds located on Proposed Parcels 2 and 3 are not located in the side or rear yard setbacks. If any of the sheds are 12 feet in height or less, then they may be located within the side and/or rear yard setbacks provided the shed is not within the public utility easement and provided the shed is five feet or more from the side and rear property lines, according to WCC Section 110.306.10(b). If any of the sheds do not meet the above requirements, then they must be moved or removed.

# Sun Valley Area Plan Modifiers



## Sun Valley Area Plan Modifiers

The subject parcel is located within the Sun Valley Area Plan. The following are the pertinent development code regulations from Article 218, Sun Valley Area Plan Modifiers:

**WCC 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;

**WCC 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.

- All proposed parcels will be served by municipal water & sewer services via Sun Valley General Improvement District (SVGID)
- Conditions provided by SVGID & Water Rights in Exhibit A



# Sun Valley Area Plan Evaluation



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

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
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 proposed parcels will connect to SVGID water service.
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 proposed parcels will connect to SVGID sewer service.

# Reviewing Agencies



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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		April Miller, EMSProgram@nnph.org
NNPH Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Sun Valley GID	X	X	X	Brad Baeckel, bbaeckel@svgid.com

# 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 WTPM23-0017 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

# Thank you

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