

Washoe County Parcel Map Review Committee



COMMUNITY
SERVICES DEPARTMENT

Amendment of Conditions(WAC22-0011- BDF Trust) for WTPM21-0022

January 12, 2023

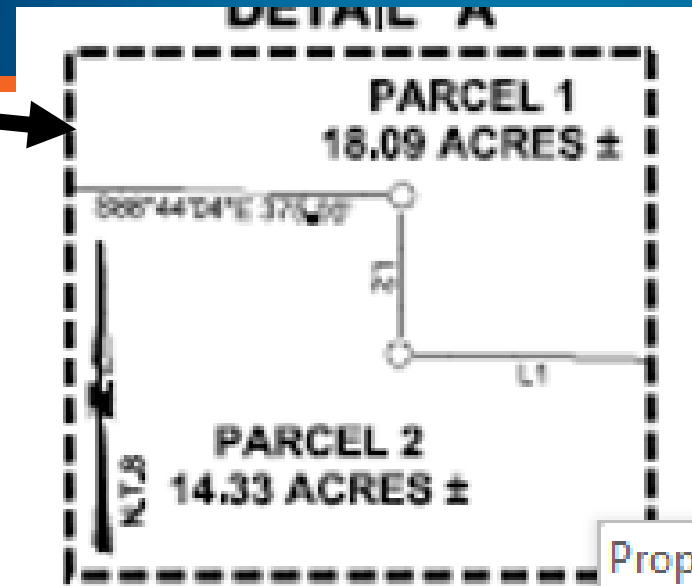
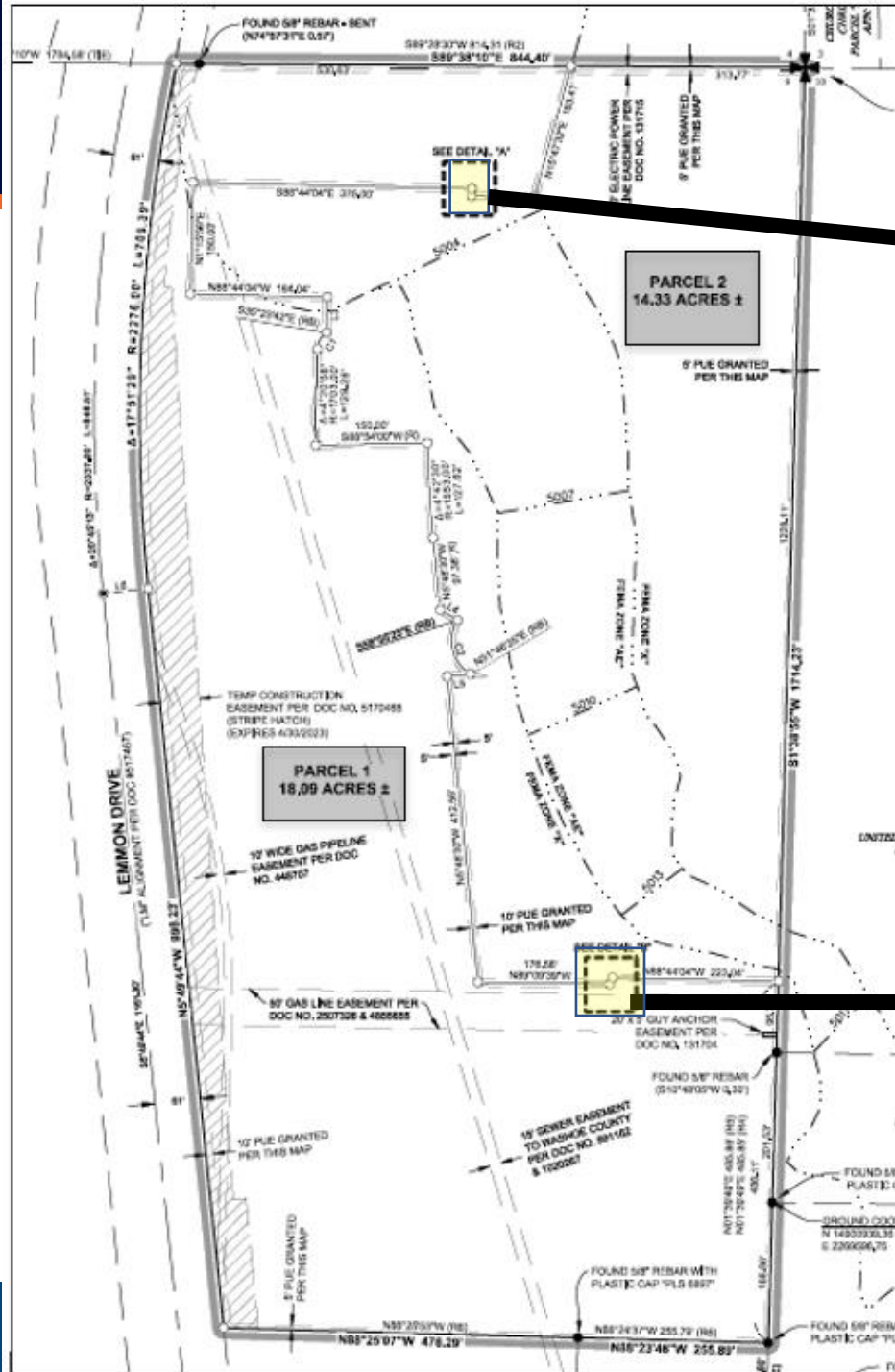
To amend the approved tentative parcel map for Parcel Map Case Number WTPM21-0022 in order to;

1. Correct an error in the boundary line along the west side of Parcel 1, being the easterly right-of-way (ROW) of Lemmon Drive.
2. Re-configure the property line between the two parcels. The acreage will change for Parcel 1 from ± 18.57 acres to ± 18.09 acres and Parcel 2 from ± 13.85 acres to ± 14.33 acres.

Background

The tentative parcel map WTPM21-0022 January 29, 2022 to divide one ± 32.76 -acre parcel into two parcels of ± 18.57 acres and ± 13.85 acres.

- Following the recordation of the final parcel map the applicant recognized that a dedication along Lemmon Drive to the Regional Transportation Commission (RTC) was not shown on the recorded map and the applicant is requesting to amend the approved map to correct this error.
- A small area of 0.35 acres (15,149 SF) that was omitted would be removed from Parcel 1.
- The applicant is asking for a further correct of the property line between Parcel 1 and 2, re-configuring Parcel 1 decreasing acreage to 18.09 acres and increasing Parcel 2 to 14.33 acres
- The applicant is not requesting any other changes to the approved conditions of approval



Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Parcel Map Review Committee approve Amendment of Conditions Case Number WAC22-0011 for Lemmon Drive Villas Property, LLC & BDF Trust, with the conditions 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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