

Washoe County Parcel Map Review Committee



WTPM23-0007 (Laws)

August 10, 2023

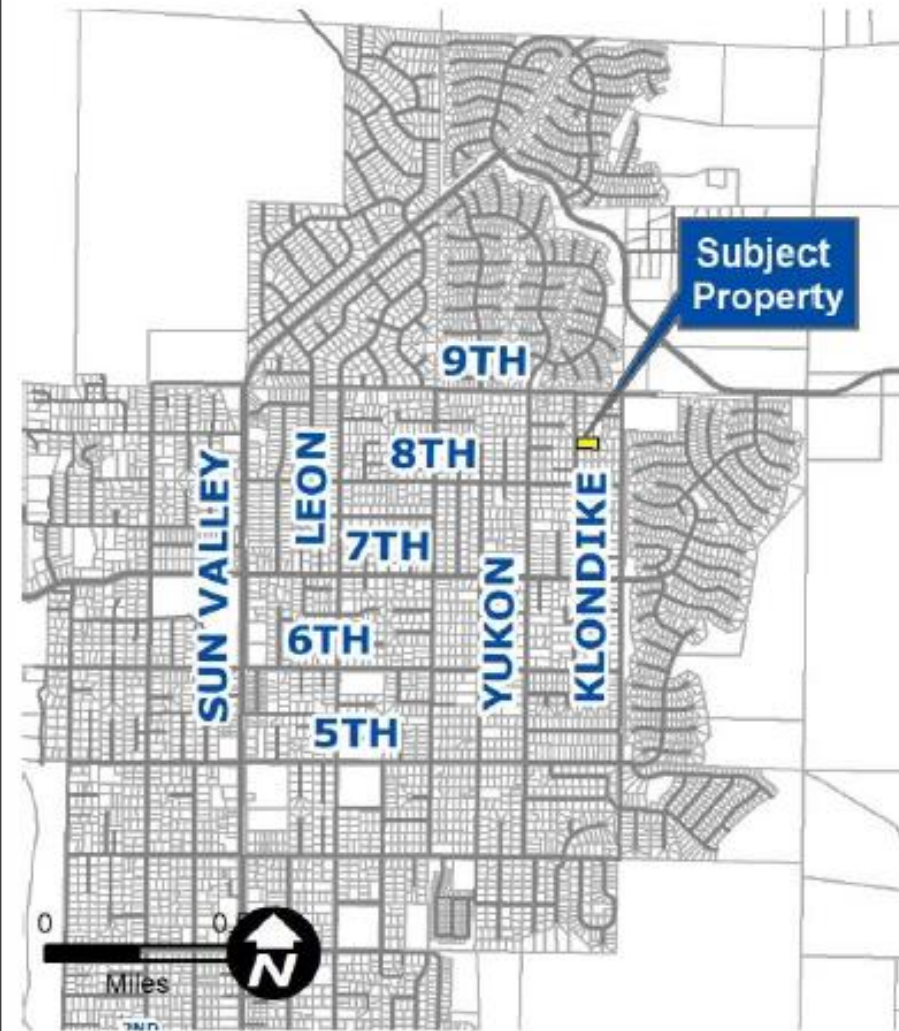
Case Description



CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.11-acre parcel into three parcels of 16,022 square feet, 16,310 square feet, and 16,290 square feet.

Applicant:	Odyssey Engineering
Property Owner:	Laws Family Trust
Location:	5840 Parker Place, Sun Valley, NV 89433
APN:	085-500-08
Parcel Size:	1.11 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

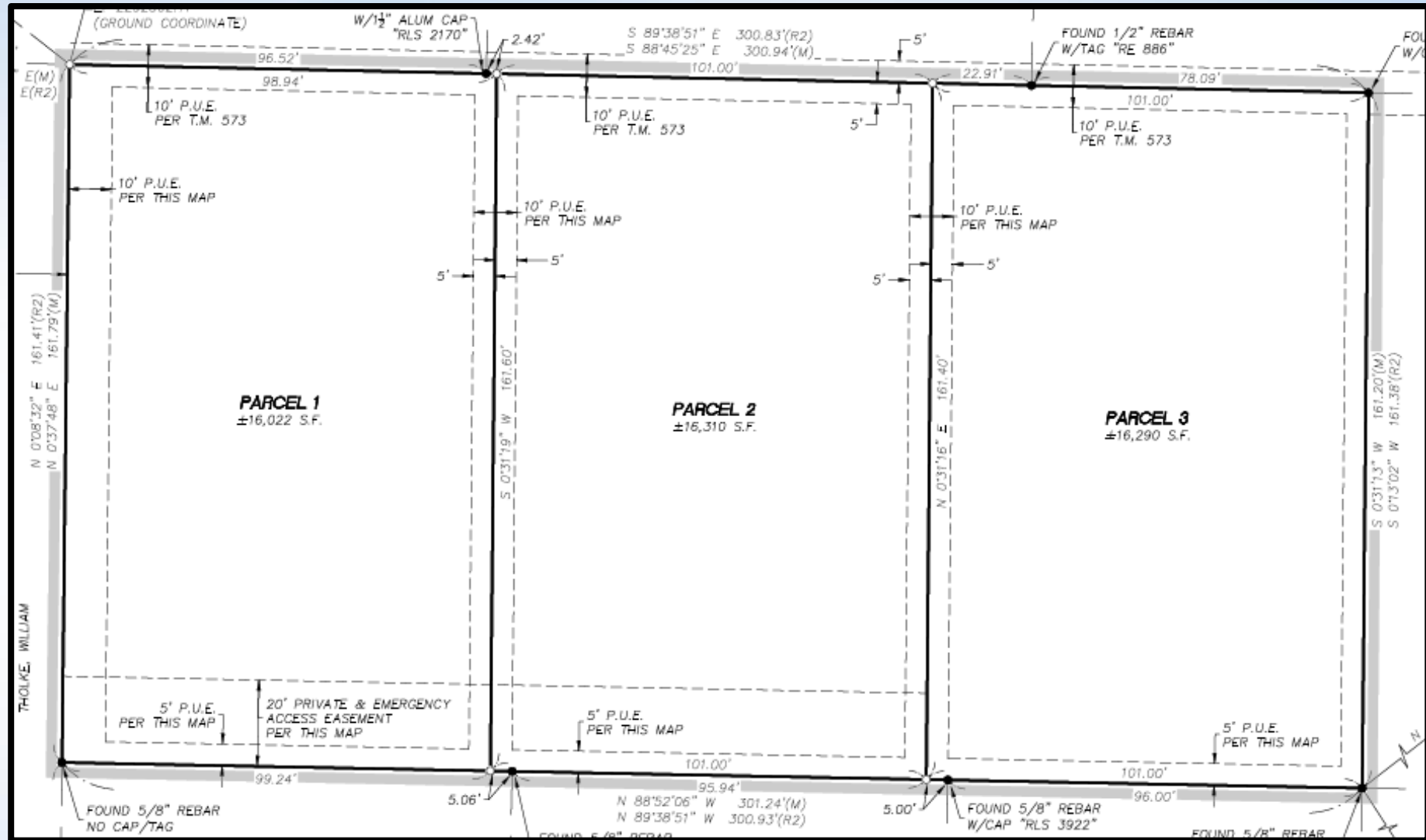


Vicinity Map

Site Plan



- Parcel 1 – 16,022 sq. ft.
- Parcel 2 – 16,310 sq. ft.
- Parcel 3 – 16,290 sq. ft.



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	16,022 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	98.9 feet
Development Suitability Map	Most Suitable for Development
Hydrographic Basin	Sun Valley Hydrographic Basin

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
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Parks & Open Space	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 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	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Sun Valley GID	X	X		Brad Baeckel, bbaeckel@svgid.com
AT&T	X	X		Bryson Gordon, bg1853@att.com

Condition 6.a.



Requesting removal of Condition 6.a. – Conditions of Approval, Exhibit A

- a. The subject property lies within the Truckee Meadows Water Authority service area. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to submission of the final map.

Katy,

The lands of the subject map are being served by Sun Valley GID and will continue to be served by Sun Valley GID.

No further action regarding water rights is required.

The Office of the State Engineer is not required to be a signatory on this map.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell

Nevada Division of Water Resources

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 WTPM23-0007 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map with the removal of Condition 6.a. from the Conditions of Approval.

Thank you

Katy Stark, Planner
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775-328-3618

