

Washoe County Parcel Map Review Committee



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**COMMUNITY  
SERVICES DEPARTMENT**

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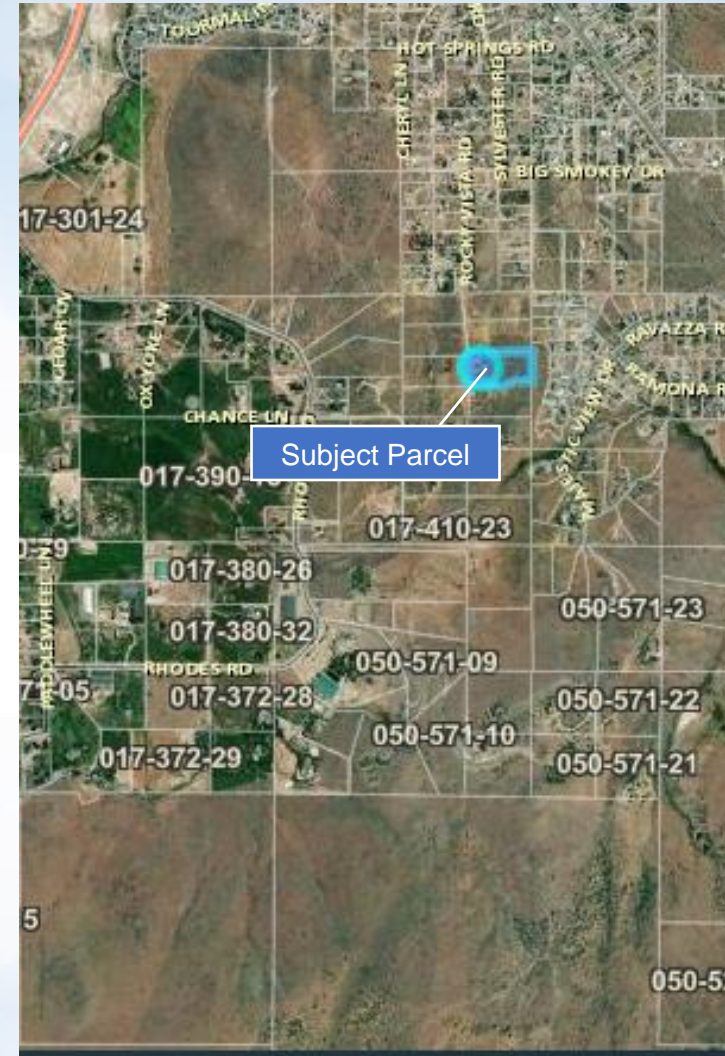
# **Tentative Parcel Map WTPM23-0015 (Pleasant Valley Lift Station)**

August 8, 2024

# Background



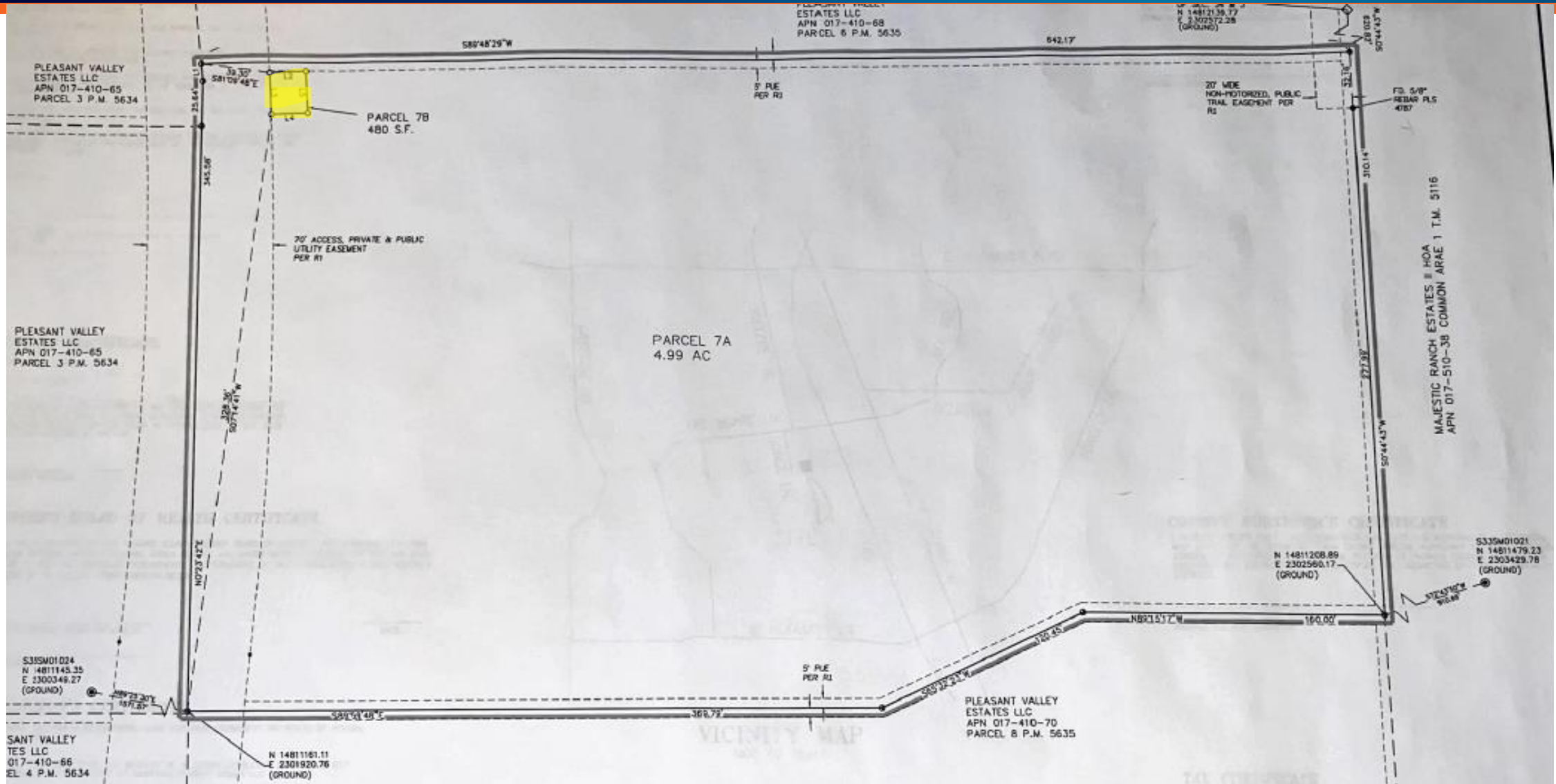
- 5.0-acre parcel
- Developed with a single-family dwelling.
- Surrounding parcels are similarly developed with single-family dwellings and accessory structures.
- South Valleys
- Zoned Medium Density Rural (MDR), Medium Density Suburban (MDS), and Low Density Suburban (LDS)



The request came before the PMRC on March 14, 2024, and was for:

- A tentative parcel map waiver dividing a 5.00-acre parcel into two (2) parcels of 4.99 acres and 0.01 acres (480 square feet). The 480-square-foot parcel is for public utility purposes to serve a previously approved subdivision and will be dedicated to Washoe County for the purposes of operating a sewer lift station.

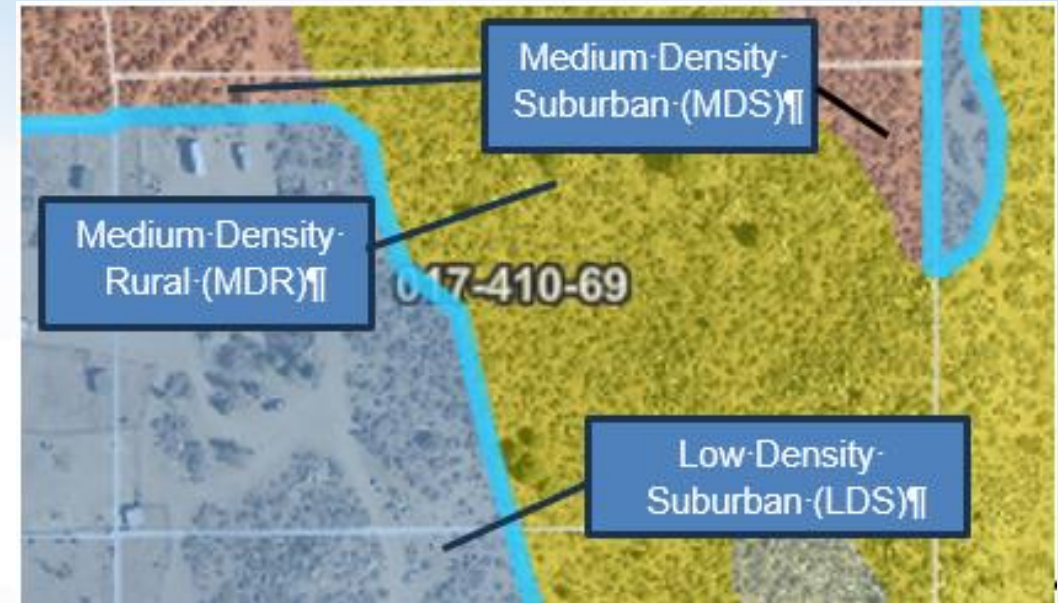
# Site Plan



# Evaluation



- Zoned Medium Density Rural (MDR), Medium Density Suburban (MDS), and Low Density Suburban (LDS)
- The proposed 480 square foot parcel will be located entirely within the MDS zoning.
- Minimum requirements for the MDS regulatory zoning is 12,000 square feet in size and 80 feet in width.
- Proposed parcel is 480 square feet in size and has a width of twenty-four (24) feet.
- Pursuant to WCC Sec. 110.404.10, *Reduction in Size*, a parcel may be created that is less than the minimum requirements of the zoning if the proposed parcel is being created for a public agency – parcel for the sewer lift station will be dedicated to and operated by Washoe County.



## **PMRC was able to make all 8 required findings, as detailed on pages 11 & 12 in the staff report.**

- (a) Conformity with Laws. That the proposed tentative parcel map conforms with Chapter 278 of NRS and this Development Code;
- (b) Conformity with Regulations. That the proposed tentative parcel map conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- (c) Environmental Effects. That the proposed tentative parcel map will not have an adverse effect on the environment;
- (d) Conformity with Master Plan. That the proposed tentative parcel map conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;
- (e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;
- (f) Conformity with Other Ordinances. That the proposed tentative parcel map conforms with all other County ordinances;
- (g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to ensure proper legal description of property, location of property lines and monumenting of property lines; and
- (h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

# Possible Motion



**Staff recommends rescinding approval of Tentative Parcel Map Case Number WTPM23-0015 as the applicant no longer wishes to pursue the parcel map waiver after further conversations with Washoe County Engineering.**

# Thank you

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



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