

Washoe County Parcel Map Review Committee



**COMMUNITY
SERVICES DEPARTMENT**

WTPM24-0005 (Bocks Parcel)

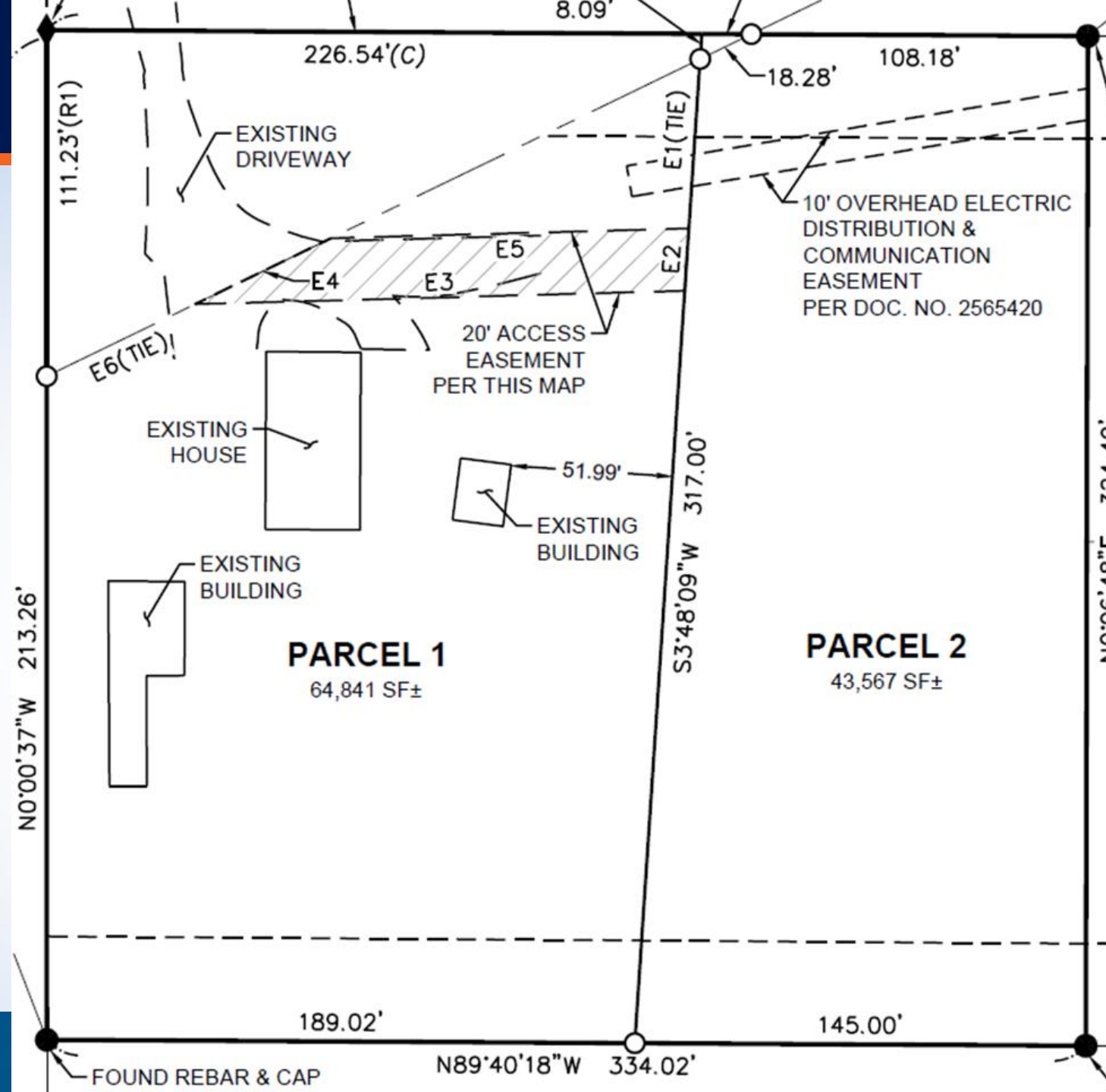
December 12, 2024

To approve a tentative parcel map dividing a 2.2-acre parcel (APN: 150-212-03) into 2 parcels of 52,307 SF and 45,593 SF.

Site Plan



CLARK COUNTY, NEVADA
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Tentative Parcel Map Evaluation



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- **Zoning:** Low Density Suburban (LDS)
- **Max Lot Potential:** 2 Lots
- **Number of Lots on Parcel Map:** 2 Lots
- **Minimum Lot Size Required:** 35,000 SF
- **Minimum Lot Size on Parcel Map:** 45,567 SF

Background



- A tentative parcel map (WTPM22-0010) was previously approved to divide the parcel into two parcels.
- However, the applicant was not able to purchase water rights and meet the conditions of approval before the expiration date on 6/11/24.
- The applicant is requesting again to divide the parcel into two parcels.

- The subject parcel is developed with a single-family house and several detached accessory structures.
- The required setbacks for the Low Density Suburban (LDS) regulatory zone are 30 ft from the front and rear yard property lines and 12 ft from the side yard property lines.
- All other setbacks are met by the single-family dwelling and accessory structure on the property.
- The site does have access municipal sewer service.
- However not to community water and future parcels will need to develop individual domestic wells as their source of domestic water supply.

- There is a Nevada State Department of Transportation (NDOT) right-of-way (ROW) easement along the northern property line.
- The applicant's representative states, per Patent Number 27-87-0009, "The Patent deeded the land from USA to Myrtle Grignon and since there was an existing right of way easement over the land being patented the patent reserved the existing right of way easement.
- The ROW easement is part of the parcel.

Possible Motion



I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM24-0005 for Michael Bocks, subject to the conditions of approval 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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