

Washoe County Parcel Map Review Committee



**COMMUNITY
SERVICES DEPARTMENT**

WTPM24-0006 (Pinion Drive)

December 12, 2024

Request



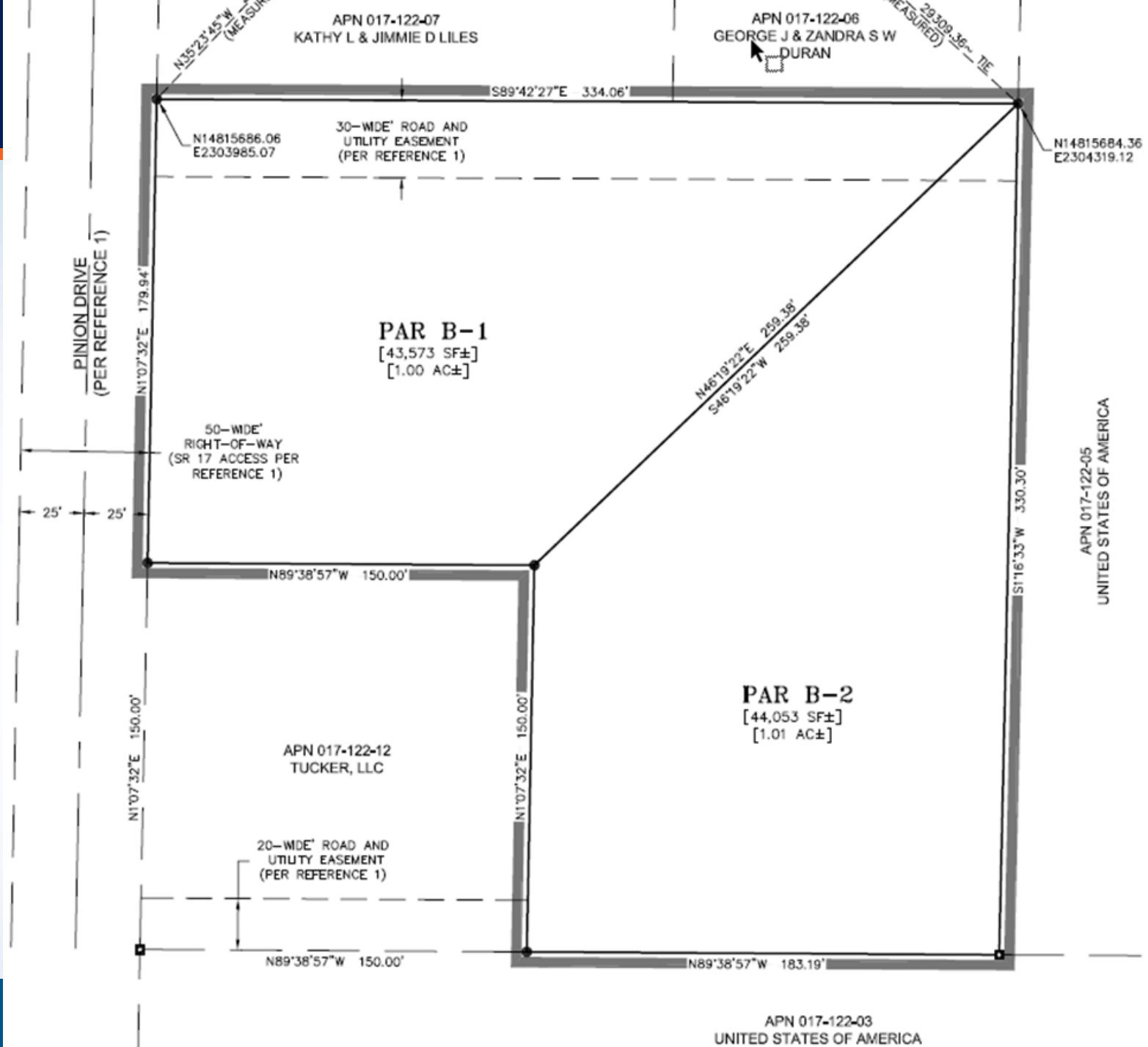
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To approve a tentative parcel map dividing a ±2acre parcel (APN: 017-122-13) into 2 one-acre parcels.



Site Plan

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Tentative Parcel Map Evaluation



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- **Zoning:** Medium Density Suburban (MDS)
- **Max Lot Potential:** 2 lots (per 110.212.05(a))
- **Number of Lots on Parcel Map:** 2 Lots
- **Minimum Lot Size Required:** 14,375 square feet (per 110.212.05(b))
- **Minimum Lot Size on Parcel Map:** 1 acres

- The subject 2-acre parcel is vacant and not developed.
- The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 ft from the front and rear yard property lines and 8 ft from the side yard property lines.
- The site has access to municipal water supply and will be able to connect to community water service.
- However, the site not near municipal sewer service and any new residence will need to Northern Nevada Public Health (NNPH) requirements for a residential/domestic onsite sewage disposal system.
- The site is within the Southeast Truckee Meadows Area and will need to meet all required modifiers per WWC 110.212.05

- There are two existing access easements for Parcel B-2, along the northern and southern property lines.
- The 20-foot-wide southern access easement is blocked by a fence on the neighboring parcel (APN: 017-1225-12).
- The applicant has indicated that the access to Parcel B-2 will be along the northern property line, which is a 30-foot-wide access easement.

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 WTPM24-0006 for Marlon R. Lopez, 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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