

Washoe County Parcel Map Review Committee



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SERVICES DEPARTMENT**

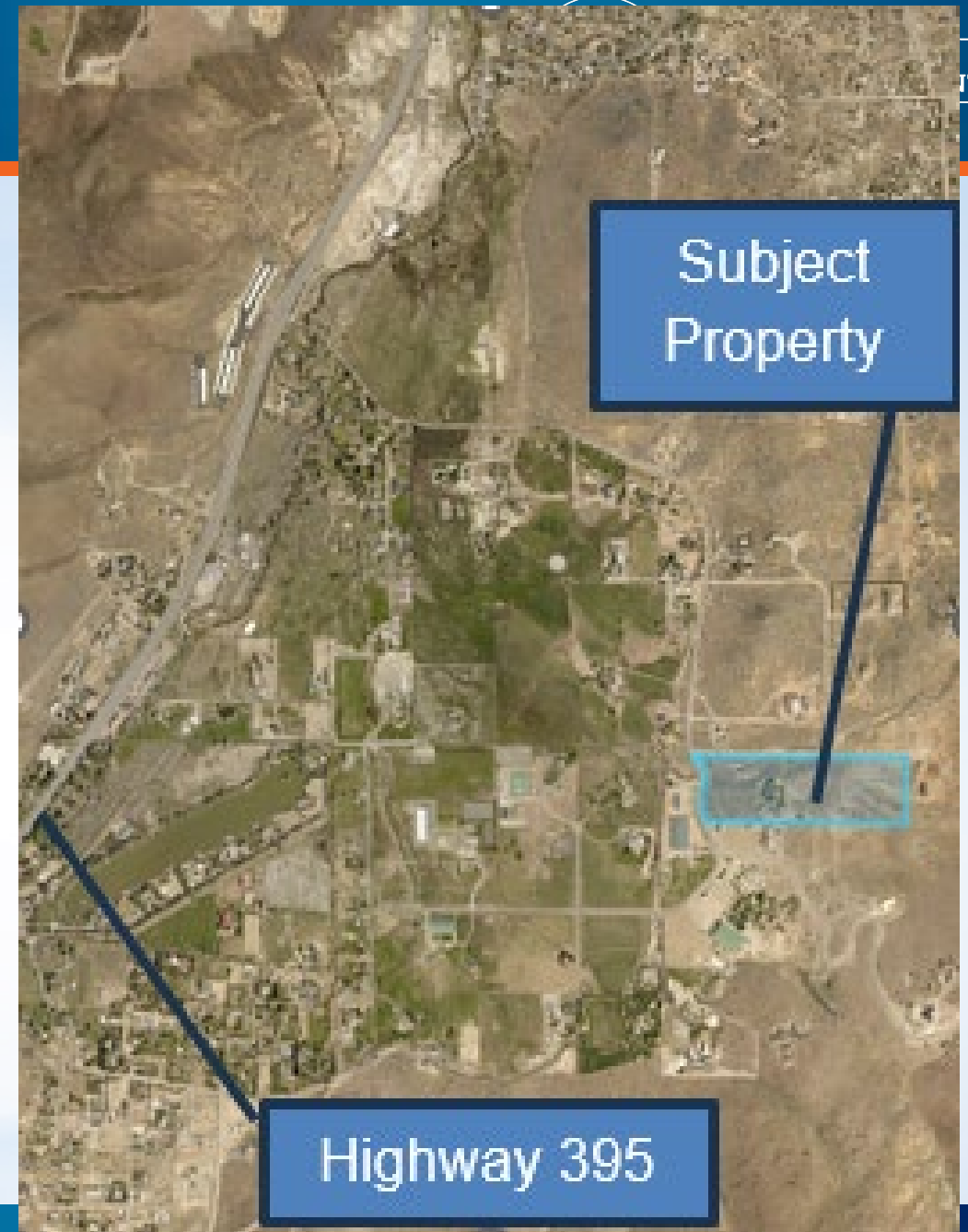
Tentative Parcel Map WTPM25-0004 (Rhodes)

October 9, 2025

To approve a tentative parcel map dividing a 19.56-acre parcel into three (3) parcels of 12.9 acres, 3.87 acres and 2.7 acres, respectively.

Background

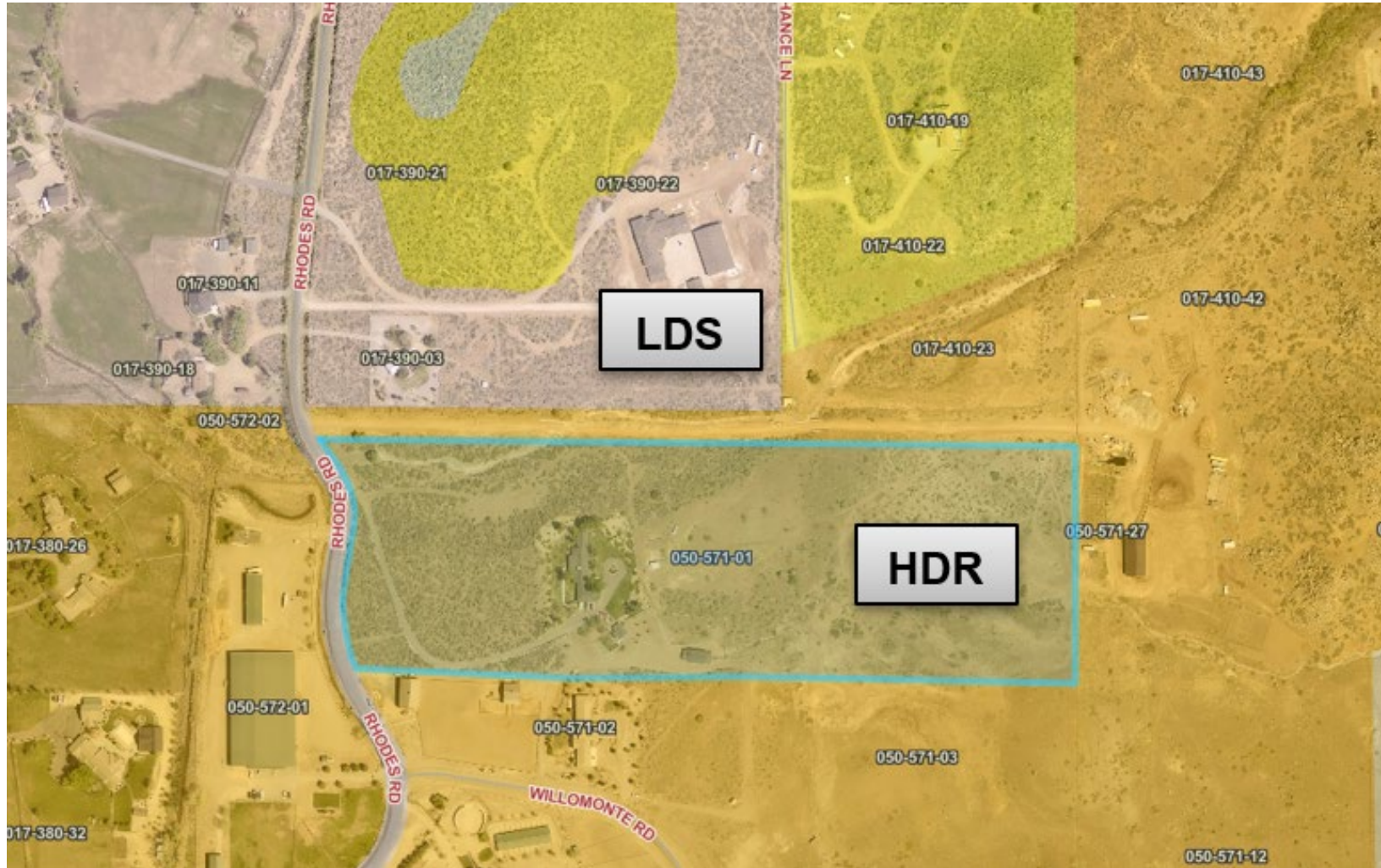
- South Valleys
- 2450 Rhodes Rd
- 19.56 - acres
- High Density Rural (1 du/2-acres)

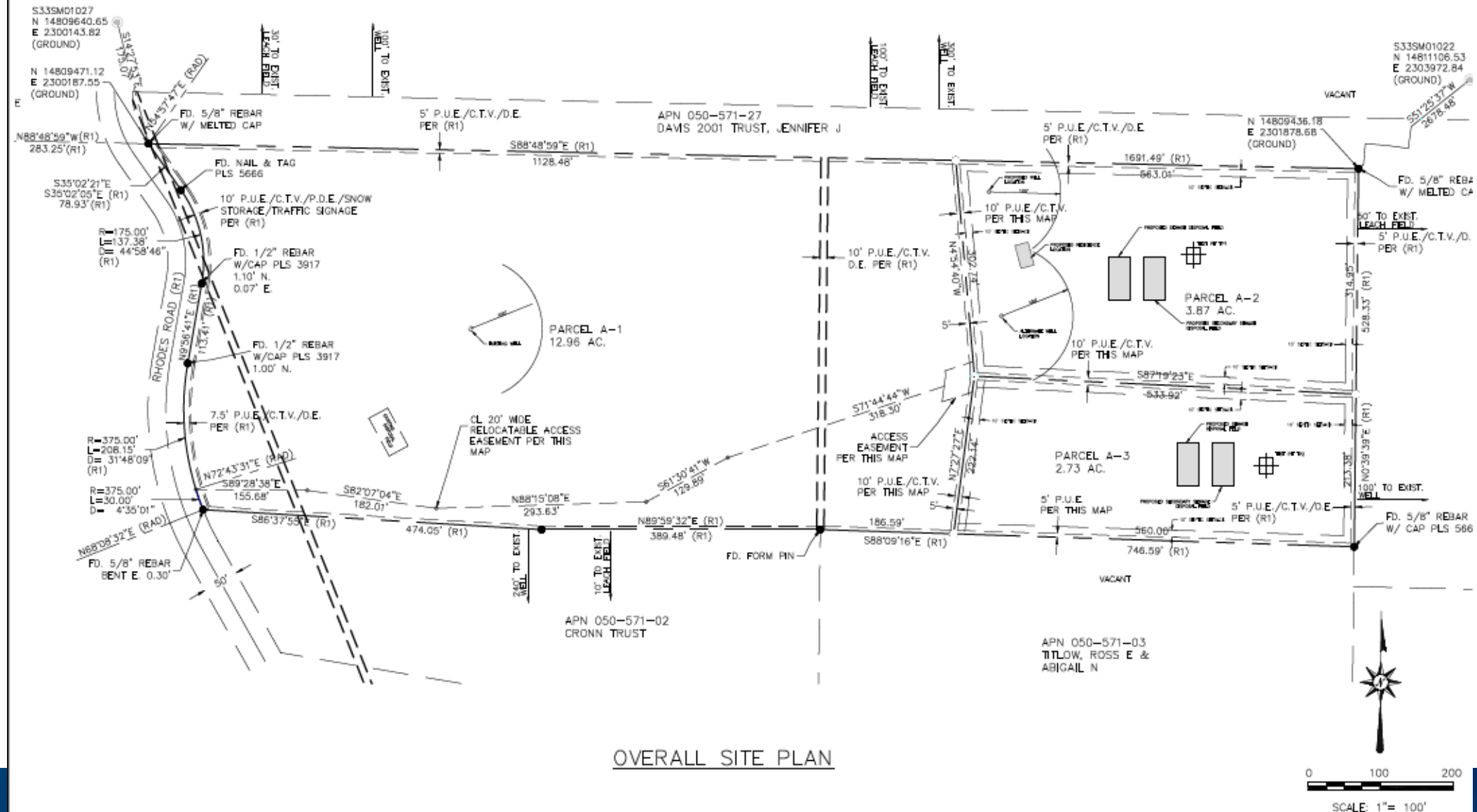


Regulatory Zone Map



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Tentative Parcel Map Evaluation



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Requirement	Evaluation
Planning Area	South Valleys
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	High Density Rural (HDR)
Maximum Lot Potential	Nine lots (9)
Number of Lots on Parcel Map	Three lots (3)
Minimum Lot Size Required	2-acres
Minimum Lot Size on Parcel Map	2.7-acres
Minimum Lot Width Required	150 feet
Minimum Lot Width on Parcel Map	213.38 feet
Development Suitability	No development constraints associated with the location of the new parcels
Hydrographic Basin	Pleasant Valley Hydrographic Basin
Water Service	Well
Wastewater Service	Individual Septic Systems

Staff recommends approval of the Tentative Parcel Map and provides the following 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 WTPM25-0004 for O'Sullivan Family Trust, 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

Courtney Weiche, Senior Planner
Washoe County CSD – Planning Division



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