

Washoe County Parcel Map Review Committee



**COMMUNITY
SERVICES DEPARTMENT**

WTPM25-0009 (100 Malcom)

September 11, 2025

Request



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To approve a tentative parcel map dividing a 3.54-acre parcel into 2 parcels, of 3.1 acres and 17,773 square feet (0.408 acres).

Vicinity Map



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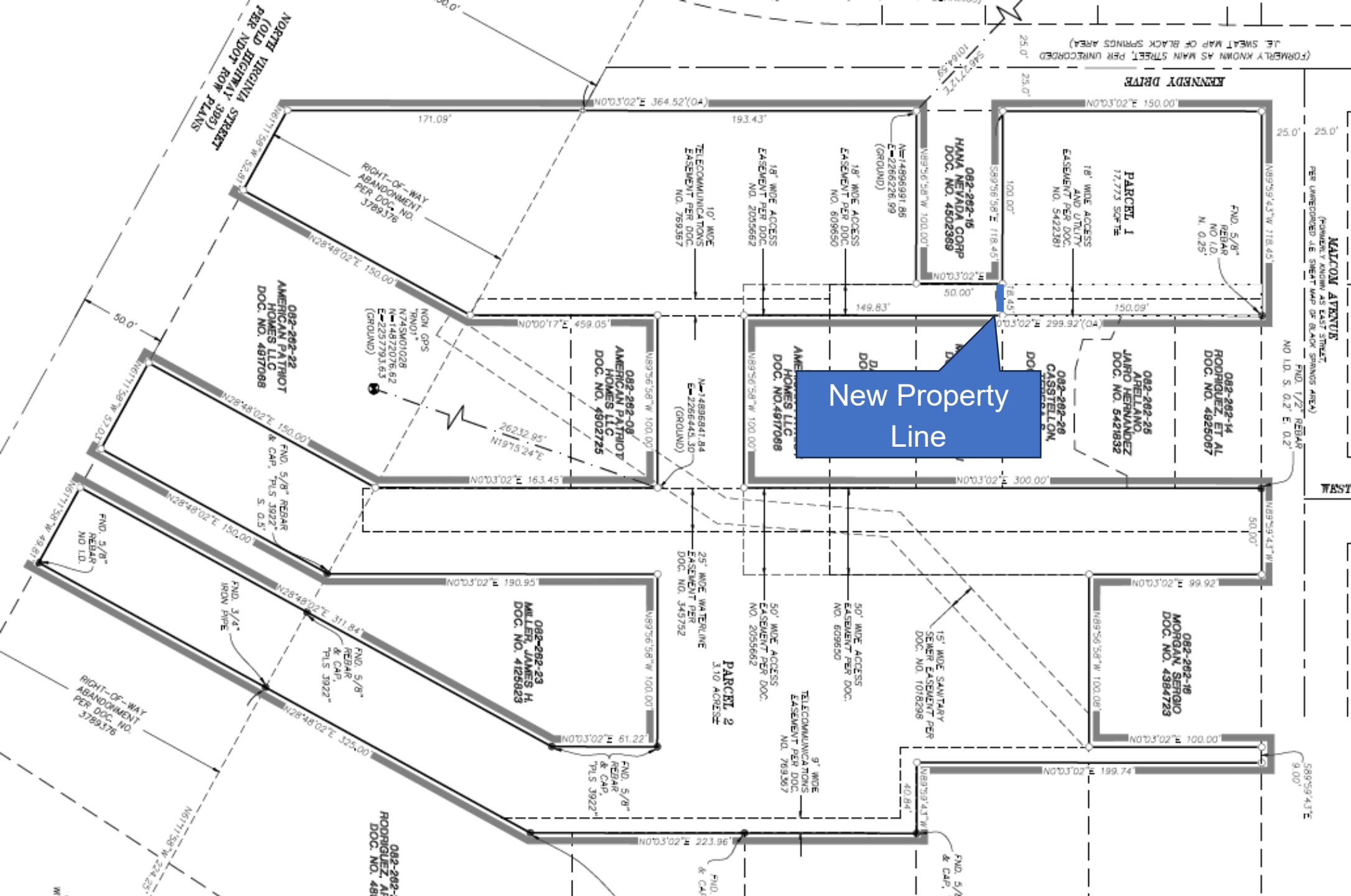


Tentative Parcel Map Evaluation

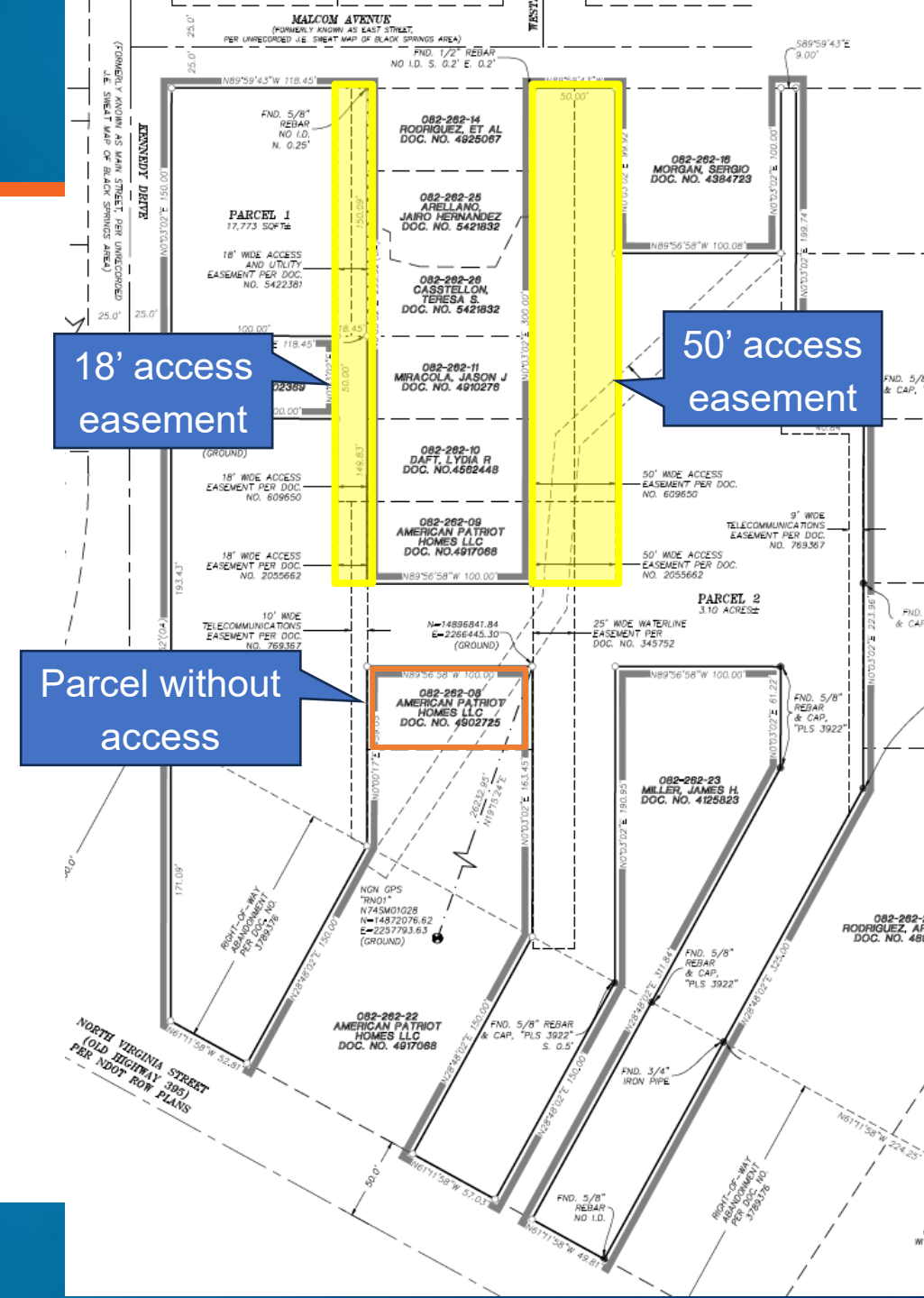


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- **Zoning:** Medium Density Suburban (MDS)
- **Max Lot Potential:** 10 lots
- **Number of Lots on Parcel Map:** 2 lots
- **Minimum Lot Size Required:** 12,000 square feet
- **Minimum Lot Size on Parcel Map:** 17,773 square feet



- Existing access easements serve 6 parcels surrounded by the subject parcel
- APN 082-262-08 does not appear to have existing legal access
 - Addressed in conditions of approval



Evaluation



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- Future parcels will be required to connect to municipal sewer
- Parcel map divides off a parcel with an existing single family residence
 - All required setbacks will be met



Reviewing Agencies & Findings



- Various agencies reviewed the application; their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make the required findings, as shown in the staff report and recommends approval.

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 WTPM25-0009 for Hero Land Holdings LLC, 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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