

Washoe County Parcel Map Review Committee



**COMMUNITY
SERVICES DEPARTMENT**

WTPM25-0011 (Les Salz PM)

October 9, 2025

Request



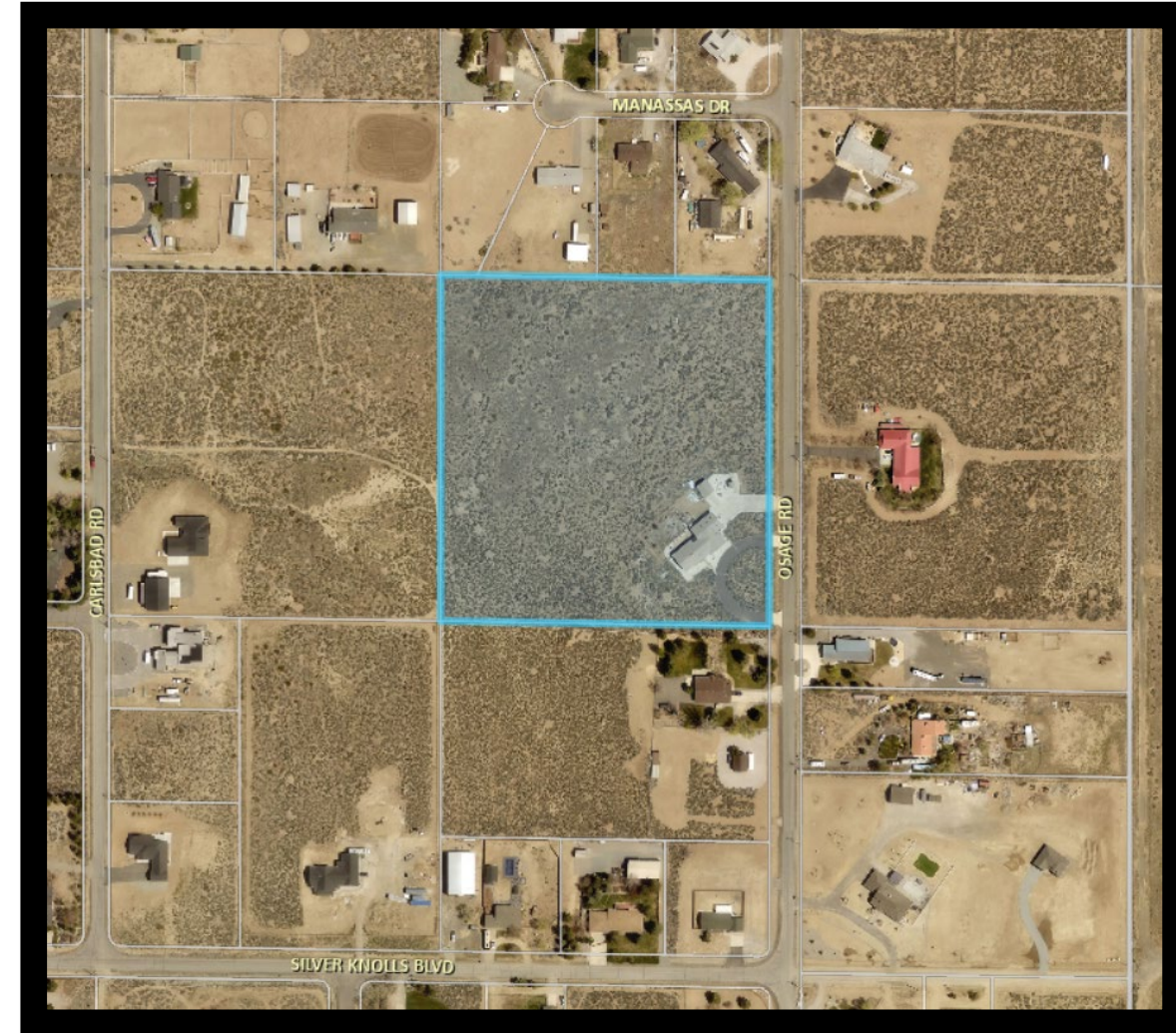
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To approve a tentative parcel map dividing a 9.52-acre parcel into 3 parcels of 2.28-acres, 2.28-acres, and 4.96-acres.

Vicinity Map



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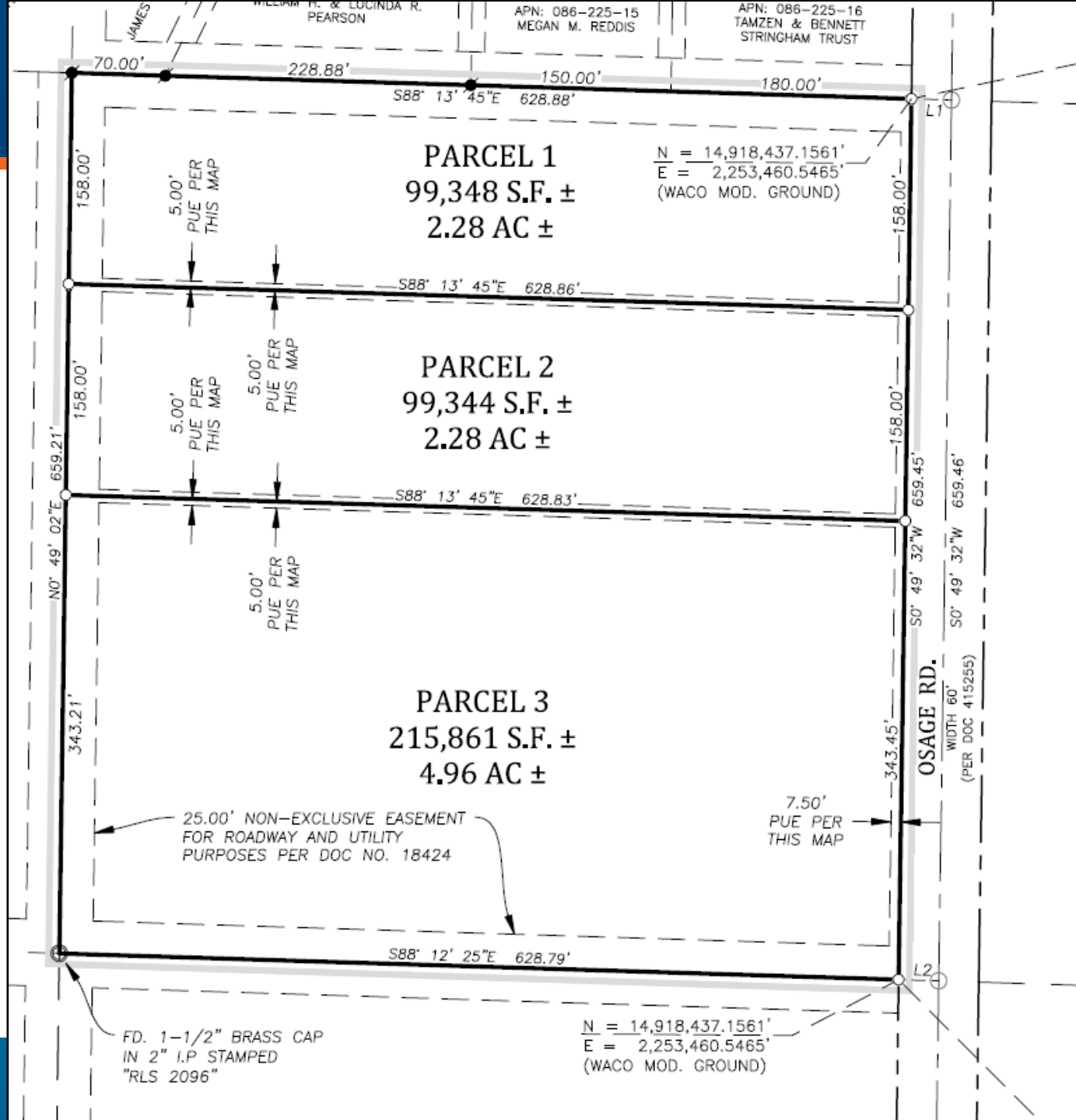


Tentative Parcel Map Evaluation



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- **Zoning:** Low Density Suburban (LDS)
- **Max Lot Potential:** 9 lots
- **Number of Lots on Parcel Map:** 3 lots
- **Minimum Lot Size Required:** 35,000 square feet
- **Minimum Lot Size on Parcel Map:** 2.28 acres



Evaluation



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- Requirement for installation of dry-line sanitary sewer laterals per WCC 110.208.40(a)
- 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 WTPM25-0011 for Les Salz, 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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