

Washoe County Parcel Map Review Committee



COMMUNITY
SERVICES DEPARTMENT

Tentative Parcel Map WTPM24-0003 (Balkenbush)

October 10, 2024

Background



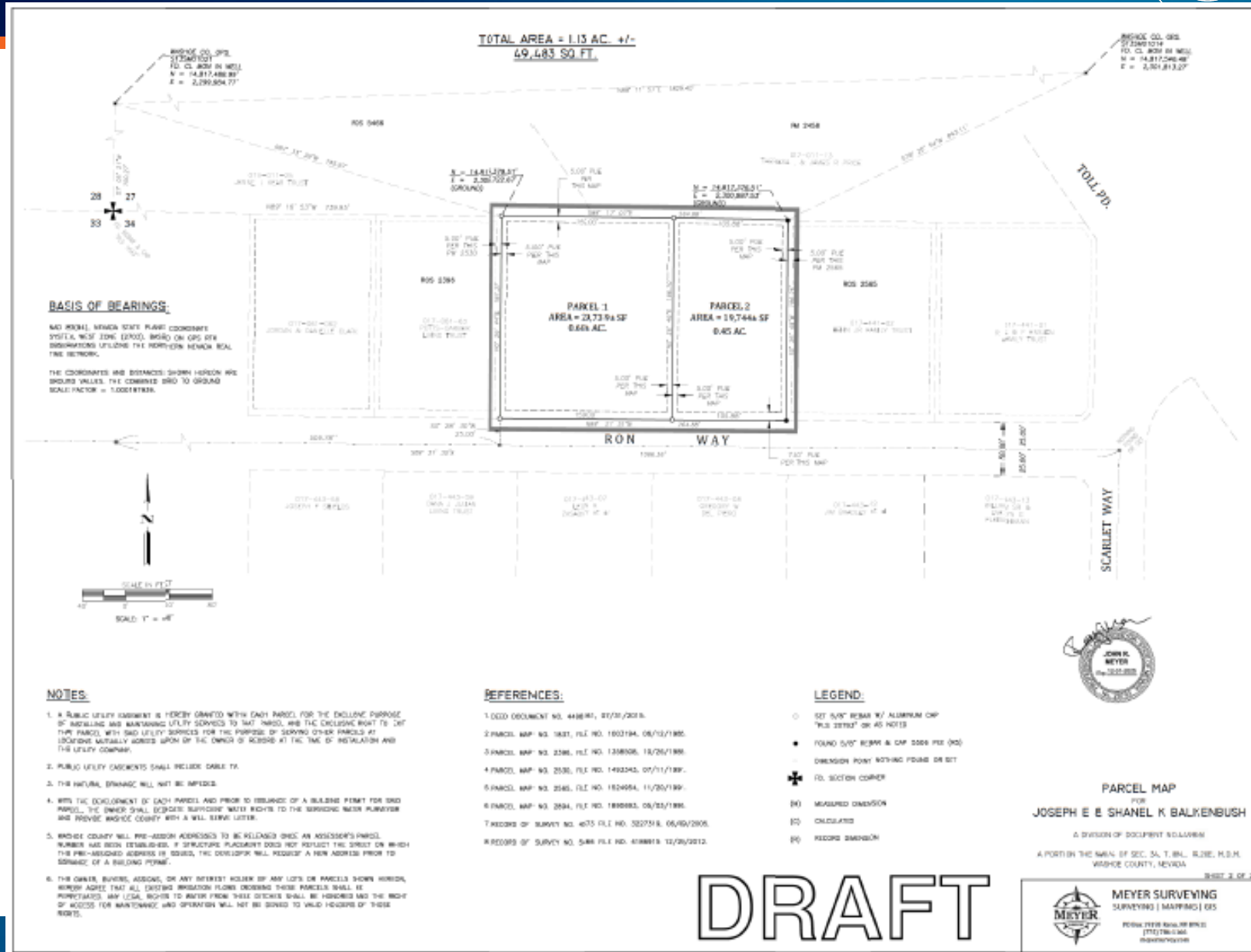
- 1145 Ron Way; APN 017-441-03
- Developed with a single-family dwelling
- Southeast Truckee Meadows
- Medium Density Suburban (MDS)



The request is:

To approve a tentative parcel map dividing a 1.13-acre parcel into two (2) parcels; two (2) parcels of 0.68 acres and 0.45 acres.

Site Plan



BASIS OF BEARINGS

ALL BEARINGS WERE OBTAINED FROM THE NAD 83 NORTH AMERICAN DATUM. THE COORDINATES AND DISTANCES SHOWN HEREON ARE BASED ON THE NAD 83 DATUM. THE COORDINATE SYSTEM IS THE NAD 83 SYSTEM. THE COORDINATE SYSTEM IS THE NAD 83 SYSTEM. THE COORDINATE SYSTEM IS THE NAD 83 SYSTEM.

NOTES

- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITH EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THIS PARCEL, AND THE EXCLUSIVE RIGHT TO USE THIS PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORDS AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE DATE TIE.
- THE NEVADA EASEMENTS WILL NOT BE APPLIED.
- WITH THE EXECUTION OF EACH PARCEL AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL OBTAIN SURVEYOR'S NOTES TO THE SURROUNDING NEIGHBORHOOD AND PROVIDE WASHOE COUNTY WITH A WELL BOUND LETTER.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSEE'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IMPOSITIONS PENDING ON THESE PARCELS SHALL BE PROPORTIONATELY DIVIDED EQUALLY TO WATER FROM THESE LOTS. SHALL BE RECORDED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEVOID TO VALID HOLDERS OF THESE RIGHTS.

REFERENCES

- DEED DOCUMENT NO. 448894, 07/31/2016.
- PARCEL MAP NO. 2681, FILE NO. 1603194, 08/12/1995.
- PARCEL MAP NO. 2586, FILE NO. 138806, 10/26/1995.
- PARCEL MAP NO. 2536, FILE NO. 1492343, 07/11/1997.
- PARCEL MAP NO. 2585, FILE NO. 1524954, 11/20/1997.
- PARCEL MAP NO. 2684, FILE NO. 1800883, 08/15/1995.
- TRACERS OF SURVEY NO. 4075 FILE NO. 3227518, 06/09/2005.
- RECORDS OF SURVEY NO. 5488 FILE NO. 4188818, 12/09/2012.

LEGEND

- SET 5/8" BROWN W/ ALUMINUM CAP
FILED 2018/07/05 10:45 AM
- FOUND 5/8" BROWN & CAP 2008 PEE (NO)
- DIMENSION POINT NOTHING FOUND OR SET
- ✚ FD. SECTION CORNER
- (M) MEASURED DIMENSION
- (C) CALCULATED
- (R) RECORD DIMENSION

DRAFT

Tentative Parcel Map Evaluation



- **Zoning:** Medium Density Suburban (MDS)
- **Max Lot Potential:** 2 Lots
- **Number of Lots on Parcel Map:** 2 Lots
- **Minimum Lot Width Required:** 80 feet
- **Minimum Lot Width on Parcel Map:** 105.88 feet
- **Minimum Lot Size Required:** 14,375 square feet (0.33 acres)
- **Minimum Lot Size on Parcel Map:** 19,744 square feet (0.45 acres)
- The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) regulatory zone and the Southeast Truckee Meadows modifiers.

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 WTPM24-0003 for Joseph & Shanel Balkenbush, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the required criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e).

Thank you

Tim Evans, Planner
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