

Washoe County Parcel Map Review Committee



**WTPM23-0008**  
**(Mountain Daisy Road)**

September 14, 2023

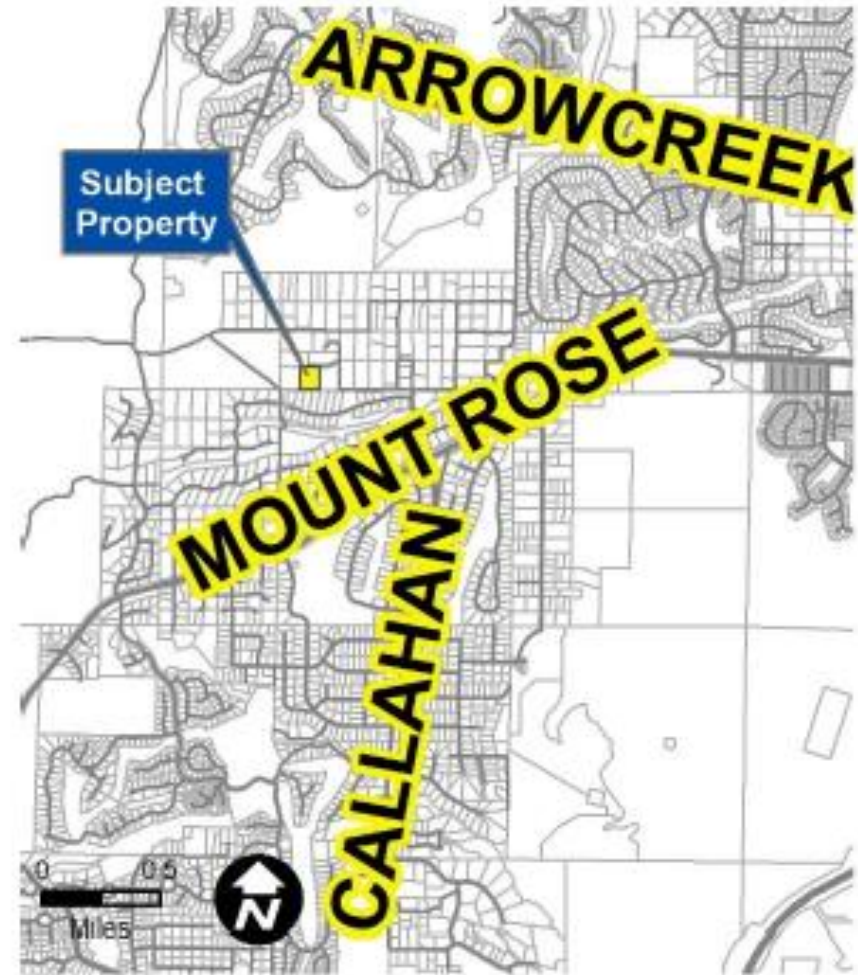
# Case Description



## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5.05-acre parcel into two parcels of 2.5 ± acres and 2.5 ± acres.

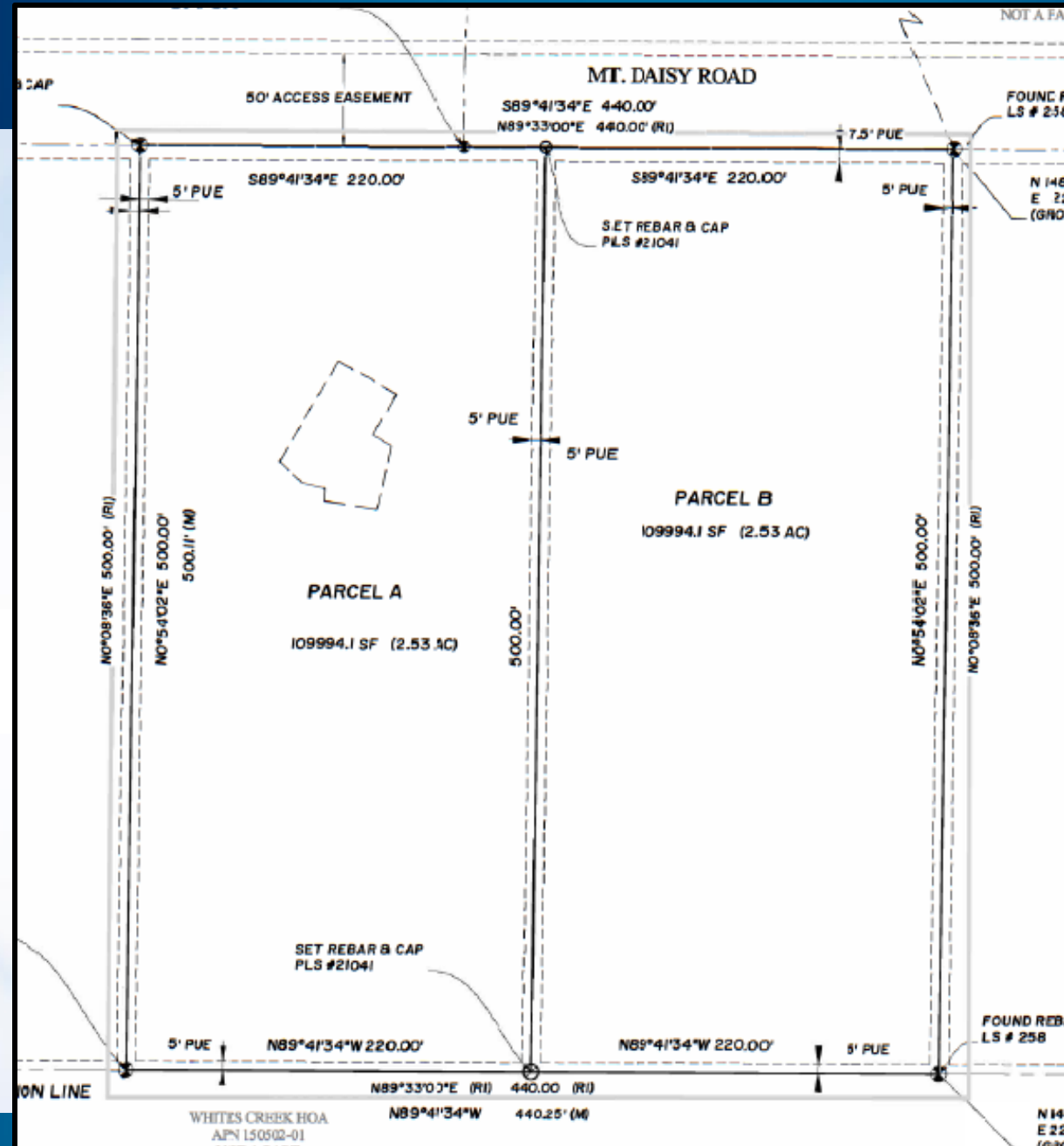
Applicant/Owner:	Dennis L. Geason Trust
Location:	6030 Mountain Daisy Road, Reno, NV 89511
APN:	150-260-29
Parcel Size:	5.05 acres
Master Plan:	Rural Residential
Regulatory Zone:	High Density Rural (HDR)
Area Plan:	Southwest Truckee Meadows
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Clark



Vicinity Map

# Site Plan

Parcel A and  
Parcel B are each  
 $2.5 \pm$  acres



# Evaluation



## Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Southwest Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	High Density Rural (HDR)
Maximum Lot Potential	2
Number of Lots on Parcel Map	2
Minimum Lot Size Required	2 acres
Minimum Lot Size on Parcel Map	2.5 ± acres
Minimum Lot Width Required	150 feet
Minimum Lot Width on Parcel Map	220 feet
Development Suitability Map	Unconstrained
Hydrographic Basin	Truckee Meadows Hydrographic Basin

# Development Information

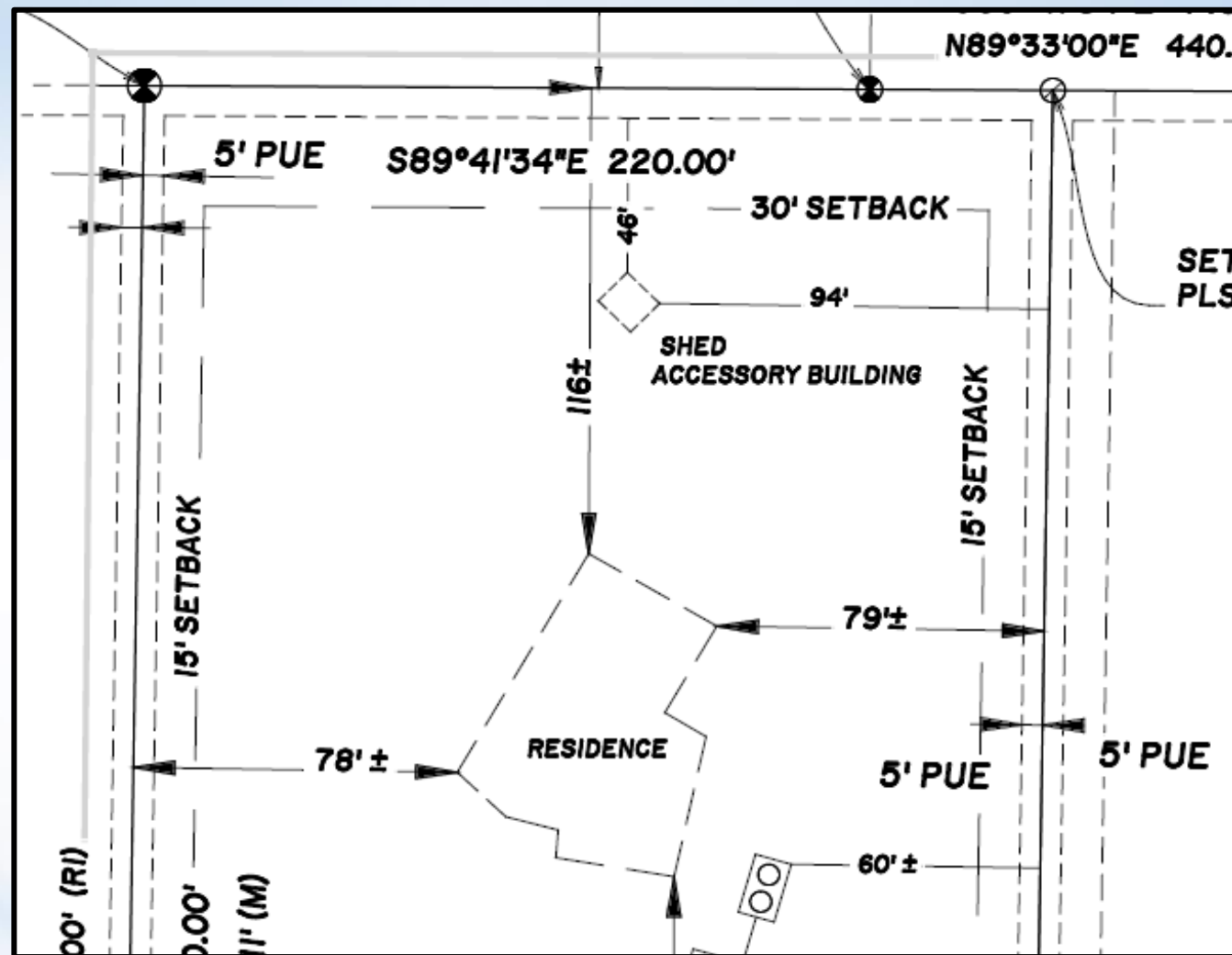


- The subject parcel is developed with a single-family residence and one detached accessory structure.
- High Density Rural (HDR) – Setbacks are 30 ft. from front & rear yard property lines & 15 ft. from side yard property lines.

# Development Information



North portion of  
Proposed Parcel A –  
Existing Residence  
and Shed meet HDR  
Building Setbacks



# Southwest Truckee Meadows Area Plan Evaluation



Located within the Southwest Truckee Meadows Area Plan in the Timberline Wildland Transition Suburban Character Management Area

Policy	Brief Policy Description	Complies	Condition of Approval
SW.7.1	Prior to the approval of master plan amendments, tentative maps...in the Southwest Truckee Meadows planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.	Yes	The parcel map application was sent to Nevada State Historic Preservation for review. No comments or conditions were received.
SW.8.5	As new residential and commercial properties develop in the Southwest Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.	Yes	The parcel map application was reviewed by Washoe County Parks & Open Space (Parks). Parks did not provide any conditions or concerns related to trail connections.

# Southwest Truckee Meadows Area Plan Evaluation



SW.10. 2	Development in the SWTM area will comply with all local, state and federal standards regarding air quality.	Yes	The parcel map application was sent to Washoe County Health District, Air Quality, for review. No comments or conditions were received.
SW.12. 1	Prior to the approval of master plan amendments, tentative maps... in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.	Yes	The parcel map application was sent to the Nevada Department of Wildlife (NDOW) for review. NDOW responded and stated that they have no comments.
SW.15. 3	Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.	Yes	The proposed parcels will be served by Truckee Meadows Water Authority (TMWA). Washoe County Water Rights and Nevada Division of Water Resources reviewed the parcel map application. Both agencies indicated that TMWA will provide water for the parcels, and both agencies required a will serve letter from TMWA. Conditions are included in Exhibit A.



# Reviewing Agencies



Various agencies reviewed the application. Conditions are included in Exhibit A.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X	X		Katie Andrie, kmandrie@ndow.org
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov; Janelle K. Thomas, jkthomas@washoecounty.gov; Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Nevada State Historic Preservation	X			

# Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Parcel Map Review Committee carefully consider all aspects of Tentative Parcel Map Case Number WTPM23-0008 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

# Thank you

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