



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: June 7, 2019

TO: Jacob Parker, Planner - Department of Community Services

FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division

SUBJECT: *Parcel Map for: First Valley Holdings LLC*
Parcel Map Case No.: WTPM19-0007
APN: 085-780-31
Review Date: June 3, 2019

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a section corner tie.
3. Remove structures, trees, poles and hydrants from the map.
4. Prior to map recordation, remove debris, fencing and unlicensed vehicles from the proposed division. Existing wood fencing along Leon Ct. shall be removed if located within County right-of-way. Provide a letter from a licensed engineer or land surveyor certifying the location to be outside of right-of-way for wood fencing to remain. Security fencing located along Leon Ct. shall be removed as it does not meet Washoe County requirements for height within front setback.
5. All boundary corners must be set.
6. Show parcel areas in square feet.
7. There is more than one residence on proposed Parcel A. Compliance with Washoe County Code shall be verified before recordation of the map.
8. Place a note on the map stating that the natural drainage will not be impeded.
9. Add a Security Interest Holder's Certificate to the map if applicable.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WTPM19-0007
Submission

Memo to: Jacob Parker, Planner
Subject: Parcel Map Case No.: WTPM19-0007
Date: June 4, 2019
Page: 2

10. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
11. All accessory structures that lie within new property line setbacks shall be removed prior to recordation of the map.
12. A new Washoe County standard driveway approach onto Leon Ct. shall be constructed to Parcel B prior to map recordation. Applicant must obtain a Washoe County Encroachment and Excavation Permit prior to any work in Washoe County right-of-way.
13. Washoe County Community Services Department is not required in the Utility Companies Certificate on the Final Map and shall be removed.